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## RESETTLEMENT ACTION PLAN

Sarıyer-Kilyos Tunnel Project

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## ABBREVIATION

<b>AoI</b>	Area of Influence
<b>CLO</b>	Community Liaison Officer
<b>E&amp;S</b>	İC İÇTAŞ İnşaat Sanayi ve Ticaret A.Ş.
<b>ESHS</b>	Environmental, Social and Health and Safety
<b>ESMS</b>	Environmental and Social Management System
<b>EU</b>	European Union
<b>GC</b>	Grievance Committe
<b>GRM</b>	Grievance Redress Mechanism
<b>HR</b>	Human Resources
<b>HS</b>	Health and Safety
<b>IFC</b>	International Finance Corporation
<b>KGM</b>	General Directorate of Highways
<b>MoEUCC</b>	Ministry of Environment, Urbanisation and Climate Change
<b>MoLSS</b>	Ministry of Labour and Social Security
<b>NGO</b>	Non-Governmental Organization
<b>NMM</b>	Northern Marmara Motorway
<b>PAP</b>	Project Affected People
<b>Project Company</b>	İCA İċtaş Altyapı Yavuz Sultan Selim Köprüsü ve Kuzey Çevre Otoyolu Yatırım ve İşletme A.Ş.
<b>PS</b>	Performance Standard
<b>RAP</b>	Resettlement Action Plan
<b>SEP</b>	Stakeholder Engagement Plan
<b>The Project</b>	Sarıyer-Kilyos Tunnel Project
<b>UEP</b>	Urgent Expropriation Procedure



## 1.0 INTRODUCTION

### 1.1 PROJECT BACKGROUND

Infratech ESP ("Consultant") has been appointed by ICA İçtaş Altyapı Yavuz Sultan Selim Köprüsü ve Kuzey Çevre Otoyolu Yatırım ve İşletme A.Ş. ("ICA" or the "Project Company") as the Environmental and Social Consultant for the preparation of the Resettlement Action Plan and certain management plans for the Northern Marmara Motorway Sarıyer - Kilyos Tunnel Project (the "Project") in Istanbul, Turkey.

The Project Company is also the Company assigned for the development, construction and operation of the Section Odayeri-Paşaköy (including Third Bosphorus Bridge) of Northern Marmara Motorway Project ("NMM Project"). The Sarıyer – Kilyos Tunnel Project, which includes construction of a 7 km long twin tube tunnels and connection roads comprising a viaduct and two underpass structures, has been accepted as a continuing part of the Uskumruköy access road, connecting Sarıyer Çayırbaşı and Uskumruköy roundabout; therefore, its construction will be included under the NMM Project as an additional work. The Project Company has entered into an EPC (Engineer, Procure and Construct) contract with IC İÇTAŞ İnşaat Sanayi ve Ticaret A.Ş. (IC İÇTAŞ or the "EPC Contractor") to execute construction of the Project.

Sarıyer – Kilyos Tunnel Project is accepted as a continuing part of the Uskumruköy access road, connecting Sarıyer Çayırbaşı and Uskumruköy roundabout, and therefore its construction will be included under the NMM Project as an additional work. The Tunnel Project will consist of a 6,9 km 2-lane 2-tube tunnel and 1,3 km 2x2 lane connection road.

The Sarıyer – Kilyos Tunnel is planned to be constructed 170 m below ground level and according to ICA; at this depth, the tunnel will be the deepest TBM tunnel. The tunnel is planned to be available for all type of vehicles except vehicles carrying dangerous goods. This new route will not be subject to toll transit, and there will be no toll booths at its entrance and exit. The tunnel is planned as a 'high speed tunnel' and the speed limit within the tunnel will be 110 km/hr; as such, the tunnel will make access of ambulance and other emergency vehicles more convenient.

The Project is an additional work to Northern Marmara Motorway (including Third Bosphorus Bridge) Project, Odayeri – Pasakoy (Including Third Bosphorus Bridge) section as set out in the protocol signed by and between the Project Company and General Directorate of Highways (Karayolları Genel Müdürlüğü (KGM)) on 25 March 2022. The construction period for the Project is set out as 48 months.

Infratech ESP conducted a site visit on 21-22 November 2023 and 8-9 November 2023 in Sarıyer and Kilyos with the participation of an environmental consultants, a biodiversity consultants and a social consultant from Infratech Turkey. During the site visit, the local authorities along the tunnel route were interviewed and their opinion on the Project was obtained. During the site visit, the status of site activities, controls and practices for social aspects were reviewed. Concerns and expectations regarding the Project were recorded and constitute the baseline for this report.



### 1.1.1 Purpose of the Resettlement Action Plan

The purpose of the Resettlement Action Plan (RAP) is to set out the principles to avoid or minimize physical displacement impacts caused by the Project that may result in the loss of any dwelling or structure.

This RAP is based on both national legislation and internationally recognized standards and requirements. The objectives of the RAP are as follows:

- ▶ Identify the consequences of the Project that may lead to physical displacement,
- ▶ Determine the procedures to be followed by the ICA in accordance with the acquisition of immovable properties and resettlement processes implemented by the relevant public institutions,
- ▶ Establish a compensation framework for loss of assets at replacement cost,
- ▶ Ensure that resettlement activities are implemented on the basis of appropriate information and consultation processes and informed participation of affected parties,
- ▶ Improving or restructuring the livelihoods and living standards of displaced persons,
- ▶ Improving the living conditions of physically displaced persons on the basis of providing them with adequate housing with adequate characteristics to be provided in resettlement areas,
- ▶ Drawing the valuation framework,
- ▶ Presentation of the legal framework applicable to the project,
- ▶ Provide information on the socio-economic basis of livelihoods of project-affected households,
- ▶ Determination of eligibility criteria for various types of compensation,
- ▶ Determining the monitoring and evaluation approach for RAP implementation,
- ▶ Explanation of the information and engagement process to be carried out by the ICA, involving all affected and involved groups and individuals,
- ▶ Establish a grievance mechanism and define grievance procedures for the Project,
- ▶ Outline institutional arrangements and organizational structure for resettlement,
- ▶ Determination of an implementation schedule and budget for the proposed activities and programs.

This RAP document provides recommendations for implementation and identifies the roles and responsibilities of actors involved in the process.



### 1.1.2 Scope of the RAP

This RAP describes the nature and extent of the Project's land acquisition impacts, as well as the eligibility and entitlements of affected persons or local communities to physical resettlement and compensation. It also outlines specific procedures to be used to determine and award compensation in a transparent, consistent and fair manner.

This RAP includes socio-economic baseline information to identify who is eligible for compensation and support; identification of assets, houses and their owners and users, vulnerable groups and methods of compensation.

ICA will allocate sufficient financial and human resources for the smooth implementation of the RAP. ICA senior management will be responsible for the implementation of the RAP in consultation and cooperation with KGM.



## 2.0 RAP METHODOLOGY

The RAP methodology is based on desk and field studies. The information used in the preparation of this RAP has been obtained from primary data collected through field surveys and readily available secondary data sources.

Primary data was collected through surveys of households in Project-affected settlements and in-depth interviews with Project Affected People (PAP). The information collected from these in-depth interviews was analyzed to generate social and economic data on the affected people.

### 2.1 DESK WORK

Information on the number, ownership status, owners and shareholders of the buildings expected to be affected by the Project was collected and evaluated through the desk study. Accordingly, the field study aimed to visit all of the affected buildings and obtain information about them.

In addition to these, the desk study also collected information on land and building acquisition and developments through interviews with households whose houses and structures were affected.

Finally, a questionnaire form to be used to obtain information during the interviews with affected households was developed and the dates of the field program were determined. A Mukhtar Information Form was also developed to obtain information on the affected settlements and households.

In summary, in the desk study;

- Information on affected structures and their owners,
- The practice and developments in land-building acquisition, an assessment of parcel and real estate information,
- Review information received from ICA on complaints, requests, social support, fees paid, information meetings on resettlement and land acquisition,
- Creation of the questionnaire form,
- Planning of field work.

### 2.2 FIELD WORK

The structures and their owners and users targeted to be visited by the desk study were visited on November 21-22, 2023, and November 8-9, 2023.

Based on the findings of the secondary data review (obtained during the desk studies), interviews/surveys were conducted with the target groups of the RAP study to collect and integrate primary data for the RAP study. The target groups interviewed in this study are listed below:

- Community Level Surveys with Mukhtars of Project-affected/ Project-interested neighborhoods,
- Business Interviews with business owners working in affected business structures,
- Household Level Surveys,



- Owners/shareholders and users of privately owned land,
- Owners/users (permanent and seasonal) of the affected structures.

### 2.2.1 Limitations

Although the primary objective of the RAP studies was to conduct face-to-face interviews, the unavailability of the targeted respondents in the settlements necessitated the use of telephone interviews in most of the studies in order to reach the targeted number of interviews. The relatively large size of the settlements made it difficult to obtain contact information of the targeted interviewees. The expropriation plans provided to ICA only included names, making it difficult to find actual contact information (phone numbers) of affected owners/shareholders.

Before conducting the surveys, Infratech informed the mukhtars and households about ICA, Project activities and the scope and purpose of this study. Infratech informed the interviewees about the data protection/confidentiality aspects of the study and reminded them that it was not mandatory to answer all questions. The answers to the questions that the survey person did not want to answer or did not know were left blank, and the analysis were carried out on the total answers.



## 3.0 LEGAL FRAMEWORK

In this section, international standards and requirements regarding the land acquisition practices of the Project, as well as national legislation and regulations, are discussed.

### 3.1 NATIONAL LEGISLATION RELATED TO THE PROJECT

#### 3.1.1 Land Acquisition and Resettlement

The national legislation on land acquisition in Turkey includes a wide range of regulations such as the Constitution, Land Registry Law, Cadastral Law, Expropriation Law and Settlement Law.

As stated in Article 46 of the Constitution of the Republic of Turkey, the state and public legal entities are authorized to expropriate all or part of the immovable property in private ownership and to establish administrative easements thereon, according to the principles and procedures prescribed by law, provided that they pay the real value in advance, in cases where public interest requires it. Although expropriation is compulsory, the expropriation price must be paid before the land is entered in accordance with the law. In addition, the owner of the immovable property to be expropriated and other parties related to its occupants may file a lawsuit before the judiciary regarding the expropriation process or the appraised value and errors.

Law No. 2644 on Land Registry, as amended by Law No. 6302, which entered into force on May 18, 2012, is the main regulation on title deeds. Title deed registration in Turkey is based on the Cadastral Law No. 3402. The Cadastral Law also determines the process for identifying landowners who do not have a registered title deed or where there is complexity regarding land ownership.

All expropriation works are carried out under the Expropriation Law No. 2942. Article 8 states that the designated expropriation authority (KGM) will appoint one or more commissions consisting of at least 3 persons to appraise the lands subject to expropriation. After the valuation is completed, another commission for negotiation (also consisting of at least 3 persons) is appointed to negotiate the acquisition price of the land. The decision to acquire the land will be communicated to all landowners through an invitation for negotiations.

Negotiation meetings start within 15 days of the notification. In case no agreement is reached, the addresses of the landowners are not known or there are ownership disputes, the Law Pursuant to Article 10, a lawsuit is filed with the relevant court for the determination of the price and registration of the title deed. This court appoints a valuation commission to determine an expropriation fee for the subject immovable property. The fee determined by the court's valuation commission is deposited by the expropriation authority into a bank account to be paid to the owner of the expropriated property. Expropriation fees are determined in accordance with the criteria in Article 11 of the Law.

In cases of need or urgency, pursuant to Article 27 of the Law, the expropriation authority is authorized to seize the lands subject to expropriation by depositing the amount of value determined by the court for the immovable value in accordance with the principles set out in Article 10. An evaluation commission, also appointed by the court, conducts a valuation study within 7 days to determine the expropriation price of the immovable





property subject to expropriation. The application of this process does not prevent property owners from filing a lawsuit against the determined expropriation fee.

All state-owned land subject to acquisition will be acquired through the implementation of Article 30 of the Law. This article indicates that a fee is determined by the expropriation entity in accordance with Article 8 of the Law and submitted through a written application to the relevant public authority owning the immovable property. Similarly to private land, if a compromise is reached, the rights of the subject property are transferred; if not, a court process is initiated in accordance with Article 10 of the Law.

In summary, the Expropriation Law sets out the procedures for the expropriation of immovable property owned by natural and private persons where public interest requires it, as well as the procedures and methods for the calculation of the expropriation price, the registration of the immovable property and the right of way in the name of the competent authority, and the settlement of related disputes. These provisions of the Law apply to real and private also applies to expropriations carried out on behalf of persons. Expropriation refers to the seizure of any immovable property, regardless of the consent of the owner, provided that the real value of the property is paid in advance where the public interest requires it. The owner and occupier of the immovable property subject to expropriation and other interested parties may file a lawsuit in the courts against the expropriation procedure or the assessed values and errors of fact.

Resettlement activities are governed by the Resettlement Law (Law No. 5543). This Law covers households that apply to the relevant public institutions in the project area and request state-supported resettlement. State resettlement support is provided to eligible households. Expropriation compensation payments are made to all individuals who own immovable property in the project area. Law According to Article 3, there are three types of resettlement that can be implemented based on the choices and demands of affected households. These are agricultural, non-agricultural and physical resettlement. Article 12 of the same Law discusses the resettlement of persons whose immovable assets have been expropriated and sets out eligibility criteria for state-sponsored resettlement.

The execution of expropriation works for the Project in accordance with the Expropriation Law (No. 2942) is the responsibility of KGM based on the public interest decision issued by the Council of Ministers (No. 146 dated 07.04.2017). Therefore, the acquisition of immovable properties is done through expropriation. A Valuation Commission (CVC) established within KGM has identified and verified the affected immovable properties on the ground and determined a value in accordance with this verification on the basis of underproduction and depreciation.

The prices determined for each asset were offered to the right holders in accordance with Article 8 of Expropriation Law No. 2942. The negotiated and agreed expropriation fees were deposited by KGM into the legal holder's account. The title deed was then transferred to KGM, thus completing the acquisition of the subject land. Where negotiations failed, KGM applied Article 27 of the Expropriation Law.



### 3.1.1.1 Article 27 of the Expropriation Law (Urgent Expropriation)

Urgent expropriation conducted by Article 27 of the Expropriation law No. 2942 enables rapid seizure of immovable property by the relevant public authority for the purpose of facilitating the related investment.

Article 27 of the Law states that, any immovable property may be seized by the administration undertaking expropriation for public interest i) for the purposes of implementation of National Defense Law, or ii) in situations of which urgency are determined by the Council of Ministers Decree, or iii) under the extraordinary circumstances defined in special laws. Upon request of the relevant administration for the emergency clause of the Law, the value of the immovable property must be appraised by the valuation commission established by the local court of first instance within seven days. The seizure can be made after the assessed value of the immovable is deposited in a bank account by the administration in the name of the owner. The Law allows the compensation amount to be paid in installments. In this case, the amount to be deposited shall be the first instalment to be paid.

For the expropriation of immovable required in cases of need or urgency for the defense of the country or in extraordinary situations envisaged in special laws as part of the enforcement of the Law on the Obligation for National Defense number 3634, the immovable asset at stake may be confiscated by means of the administration depositing the amount for the value of the said immovable asset identified by the court as per the principles in the Article 10 (Amended statement:24/04/2001 - 4650/Article 15) and via the experts selected as per the Article 15 at the bank stated in the invitation and announcement made according to the Article 10 (Amended statement:24/04/2001 - 4650/Article 15) within seven days upon the request by the related administration with the procedures other than the value appreciation to be completed later on.

#### **Urgent Expropriation, Article 27 of the Law**

- ▶ In cases where a resolution will be issued by the Council of Ministers or in extraordinary cases prescribed by special laws,
- ▶ as for the expropriation of immovable property, an immovable property can be seized by the court by depositing in the name of the owner the value of that immovable property as determined by experts to be selected as per Article 15 within the framework of principles in Article 10 into the bank as specified in the invitation and notice to be made according to Article 10 within seven days upon the request of the relevant administration on the condition that actions other than valuation are completed later on.

In terms of urgent expropriation, land valuation performed by experts appointed by the court is only a determination and is not decisive. After this price is determined and deposited by the Administration into the account number as determined by the court, actions stipulated in Articles 8, 9 and 10 shall apply.

It is necessary to receive a "public interest" decision from the relevant institutions for urgent expropriation. After this decision is received, approved and published in the Official Gazette, urgent expropriation process starts.

Differently from ordinary expropriation, urgent expropriation is the method of seizing an immovable property in line with prescribed procedure and method on the condition that actions other than valuation are completed later on. **Urgent expropriation will be**



**handled in the form of a lawsuit.** Public institutions will apply to the court in order to get valuation done and receive an expropriation decision. **The court only acts as a determination authority in this case.** If the court determines the existence of public interest and the value of the immovable property as determined by the Valuation Commission is blocked in the bank account of the owner thereof, the lawsuit is admitted. **Admission of the lawsuit will not result in the replacement of the owner in the title deed.** The admission of this lawsuit can only enable the administration to perform the action considered to have public interest. However, actions will not be complete. Actions will be performed just as in normal expropriation process. **The Administration will primarily try to purchase the property from its owner through negotiated settlement.** If agreement is reached as a result of this procedure, the relevant price will be paid and expropriation procedure will be complete. However, **if no agreement is reached, the administration will also file a lawsuit on "the Determination and Registration of Expropriation Price"**

### Urgent Expropriation Procedure (UEP)

The steps of the UEP process for a private sector investor are as listed below;

1. The investor applies to the relevant public authority (**administration**), i.e. a regulatory agency or local government, for urgent expropriation of immovable properties on which the project will be located.
2. A "Public Interest Decision" (PID) is taken by the administration as a requisite for requesting the Council of Ministers to take an "Urgent Expropriation Decision". The PID is to be approved by the local government where the project is located.<sup>1</sup>
3. An "Urgent Expropriation Decision" is issued by the Council of Ministers, affective by the Official Gazette publication date.
4. The administration conducts another decision for the start of expropriation process, i.e. UEP and prepares or have others to carry out a scaled plan<sup>2</sup> (which is called expropriation plan) including borders, surface area and type of immovable properties or resources and list of owners or possessors of such properties in case there exist no registered title deed and their addresses. In practice, administrations make this plan prepared by the private sector investors.
5. The administration requests the local civil court of first instance to initiate the **immediate seizure** of the target property (**First Lawsuit**).<sup>3</sup>
6. The local civil court establishes a valuation committee who determines the price within seven days. The administration deposits the determined amount in the name of the owner. The usual practice is that the requesting private entity investor covers the cost of expropriation.<sup>4</sup>
7. Local civil court notifies/invites the owner either in writing (if the contact addresses of the owners available) or via newspaper announcement. Such an announcement includes information about the bank where the money has been transferred.

<sup>1</sup> If the Public Interest Decision has been issued by a Ministry or the Council of Ministers, such approval is not necessary.

<sup>2</sup> As per the Expropriation Law, Article 7 which regulates proceedings to be executed prior to expropriation and administrative annotation.

<sup>3</sup> As per the relevant statements of Article 10 that only concern the determination and deposit of the expropriation price.

<sup>4</sup> The expropriation price covered by the private sector investor is in return for utilization rights for a certain period of time.



8. At this stage, the parties can reach an agreement. If an agreement is signed, the expropriation process is completed with the payment of the agreed price and the registration of the property in the name of the public authority at the local Title Deed Registry. If not, the process continues with administration's appeal to court for completing the expropriation process pursuant to Article 10 of the Expropriation Law (**Second Lawsuit**).
9. However, regardless of whether or not an agreement is reached, seizure is made after the amount specified is deposited by the administration in the name of the owner. Following the seizure order of the court, utilization rights is formalized between the public authority and private entity investor. The investor can begin to utilize the relevant target property.
10. If needed, the administration entitles the Execution Office under local Administration of Justice to evacuate immovable property within 15 days.<sup>5</sup> In practice, administrations and investors try to execute a peaceful evacuation process by informal consultation and assistance. In case of the cultivated land to be evacuated, the cost of the crop is compensated before evacuation.

The key differences between regular expropriation procedure and UEP are:

1. A regular expropriation procedure requires i) preparation of an expropriation plan<sup>6</sup> and ii) the appraised value to be negotiated with the owner for the purpose of purchasing the property<sup>7</sup> prior to commencing an expropriation lawsuit. Under the UEP, in practice, the public authority is able to apply for UEP without an expropriation plan<sup>8</sup> and the mandatory process of negotiation is bypassed.
2. Under UEP, the immediate seizure process (First Lawsuit) is limited to an appraisal of the property and therefore, the judgment cannot be appealed by the parties and regular expropriation steps of submission of the claims and defenses and objection against the estimated compensation amount are not allowed at this stage.
3. In regular expropriation proceedings, the entities requesting the expropriation cannot start utilization of the target property until all the steps of the expropriation are completed including the title deed transfer. However, in UEP, public or private entity investors can start to use or conduct right of use of the relevant target property only based upon the seizure order of the court without title deed transfer.
4. The UEP requires two court appeals by the administration while regular expropriation procedure is concluded after only one court appeal. The first court appeal of the UEP is for immediate seizure of the property and the second for completing the expropriation process and transfer of title deed (Article 10 Lawsuit).

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<sup>5</sup> As per the Article 20 of the Expropriation Law.

<sup>6</sup> Article 7

<sup>7</sup> Article 8 stipulates that the priority should be given to purchasing the immovable asset before commencing an expropriation lawsuit and it describes the negotiated purchasing procedure for public authorities.

<sup>8</sup> Yazicioglu, Sami Saygin; Kamulastirma Hukukunda Acele Kamulastirma Uygulamasi



### 3.1.1.2 *Public Land Use*

The use of state lands (pasture, forest land, treasury land) by citizens is subject to rules. Citizens can rent pastures by obtaining the necessary permissions from the relevant Rangeland Commission, which is a sub-unit of the Ministry of Food, Agriculture and Livestock. Citizens can also rent treasury land for agriculture, trade, sports or social activities.

The use of forests and pastures is regulated by the Forest Law No. 6831 and the Pasture Law No. 4342. Registration of property or easement rights will be carried out in accordance with the Cadastre Law No. 3402 and the Land Registry Law (Official Gazette No. 28738).



### 3.1.1.3 Legal Framework for Expropriation

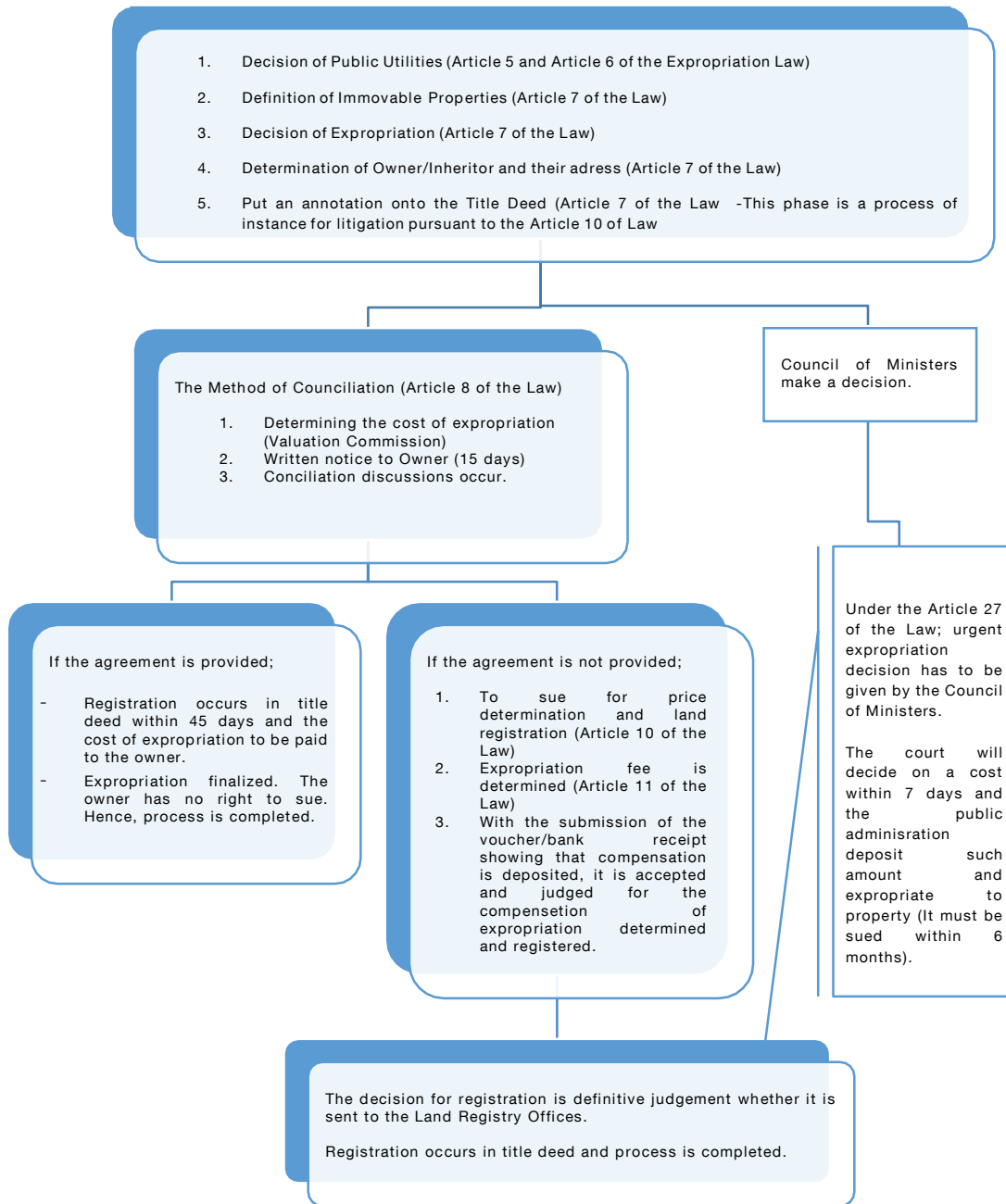


Figure 1 Legal Framework for Expropriation

## 3.2 INTERNATIONAL STANDARDS APPLIED IN THE PROJECT

### 3.2.1 IFC Performance Standards

IFC's Environmental and Social Sustainability Policy (2012) includes Performance Standards (PSs) aimed at managing social and environmental impacts and risks and improving opportunities for private sector financing. All investments and advisory clients whose projects pass through IFC's initial credit review process are expected to meet these standards. PSs are also applicable to other financial institutions that want to implement them. There are two important IFC PS standards relevant to land acquisition impacts of the project.

#### **PS 1: Assessment and Management of Environmental and Social Risks and Impacts**

PS 1 highlights the importance of conducting a comprehensive assessment to identify the environmental and social impacts, risks and opportunities of projects, as well as engaging effectively by disclosing project-related information to the public. The objectives of PS 1 are:

- ▶ Identifying and assessing the environmental and social risks and impacts of the project
- ▶ Adopting step-by-step prevention strategies to anticipate and avoid risks and impacts to employees, local people living on the project route, and the environment, to minimize them where they cannot be avoided, and to counteract/reset residual impacts if there are,
- ▶ Supporting customers' improved environmental and social performance through the effective use of management systems.
- ▶ Ensuring that complaints from the affected public and other stakeholders are responded to and managed appropriately; supporting adequate ways of public participation in matters that have the potential to affect the public during the project.
- ▶ IFC Performance Standard 1 highlights the importance of effective stakeholder engagement through the disclosure of project-related information and consultation with local communities on matters that directly concern them. The objectives of Performance Standard 1 are to identify and assess the environmental and social risks and impacts of the project; Establishing a mitigation hierarchy to anticipate and avoid risks and impacts to workers, affected communities and the environment, to minimize where they cannot be avoided, and to counter/reset residual impacts if any; supporting customers' improved environmental and social performance through the effective use of management systems; ensuring that complaints from affected communities and outside communities from other stakeholders are responded to and managed appropriately; Disclosure and dissemination of environmental and social information relevant to supporting and providing adequate means of engagement with affected communities on issues that have the potential to affect them throughout the life of the project.
- ▶ One of the key aspects of PS1 is stakeholder engagement. Stakeholder engagement is seen as “the basis for establishing strong, constructive, responsive relationships necessary for the successful management of the project's environmental and social



impacts”<sup>9</sup>. PS1 confirms that the structure of engagement depends on the risks and impacts of the project and generally covers “stakeholder analysis and planning, information, consultation and engagement, grievance mechanism and ongoing reporting to affected communities”.

## PS 5: Land Acquisition and Forced Resettlement

PS 5 has been prepared with the idea that project-related land purchases and restrictions on land use may have negative impacts on the communities and people who use these lands. PS 5's goals are:

- ▶ To prevent the displacement of people by evaluating alternative projects, and to minimize it when it cannot be prevented.
- ▶ Avoiding forced eviction of persons
- ▶ Anticipate and prevent adverse social and economic impacts resulting from restrictions on land acquisition or land use by (i) compensating for the cost of replacing lost assets, and (ii) appropriately informing, consulting and ensuring their informed participation about the resettlement process, where it cannot be avoided minimize
- ▶ Improving or restoring the livelihoods and living standards

IFC PS 5 Paragraph 16 is as follows;

*“Where the nature or extent of land acquisition or restrictions on land use that could result in physical and/or economic displacement are not fully known due to the project development stage, the client will prepare a Resettlement and/or Livelihood Restoration Framework with general principles consistent with this Performance Standard. Once the independent sections that make up the project have been identified and the necessary information has emerged, this framework will take the form of a Resettlement Action Plan or Livelihood Restoration Plan.”*

Paragraph 30 under the heading “Private Sector Responsibilities in State Resettlement” in IFC PS 5 is as follows;

*“Where the government is responsible for land acquisition and resettlement, the client will cooperate with the relevant government agency to the extent permitted by the agency to achieve the objectives of this Performance Standard. In addition, where government capacity is limited, the client will play an active role in planning, implementing and monitoring resettlement as follows.”*

It is stated in IFC PS5 Paragraph 31 that;

*“In the event that land rights or access rights to land are obtained through mandatory procedures or agreement, and people are physically displaced as a result, the client will learn and explain the government's measures on resettlement. If government-enforced measures do not meet the relevant requirements in this Performance Standard, the client will prepare a Supplemental Resettlement Plan that fulfills the requirements of this Performance Standard (General Requirements, Physical Displacement and Economic Displacement requirements) when used in conjunction with documents prepared by the responsible government agency. The Client's Supplemental Resettlement Plan shall as a minimum: (i) identify impacts and*

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<sup>9</sup> IFC Sustainability Framework, 2012, 21



*persons affected, (ii) describe activities organized, including rights granted under applicable laws and regulations, (iii) meet the requirements of this Performance Standard, the responsible agency and practice 19-29, as the calendar allows. and (iv) the financial and implementation responsibilities of the client in the realization of the Additional Housing Plan.”*

It is stated in IFC PS5 Paragraph 32 that;

*“Where the project causes only economic displacement, the client will learn and explain the measures the responsible government agency plans to implement to compensate Affected Communities and persons. If such measures do not meet the relevant requirements in this Performance Standard, the client will prepare an Environmental and Social Action Plan to complement government action. This plan may include additional compensation for lost assets and additional work to restore lost livelihoods, if appropriate.”*

### 3.3 GAP ANALYSIS

The Table 1 presents the gap analysis between National Legislation and International Performance Standards. The table also indicates the measures to be implemented to address these gaps.



Table 1 Gaps Regarding the Application of Expropriation Process

Topic/Issue	Key IFC PS Requirement	National Requirements	Gap	Mitigation
Avoidance and Minimization	According to IFC PS 5 involuntary resettlement should be avoided where feasible or minimized.	There is no provision regarding avoiding and minimization of resettlement in Turkish expropriation law. However, as good practice, KGM considers avoidance and/or minimization of the crossing of residential and industrial areas and keeping sufficient distance to the borders of the residential areas to the extent possible in order to minimize potential social impacts and associated expropriation costs.	Land acquisition and involuntary resettlement has been minimized by the KGM at the feasibility stage of the Project to the extent possible.	Land acquisition and involuntary resettlement are minimized by KGM during construction phase as well as feasibility stage of the Project. ICA has prepared a RAP to define Project's impacts and entitlements.
Census and Baseline information	PS 5 states, where land acquisition or restrictions on land use are unavoidable, the Borrower will, as part of the environmental and social assessment, conduct a census to identify the persons who will be affected by the project, to establish an inventory of land and assets to be affected, to determine who will be eligible for compensation and assistance, and to discourage ineligible persons, such as	Turkish Law requires preparation of inventory of assets.  Land acquisition through expropriation requires the preparation of a census (full count) of affected immovable assets, and a full list of their owners.	National requirement is limited to census of immovable assets and legal titleholders.  Census and baseline information on Project affected populations as defined by IFC PS5, including tenants, users of communal land, land holders/occupants without legal or customary title is not required.	Baseline information on the census should be collected by the ICA or a technical advisor.

Topic/Issue	Key IFC PS Requirement	National Requirements	Gap	Mitigation
	opportunistic settlers, from claiming benefits.			
Cut-Off Dates	<p>PS 5 states that, in conjunction with the census, the Borrower will establish a cut-off date for eligibility.</p> <p>Information regarding the cut-off date will be well documented and will be disseminated throughout the project area.</p>	<p>There is no provisioning for cut off dates for PAPs that use public/private lands.</p> <p>Compensation for expropriation is provided to legal titleholders according to Law on Expropriation 2942. In order to avoid newcomers settling to expropriation site, public interest decision announcement posted in village headmen's office is used for large-scale investment projects as the cut-off date. Digital cadastre and population registry system that depends on current address of persons is used to prevent fraudulent claims.</p>	<p>IFC requires a census study for establishing a cut-off date (the date of completion of the census and assets inventory as per IFC Guidance Note on PS 5) whereas Turkish resettlement law includes a three-year residency time limit for eligibility for non-owner PAPs. Asset inventory and PAPs notifications studies are conducted by the responsible governmental agencies in line with national standards.</p> <p>Prevention of fraudulent claims is broadly in line with IFCPS5.</p>	Census baseline is the cut-off date for Project's eligibilities.
Valuation Methodologies – Full Replacement Value and Compensation for Loss of Buildings	<p>According to PS 5, when land acquisition or restrictions on land use (whether permanent or temporary) cannot be avoided, the Borrower will offer affected persons compensation at replacement cost, and other assistance as may be necessary to help them improve or at least restore their</p>	<p>Buildings are compensated by use of their cost of construction and market value. However, depreciation is deducted from market value.</p>	<p>Buildings are not compensated by use of replacement value.</p> <p>In-kind compensation is not offered except for state led resettlement according to Turkish Resettlement Law 5543.</p>	Project should compensate residential buildings/houses at full replacement cost.

Topic/Issue	Key IFC PS Requirement	National Requirements	Gap	Mitigation
	standards of living or livelihoods PS 5 states that the Borrower will offer the choice of replacement property of equal or higher value, with security of tenure, equivalent or better characteristics, and advantages of location, or cash compensation at replacement cost.  Compensation in kind should be considered in lieu of cash.			
Requirement to prepare a Resettlement Action Plan	According to PS 5, in the case of physical displacement, the Borrower will develop a Resettlement Action plan that will include compensation at full replacement cost for land and other assets lost and is designed to mitigate the negative impacts of displacement; identify development opportunities; develop a resettlement budget and schedule; and establish the entitlements of all categories of affected persons (including host	No legal provisioning forces the Project proponents to prepare resettlement action plan under Turkish Law.	Resettlement planning is a key gap, since resettlement related documentation only includes cadastral information, asset list and compensations. Livelihood impacts and losses are not addressed. There is no planning to improve or restore PAPs livelihoods to pre- Project levels.	Project prepare a Resettlement Action Plan to address physical displacement in line with IFC PS5 RAP has been designed to include full compensation measures for affected residential buildings/houses.

Topic/Issue	Key IFC PS Requirement	National Requirements	Gap	Mitigation
	communities). Particular attention will be paid to the needs of the poor and the vulnerable. The client will document all transactions to acquire land rights, as well as compensation measures and relocation activities.			
Preparation of Resettlement Sites	According to PS5, if there is physical displacement the Borrower will offer feasible resettlement options, including adequate replacement housing or cash compensation; and provide relocation. If new resettlement sites are being prepared the planning process should include consultations with displaced persons and the resettlement sites should offer living conditions “at least equivalent to those previously enjoyed, or consistent with prevailing minimum codes or standards, whichever set of standards is higher.	Government led resettlement offers preparation of resettlement sites in projects where there are more than 30 applicants that are accepted.  If fewer than 30 applicants are accepted, a loan could be made (the amount to be determined by the approval of the Minister) separately for the construction of residential and agricultural building, provided that there are at least five families.	Expropriation is based on cash compensation; hence there is no provision of resettlement planning for PAPs that do not opt for government led resettlement.	Prepare and implement a Resettlement Action Plan.  Engage with public authorities for availability of resettlement sites and consult with PAPs for their preferences.

Topic/Issue	Key IFC PS Requirement	National Requirements	Gap	Mitigation
Compensation for Loss of Land	<p>Economically displaced persons who face loss of assets or access to assets will be compensated for such loss at full replacement cost</p> <p>Economically displaced persons who are without legally recognizable claims to land (iii) will be compensated for lost assets other than land (such as crops, irrigation infrastructure and other improvements made to the land), at full replacement cost.</p> <p>The client is not required to compensate or assist opportunistic settlers who encroach on the project area after the cut-off date for eligibility.</p>	<p>Turkish law provides cash compensation to persons with legal rights/claims recognized.</p> <p>Valuation of agricultural land depends on capitalization of annual net income calculated by taking market prices into account.</p> <p>Customary users' rights on public and private property are recognized only for Treasury land, and compensation is provided for crops/trees and structures but not for land.</p>	<p>Gap exists for compensation of displaced persons without legally recognizable claims to land such as tenants, squatters.</p> <p>There is no compensation for displaced people benefiting from pastureland, or forest land. Compensation is given only for crops/trees on treasury land.</p> <p>There is no livelihood restoration and/or transitional support provisioned in Turkish law except for government led resettlement.</p>	<p>The project should compensate displaced PAPs with legal rights at full replacement cost.</p> <p>All PAPs (users/owners) affected by economic displacement can benefit from RAP programs.</p>
Compensation for Loss of Communal Assets	<p>For persons whose livelihoods are natural resource-based and where project-related restrictions on access envisaged, implementation of measures will be made to either allow continued access to affected</p>	<p>Communal assets are compensated according to Article 30 of Expropriation law. The article 30 of Expropriation law No. 2942 articulates that immovable, resources and easement rights owned by public legal persons and agencies may not be expropriated</p>	<p>Communal users of public land such as pastures, forestry land are not recognized and/or compensated.</p>	<p>Not applicable.</p>

Topic/Issue	Key IFC PS Requirement	National Requirements	Gap	Mitigation
	resources or provide access to alternative resources with equivalent livelihood-earning potential and accessibility. Where appropriate, benefits and compensation associated with natural resource usage may be collective in nature rather than directly oriented towards individuals or households.	by another public legal person or agency. Properties owned by public institutions cannot be expropriated but only can be a subject to transfer. If there is no transfer in question allowed the dispute is solved in the Supreme Court.  There is no compensation for displaced persons benefiting from pasture lands.		
Compensation prior to land take/displacement	IFC PS5 states that “displacement or restriction of access does not occur before necessary measures for resettlement are in place”.	According to Expropriation law compensations need to be deposited into titleholders account prior to land take.	Except for urgent under national Expropriation Law, regular expropriation law is in line with IFC standards.	Urgent expropriation right is granted to the Project; yet ICA will ensure that payment is made prior to land entry for civil works. Gaps and mitigations related to urgent expropriation is presented in section 3.3.1.
Treatment of squatters / informal land users	IFC PS5 states that Project related losses of the affected people should be compensated in full and in cash prior to the actual acquisition of immovable assets.	Renters of houses and/or workplaces, tenant users of the land, legal/illegal users of forest areas and merchants without immovable property are not entitled to expropriation compensation	There is no compensation in Turkish law for informal users/squatters on pastureland and forestry.  Eligibility for land acquisition is based on legal ownership of land. Users of land are not compensated. Moreover, public land such as Treasury land is used when available for land acquisition especially for common areas or infrastructure. Users of	As part of the on-going land acquisition process, the ICA identifies actual users (may be formal or informal; by verifying with landowners and Mukhtars). This procedure will continue throughout the land acquisition process.

Topic/Issue	Key IFC PS Requirement	National Requirements	Gap	Mitigation
			<p>public land are not eligible for land acquisition since they are not legal owners.</p> <p>Users of public land need to be identified prior to land acquisition, in order to ensure that they are not adversely impacted by land acquisition. This may be problematic in areas where common land resources are limited and users (legal/illegal) do not have access to any additional land.</p>	
Measures for Vulnerable Persons	<p>IFC states that particular attention should be paid to the needs of vulnerable groups, especially those below poverty line, the landless, the elderly women and children. Livelihood planning should provide special assistance to women, minorities or vulnerable groups.</p>	<p>Expropriation Law does not specify vulnerable groups.</p> <p>However, under the Turkish Constitution, the State guarantees his citizens to continue their lives in peace and security, also socio-economically encourage them to reach a high standards of living. In this context, the State applies several rules and measures to protect and to support its needy, weak, helpless and homeless citizens (ex. The Law No.2022 date 01.07.1976).</p>	<p>Land acquisition does not address vulnerability.</p> <p>Land acquisition depends on land ownership, and land types. Vulnerability criteria (such as poverty, gender, disability, age) are not considered for land acquisition implementation. While land acquisition process takes into account social issues such as tensions, neighborhood relations, it does not specify approach for vulnerability and does not identify a strategy to ease the transition of vulnerable groups in land acquisition process. Vulnerable groups' capacity to adapt to change may be limited;</p>	<p>Vulnerable groups are also beneficiaries of RAP Programs.</p>



Topic/Issue	Key IFC PS Requirement	National Requirements	Gap	Mitigation
			moreover vulnerable groups may lack resources to ease through transition. Hence, it is critical to understand the needs and preferences of vulnerable groups and devise mitigation measures to ensure that they benefit from land acquisition.	
Transitional Support	According to PS5 the borrower will provide transitional support “to all economically displaced persons, based on a reasonable estimate of the time required to restore their income-earning capacity, production levels, and standards of living.”	Transitional support is available only for government led resettlement.	There is no transitional support for land acquisition.	PAPs impacted from expropriation are compensated for loss of standing crops.
Monitoring and Evaluation (M&E)	M&E is required for projects that cannot avoid physical and economic displacement. Resettlement and livelihood restoration of the affected persons should be monitored for such projects.	No provisions for monitoring the implementation or impacts of expropriation or resettlement.	No provisions for monitoring the implementation or impacts of expropriation or resettlement.	ICA conducts internal monitoring.
Level and timing of Community Engagement /	According to IFC Borrower should initiate consultations as early as possible and	The Expropriation Law sets out the requirement to inform and formally notify affected right	Under the Law, information and formal notification is limited to property owners/shareholders.	ICA will develop and implement a SEP in accordance with international standards. Face-to-

Topic/Issue	Key IFC PS Requirement	National Requirements	Gap	Mitigation
Consultation / Negotiation / Participation	should consult project affected persons about the project's environmental aspects and should take their views into account.	holders/shareholders in accordance with defined regulatory procedures.	There are no specific considerations for users of affected lands, vulnerable groups or gender considerations in the design of the disclosure/consultation processes.	face meetings will be held to ensure that vulnerable PAPs are effectively informed about and involved in the Project, construction programme, land access processes, RAP study and Project grievance mechanism. Support (e.g. logistical support, communication assistance, support in preparation of formal application documentation) and information will be provided for households with vulnerable members to access government agencies, legal advice, etc. as needed.
Information Disclosure	IFC emphasizes disclosure of information and expects the Borrower to provide Affected Communities with access to relevant information <sup>9</sup> on: (i) the purpose, nature, and scale of the project; (ii) the duration of proposed project activities; (iii) any risks to and potential impacts on such communities and relevant mitigation measures; (iv) the envisaged stakeholder engagement	Public participation meetings are conducted in accordance with the requirements of the national EIA Regulation as part of the EIA process. This allows consultation with the project-affected communities to a certain extent during the scoping phase of the national EIA process.  Upon completion, EIA disclosure is compulsory. Public disclosure/information meeting is officially announced 10 days prior to the meeting; the meeting is attended	Disclosure content is limited to EIA and does not include social issues/concerns.	The Project's disclosure process is described in detail in the SEP. Disclosures on RAP will be made in accordance with the SEP.

Topic/Issue	Key IFC PS Requirement	National Requirements	Gap	Mitigation
	process; and (v) the grievance mechanism.	by an Officer from Provincial Directorate of Ministry of Environment and Urbanization.		



### 3.3.1 Specific Gaps Between Urgent Expropriation and IFC PS5 Standard

The final urgent expropriation list was published on 23 February 2023. If necessary, additional studies will be conducted to assess the impact of expeditious expropriation.

The gaps between these National Regulations and IFC's PS 5 requirements are as follows:

**Table 2 Urgent Expropriation Gaps and Mitigations**

Areas	Expropriation Law	PS5 Requirements and Mitigations
<b>Public information disclosure, consultation and participation</b>	No adequate provisions regarding public information, consultation and participation.	All affected people (their communities, and any host communities) are to be provided with timely and relevant information, consulted on resettlement options, offered opportunities to participate in planning, implementing, and monitoring.
<b>Eligibility &amp; entitlement for compensation &amp; assistance</b>	Compensation and moving allowance are provided to property owners with legal title	Not only legal owners; renters, land holders/occupants without legal or customary title, tenant users of the land, legal/illegal users of forest areas, but merchants without immovable property are also to be entitled to expropriation compensation and moving allowance.
<b>Compensation to users of public pastureland</b>	No compensation for displaced persons benefiting from pasture lands.	Persons losing access to pastures or other land-based resources should be compensated.
<b>Replacement value/cost evaluation for immovable properties</b>	Valuation of agricultural land depends on capitalization of annual net income calculated by taking market prices into account. For building; depreciation (for wear and tear) is deducted.	Compensation at full replacement cost. Valuation is to be in net terms, should allow the affected person to obtain replacement assets of equivalent value. Where secondary market does not exist, depreciation shouldn't be deducted.
<b>Moving assistance and allowance</b>	Provided only for the families who applied and entitled to government assisted resettlement. No provisions for self-resettlers.	Measures to provide assistance during relocation to all affected people, and development assistance for protecting vulnerable people, including informal land users.
<b>Planning</b>	Expropriation plans includes only cadastral information on properties to be valued and compensated.	Preparation of RAP in consultation with the affected people.
<b>Monitoring</b>	No provisions for monitoring the implementation or impacts of expropriation or resettlement.	Monitoring arrangements are to be in place during expropriation/resettlement



Areas	Expropriation Law	PS5 Requirements and Mitigations
		implementation including livelihood restoration/community development programs
<b>Grievance redress mechanism</b>	No provisions for a grievance mechanism other than appealing to court.	Appropriate and accessible grievance mechanism is to be in place in order to receive and resolve affected people's complaints.



## 4.0 LAND ACQUISITION PROCESS AND ITS IMPACTS

### 4.1 LAND ACQUISITION PROCESS

While efforts have been made to minimize land requirements during the design and planning phase for the Project, the construction of the tunnel will require land acquisition for both public and private land. Land acquisition will be through expropriation.

The Constitution of the Republic of Turkey (the Constitution) protects private property and provisions have been made to protect the property rights of individuals as well as the public interest. Pursuant to the Expropriation Law, an amount must be paid to persons who can show that they are the owners and rightful owners of private land expropriated in the public interest, and for public land, an amount must be paid to the relevant public institution in accordance with the principles established by law. Pursuant to the law, no amount shall be paid to any other user other than the above-mentioned persons or to persons who benefit from the land in any other way. Unauthorized users of public immovable property are not eligible for the expropriation fee payable in respect of such immovable property. However, in accordance with international standards, compensation will be paid from the RAP Fund for any loss of income that may arise from the use of these lands.

ICA's role in expropriation is to provide technical and administrative support, technical and other types of equipment upon request by KGM for the effective and timely implementation of the land acquisition process. ICA has no right to intervene in the expropriation process. Its only role is to provide KGM with an asset inventory. Once the inventory is provided, the decisions on expropriation and implementation of the expropriation process rest with KGM.

#### **Basic Valuation Provisions of the Expropriation Law**

Valuation processes and methods are described in Articles 8, 11 and 12 as summarized below.

Article 8 of the Expropriation Law sets out the principles of purchase by agreement. This Article specifies which sources will be used to collect data and also provides guidance on the valuation process. The expropriation administration should establish an internal valuation commission of at least 3 persons to determine the compensation for expropriation, which should, where possible, negotiate with the property owner and agree with him/her to purchase or exchange the affected asset. The purpose of this administrative process is to complete the expropriation by agreement without resorting to a legal procedure.

Article 11 of the Expropriation Law sets out different criteria for determining the value of lands, parcels and structures. However, the Law does not provide any details on how these methods will be applied. In other words, even if the criteria to be taken into account during valuation are set by the Law, what they mean and how they should be applied are largely shaped by case law.

As stated under Article 46 of the Constitution and Article 12 of the Expropriation Law, the administration has the power to expropriate all or only part of the immovable property. This process is referred to as partial expropriation in the Expropriation Law. In case of partial expropriation, the impact and consequences of the change in the value of the



unacquired portion on the value of the immovable are regulated by Article 12 of the Law. Partial expropriation may lead to a decrease in the value of the unacquired portion or the unacquired portion may become unusable.

### **KGM's Valuation Methodology**

KGM prepares "Technical Specifications" concerning the procurement of services for the valuation of immovable properties. The legal basis for the specifications consists of Articles 35 and 46 of the Constitution and the provisions of the Expropriation Law (No. 2942) and subparagraph (i) of Article 211 of Presidential Decree No. 4 on the Regulation of Institutions and Organizations and Other Institutions and Organizations, as well as the Public Procurement Law (No. 4734). The specifications define the procedures and principles to be followed by engineering companies to fulfill the following tasks:

- ▶ Determining the value of land and zoned plots (with or without structures) to be expropriated in whole or in part
- ▶ Determining the values of fixed structures
- ▶ Determination of the right of way (easement)
- ▶ Exchange of properties
- ▶ Temporary residence, rent
- ▶ Valuation of crops, trees and assets on the land
- ▶ Separation of immovable properties within the expropriation area as lands and zoned plots
- ▶ Determination of local average purchase and sale prices of parcels
- ▶ Determining the current capitalization along the route,
- ▶ Calculation of impairment losses on parts not acquired

## **4.2 CURRENT LAND ACQUISITION STATUS**

This section presents the status of land acquisition/expropriation related to the Project.

This section provides a summary of the overall status of land acquisition/expropriation for privately owned parcels, state-owned parcels and parcels owned by legal entities.

As of December 2023, the total number of parcels affected by the Project is 13. Private lands affected by expropriation are located in Merkez, Maden, Demirciköy and Kilyos neighborhoods, while treasury lands are located in Demirciköy and Maden neighborhoods. The land whose ownership is unknown is located in Demirciköy Neighborhood.



Table 3 Land Acquisition Information

Information	Detail
<b>Number of Affected Settlements</b>	4 Settlement
<b>Number of Private Parcels</b>	7 Private Parcels
<b>Deed Size (Private Parcels)</b>	100,057.61 m <sup>2</sup>
<b>Affected Area (m<sup>2</sup>) (Private Parcels)</b>	14,778.71 m <sup>2</sup>
<b>Number of Shareholders</b>	102
<b>Number of Non-Private Lands</b>	5 Non-Private Lands
<b>Non-Private Lands Land Deed Size</b>	7,780,115.97 m <sup>2</sup> (2 the size of the fiscal treasury is given, 3 there is no information on the size of municipal land.)
<b>Non-Private Lands Affected Area</b>	68,320.3 m <sup>2</sup>
<b>Land of Unknown Ownership</b>	1 Land of unknown ownership
<b>Land of Unknown Ownership Deed Size</b>	699.5 m <sup>2</sup>
<b>Land of Unknown Ownership Affected Area</b>	699.5 m <sup>2</sup>

Approximately 102 PAPs were affected by the expropriation of 7 privately owned parcels with a total area of 100,057.61 m<sup>2</sup>. The ratio of the area expropriated due to the project to the total title deed is 14.77%.

There are common lands affected by expropriation. As of December 2023, the total number of settlements affected by land acquisition related to public lands is 2, the number of affected parcels is 5 and the size is 7,780,115.97 m<sup>2</sup>.

The number of lands whose ownership is unknown is 1. All of this land will be expropriated.

Due to the restrictions set forth in the Personal Data Protection Law No. 6698, any person's total land ownership data cannot be accessed by Project Company or any other private/public institution. Total land asset information of PAPs cannot be collected by Project Company. Information on loss of land (expropriation or purchase) compared to the total land ownership of the households can only be obtained based on the statements of the households. However, these statements may not reflect the actual situation.





Within the scope of the project, 7 private lands will be acquired. Of these 7 private lands, 2 of them were acquired from the landowners through an agreement and the payments for these lands have been made (Expropriation Law Article 8). The remaining 5 private lands were subjected to urgent expropriation by Presidential decree. Payments for 2 of the 5 lands subjected to urgent expropriation have been made to the landowners. Of the remaining 3 lands, the expropriation price of 2 of them has been determined according to the expert report and payment procedures are ongoing, while the litigation process of 1 land is ongoing. The Public Interest Decision for the Project is given in the Annex-A.

The Table 4 provides information on private lands and the expropriation process.



Table 4 Information on Private Lands

Number of Landowners/ Shareholders	Block Number	Parcel Number	Total Area of the Land (m <sup>2</sup> )	Total Expropriated Land Area (m <sup>2</sup> )	Expropriation Cost (TL)	Payment Information	Structures on the land (Y/N)	If Yes, Type of Structure	Amount Paid for Structure (TL)	Crops and trees on the land (Y/N)	If Yes, Type of Trees/Crops	Amount Paid for Crops/Trees (TL)	Expropriation Article	
N/A (Defendant land)	0	245	1,908.96	1,908.96	11,301,043.00 TL	Payment transactions are in progress	N			N			Expropriation Law Article 27 (urgent expropriation) *The Expert Report is given in the Annex-B.	
Kumsuyu Tarımcılık ve İnşaat Anonim Şirketi	0	246	7,316.15	498.8	1,762,433.18 TL	Payment was made on 10.02.2023.	Y	Wire Fence	1,6633.18 TL	N			Expropriation Law Article 8 *Purchase Record is included in the Annex-C.	
1	0	271	293.57	293.57	1,027,495.00 TL	Payment was made on 21.02.2023.	N			N			Expropriation Law Article 8 *Purchase Record is included in the Annex-C.	
10	0	59	10,300.00	1,674.09	15,066,810.00 TL	Payment has been made, but there is no information about the payment date.	N			N			Expropriation Law Article 27 (urgent expropriation) *The Expert Report is given in the Annex-B.	
2	0	354	38,277.73	8,098.22	74,503,624.00 TL	Payment transactions are in progress	N			N			Expropriation Law Article 27 (urgent expropriation) *The Expert Report is given in the Annex-B.	
9	926	1	16,559.59	691.15	6,142,637.00 TL	Payment transactions are in progress	Y	<ul style="list-style-type: none"> <li>•Lighting Pole,</li> <li>•Concrete,</li> <li>•Concrete Field,</li> <li>•Reinforced Concrete,</li> <li>•Building,</li> <li>•Curbstone,</li> <li>•Iron Door,</li> <li>•Iron Railing,</li> <li>•Ironless Concrete,</li> <li>•Electric Cable,</li> <li>•Generator Building,</li> <li>•Parquet,</li> <li>•Pvc Pipe,</li> <li>•Porch,</li> <li>•Stone Filling,</li> <li>•Stone Wall</li> </ul>	613,437.00 TL	N			Expropriation Law Article 27 (urgent expropriation) *The Expert Report is given in the Annex-B.	
	683	4	25,401.61	1,613.92	4,919,613.74 TL	The lawsuit process is ongoing.	Y	<ul style="list-style-type: none"> <li>•Workshop,</li> <li>•Concrete Floor,</li> <li>•Iron Door,</li> <li>•Other, Poultry House,</li> <li>•Stone Wall,</li> <li>•Wire Fence</li> </ul>	70,369.74 TL	Y	<ul style="list-style-type: none"> <li>•Plum,</li> <li>•Sour,</li> <li>•Cherry,</li> <li>•Grapevine,</li> <li>•Fig,</li> <li>•Walnut,</li> <li>•Rose,</li> <li>•Flower Tree,</li> <li>•Girola,</li> <li>•Pomegranate</li> </ul>	7,484.00 TL		Expropriation Law Article 27 (urgent expropriation)



Figure 2 Parcel status of parcels 246 and 271 before land acquisition





Figure 3 Parcel status of parcels 246 and 271 after land acquisition







Figure 4 Parcel status at the Sarıyer entrance of the tunnel



There are structures on 3 of the 7 expropriated lands. None of these structures are residential buildings.

Among the 5 lands that are not private lands planned to be used within the scope of the project, 2 of these lands are the lands of the Ministry of Finance and 3 of these lands are the lands of the municipality. Except for 1 land, there is no structure on the other lands. A possession lawsuit was filed for the structures and encumbrances identified on the area designated as Park-1 in the expropriation plan located in the Maden neighbourhood of Sarıyer district. A discovery was made by the relevant Court committee on 23.11.2023 and the hearing date was set for 13.02.2024. The person residing on this land could not be interviewed, but it was learnt that this house is not used for permanent but periodical residence. The valuation studies for all structures on the land are included in the Annex-D.

Information on the structures and trees on the land indicated as Park-1 is given below.



Table 5 Information About Park-1

Block Number	Parcel Number	Total Area of the Land (m <sup>2</sup> )	Total Expropriated Land Area (m <sup>2</sup> )	Type of Trees/Crops <sup>10</sup>	Amount Paid for Crops/Trees (TL)	Type of Structure	Amount Paid for Structure (TL)	Expropriation Cost (TL)	Payment Information
0	Park-1	0.00	19,735.36	2 Figs (30y), 1 Quince (7y), 1 Walnut (20y), 1 Figs(10y), 1 Horse Chestnut(5y), 2 T. Date Palm(15y),1Jasmine(5y),1 Sycamore(40y), 17 Hazelnut(20y), 44 Rose(4y), 11 Plum(15y), 10 Sour Cherry(5y), 2 Flame Tree(5y), 4 Horse Chestnut(80y), 1 Peach(3y), 2 Vine(5y), 1 Cherry(25y), 2HorseChestnut(3y),1Mulberry(7y), 1 Lilac(10y), 1 Walnut (7y), 7 Ligustrum Jonandrum (5y), 2 Horse Chestnut (3y), 5 Linden (20y), 1 Oleander (5y), 7 Plum (5y), 1 Walnut (5y), 12 Apple (10y), 3 Walnut(5y), 1 Linden(7y), 2. Mazi(20y), 13 Black Cherry(7y), 1 Palm(10y), 1 Walnut(2y), 1t. Persimmon(5y), 1 Ash(7y), 2 Quince(20y), 1 Horse Chestnut(7y), 1 Jujube(10y), 1 Apricot(30y), 1 Laurel(3y), 6 Plum(3y), 1 Gherkin(10y),	101,808.50 TL	Concrete Platform, Concrete Floor, Masonry, Wall, Camellia, Villa, Wall, Fence, Porch, Various Structures, Door, Wall, Various Structures, Villa, Porch, Wall, Wall, Wall, Door Bollard, Warehouse, Wall, Floor, Concrete Cost, Warehouse, Field Concrete, Concrete Floor, Various Structures, Masonry, Traverse Paving Stone, Shed, Cobblestone, Floor, Wall, Porch, Wall, Garden Gate, Column, Wall, Swimming Pool,	1,217,188.19 TL	1,318,996.69 TL	The lawsuit process is ongoing.

<sup>10</sup> The "y" means year

Block Number	Parcel Number	Total Area of the Land (m <sup>2</sup> )	Total Expropriated Land Area (m <sup>2</sup> )	Type of Trees/Crops <sup>10</sup>	Amount Paid for Crops/Trees (TL)	Type of Structure	Amount Paid for Structure (TL)	Expropriation Cost (TL)	Payment Information
				1 Döngel(3y), 1apple (7y), 1 Walnut(15y), 1 Mazi(5y), 10 Plum(5y), 2 Black Cherry(20y), 1 Döngel(7y), 4 Palm(5y), 1 Döngel (5y), 1 Walnut (40y), 1palm (10y), 16 Fig (3y), 1 Lemon (5y), 7 Black Cherry (15y), 1 Fig (15y), 1 Marshmallow (5y), 2 Black Cherry(10y), 1 Mazi(10y), 1 Horse Chestnut(10y), 3 Plum(30y), 2 Fig(7y), 1walnut(30y), 1plum(7y), 1 Sour Cherry(5y), 5 T. Persimmon(3y), 2 Sour Cherry(3y), 2plum(15y), 2 Plum(20y), 5 Fig(5y), 1 Fig(20y), 6 Plum(5y), 2 Palm(30y), 1 Vine(20y), 3 Fig(7y), 2 Rose(3y), 2 Plum(20y), 1 Fig(30y), 2 Sour Cherry(3y), 2 Mazi(15y), 1linden(40y), 1 Jujube(5y), 1 Döngel(3y), 1 Walnut(10y), 3 T. Persimmon(3y), 10 Oleander(5y), 1, Walnut(20y), 3 Plum(10y), 4 Quince(5y), 1 Horse Chestnut(15y), 2 Mulberry(30y), 2cherries(20y), 1 Quince(15y), 1 Cherries(30y), 3 Vine(10y), 34 Hazelnut(20y), 6 Black Cherry(5y), 1 Quince(15y), 1 Mulberry(5y), 1 Apple_(15y), 1		Masonry, Wire Fence, Various Structures, Floor, Lighting Lamp, Balcony, Garden Gate, Toilet, Wall, Fence, Wall, Wall, Railing			





Block Number	Parcel Number	Total Area of the Land (m <sup>2</sup> )	Total Expropriated Land Area (m <sup>2</sup> )	Type of Trees/Crops <sup>10</sup>	Amount Paid for Crops/Trees (TL)	Type of Structure	Amount Paid for Structure (TL)	Expropriation Cost (TL)	Payment Information
				Mazi(50y), 2 Sour Cherry (10y), 2 Ash (5y), 22 Taflan (5y), 1 Plum (7y), 1 Walnut (40y), 5 Linden (40y), 6 Vine(20y), 1 Walnut(20y), 1 Palm Tree(3y), 1 Fig(5y), 1 Apple (3y), 67 Flower Tree (5y), 2 Plum (25y), 3 Laurel (5y), 2 Black Cherry (15y), 6 Black Cherry (5y), 1,00 Pcs. Mulberry (20y), 2 Black Cherry (20y), 1f Fig (40y), 1 Mulberry (5y), 2 Walnut (5y), 1 Black Cherry (10y), 1 Hazelnut (20y), 1 Blackberry(3y), 6 Linden(30y), 2 Apple (15y), 1 Gherkin(5y), 1 Walnut(15y), 4 Apple (5y)					



### 4.3 HOUSES, OTHER STRUCTURES AND ASSETS AFFECTED BY THE PROJECT

#### 4.3.1 Buildings Used for Residential Purposes and Number of People Affected by the Project

There is 1 dwelling affected by the Project and used for residential purposes. This house was built on a land (Park-1) owned by Sarıyer Municipality. A possession lawsuit has been filed against this dwelling and the lawsuit process is ongoing. During the field visit conducted within the scope of RAP studies, the owner or users of the house could not be reached. According to the information learned, the owner resides in the house periodically and uses the affected house periodically.

#### 4.3.2 Other Affected Immovables

There are some affected non-residential structures on some affected lands within the scope of the Project. These structures are summarized in the Table 6 below.

**Table 6 Other Immovable Properties Affected By The Project**

Block Number	Parcel Number	Type of Structure		Type of Trees/Crops	
0	246	Wire Fence		-	
926	1	Lighting Pole, Concrete, Concrete Field, Reinforced Concrete, Building, Curbstone, Iron Door, Iron Railing,	Ironless Concrete, Electric Cable, Generator Building, Parquet, Pvc Pipe, Porch, Stone Filling, Stone Wall	-	
683	4	Workshop, Concrete Floor, Iron Door,	Other, Poultry House, Stone Wall, Wire Fence	Plum, Sour, Cherry, Grapevine, Fig,	Walnut, Rose, Flower Tree, Girola, Pomegranate
0	Park-1	Concrete Platform, Concrete Floor, Masonry, Wall, Camellia, Wall, Fence, Porch, Various Structures, Door, Wall, Various Structures, Porch, Wall, Wall, Wall, Door Bollard, Warehouse, Wall, Floor, Concrete Cost, Warehouse, Field Concrete, Concrete Floor, Various Structures, Masonry, Traverse Paving Stone, Shed, Cobblestone, Floor, Wall, Porch, Wall, Garden Gate, Column, Wall, Swimming Pool, Masonry, Wire Fence, Various Structures, Floor, Lighting Lamp, Balcony, Garden Gate, Toilet, Wall, Fence, Wall, Wall, Railing		2 Figs (30y), 1 Quince (7y), 1 Walnut (20y), 1 Figs(10y), 1 Horse Chestnut(5y), 2 T. Date Palm(15y),1Jasmine(5y),1 Sycamore(40y), 17 Hazelnut(20y), 44 Rose(4y), 11 Plum(15y), 10 Sour Cherry(5y), 2 Flame Tree(5y), 4 Horse Chestnut(80y), 1 Peach(3y), 2 Vine(5y), 1 Cherry(25y), 2HorseChestnut(3y),1Mulberry(7y), 1 Lilac(10y), 1 Walnut (7y), 7 Ligustrum Jonandrum (5y), 2 Horse Chestnut (3y), 5 Linden (20y), 1 Oleander (5y), 7 Plum (5y), 1 Walnut (5y), 12 Apple (10y), 3 Walnut(5y), 1 Linden(7y), 2. Mazi(20y), 13 Black Cherry(7y), 1 Palm(10y), 1 Walnut(2y), 1t.	

Block Number	Parcel Number	Type of Structure	Type of Trees/Crops
			<p>Persimmon(5y), 1 Ash(7y), 2 Quince(20y), 1 Horse Chestnut(7y), 1 Jujube(10y), 1 Apricot(30y), 1 Laurel(3y), 6 Plum(3y), 1 Gherkin(10y), 1 Döngel(3y), 1apple (7y), 1 Walnut(15y), 1 Mazi(5y), 10 Plum(5y), 2 Black Cherry(20y), 1 Döngel(7y), 4 Palm(5y), 1 Döngel (5y), 1 Walnut (40y), 1palm (10y), 16 Fig (3y), 1 Lemon (5y), 7 Black Cherry (15y), 1 Fig (15y), 1 Marshmallow (5y), 2 Black Cherry(10y), 1 Mazi(10y), 1 Horse Chestnut(10y), 3 Plum(30y), 2 Fig(7y), 1walnut(30y), 1plum(7y), 1 Sour Cherry(5y), 5 T. Persimmon(3y), 2 Sour Cherry(3y), 2plum(15y), 2 Plum(20y), 5 Fig(5y), 1 Fig(20y), 6 Plum(5y), 2 Palm(30y), 1 Vine(20y), 3 Fig(7y), 2 Rose(3y), 2 Plum(20y), 1 Fig(30y), 2 Sour Cherry(3y), 2 Mazi(15y), 1linden(40y), 1 Jujube(5y), 1 Döngel(3y), 1 Walnut(10y), 3 T. Persimmon(3y), 10 Oleander(5y), 1, Walnut(20y), 3 Plum(10y), 4 Quince(5y), 1 Horse Chestnut(15y), 2 Mulberry(30y), 2cherries(20y), 1 Quince(15y), 1 Cherries(30y), 3 Vine(10y), 34 Hazelnut(20y), 6 Black Cherry(5y), 1 Quince(15y), 1 Mulberry(5y), 1 Apple_(15y), 1 Mazi(50y), 2 Sour Cherry (10y), 2 Ash (5y), 22 Taflan (5y), 1 Plum (7y), 1 Walnut (40y), 5 Linden (40y), 6 Vine(20y), 1 Walnut(20y), 1 Palm Tree(3y), 1 Fig(5y), 1 Apple (3y), 67 Flower Tree (5y), 2 Plum (25y), 3 Laurel (5y), 2 Black Cherry (15y), 6 Black Cherry (5y), 1,00 Pcs. Mulberry (20y), 2 Black Cherry (20y), 1f Fig (40y), 1 Mulberry (5y), 2 Walnut (5y), 1 Black Cherry (10y), 1 Hazelnut (20y), 1 Blackberry(3y), 6 Linden(30y), 2 Apple (15y), 1 Gherkin(5y), 1 Walnut(15y), 4 Apple (5y)</p>



Among all PAPs affected by the expropriation of buildings, only 2 plots were affected by displacement/relocation (Park-1, municipality land where the illegal building was located and the land where the restaurant was located). In the plots where owners could not be interviewed, structures that were found to be not used for residential purposes were expropriated. It could not be determined whether these structures would cause displacement or not.


#### 4.4 IMPACT OF THE PROJECT ON LAND USE AND LIVELIHOODS


##### 4.4.1 Use of the Affected Land

In line with the household interviews and information obtained during the field visit, it was learned that there is no agricultural activity on any of the lands. Table 7 below provides information on the utilization status of the lands:




Table 7 Usage Status Of Lands

Block Number	Parcel Number	Description	Photo of the Land
683	4	<p>During the field visit, the land was observed and photographed. The landowners could not be reached, but the owner of the business carrying out scrapping activities on the land was interviewed. The owner stated that he has been a tenant on this land for 25 years. Construction works have been completed in the area where the business is located. The owner stated that they were generally not negatively affected during the construction period. He stated that there was a disruption in their business in the first days of construction, but there was no impact afterwards. He stated that the business was not affected due to expropriation.</p>	

Block Number	Parcel Number	Description	Photo of the Land
926	1	<p>During the field visit, the site was observed and photographed. There is a restaurant on the land. The restaurant belongs to one of the land shareholders and he was interviewed. The restaurant owner stated that due to expropriation, important immovables such as generator, electricity storage and parking lot will be affected. He stated that the entire infrastructure of the restaurant would have to change due to the expropriation of the electricity storage and generator. The restaurant owner stated that the restaurant will not be able to operate during the construction of the Project (as the construction works will be carried out at the entrance of the restaurant), and therefore, the restaurant will lose its labor force and suffer financial losses. During the construction of the existing tunnel, the restaurant was closed for 5 years.</p>	





Block Number	Parcel Number	Description	Photo of the Land
0	245	<p>During the site visit, the site was observed and photographed. The landowner could not be interviewed as it is not known who owns the land in the title deed. It was observed that there is no income generating activity on the land.</p>	




Block Number	Parcel Number	Description	Photo of the Land
0	246	During the site visit, the site was observed and photographed. One of the land shareholders was interviewed. The landowner stated that they did not experience any impact due to expropriation.	






Block Number	Parcel Number	Description	Photo of the Land
0	271	During the site visit, the site was observed and photographed. One of the land shareholders was interviewed. The landowner stated that they did not experience any impact due to expropriation.	

Block Number	Parcel Number	Description	Photo of the Land
0	59	During the site visit, the site was observed and photographed. The landowner could not be interviewed. It was observed that there is no income generating activity on the land.	



Block Number	Parcel Number	Description	Photo of the Land
0	354	During the site visit, the site was observed and photographed. The landowner could not be interviewed. It was observed that there is no income generating activity on the land.	



There are no income-generating agriculture and animal husbandry activities in any of the lands affected by the project. Only one of the owners of parcel 0/246 stated that he grows vegetables on the land for his own consumption.

#### 4.4.2 Livelihood Improvement

Agriculture and animal husbandry activities are not carried out on the lands to be used within the scope of the Project. The only place where livelihoods are envisaged to be improved within the scope of the Project is the land where the restaurant is located. The owner of the restaurant stated that the restaurant will not be able to operate during the construction of the Project (as construction works will be carried out at the entrance of the restaurant) and therefore the restaurant will lose its workforce and suffer financial loss. In this context, it is considered that the restaurant owner and restaurant employees will suffer loss of livelihood, especially during the construction period.

#### 4.5 VULNERABLE GROUPS

Among all PAPs affected by expropriation of buildings, only 2 parcels were affected by displacement (Park-1, municipality land where the illegal building was located and the land where the restaurant was located). In the parcels where the owners could not be interviewed, structures that were not used for residential purposes were expropriated. It could not be determined whether these structures would cause displacement. Since relevant assessments could not be made and owners of all affected parcels could not be interviewed, all identified vulnerable groups will be included in the RAP in the following phases. Based on the information obtained, only the elderly mother and widowed sister of the restaurant owner, whom he regularly takes care of, were identified as vulnerable groups.

#### 4.6 SUMMARY OF POTENTIAL PHYSICAL AND ECONOMIC DISPLACEMENT IMPACTS OF THE PROJECT

Figure 5 provides a summary of the potential physical and economic displacement impacts of the Project due to Project-related land acquisition and identifies the categories of Project Affected Persons (PAPs) that will be affected by each type of impact.

Impacts are broadly categorized under affected lands, affected houses and affected businesses.



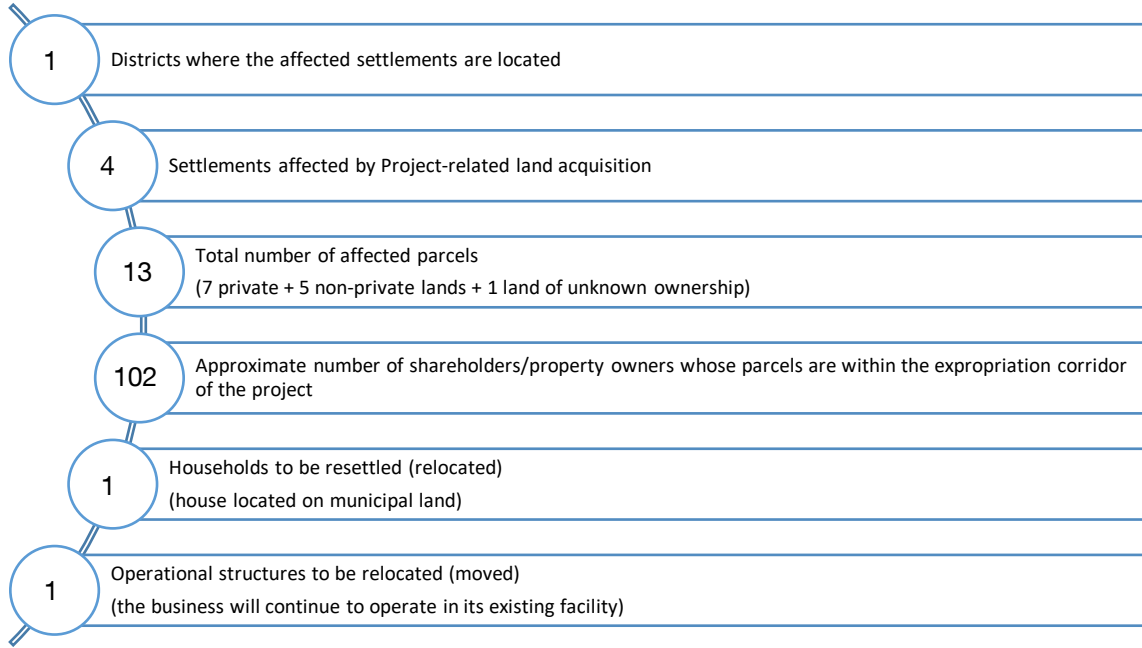


Figure 5 Summary of Key Data on Land Acquisition and Displacement Impacts of the Project

## 5.0 SOCIO-ECONOMIC CURRENT SITUATION

In order to determine the socio-economic status of households in Project-affected settlements, a field study was conducted in conjunction with the desk study and questionnaire interviews were conducted with households. This section describes the current socio-economic status of households. Due to limitations (not being able to find the contact number of the landowner, etc.), the results of the interviews with a total of 3 Project-affected households are presented below.

### 5.1 CLASSIFICATION OF SETTLEMENTS (ACCORDING TO URBAN AND RURAL CHARACTERISTICS)

Due to its geopolitical location bridging Europe and the Middle East, Istanbul has become a metropolis in terms of population and economy. The growing population, resulting in increasing urbanization and non-agricultural economies, puts constant pressure on rural land and agricultural activities. This development also leads to an increase in land values. However, there are still neighborhoods in Istanbul with rural or mixed (rural and urban) characteristics.

- ▶ Rural: Urban life and activity is absent or urbanized areas are present but rural life is still dominant;
- ▶ Mixed: Urban and rural areas are balanced;
- ▶ Urban: Rural life and activity is absent or urban life and activity dominates rural activity on the periphery.

Within the Project-affected settlements, there are no settlements with urban, rural or mixed (urban and rural) characteristics in terms of land use and livelihoods. All settlements are urban in nature.

### 5.2 ADMINISTRATIVE AND POLITICAL ORGANIZATION OF THE FIELD

The Project area is located entirely within the borders of Istanbul province. There are 39 districts in Istanbul, 1 of which is affected by the Project.

Within the Turkish administrative system, each province and district is administered by decentralized government units. These are Governorships at provincial level and District Governorships at district level. The head of the provincial administration is the Governor. Districts are administered by District Governors. The district affected by the Project is Sarıyer District.

Local administrations (municipalities) are public legal entities established to meet the common local needs of the inhabitants of provinces, municipal districts and neighborhoods, and their principles of structure and decision-making bodies elected by voters are determined by law. For settlements with over 5,000 inhabitants, municipalities may be established. The establishment of municipalities is mandatory for provinces and district centers. For provinces with over 750,000 inhabitants, provincial municipalities may be transformed into metropolitan municipalities by law. The composition, duties and powers of local authorities shall be regulated by law in accordance with the principle of local administration. Local government elections are held every five years.

Municipalities provide various services in areas such as water, waste, wastewater, landscaping and tree planting, transportation, security and emergency response (fire





brigade, ambulance, rescue), residential, social and cultural facilities, as well as the development of economy and trade, through their own budgets derived from their own revenues, shares from the budget revenues of the central administration and allocations transferred to local administrations by the central administration.

The Project is located within the boundaries of Istanbul Metropolitan Municipality, which coincides with the administrative boundaries of Istanbul Province. Istanbul Metropolitan Municipality is governed by the Mayor of Istanbul. Sarıyer Municipality has a District Mayor who serves under the Istanbul Metropolitan Municipality.

### 5.3 POPULATION OF SETTLEMENTS AFFECTED/INTERESTED BY THE PROJECT

The population of settlements affected by/interested in the Project is given below.

Table 8 Population of Settlements

Neighborhood	2019	2020	2021	2022
Kilyos	3548	3661	3820	3860
Demirciköy	1435	1539	1657	1666
Sarıyer Merkez	12480	12261	12153	11935
Maden	13619	13789	14095	14294
Gümüşdere	4506	3190	3762	3680
Zekeriya köy	19896	20120	21909	22558
Yenimahalle	3464	3390	3350	3262
Rumeli Kavağı	3630	3648	3608	3657
Kocataş	4473	4451	4390	4473
Büyükdere	8748	8686	8616	8586
Kazım Karabekir Paşa	8107	7996	7895	7943
Çayırbaşı	4943	4986	4888	4935
Uskumruköy	8910	9369	9745	9864

### 5.4 RESIDENCE STATUS

All of the interviewed households reside in Istanbul.

### 5.5 SOCIO-ECONOMIC STATUS OF HOUSEHOLDS

In all of the interviewed households, the head of household is male. All household heads are married.



None of the interviewed household heads were in need. It was learned that one household head takes care of his elderly mother and sister. There is no illiterate person in the households, including the household heads.

The interviewed landowners stated that they do not use the land for agriculture and animal husbandry activities. There are no income generating activities on 2 of the interviewed lands, and there is a business (restaurant) on 1 land.





## 6.0 ELIGIBILITY FRAMEWORK AND ENTITLEMENT MATRIX

### 6.1 ELIGIBILITY

Affected persons in the categories listed in Table 9 are eligible to receive compensation and/or support to be provided through the implementation of this RAP. The number of PAP/households identified based on the RAP is also provided in the Entitlement Matrix.

The categories of project-affected people given in the Table 9 below can be applied in a typical RAP. The Entitlement Matrix (see Table 10) created under the project does not naturally include all categories in this table.

RAP is a living document and will be updated as needed to cover any other category of PAPs or affected persons that may be identified under RAP implementation. PAPs and their eligibility status are defined in this RAP.

Table 9 Eligible PAP Categories

Type of Loss/Impact	PAP Category
<b>Affected Lands</b>	
Permanent loss of privately owned parcels Zoned land <sup>11</sup>	Property owners/shareholders
	Official users (with lease agreement)
	Informal users (without official documents)
Disputed property	Claimant owners/shareholders of disputed properties
	Formal and informal users of the defendant lands
Loss of forest land	Forest users for economic activity
Tree loss (fruiting or non-fruiting trees)	Tree owners (landowners or formal/informal users)
Loss of assets or infrastructure on affected privately owned land (non-residential secondary structures, fences, barns, shelters)	Owners of non-residential buildings and infrastructure who are landowners or official tenants/users (with official documents)
	Owners of non-residential structures and infrastructure who are informal users of privately owned land (people who do not have official documents for land use but have documents proving their ownership of structures)
	Owners of non-residential structures and infrastructure who are informal users of privately owned land

<sup>11</sup> Urban land parceled by municipalities within municipal boundaries is considered as zoned land ("land") in accordance with the Real Estate Tax Law (Law No. 1319, Article 12). The designation of land that is not parceled within or outside the municipal boundaries as zoned land (urban land) is decided by Presidential Decree or other legal regulations, as applicable.



Type of Loss/Impact	PAP Category
	(Persons who do not have documents proving their ownership of the building)
Loss of assets or infrastructure on affected public lands (non-residential secondary structures, fences, barns, shelters)	Owners of non-residential buildings and infrastructure who are landowners or official tenants/users (with official documents)
	Owners of non-residential structures and infrastructure who are informal users of land (people who do not have official documents for land use but have documents proving their ownership of structures)
	Owners of non-residential structures and infrastructures on forest and pasture lands or owners who do not have official documents proving their ownership of the structure
<b>Affected Houses</b>	
Permanent loss of housing/building	Property owner of the affected house
	Official users (official tenant)
	Informal users
<b>Affected Businesses</b>	
<b>Business Owners</b>	
Business owners - those who will not resettle but will suffer partial loss of land/assets due to expropriation	Formal business owner - the "owner" of the affected business structure
<b>Employees</b>	
Temporary loss of income by employees (i) being placed on unpaid leave by the employer during the curtailment period (ii) Delayed salary payment during the business interruption period	Formal employees (including employees with sensitivities)
	Migrant workers, informal workers including vulnerable workers <sup>12</sup>
<b>Sensitive People</b>	
Affected households with vulnerable members  May be exposed to any losses/impacts given for the above PAP categories at a more	All physically and economically displaced households with vulnerable members
	<b>Economic:</b> • Green card holder <sup>13</sup>

<sup>12</sup> Employees who are not registered in the workplace within the scope of the Social Security and General Health Insurance Law No. 5510.

<sup>13</sup> Health card provided in accordance with the National Regulation on State Coverage of Health Care Expenses for Incapable Citizens and the Green Card System (the type and content of the card is determined in accordance with the Regulation).



Type of Loss/Impact	PAP Category
<p>severe level of impact due to vulnerability or disadvantageous circumstances</p>	<ul style="list-style-type: none"> <li>• People receiving state aid</li> <li>• Unemployed</li> <li>• Employees without Social Security</li> </ul> <p><b>By Gender:</b></p> <ul style="list-style-type: none"> <li>• Female-headed household with no economically active adult males in the household</li> <li>• A female-headed household with an economically active adult male in the household</li> </ul> <p><b>By Age</b></p> <ul style="list-style-type: none"> <li>• Older persons (over 65)</li> <li>• Child-headed households (under 18)</li> </ul> <p><b>Illness, physical or mental disability</b></p> <ul style="list-style-type: none"> <li>• Chronic disease</li> <li>• Physical disability</li> <li>• Mental disability Households with children</li> <li>• Children with special needs</li> <li>• Children of school age but not attending school</li> <li>• Ethnic minorities, believers of other religions</li> </ul> <p><b>By literacy:</b></p> <ul style="list-style-type: none"> <li>• People who are illiterate</li> </ul> <p>Migrant</p>
<p>Sensitive Employees</p>	<ul style="list-style-type: none"> <li>• Informal employees (employees who are not registered in the workplace within the scope of the Social Security and General Health Insurance Law No. 5510).</li> <li>• Migrant workers (formal and informal)</li> <li>• Physically disabled employee</li> <li>• Chronically ill employee</li> <li>• Elderly (over 65 years of age)</li> <li>• Female employees with vulnerabilities (e.g. single women with children, etc.)</li> <li>• Employees with vulnerable household members (e.g. persons with disabilities)</li> <li>• No child (15-18) employment reported in the affected enterprises</li> </ul>

Type of Loss/Impact	PAP Category
<b>Temporary Losses/Effects during Construction Phase</b>	
Temporary loss of privately owned parcels during construction (including access restrictions)	Property owners/shareholders
	Official users (official tenants)
	Informal users
Temporary loss of state-owned parcels during construction (including access restrictions)	Owners (Governmental organizations)
	Official users (official tenants)
	Informal users
Construction phase impacts (e.g. dust, excavation, traffic, blasting, etc.) that may cause impacts on land, other property, crops, quality and quantity of surface and groundwater resources, etc.	Owners and formal/informal users of land and assets - where appropriate
Temporary disruption/disturbance - services and infrastructure	Beneficiaries of affected services, infrastructures - if any

In accordance with international standards, those who settled in the project area after the last date of identification are not eligible to receive compensation or support to be provided through the implementation of this RAP.

Similarly, other PAPs whose assets are located outside the Project's expropriation boundary and who claim to have suffered significant E&S impacts during the operation phase may apply to ICA within three years of the commissioning of the tunnel. If the applications are found eligible, ICA will provide compensation and/or support measures to eligible PAPs in accordance with this RAP.

The RAP Implementation Team will establish a transparent and well-communicated mechanism for entitlement of eligible PAPs, which will be explained in non-technical language. PAPs will be well informed about the overall assessment and implementation process, including the documentation required for eligibility assessment and the grievance mechanism. Eligibility of PAPs will be assessed on a case-by-case basis.

Documentation to be requested from PAPs for the assessment of eligibility for entitlements may include, but is not limited to, the following:

**Affected Land:**

- ▶ For landowners, official documentation of ownership of affected assets (e.g. title deeds/registers, inheritance documents)
- ▶ For informal users of assets and PAPs without title deeds, information in the asset inventory survey and evidence/confirmation of land use to be provided by mukhtars, other credible witnesses and third parties.
- ▶ Documentation of total production area owned and/or used within and outside the expropriation corridor



### Affected Households:

- ▶ Title deeds for owners of affected households
- ▶ Rental contracts for tenants of affected households
- ▶ Documentation of costs associated with resettlement (e.g. moving and transaction costs, fees paid to competent authorities, service providers, etc., quotes from service providers as requested by the ICA), taking into account that the ICA will closely monitor the relocation and transition processes of affected households (e.g. hiring a real estate agent, contracting a transportation company for relocation) and advise and coordinate costs and their proper documentation. The ICA owners will coordinate on submitting the documentation for approval of the reimbursement of the amount of relocation and travel costs prior to resettlement.

### Affected Operational Structures:

- ▶ Title deeds for owners of affected business structures
- ▶ Lease agreements for business owners who are tenants
- ▶ Evidence of expenditure on fixed investments and improvements, if any
- ▶ Financial records, accounting records, social security records, permit documentation, etc. for entitlements to be provided to affected business owners.
- ▶ The ICA will inform the PAPs in advance about the costs that are acceptable/eligible for reimbursement and closely follow the relocation and transition processes of the affected enterprises (e.g. hiring a real estate agent, agreeing with the company for dismantling, transportation, assembly related to portable machinery, equipment, materials, etc.). documentation of costs associated with relocation (e.g. moving and transaction costs, fees paid to competent authorities, service providers, etc., quotes from service providers as requested by the ICA), taking into account that the ICA will advise and coordinate their proper documentation.) Accordingly, inform the business owners that evidence of expenditure/relevant documentation associated with the resettlement process (e.g. Real Estate Agent, hiring of transportation/logistics companies, expenses, etc.) should be properly stored. ICA will closely follow the planning transition processes with PAP (e.g. hiring a real estate agent, hiring a transportation/logistics company for dismantling/assembly, etc.) and will provide guidance and coordinate their expenses and appropriate documentation. If the ICA will reimburse expenses after they have been incurred, the ICA will pre-approve this expenditure and request proof of expenditure from the PAPs before payment. The ICA will coordinate this process in line with the ICA's corporate procedures on administrative affairs and management of procurement processes.

## 6.2 ENTITLEMENT MATRIX

As presented in Table 10, entitlements for owners and/or users of affected houses, businesses and lands have been determined based on the results of the RAP study.



**Table 10 Entitlement Matrix**

Project Affected Persons (PAPs)	Number of Households	Type of loss/Effect subject to compensation	Compensation Method	Implementing Agency
Permanently occupied dwellings with owners (Untitled owner of a house/property on land over which he/she has no rights)	1	Loss of housing (physical displacement) and other immovable assets due to land acquisition	<p>Cash compensation for full replacement cost (payment of expropriation compensation to the right holder, including incomplete production and depreciation costs) (For building constructions, only depreciation costs will be included in the expropriation compensation. Incomplete, under construction or demolished structures will not be included in compensation)</p> <p>In-kind material support to households who will build their own houses</p> <p>Relocation support or assistance with moving</p>	<ul style="list-style-type: none"> <li>• Currently, KGM has adopted an approach to identify builders/owners based on evidence.</li> <li>• ICA</li> </ul>
Untitled owner of a house/property on land over which he/she has no rights	1	Loss of housing (physical displacement) and other immovable assets due to land acquisition	<p>Cash compensation for full replacement cost (payment of expropriation compensation to the right holder, including incomplete production and depreciation costs) (For building constructions, only depreciation costs will be included in the expropriation compensation. Incomplete, under construction or demolished structures will not be included in compensation)</p> <p>In-kind material support to households who will build their own houses</p> <p>Relocation support or assistance with moving</p>	<ul style="list-style-type: none"> <li>• KGM (Responsible for Expropriation) - Expropriation is evaluated at full replacement cost according to Turkish legislation.</li> <li>• Currently, KGM has adopted an approach to identify builders/owners based on evidence.</li> <li>• ICA</li> </ul>

Project Affected Persons (PAPs)	Number of Households	Type of loss/Effect subject to compensation	Compensation Method	Implementing Agency
Other PAPs that are not used for livelihood and will be subject to expropriation of non-residential structures	3	Loss of non-residential assets	Payment (payment of the expropriation compensation to the right holder, including the costs of incomplete production and depreciation) (For building constructions, only the depreciation cost will be included in the expropriation compensation. Incomplete production will not be included in compensation for structures under construction or demolished)	<ul style="list-style-type: none"> <li>• KGM</li> <li>• ICA</li> </ul>
Sensitive groups/persons	Number could not be determined	Any loss/impact due to physical and economic displacement affecting vulnerable persons	<p>Entitlements will be determined in consultation with KGM</p> <p>Local employment</p> <p>Monitoring households with members with chronic health problems/disabilities and informing them about the process</p>	<ul style="list-style-type: none"> <li>• ICA</li> </ul>

## 7.0 STAKEHOLDER ENGAGEMENT AND CONSULTATION

The project has developed a Stakeholder Engagement Plan (SEP) commensurate with the risks and impacts of the project. The Project has taken several measures to engage with stakeholders for physical displacement. The SEP outlines the Project's future activities for the measures developed in the RAP.





**Table 11 Stakeholder Engagement Activities in Resettlement Processes**

Stakeholder	Communication Purpose	Documents/ Materials to be Used for Participation	Participation Method	Location	Responsible Party	Implementation Timeline	
						Before Land Acquisition  (Including Comment Period)	During Land Acquisition and Post-Resettlement Phases  (Including RAP Implementation Period)
General Directorate of Highways (KGM)	<ul style="list-style-type: none"> <li>Exchange information and build understanding and consensus regarding the implementation of the RAP.</li> <li>Establishing implementation responsibilities and coordination mechanism for the implementation of RAP.</li> </ul>	<ul style="list-style-type: none"> <li>RAP (Turkish)</li> <li>Presentation of key RAP findings (in the format requested by the administration)</li> </ul>	<ul style="list-style-type: none"> <li>Through electronic and/or hard copies (in the format requested by the administration)</li> <li>Face to face meetings</li> </ul>	<ul style="list-style-type: none"> <li>KGM (Ankara) head office</li> <li>Project's website</li> </ul>	<ul style="list-style-type: none"> <li>Project Senior Management</li> <li>ICA Deputy General Manager</li> </ul>	As much as necessary before the public disclosure process	Monthly
KGM 1 <sup>st</sup> Regional Directorate				<ul style="list-style-type: none"> <li>KGM 1st Regional Directorate (Istanbul)</li> <li>Project field offices</li> </ul>			<ul style="list-style-type: none"> <li>Project Senior Management</li> <li>ICA Deputy General Manager/PUB Coordinator Expropriation Chief</li> </ul>
Mukhtars	<ul style="list-style-type: none"> <li>Informing PAPs about the Project, construction</li> </ul>	<ul style="list-style-type: none"> <li>RAP (Turkish)</li> <li>Expropriation lists</li> </ul>	<ul style="list-style-type: none"> <li>Through electronic and/or hard copies distributed to mukhtars' offices</li> </ul>	<ul style="list-style-type: none"> <li>Project's website</li> </ul>	<ul style="list-style-type: none"> <li>ICA Social Compliance Manager</li> </ul>	At least one meeting before declaration and one meeting	Monthly

Stakeholder	Communication Purpose	Documents/ Materials to be Used for Participation	Participation Method	Location	Responsible Party	Implementation Timeline	
						Before Land Acquisition  (Including Comment Period)	During Land Acquisition and Post-Resettlement Phases  (Including RAP Implementation Period)
	<p>program, land entry processes, RAP study and Project grievance mechanism through headmen</p> <ul style="list-style-type: none"> <li>Ensuring that expropriated lands are evacuated on time and the Project progresses in accordance with the planned schedule</li> </ul>		<p>and other public areas deemed appropriate</p> <ul style="list-style-type: none"> <li>Face-to-face meetings in settlements affected by land acquisition</li> </ul>	<ul style="list-style-type: none"> <li>Project field offices</li> <li>Mukhtars' offices or other mutually agreed upon locations in settlements affected by land acquisition</li> </ul>	<ul style="list-style-type: none"> <li>ICA Deputy Social Compliance Manager</li> <li>Expropriation Chief</li> <li>Public Relations Experts</li> </ul>	before land declarations	
Owners/ shareholders of lands and assets subject to	<ul style="list-style-type: none"> <li>Supporting KGM in the land acquisition process and ensuring that</li> </ul>	<ul style="list-style-type: none"> <li>Sending official invitation letters to owners/</li> </ul>	<ul style="list-style-type: none"> <li>Face-to-face meetings with owners/shareholders residing in the affected settlements</li> </ul>	<ul style="list-style-type: none"> <li>Mukhtars' offices and public spaces in the relevant neighborhoods</li> </ul>	<ul style="list-style-type: none"> <li>ICA Social Compliance Manager</li> </ul>	All Owners/ shareholders will be identified and	Regular meetings with PAPs at each stage of the RAP

Stakeholder	Communication Purpose	Documents/ Materials to be Used for Participation	Participation Method	Location	Responsible Party	Implementation Timeline	
						Before Land Acquisition  (Including Comment Period)	During Land Acquisition and Post-Resettlement Phases  (Including RAP Implementation Period)
<p>expropriation by KGM</p> <p>(Note: This group may include physically and economically displaced PAPs, as well as women and vulnerable people covered in separate lines below)</p>	<p>there is adequate identification and information on PAPs</p>	<p>shareholders by KGM</p>	<p>and Istanbul or telephone calls with the owners/shareholders residing outside Istanbul or Turkey</p> <ul style="list-style-type: none"> <li>Via digital and/or printed materials distributed directly to PAPs</li> </ul>	<p>(e.g. coffee houses, tea gardens, other mutually agreed places)</p>	<ul style="list-style-type: none"> <li>ICA Deputy Social Compliance Manager</li> <li>Expropriation Chief</li> <li>Public Relations Experts</li> </ul>	<p>invited to negotiations.</p>	<p>implementation process.</p> <p>In case of dispute, another meeting will be held, once before the Article 27 cases are filed, to inform that the court decisions have been fulfilled and the land seizure values, and final expropriation fees have been deposited into</p>

Stakeholder	Communication Purpose	Documents/ Materials to be Used for Participation	Participation Method	Location	Responsible Party	Implementation Timeline	
						Before Land Acquisition  (Including Comment Period)	During Land Acquisition and Post-Resettlement Phases  (Including RAP Implementation Period)
							the PAPs' bank accounts.
Households affected by physical displacement (PAPs)	<ul style="list-style-type: none"> <li>Inform PAPs about the Project, construction program, land entry processes, RAP study and Project grievance mechanism</li> </ul>	<ul style="list-style-type: none"> <li>RAP (Turkish)</li> </ul>	<ul style="list-style-type: none"> <li>Face-to-face interviews with 8 households that will be physically displaced.</li> <li>Via digital and/or printed materials distributed directly to PAPs</li> </ul>	<ul style="list-style-type: none"> <li>Houses of affected PAPs, or other mutually agreed upon locations</li> </ul>	<ul style="list-style-type: none"> <li>ICA Social Compliance Manager</li> <li>ICA Deputy Social Compliance Manager</li> <li>Expropriation Chief</li> <li>Public Relations Experts</li> </ul>	At least once with each PAP during the Disclosure Period or before the commencement of land acquisition based on the Updated Valuation (whichever is earlier)	<p>Weekly during the Resettlement phase</p> <p>Monthly until settled</p>
Households affected by economic displacement (PAPs)	<ul style="list-style-type: none"> <li>Inform PAPs about the Project, construction program, land</li> </ul>	<ul style="list-style-type: none"> <li>RAP (Turkish)</li> </ul>	<ul style="list-style-type: none"> <li>Face to face meetings with relevant PAPs</li> <li>Via digital and/or printed materials</li> </ul>	<ul style="list-style-type: none"> <li>Mukhtars' offices and public spaces in the relevant neighborhoods</li> </ul>	<ul style="list-style-type: none"> <li>ICA Social Compliance Manager</li> <li>ICA Deputy Social</li> </ul>	At least once with each PAP during the Disclosure Period or	Weekly during the Resettlement phase

Stakeholder	Communication Purpose	Documents/ Materials to be Used for Participation	Participation Method	Location	Responsible Party	Implementation Timeline	
						Before Land Acquisition  (Including Comment Period)	During Land Acquisition and Post-Resettlement Phases  (Including RAP Implementation Period)
	entry processes, RAP study and Project grievance mechanism		distributed directly to PAPs	(e.g. coffee houses, tea gardens, other mutually agreed places)  • Project's website  • Project field offices	Compliance Manager  • Expropriation Chief  • Public Relations Experts	before the commencement of land acquisition based on the Updated Valuation (whichever is earlier)	Monthly until settled
Vulnerable PAPs (households with vulnerable members)	<ul style="list-style-type: none"> <li>Informing vulnerable PAPs about the Project, construction program, land entry processes, RAP study and Project grievance mechanism and ensuring their participation</li> </ul>	<ul style="list-style-type: none"> <li>Other materials specifically designed for the specific needs of PAPs</li> </ul>	<ul style="list-style-type: none"> <li>Face to face meetings (*)</li> <li>Individual meetings with households with vulnerabilities and female members, and those physically displaced.</li> </ul>	<ul style="list-style-type: none"> <li>Houses of affected PAPs, or other mutually agreed upon locations in the relevant settlements</li> </ul>	<ul style="list-style-type: none"> <li>ICA Social Compliance Manager</li> <li>ICA Deputy Social Compliance Manager</li> <li>Expropriation Chief</li> </ul>	At least once with each PAP during the Disclosure Period or before the commencement of land acquisition based on the Updated Valuation	Monthly

Stakeholder	Communication Purpose	Documents/ Materials to be Used for Participation	Participation Method	Location	Responsible Party	Implementation Timeline	
						Before Land Acquisition  (Including Comment Period)	During Land Acquisition and Post-Resettlement Phases  (Including RAP Implementation Period)
					<ul style="list-style-type: none"> <li>Public Relations Experts</li> </ul>	(whichever is earlier)	
Affected Businesses	<ul style="list-style-type: none"> <li>Inform affected businesses (employers and direct/contracted employees) about the Project, construction schedule, land entry processes, RAP study and Project grievance mechanism</li> </ul>	<ul style="list-style-type: none"> <li>RAP (Turkish)</li> <li>Other materials specifically designed for the specific needs of PAPs</li> <li>Sending official invitation letters to owners/ shareholders by KGM</li> </ul>	<ul style="list-style-type: none"> <li>Via digital and/or printed materials distributed directly to PAPs</li> <li>Face-to-face interviews with the owner and employees of the affected business</li> </ul>	<ul style="list-style-type: none"> <li>Affected businesses' own locations or other mutually agreed upon locations</li> </ul>	<ul style="list-style-type: none"> <li>ICA Social Compliance Manager</li> <li>ICA Deputy Social Compliance Manager</li> <li>Expropriation Chief</li> <li>Public Relations Experts</li> </ul>	At least once with each PAP during the Disclosure Period or before the commencement of land acquisition based on the Updated Valuation (whichever is earlier)	<p>Weekly during the Resettlement phase</p> <p>Monthly until settled</p>
Credit Institutions	<ul style="list-style-type: none"> <li>Informing Credit Institutions about</li> </ul>	<ul style="list-style-type: none"> <li>Annual reporting to Credit Institutions</li> </ul>	<ul style="list-style-type: none"> <li>Reports</li> <li>Face to face meetings</li> </ul>	<ul style="list-style-type: none"> <li>Project's website</li> </ul>	<ul style="list-style-type: none"> <li>Senior Management</li> </ul>	When requested	When requested

Stakeholder	Communication Purpose	Documents/ Materials to be Used for Participation	Participation Method	Location	Responsible Party	Implementation Timeline	
						Before Land Acquisition  (Including Comment Period)	During Land Acquisition and Post-Resettlement Phases  (Including RAP Implementation Period)
	RAP/updating information	<ul style="list-style-type: none"> <li>Regular E&amp;S Monitoring Reports during Construction and Operation Periods</li> </ul>	<ul style="list-style-type: none"> <li>Email correspondence</li> <li>Phone calls</li> </ul>	<ul style="list-style-type: none"> <li>Project field offices</li> <li>Other suitable locations</li> </ul>	<ul style="list-style-type: none"> <li>ICA Social Compliance Manager</li> </ul>		



## 7.1 KEY STAKEHOLDER ENGAGEMENTS IN THE PAST

Table 12 Details of Past Stakeholder Engagements

Stakeholders	by whom it is carried out	Interview Subjects	Month/Year	Participation Method
Muhtars of the affected settlements	<ul style="list-style-type: none"> <li>ICA</li> <li>Infratech</li> </ul>	<ul style="list-style-type: none"> <li>Sharing information about the Project, including the history of the Project;</li> <li>Details of land (temporary and permanent) identified for the Project and the acquisition process and timelines and rights under the law;</li> <li>Resettlement and land acquisition process;</li> <li>Understanding the socio-economic profile of landowners and details of income generated;</li> <li>Information on the Grievance Mechanism;</li> <li>General discussions to understand expectations from the Project.</li> </ul>	<ul style="list-style-type: none"> <li>November 2022</li> <li>December 2022</li> <li>November 2023</li> </ul>	<ul style="list-style-type: none"> <li>Face-to-face meetings;</li> <li>Telephone contact in case the stakeholder planned to be interviewed is located in a different city or refuses to be interviewed face-to-face;</li> <li>Community-level surveys with mukhtars of affected settlements.</li> </ul>
Affected commercial businesses	<ul style="list-style-type: none"> <li>ICA</li> <li>Infratech</li> </ul>	<ul style="list-style-type: none"> <li>Sharing information about the Project, including the history of the Project;</li> <li>Details of land (temporary and permanent) identified for the Project and the acquisition process and timelines and rights under the law;</li> <li>Resettlement and land acquisition process;</li> <li>Understanding the socio-economic profile of landowners and details of income generated;</li> <li>Information on the Grievance Mechanism;</li> </ul>	<ul style="list-style-type: none"> <li>November 2023</li> </ul>	<ul style="list-style-type: none"> <li>Face-to-face interviews;</li> <li>Interviews with the affected enterprise (including affected factories).</li> </ul>





Stakeholders	by whom it is carried out	Interview Subjects	Month/Year	Participation Method
		<ul style="list-style-type: none"> <li>General discussions to understand expectations from the Project.</li> </ul>		
Land Owners	Infratech	<ul style="list-style-type: none"> <li>Sharing information about the Project, including the history of the Project;</li> <li>Details of land (temporary and permanent) identified for the Project and the acquisition process and timelines and rights under the law;</li> <li>Resettlement and land acquisition process;</li> <li>Understanding the socio-economic profile of landowners and details of income generated;</li> <li>Information on the Grievance Mechanism;</li> <li>General discussions to understand expectations from the Project.</li> </ul>	November 2023	<ul style="list-style-type: none"> <li>Face-to-face interviews;</li> <li>Household level surveys.</li> </ul>
Land Users	Infratech	<ul style="list-style-type: none"> <li>Sharing information about the Project, including the history of the Project;</li> <li>Details of land (temporary and permanent) identified for the Project and the acquisition process and timelines and rights under the law;</li> <li>Resettlement and land acquisition process;</li> <li>Understanding the socio-economic profile of landowners and details of income generated;</li> <li>Information on the Grievance Mechanism;</li> </ul>	November 2023	<ul style="list-style-type: none"> <li>Face-to-face interviews;</li> <li>Household level surveys.</li> </ul>



Stakeholders	by whom it is carried out	Interview Subjects	Month/Year	Participation Method
		<ul style="list-style-type: none"><li>General discussions to understand expectations from the Project.</li></ul>		
Regional Directorate of Highways (KGM)	<ul style="list-style-type: none"><li>ICA</li><li>Infratech</li></ul>	<ul style="list-style-type: none"><li>Within the scope of the preparation of the Resettlement Action Plan, Infratech visited the Regional Directorate of Highways and received information on expropriation.</li></ul>	November 2023	<ul style="list-style-type: none"><li>Face-to-face interviews;</li></ul>



## 7.2 GRIEVANCE MECHANISM

The Project's Stakeholder Engagement Plan (SEP) has been prepared by the Project in line with international requirements. This SEP covers both external and internal stakeholder grievances. ICA will maintain the grievance mechanism throughout the construction and operation phases of the Project.

KGM, as the competent authority for expropriation, collects and manages grievances, objections and feedback (i.e. requests, suggestions, etc.) related to land acquisition. In the event that land acquisition related grievances and feedback are collected by or provided to ICA through the implementation of the Project SEP, ICA will forward them to KGM in writing. The ICA will support KGM in following up on grievances related to its own land acquisition. The ICA will integrate all land acquisition related grievances collected by the ICA itself, the EPC Contractor (including subcontractors) and KGM as well as other relevant administrations into a master grievance tracking file.

Grievances and feedback requiring action by ICA (to be decided by KGM and ICA) will be handled by ICA in line with the Project specific grievance mechanism. This mechanism is accessible to all external stakeholders and categories of PAPs identified in this RAP, including communities, landowners and formal and informal land users whose land, assets and/or livelihoods may be affected by the Project.

ICA will collaborate with contractors to collect, record and manage/resolve construction related grievances (e.g. damage to crops and assets, spillage on neighboring plots, etc.).

### 7.2.1 Project Specific Grievance Mechanism

According to the Project's Stakeholder Engagement Plan, the key principles of the grievance mechanism for external stakeholders are as follows:

- ▶ Address concerns promptly and effectively, in a transparent manner that is culturally appropriate, free from manipulation, interference, coercion, intimidation and punishment, and easily accessible to all affected parties free of charge;
- ▶ Ensure that complaints are handled in a culturally appropriate manner and in a manner that is discreet, objective, sensitive and ready to respond to the needs and concerns of stakeholders
- ▶ The mechanism will not block access to judicial or administrative remedies

As stated in the Project SEP, the key components of the grievance redress mechanism that help to support the Grievance Management principles are as follows

- ▶ Timely response to grievances
- ▶ Proportionate to project risks and potential negative impacts
- ▶ A transparent attitude that is culturally appropriate, prudent and sensitive to stakeholder needs and concerns
- ▶ Free from manipulation, interference, coercion, threats and retaliation
- ▶ Easily accessible without any cost
- ▶ Does not block access to judicial or administrative remedies
- ▶ Informing stakeholders about the grievance mechanism



- ▶ Report on the implementation of the Grievance Mechanism
- ▶ Protecting the privacy of affected individuals
- ▶ Allowing anonymous complaints
- ▶ Providing mediation for grievance resolution in case of significant community concerns
- ▶ Monitoring and analyzing trends

Institutional formation and communication of the grievance mechanism to external stakeholders is described in the Project's Stakeholder Engagement Plan as follows;

- ▶ ICA Public Relations Specialists, supported by the EPC Contractor Public Relations Specialists, will be responsible for the day-to-day management of the grievance mechanism.
- ▶ A Project level Grievance Committee will be established by ICA to act as a redress group and oversee the implementation of the mechanism as outlined in the Project Stakeholder Engagement Plan. The primary responsibility of the Grievance Committee is to periodically review grievances raised by internal and external stakeholders. The Grievance Committee will review the responses shared with external stakeholders with a view to resolving non-judicial disputes arising from various Project-related issues. The Grievance Committee will be managed by ICA and guided internally by the Project team with representation from
  - ICA Deputy General Manager
  - ICA Social Cohesion Manager and Public Relations Specialists
  - ICA Expropriation Chief
  - ICA Business Development Specialist (for complaints about workplaces)
  - EPC Contractor Construction/Project Manager
  - EPC Social and Public Relations Specialists

Further information on the Grievance Committee is provided in the Project SEP.

The grievance and feedback collection channels to be used in the Project are summarized in the SEP. The public will be informed about these channels through announcements posted on information boards in public places. Any grievance and feedback (verbal or written) submitted or received through different channels will be recorded in the Project Grievance Database and managed according to the Project's Stakeholder Engagement Plan, taking into account the requirements stipulated by the Law on the Protection of Personal Data (Law No. 6698, 2016).



## 8.0 MONITORING AND EVALUATION

### 8.1 OBJECTIVE

The objective of M&E is to provide feedback to Project management on RAP during construction and operation of the Project and to identify problems/issues and successes as early as possible to allow timely adjustment of implementation arrangements. According to IFC PS1 ICA is to establish procedures to monitor and measure the effectiveness of the project, as well as compliance with any related legal and/or contractual obligations and regulatory requirements. ICA will collaborate with KGM in establishing and monitoring such mitigation measures. The SEP developed for the Project will also be used as a tool to give feedback to Project M&E mechanism.

### 8.2 M&E COMPONENTS

The major components of a M&E framework are:

• Input Monitoring (or Progress monitoring)	▶ Internal
• Output monitoring (or Performance monitoring)	
• Outcome monitoring (or Impact monitoring)	▶ External
• Completion audit	

The Project RAP's M&E framework is designed according to the above components.

- ▶ **Input (Progress Monitoring):** Measures whether inputs are delivered on schedule and as defined in the RAP Framework. Inputs are services, resources or goods that contribute to achieving outputs and desired outcomes.
- ▶ **Output (Performance Monitoring):** Measures the direct measurable results of the inputs.
- ▶ **Outcome (Impact Monitoring):** Measures whether the Project objectives are achieved by inputs and outputs used in the Project. Impact monitoring measures the effectiveness of the RAP and its implementation in meeting the needs of the affected population. Impact monitoring will be conducted by external monitoring experts. The effects of the RAP will be tracked against the baseline conditions of the population before resettlement. Impact monitoring will ensure effectiveness of mitigation activities before-during-after Project completion and will provide feedback to Project on modifications that may be necessary. Impact monitoring will focus on Project impacts and income restoration efforts so that the livelihoods adversely affected by the Project are restored and improved.

Impact monitoring should continue during and after completion of the RAP to ensure that the project's income restoration and livelihood restoration efforts have succeeded and that the affected population has successfully re-established itself at its preferred new sites.

Regular dynamic monitoring (up to household level data analysis) will help the Project of any problems arising among the affected population either on cumulative level or on household level (e.g. decline in crop yields, decline in household incomes, etc.)

- ▶ **Completion Audit:** The completion audit of the RAP will be undertaken (as necessary, external experts/consultants may be commissioned) once the agreed monitoring period is concluded, and will involve a more in-depth assessment than regular livelihood restoration monitoring activities, including at a minimum a review



of all mitigation measures with respect to the physical and/or economic displacement implemented by the Project, a comparison of implementation outcomes against agreed objectives, a conclusion as to whether the monitoring process can be ended and, where necessary, a Corrective Action Plan listing outstanding actions necessary to meet the objectives.

Third party monitoring is conducted to check the process and valuations being used by KGM, and to monitor the satisfactory completion of the process for affected people. Specific monitoring of outcomes for affected vulnerable peoples will also be conducted by ICA and third party monitoring.



Table 13 Monitoring Components

Component Activity	Scope	Examples of Indicators/questions	Source of Information/Data Collection Methods	Responsibility for Data Collection, Analysis and Reporting	Frequency
Input Monitoring (Internal Monitoring)	Measures the inputs in the compensation framework	<ul style="list-style-type: none"> <li>Amounts used for land acquisition related use compensation</li> <li>Project personal time/number allocated for RAP implementation</li> </ul>	Periodic progress reports (technical and financial) according to defined list of input indicators.	Internal: Data is gathered and processed by RAP (collaboration of related governmental agencies is required)	Monthly
Output Monitoring (Internal Monitoring)	Measures outputs in the resettlement framework	<ul style="list-style-type: none"> <li>Number of people receiving resettlement-related compensation</li> <li>Number of people who received replacement land as a result of land consolidation</li> <li>Number of alternative housing units proposed/established</li> </ul>	Internal: Data is collected and processed by ICA (relevant public cooperation of institutions required)	Internal: Data is gathered and processed by RAP (collaboration of related governmental agencies is required)	Monthly

Component Activity	Scope	Examples of Indicators/questions	Source of Information/Data Collection Methods	Responsibility for Data Collection, Analysis and Reporting	Frequency
Outcome Monitoring (External Monitoring)	Monitoring inputs according to reference indicators Satisfaction assessment of RAP inputs	<ul style="list-style-type: none"> <li>Including the outcomes of complaints and the time it takes to close complaints</li> <li>complaints, including</li> <li>How do PAPs use the compensation they receive?</li> <li>Assessing the progress of the standard of living restoration process</li> </ul>	Periodic Monitoring and Evaluation Reports, which include a list of internally prepared and approved external auditors and a list of analyses and assessments made by external auditors.	External: Such as internally collected data and random qualitative and quantitative consultation/focus group based on supportive external consultations.	Quarterly
Final Audit (External Monitoring)	Output indicators such as productivity, livelihood restructuring and development impact, according to baseline data and international standards (IFC PS5) evaluation.	<ul style="list-style-type: none"> <li>Compensation full substitution paid at cost?</li> <li>Have livelihoods been restructured?</li> <li>Was resettlement planning disclosed in line with international standards and RAP information objectives? Have negotiations taken place?</li> </ul>	RAP timeline agreed between project management and lenders as its completion.	External final evaluation report based on performance and impact monitoring reports. Independent research and interviews with affected people.	Bi-annually

\* In cases where the cooperation of public institutions (KGM) is required in obtaining the information required for monitoring, the frequencies will be decided together with these institutions.



### 8.3 MONITORING INDICATORS

The Project will use the following sample input and output indicators to conduct M&E for the land acquisition and compensation activities of the RAP. For indicators related to activities under the responsibility of the relevant public institution (e.g. KGM), ICA will collaborate with these institutions to access the source of information and determine frequencies.

Table 14 Monitoring Indicators

Indicator	Source of Information	Indicator Frequencies
<b>Input Indicators</b>		
Overall Project Expenditure	Financial records	Quarterly
Project Expenditure Breakdown <ul style="list-style-type: none"> <li>• KGM disbursements<sup>14</sup></li> <li>• ICA disbursements</li> <li>• Cash compensation payment for land acquisition</li> <li>• Expenditure on livelihood restoration</li> <li>• Budget spent on project vulnerable persons</li> </ul>	Financial records	Quarterly
Number of full-time staff fulfilling RAP activities	Human Resources (HR) Department	Quarterly
Number of PAPs eligible for the categories identified in the entitlement matrix	Census and RAP	Quarterly
<b>Output Indicators</b>		
Number of PAPs receiving cash compensation	Financial records	Monthly
Number of stakeholder consultation meetings organized	Project data management system	Monthly

The Project may use the following results indicators for RAP monitoring.

<sup>14</sup> KGM disbursements will be monitored by ICA. Payments made by KGM will be recorded by ICA and reported to the Lenders.

**Table 15 Monitoring Categories**

Indicator	Source of Information	Frequency
<b>Complaints</b>		
Number of complaints received	Data management system	Monthly
Number of complaints resolved/managed	Data management system	Monthly
Average complaint processing time	Data management system	Monthly
<b>Compensation</b>		
Average duration of RAP-related compensation payments in different categories (house, other structures, etc.)	Financial records, data management system	Quarterly
Was compensation paid at full replacement cost?	Market research and results benchmarking on paid values	Annual
Other losses of rightful owners compensated/reconstructed, type and number of other compensation, % of total	Market research and results benchmarking on paid values	Annual
Use of compensation	How do PAPs use the compensation they receive?	Annual
<b>Livelihood Restructuring</b>		
Construction process of the resettlement community (land acquired, number of PAPs opting for self-settlement outside the area, contractor selected, etc.)	Data management system, financial records	Six months
Construction process of resettlement structures, % of work completed by total cost	Data management system, financial records	Six months
Construction process of infrastructure for resettlement community, % of work completed by total cost	Data management system, financial records	Six months
Jobs created for affected PAPs	HR department	Quarterly
Income change of PAPs	Research and Internal Monitoring and Evaluation reports	Annual



## 9.0 INSTITUTIONAL ARRANGEMENTS

The expropriation process will be carried out by KGM. Institutional responsibilities of KGM and ICA are given in Table 16. KGM is not responsible for the implementation of the RAP. Implementation of these plans is the responsibility of ICA. ICA will liaise with KGM to receive timely information on land acquisition and to provide information on RAP implementation.

ICA will utilize the services of qualified and experienced staff to design and implement the RAP. Key roles and responsibilities in the implementation of the RAP are outlined in the table below.

**Table 16 Key Roles and Responsibilities for the Implementation of the RAP**

Roles	Responsibilities
<p><b>General Directorate of Highways (KGM)</b></p>	<ul style="list-style-type: none"> <li>• Valuation of immovable assets</li> <li>• Formal notification and invitation of landowners/shareholders to negotiations</li> <li>• Conducting negotiations with landowners/shareholders (through the Negotiation Commission established by KGM in accordance with Article 8 of the Expropriation Law)</li> <li>• Documentation of agreement and disagreement with PAPs and initiation of court proceedings in case of dispute (if Article 10 process is applied)</li> <li>• If Article 27 (Accelerated Expropriation) is applied, filing a land confiscation lawsuit</li> <li>• Completion of title deed procedures and payment of the expropriation price to the landowners/shareholders (taking into consideration that the title deed registry will be in the name of KGM).</li> <li>• Requesting the evacuation of the expropriated parcels from the relevant authorities.</li> <li>• Review official correspondence and monthly construction progress reports to be submitted by the ICA - to include data on the RAP and progress on RAP implementation and respond to the ICA as appropriate</li> <li>• Participate in periodic and non-periodic meetings with the ICA - The ICA will provide information on the RAP and progress with RAP implementation</li> <li>• Sharing data on expropriation status, lawsuits (KGM follows KGM through its legal department), etc. Feed into land entry and construction planning with ICA</li> <li>• Review and approval of design changes proposed by the ICA (e.g. overpasses and underpasses to be incorporated into the design to reduce land fragmentation impacts)</li> <li>• Ensuring coordination of the expropriation process with the state-owned parcel owners)</li> </ul>

Roles	Responsibilities
	<ul style="list-style-type: none"> <li>• Management of grievances related to land acquisition in accordance with the provisions of the Expropriation Law and KGM's internal procedures. This includes the collection and management of grievances and feedback from PAPs (e.g. requests related to design including additional crossings, crossing locations and/or features, request for assistance in undertaking administrative work related to the resolution of heritage and legacy issues) through petitions or verbal evaluation</li> <li>• Written notification by the ICA of requests requiring action by the ICA (e.g. consideration in design or construction) and further monitoring and confirmation of the implementation of actions by the ICA.</li> </ul>
<p><b>General Directorate of Highways 1<sup>st</sup> Regional Directorate (İstanbul)</b></p>	<ul style="list-style-type: none"> <li>• Implement the land acquisition process in accordance with the Expropriation Law as defined in the RAP</li> <li>• Review and provide feedback on brochures and other information documents prepared to inform the public and relevant stakeholders</li> <li>• Assign an Expropriation Specialist and Public Relations Specialist to manage processes and grievances related to Project impacts, legal rights and RAP entitlements of PAPs</li> <li>• Monitor and comment on the implementation of the RAP by the ICA and EPC Contractor and assess the need for additional measures</li> <li>• Ensure management/resolution of damages and complaints arising from contractor activities</li> <li>• Ensure the implementation of the Grievance Mechanism</li> <li>• Supporting RAP monitoring and evaluation processes</li> <li>• Prepare documentation on land constraints and inform stakeholders</li> </ul>
<p><b>ICA Executive Management</b></p>	<ul style="list-style-type: none"> <li>• Engage KGM as required for the implementation of the RAP.</li> <li>• Review and internally approve the RAP as needed, including updates (including entitlements, implementation costs - RAP Budget, timeframe, etc.).</li> <li>• Allocate the necessary budget for RAP implementation</li> <li>• Review and communicate in writing to KGM (i.e. through periodic - monthly progress reports or on a case-by-case basis) PAPs' land acquisition related grievances and feedback, if collected by ICA through the Project grievance mechanism.</li> <li>• Where relevant and/or appropriate and approved by KGM, collaborate with KGM to manage land acquisition related grievances and feedback in accordance with the Project SEP.</li> </ul>

Roles	Responsibilities
	<ul style="list-style-type: none"> <li>Conduct periodic reviews of RAP implementation based on reports provided by Project management.</li> <li>Act as a decision maker for specific RAP implementation issues as needed/requested by the ICA and EPC Contractor RAP teams.</li> </ul>
<b>ICA Deputy General Manager</b>	<ul style="list-style-type: none"> <li>Ensure that measures to avoid and/or mitigate displacement impacts are, where feasible, considered in the Project design and implemented on the ground; report these to Senior Management for further discussions with and approval by KGM.</li> <li>In collaboration with the RAP Implementation Team Leader, ensure full compliance of the Contractor and subcontractors with the RAP through contractual terms as relevant.</li> <li>Ensure that the Site Entry and Exit Protocol is part of the work authorization and work completion system through the terms to be included in the EPC Contractor contract and the contracts of all subcontractors involved in the Project (including lower tier subcontractors)</li> </ul>
<b>ICA Social Cohesion Manager / RAP Implementation Team Leader</b>	<ul style="list-style-type: none"> <li>To ensure coordination between KGM and ICA teams</li> <li>Lead the ICA team and the day-to-day implementation of the RAP (in coordination with Project Management, Expropriation Chief, relevant in-house experts and CLOs).</li> <li>Coordinate Internal and External RAP Monitoring and reporting</li> <li>Leading on gender issues</li> <li>Ensure the development and implementation of specific livelihood restructuring and improvement projects in coordination with in-house experts and external consultants (business development/management consulting and agricultural consulting companies) based on direct communication with PAPs. Act as the custodian of the Project specific SEP (including grievance mechanism) and be responsible for documentation and updates.</li> <li>Support and coordinate specific stakeholder engagement activities for the RAP.</li> <li>Specifically ensure outreach to vulnerable members of affected communities through the EPC Contractor CLOs.</li> <li>Receive feedback from CLOs on Resettlement issues in coordination with the Chief of Expropriation.</li> <li>Ensure that grievances and feedback received from stakeholders related to land acquisition are recorded in a dedicated database (separate from other Project-related grievances not related to land acquisition).</li> <li>Decide on measures and actions to be taken for grievances to be managed internally by the ICA with support and input from</li> </ul>



Roles	Responsibilities
	<p>the Expropriation Chief, CLOs and relevant Project departments.</p> <ul style="list-style-type: none"> <li>Collaborate with external consultants to ensure that the Project's schedule and timelines can be maintained and adjusted.</li> <li>Periodically assess the capacity of field teams (e.g. CLOs, etc.) to implement RAP actions and inform the Project Manager and Corporate Senior Management of capacity building needs as required.</li> <li>Report to Corporate Senior Management</li> </ul>
<p><b>Community Liaison Officer (CLOs)</b></p>	<ul style="list-style-type: none"> <li>Establish and maintain a database of all PAPs (households and formal and informal users of affected lands, with special attention to those with vulnerabilities) with the support of the Chief of Expropriation.</li> <li>Engage PAPs for the implementation of RAP measures and actions.</li> <li>Under the coordination of the RAP Implementation Team Leader and in collaboration with the Expropriation Chief, engage stakeholders and be responsible for the day-to-day implementation of relevant RAP actions (e.g. grievances, stakeholder information and consultations, etc.) in the field, including the management of grievances related to land acquisition.</li> <li>If received by the Contractor, enter land acquisition related grievances and feedback into a segregated database (separate from other Project grievances not related to land acquisition) (interest to be determined by RAP Implementation Team Leader and/or Expropriation Chief).</li> <li>Lead the day-to-day implementation of the SEP and grievance mechanism, including proactively maintaining regular communication with affected communities through regular community visits, calls or other online engagement to monitor views and provide updates on Project activities, and securing communication with vulnerable groups in accordance with the Project SEP.</li> <li>Ensure smooth engagement with stakeholders through regular liaison and networking to ensure that Project-affected people are well informed about their rights and responsibilities as set out in national legislation, the Resettlement Policy and in particular the relevant Stakeholder Engagement Plan and Resettlement Action Plan and other relevant implementation plans</li> <li>Arrange and arrange meetings with any other agencies or persons as requested, including arranging meeting venues</li> <li>To encourage women's active support for the project during construction and operation, organize special meetings and</li> </ul>



Roles	Responsibilities
	<p>women-focused activities with women and receive women's views and expectations through these meetings</p> <ul style="list-style-type: none"> <li>• Keep detailed and accurate records of meetings, including agendas, meeting minutes, follow-up/action points in relation to other experts (including details of meetings held or canceled)</li> <li>• Prepare or cause to be prepared documents, reports, brochures, informative letters, notices for all interested parties, and similarly receive documents from both external and internal parties</li> <li>• Monitor timely and consistent document approvals by relevant authorities and provide updated information to the Project Manager as required</li> <li>• Ensure that communities on construction sites are kept at arm's length from project developments and that communication channels with communities remain open</li> <li>• Respond to community concerns, ensuring that they are brought to the Project's attention and facilitating the process of resolving the issue</li> <li>• Serve as a focal point for project stakeholders in terms of grievances and requests</li> <li>• Be responsible for ensuring that all Grievance Mechanism records are received, forwarded to the relevant departments for resolution and properly closed in accordance with the Project's Stakeholder Engagement Plan</li> <li>• Helping to identify potential implementation problems and bottlenecks</li> <li>• Provides inclusion support for persons with disabilities in line with the definitions in the Project, in particular the RAP</li> <li>• To follow weekly and daily developments of the project</li> <li>• Mediating problems between community members and project staff</li> <li>• Refer inquiries from community leaders and residents about the Project to the appropriate management authorities and the Project Manager</li> <li>• Creates a social media strategy</li> <li>• Develops and maintains value-added marketing tools including marketing literature, newsletters, Facebook page and other external communications</li> <li>• Ensure that web designs are available and kept up to date, using tools to publish documents, information and other presentation materials during any community meetings</li> <li>• Create, prepare and organize trainings consistent with project requirements and policies</li> </ul>





Roles	Responsibilities
	<ul style="list-style-type: none"> <li>Report daily and weekly on community issues and project performance in relation to these issues to the ICA - Senior Social Manager and EPC Contractor - Senior Social Specialist</li> </ul>
<p><b>EPC Contractor Project Manager</b></p>	<ul style="list-style-type: none"> <li>Ensure implementation (by all contractor and subcontractor staff) of RAP related actions delegated by the ICA through the EPC Contract and subcontractor agreements. This will cover specific issues and future commitments.</li> <li>Implement specific environmental, health, safety and social management plans reflected in the EPC Contract to avoid and/or mitigate construction-related impacts of the Project on PAPs and their livelihoods through allocation of adequate financial and human resources.</li> <li>Investigate further avoidance and/or minimization measures during field implementation and propose them to the Project Manager where possible.</li> <li>Ensure the management of the construction process in accordance with the work permit and work completion system strictly fulfilling the requirements for the Land Entry and Exit Protocols.</li> <li>Prepare and execute land entry and exit protocols.</li> <li>Prepare, sign and execute lease agreements for areas that will be used temporarily during construction, and submit these agreements to the ICA for lands to be used temporarily.</li> <li>Restore the land at the end of the temporary use period and return it to its owner under the same conditions</li> <li>Compensate for damage or spillage to neighboring land during construction (i.e. non-expropriated land) or any damage to crops cultivated on land not used for the Project</li> <li>If raised with the EPC Contractor team, register and escalate land related complaints to the ICA</li> <li>Ensure that external stakeholders' grievances and feedback, including grievances and feedback related to land acquisition, if received (in writing or verbally) by subcontracted staff, are recorded and reported to the ICA and responded to in line with the SEP as agreed with the ICA in line with the Project</li> <li>Ensure that the EPC Contractor has an E&amp;S structure that is compatible with the E&amp;S structure of the ICA</li> </ul>
<p><b>EPC Contractor Senior Social Specialist / CLO</b></p>	<ul style="list-style-type: none"> <li>ICA Social Cohesion Manager - To fulfill the tasks assigned by the RAP Implementation team, Deputy Social Manager and CLO</li> <li>Preparing and executing land entry and exit protocols</li> <li>Preparing, signing and executing lease agreements for land plots to be used temporarily during construction</li> </ul>



Roles	Responsibilities
	<ul style="list-style-type: none"><li>• Compensate for damage or spillage to neighboring land during construction</li><li>• If raised with the EPC Contractor team, escalate and register land related grievances with the ICA</li></ul>



## 10.0 IMPLEMENTATION TIMELINE

Following the approval of this RAP, ICA will start consultation and cooperation with KGM on the implementation of the RAP, complementing the government work. The implementation period of the RAP is estimated to be 1 year after the approval of the lenders. Monitoring may be continued in the following period. Before construction is completed, a completion audit will be conducted by an external auditor to verify that RAP objectives are met in accordance with IFC PS 5 so that the operational phase can commence. The Table 17 below provides the roadmap and tentative timeline of activities to be undertaken as part of the RAP. The RAP will be updated every 6 months.

Table 17 Temporary Implementation Timeline

Main Activity	Activities	Timeline
Developing the RAP	<ul style="list-style-type: none"> <li>Identify and explain the measures that the responsible public entity plans to use to compensate PAPs, discuss/collaborate with KGM to develop additional measures to complement government actions</li> </ul>	It will start after financial close and is planned to be completed within six months after financial close.
Compensation for land loss and restoration of livelihoods	<ul style="list-style-type: none"> <li>Determining whether the loss of the house and other assets has any negative impact on PAPs/home users</li> <li>Calculating losses due to loss of physical structures/home</li> </ul>	Commence after financial close (may continue in the first operational years if necessary, further monitoring requirements will be determined in due course)
Resettlement support for PAPs affected due to resettlement impact of the project	<ul style="list-style-type: none"> <li>Provision of resettlement support to affected and identified PAPs (e.g. relocation support/assistance, livelihood support, etc.).</li> </ul>	Credit institutions for 3 years after accepting the RAP
Monitoring RAP activities	<ul style="list-style-type: none"> <li>RAP activities and land acquisition process will be monitored</li> </ul>	For 2 years after completion of RAP activities (until completion audit)



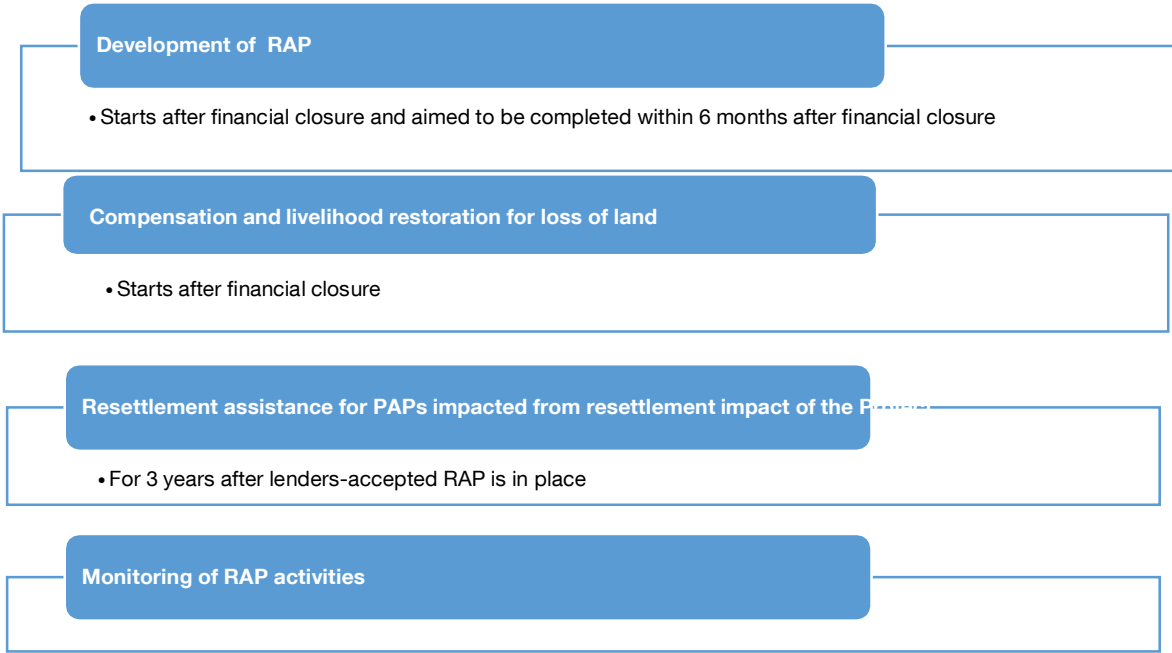


Figure 6 Implementation Timeline





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## **RESETTLEMENT ACTION PLAN (RAP)**

### **ANNEXES**

**ANNEX A:** Public Interest Decision

**ANNEX B:** Expert Report

**ANNEX C:** Purchase Record

**ANNEX D:** Valuation Studies of Park-1

**ANNEX E:** Grievance Form / Grievance Closure Form

**ANNEX F:** Grievance Database



ANNEX A

# *Public Interest Decision*





T.C.  
ULAŞTIRMA VE ALTYAPI BAKANLIĞI  
Karayolları Genel Müdürlüğü  
Taşınmazlar Dairesi Başkanlığı



Sayı : 83698686- 752.01.01 /  
Konu : Kamu Yararı Kararı  
Karar Sayısı:2022/ 353

BAKANLIK MAKAMINA

İlgi: Karayolları 1. Bölge Müdürlüğünün 10/11/2022 tarihli ve 1690102 sayılı yazısı.

Bakanlıklara Bağlı, İlgili, İlişkili Kurum ve Kuruluşlar ile Diğer Kurum ve Kuruluşların Teşkilatı Hakkında 4 numaralı Cumhurbaşkanlığı Kararnamesinin 211. maddesinde tanımlanan görevleri yürütmek üzere aynı maddenin (i) bendi uyarınca; yol ağımızda bulunan Kuzey Marmara Otoyolu (3. Boğaz Köprüsü Dahil) Odayeri-Paşaköy (Bağlantı Yolları Dahil) Projesi Sarıyer-Kilyos Karayolu Tüneli, Km: 0+000.00-0+468.11, 7+126.82-7+603.95 arasında İstanbul İli, Sarıyer İlçesi, Sarıyer Merkez, Maden, Demirci ve Kilyos Mahalleleri sınırları içerisinde gerçek kişilerin ve özel hukuk tüzel kişilerinin mülkiyetinde buldukları tespit edilen ve ilgi yazı ekindeki kamulaştırma planında durumları gösterilen taşınmazların; yol inşaat ve emniyet sahası tesis etmek amacı ile 2942 sayılı Kanunun 5. maddesinin (b) bendi gereğince kamulaştırılmasına Genel Müdürlüğümüzce karar verilmiştir.

Bu nedenle; adı geçen taşınmazların Genel Müdürlüğümüz adına kamulaştırılması için alınan Kamu Yararı Kararının 2942 sayılı Kanunun 6. maddesinin (g) bendi uyarınca onaylanması hususunu olurlarınıza arz ederim.

Abdulkadir URALOĞLU  
Genel Müdür

Uygun görüşle arz ederim.

19/12/2022

Enver İSKURT  
Bakan Yardımcısı

O L U R

20/12/2022

Adil KARAIŞMAİLOĞLU  
Bakan



ANNEX B

# *Expert Report*



**BİLİRKİŞİ RAPORU**

DOSYA NO : 2023 / 11 ES.  
DAVACI : KARAYOLLARI GENEL MÜDÜRLÜĞÜ YÜCETEPE/ANKARA  
DAVACI VEKİLİ : AV. MELEK SAPMAZ  
DAVALI : TAPUDA DAVALI ŞERHİ VARDIR.  
DAVALI VEKİLİ : AV. -  
DAVA KONUSU : ACELE EL KOYMA  
DAVA TARİHİ : 10.03.2023

**1- GİRİŞ**

Yukarıda Dosya no' su ve tarafları belirtilen davanın yapılan yargılaması sırasında Re' sen bilirkişi seçilmiş olduğumuzdan keşif günü olan 23.03.2023 günü saat 14.30 de Sayın Hâkim ve İlgililer hazır olduğu halde dava konusu taşınmazın başına gidildi. Dava konusu taşınmaz gezildi görüldü, Keşif sırasında yapılan açıklamalar dinlendi, Ölçü ve notlar alındı. Dosya ve ekleri de incelenerek 08.11.1983 tarihinde yürürlüğe giren 2942 sayılı "Kamulaştırma kanunu" ile ilgili 11 ve 12 madde hükümleri ve 30.06.2010 tarihinde yürürlüğe giren yasa ile 5999 sayılı kanunla eklenen Geçici 6. madde hükümleri göz önüne alınmak suretiyle hazırladığımız kanaatimizi içeren raporumuz aşağıdadır.

**2- DAVACI VEKİLİ DAVA DİLEKÇESİ**

KONUSU: İstanbul İli, Sarıyer İlçesi, Demirciköy Mahallesi 245 Parsel sayılı taşınmazın 4650 Sayılı Kanunla değişik 2942 Sayılı Kamulaştırma Kanununun 27. maddesi uyarınca el konulmasına esas bedelinin tespitine ve dava konusu taşınmaz hakkında ACELE EL KOYMA KARARI verilmesi istemidir.

**AÇIKLAMALAR:**

- 1) İstanbul İli Sarıyer İlçesi Demirciköy Mahallesi 245 Parsel sayılı taşınmaz Kuzey Marmara Otoyolu yol inşaat ve emniyet sahası içerisinde kalmaktadır. (Ek: Taşınmaz krokisi)
- 2) Davaya konu İstanbul İli Sarıyer İlçesi Demirciköy Mahallesi 245 Parsel sayılı taşınmaz hakkında 2942 Sayılı Kamulaştırma Kanununun 27.nci Maddesine göre, 24.02.2023 tarih ve 2023/6856 sayılı Cumhurbaşkanı Kararı ile acele kamulaştırma Kararı alınmıştır. (Ek- Cumhurbaşkanı Kararı)
- 3) Dava konusu taşınmazlara ait taşınmaz bilgileri ve kamulaştırılacak alanlar aşağıda belirtilmiştir:  
İstanbul İli Sarıyer İlçesi Demirciköy Mahallesi 245 Parsel sayılı taşınmazın

Alanı : 1.908,96 m2,  
Kam Alanı : TAMAMI,

- 4) Buna göre dava konusu taşınmazların bulunduğu mahalde Kamulaştırma Kanununun 10. Ve 15. Maddelerine uygun olarak seçilecek bilirkişilerce 7 gün içinde keşif ve bilirkişi incelemesi yapılarak, tespit edilen kamulaştırma bedellerinin taşınmazın mülkiyeti ihtilafı olduğundan 2942 sayılı yasanın 18. Maddesinin 3. Fıkrası gereğince kamulaştırma bedelinin ileride belli olacak hak sahibine ödenmek üzere ÜÇER AYLIK VADELİ hesaba Vakıflar Bankası ADALET SARAYI Şubesine bloke edilerek taşınmaza el konulması hakkında karar verilmesini talep etme zorunluluğu doğduğundan işbu dava açılmıştır.

HUKUKİ NEDENLER: Kamulaştırma Kanunu, 24.02.2023 tarih ve 2023/6856 sayılı Cumhurbaşkanı Kararı ile acele kamulaştırma Kararı, 2942 sayılı yasanın 27. Maddesi vd.

**DELİLLER:**

- 1- 24.02.2023 tarih ve 2023/6856 sayılı Cumhurbaşkanı Kararı ile acele kamulaştırma Kararı (ek-1)
- 2- Kamu Yararı Kararı,

- 3- Tapu kaydı,
- 4- Koordinatlı Kamulaştırma planı,
- 5- Kıymet Takdir Raporu
- 6- Keşif,
- 7- Bilirkişi incelemesi,
- 8- Sair deliller

**SONUÇ VE İSTEM:** Yukarıda izah edildiği üzere;

- 1) Öncelikle dava sonuna kadar taşınmazın 3. Kişiye Satış ve Devrinin önlenmesi için Tapu Kaydına 2942 Sayılı Yasanın 31/b maddesi gereğince tedbir konulmasına.
- 2) 2942 Sayılı Kamulaştırma Kanununun 27 nci Maddesine göre 7 GÜN İÇİNDE KEŞİF ve Bilirkişi İncelemesi Yapılmasını,
- 3) İstanbul İli Sarıyer İlçesi Demirciköy Mahallesi 245 Parsel sayılı taşınmazın TAMAMINA el konulmasına esas bedelinin tespitini,
- 4) Tapu kütüğünde vakıf icaresi, haciz, ipotek vs. gibi her hangi bir ayın hak mevcut ise kamulaştırmada bedeline dönüşeceği dikkate alınarak karara yansıtılmasını,
- 5) Dava konusu taşınmaz hakkında taşınmazın mülkiyeti ihtilafı olduğundan 2942 sayılı yasanın 18. Maddesinin 3. Fıkrası gereğince kamulaştırma bedelinin ileride belli olacak hak sahibine ödenmek üzere ÜÇER AYLIK VADELİ hesaba bloke edilerek Acele El Koyma Kararı Verilmesini,
- 6) Yargılama giderleri ve vekalet ücretinin karşı tarafa yükletilmesine karar verilmesini saygı ile vekâleten arz ve talep ederiz. Şeklinde dava dilekçelerini özetlemiştir.

**NOT:**

- 1- 02.11.2011 tarihli ve 28103 sayılı Resmi Gazetede yayımlanarak yürürlüğe konulan 659 sayılı KHK'nın 6. Maddesine istinaden idare vekili sıfatıyla temsile yetkili olanların listesi ilgili yerlere bildirildiğinden vekâletname ibrazı gerekmemektedir.
- 2- Müvekkil İdare, 25 Haziran 2010 Tarihli ve 6001 Sayılı Karayolları Genel Müdürlüğünün Teşkilat ve Görevleri Hakkında Kanun (m. 12/2) kapsamındaki işlemleri nedeniyle yargı haçlarından muaftır.

### **2.1- DAVALI VEKİLİ CEVABI**

Dava konusu taşınmazın mülkiyeti nizalıdır, Davalı cevabı bulunmamaktadır.

### **3- İNCELEME**

#### **3.1- TAŞINMAZIN TAPU KAYDI**

Dava konusu taşınmaz; İstanbul İli, Sarıyer İlçesi, Demirciköy köyü, Köyiçi Mevkii, - pafta, - Ada, 245 Parselde bulunan, 1.908,96 m<sup>2</sup> miktardaki, Ana taşınmaz Zemin tipli, Fiili durumu DAVALI nitelikli olan taşınmazın tamamıdır.

#### **3.2- Resmi Gazete - CUMHURBAŞKANI KARARI**

Karar Sayısı: 6856

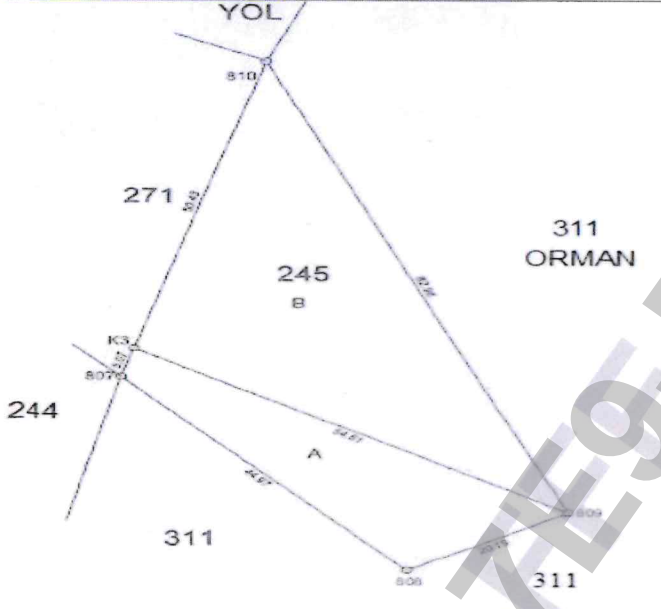
Kuzey Marmara Otoyolu (3.Boğaz Köprüsü Dahil) Projesi Odayeri-Paşaköy (Bağlantı Yolları Dahil) Kesimi Sanyer-Kilyos Karayolu Tüneli 0+000.00-0+468.11 ve 7+126.82-7+603.95 kilometreleri arasındaki yol yapım çalışmaları kapsamında ekli kroki ile listede güzergâhı, bulunduğu yer ve ada/parsel numaraları gösterilen taşınmazların Karayolları Genel Müdürlüğü tarafından acele kamulaştırılmasına, 2942 sayılı Kamulaştırma Kanununun 27 nci maddesi gereğince karar verilmiştir. Şeklinde dir.

#### **3.3- DAVA KONUSU TAŞINMAZIN AYRINTILI CETVELİ**

	Parsel	Tapu	Fiili	Yüzölçümü	Kamulaştırılan kısmı	Maliki	Hissesi	M. Bel.	Şekli
Demirciköy 7+420	245	Davalı	Davalı	1.908,96m <sup>2</sup>	1.908,96m <sup>2</sup> (Tamamı)	Davalı	Tam	Tapulu	



### 3.4- RÖLÖVE VE ÖLÇÜ



NOKTA NO	X	Y	NOKTA NO	X	Y
K3	419790.77	4567153.43	807	419789.30	4567148.58
808	419819.90	4567115.53	809	419837.52	4567125.20
810	419805.40	4567201.69			

Ada/Parsel	Noktalar	Hesap Alan	Düzeltilme	Tapu Alan
0_245	807,810,809,808,807	1908.96	0.00	1908.96
0_245A	808,807,K3,809,808	574.38	0.00	574.38
0_245B	810,809,K3,810	1334.57	0.00	1334.57
	TOPLAM	1908.96	0.00	1908.96
TAPU ALAN		1908.96		
HESAPLANAN		1908.96		
FARK		0.01		
TECVİZ		19.05		

### 3.5- TESCİL BİLDİRİMİ

#### 3.5.1- İSTANBUL İLİ, SARIYER İLÇESİ, DEMİRCİKÖY MAHALLESİ

Pafta No	Parsel No	Yüzölçümü	Cinsi	Maliki	Tamamı Kamulaştırma
F22d01b3c	245 (B)	1.908,96m <sup>2</sup>	YOL	DAVALI	Karayolları Genel Müdürlüğü adına kamulaştırılan

### 3.6- KAMULAŞTIRILACAK TAŞINMAZIN KIYMET TAKDİR RAPORU (KARAYOLLARINCA YAPTIRILMIŞTIR.)

Kıymetine etki etmiş unsurlar ve irtifaklar (TL)	0,00		
Emlak Vergisi Beyan Yılı ve Beyan Türü	0,00		
Emlak Vergisi Beyan Değeri	0,00		
Kamulaştırma Tarihinden resmi makamlarca yapmış kıymet taktirleri (TL/m <sup>2</sup> )	0,00		
Arsalarda Kamulaştırma gününden önceki özel amacı olmayan emsal satışlara göre satış değeri (TL)	6.681.360,00		
Yaygın Münavebe Sistemi	Arazilerde Kamulaştırma Tarihinde Halihazırda	Yıllık Ortalama Net Geliri (TL/da)	0,00
	Getireceği Net Gelir	Kapitalizasyon Faiz Oranı (%)	0,00
		Çıplak Toprak Değeri (TL/m <sup>2</sup> )	0,00
Bedelin Tespitinde etkili Olacak Diğer objektif Unsurlar ve Değere Etkisi (%)			0,00
Kamulaştırma Bedeline Esas Arazi Birim Değeri (TL/m <sup>2</sup> )			3.500,00
Arta Kalan Kısmın Kıymetinde Kamulaştırma Sebebiyle Oluşan Artış veya Eksiltiş (TL)			0,00
Kamulaştırmaya Esas Zemin Bedeli (TL)			6.681.360,00
Ağaçlar için Yıkıp Taşımak Üzere Kıymette Yapılacak Tenzilat (%)			0,00
Ağaç Bedeli (TL)			0,00
Yapı Enkaz Bedeli (TL)			0,00
Yapı Bedeli (TL)			0,00
Ürün Bedeli (TL)			0,00
Toplam Kamulaştırma Bedeli (TL)			6.681.360,00
* Enkaz Mali Sektörüne aittir. Üleştirme ve Altyapı Bakanlığınca Karayolları Genel Müdürlüğü'nün 20.12.2022 tarihli 353 sayılı Kamu Yararı Kararı dayanarak Karayolları Genel Müdürlüğü adına kamulaştırılması kararlaştırılan taşınmaz mallara ve müteahhim cüzlere komisyonumuz tarafından 2942 sayılı kanunun 11. ve 12. maddelerine (değişik 4650B. maddesine) göre bedir edilen kıymeti gösterir rapordur. Karayolları 1. bölge müdürlüğü 16.12.2021 Tarih ve 102764 Sayılı olurları ile seçilen Kıymet Takdir Komisyon üyeleri 7.12.2022.			
BAŞKAN	UYE	UYE	
Deniz BUCULARLI	Mete CEVAHIROĞLU	Hilal BASUTÇU	

#### 4- TAŞINMAZIN KONUŞLANDIĞI BÖLGENİN HAVA FOTOĞRAFI



Dava konusu taşınmazın hava fotoğrafı

#### 5- TAŞINMAZIN KIYMETİNE TESİR EDEN FAKTÖRLER

Dava konusu 245 Parselin tamamı için Karayolları Genel Müdürlüğü tarafından Acele el koyma davası açılmıştır. Taşınmazın Konuşlandığı Parselin yakın çevresinde; Kilyos caddesi 150m, Kilyos Sahili 1500m, Demirciköy 1000m, Uzunya Plajı 2500m, Kuzey Marmara Otoyolu 1000m, Uskumruköy İlkokulu 2500m, MM Mikros 2200metre mesafededir. Taşınmazın yakın çevresinde Yapılaşma vardır. Çevresinde Yerleşimler Belediye hizmetlerinden yararlanmaktadır.

#### 6- TAŞINMAZA EL KOYMA - DEĞERLENDİRME TARİHİ

Değerlendirme tarihi olarak Karayollarınca açılan dava tarihi olan 10.03.2023 tarihi Değerleme tarihi olarak esas alınacaktır.

#### 7- TAŞINMAZ ÜZERİNDEKİ YAPILARIN DEĞERİ

Dava konusu taşınmaz üzerinde yapı bulunmamaktadır.

#### 8- TAŞINMAZIN DEĞERİNİ ETKİLEYEN VASIF VE UNSURLAR

Dava konusu taşınmaza Karar Sayısı: 6856 Kuzey Marmara Otoyolu (3.Boğaz Köprüsü Dahil) Projesi Odayeri-Paşaköy (Bağlantı Yolları Dahil) Kesimi Sanyer-Kilyos Karayolu Tüneli 0+000.00-0+468.11 ve 7+126.82-7+603.95 kilometreleri arasındaki yol yapım çalışmaları kapsamında ekli kroki ile listede güzergâhı, bulunduğu yer ve ada/parsel numaraları gösterilen taşınmazların Karayolları Genel Müdürlüğü tarafından acele kamulaştırılmasına, 2942 sayılı Kamulaştırma Kanununun 27 nci maddesi gereğince karar verilmiştir.

- a- Dava konusu taşınmazın çevresinde konut yapılaşması vardır.
- b- Elektrik ve su yakın çevresinde vardır. Alt yapısı kısmen tamdır. Yakınına kadar Ulaşım vardır.
- c- Az Eğimli bir topoğrafik yapısı vardır.
- f- Geometrik yapısı yamuk şeklindedir.

Dava konusu taşınmaza Ulaşım imkanları elverişli olup, Parselin Çevresinin Belediyenin her türlü hizmetlerinden yararlanabilir olduğu, heyetimizce tespit edilmiştir.

Bakanlar Kurulunun Yargıtay'ca da kısmen benimsenen 28.02.1983 gün ve 1983/6122 sayılı kararı,

Madde 1 -



- a) Belediye ve mücavir alan sınırları içinde imar planı ile iskân sahası olarak ayrılmış yerlerde bulunan,
- b) Belediye ve mücavir alan sınırları içinde bulunup da bu imar planı ile iskân sahası olarak ayrılmamış olmakla beraber fiilen meskûn halde bulunan ve belediye hizmetlerinden faydalanmakta olan yerler arasında kalan, parsellenmemiş arazi ve arazi parçaları ARSA sayılır.

Ancak, bu yerlerdeki arazi ve arazi parçaları zirai faaliyette kullanıldıkları takdirde arsa sayılmaz.

- c) Belediye ve mücavir alan sınırları dışında olup da konut, turistik veya sinai tesis yapılmak amacıyla, her ne şekilde olursa olsun parsellenen ve tapuya bu yola şerh verilen arazi ve arazi parçaları,
- d) Belediye ve mücavir alan sınırları dışında olup da deniz, nehir, göl ve ulaşım yolları kenarında veya civarında bulunması veya sinai veya turistik önemi yahut hızlı şehirleşme faaliyetleri dolayısıyla ve İmar ve İskân Bakanlığının önerisi üzerine Bakanlar Kurulu Kararı ile belirlenen alanların sınırları içinde, imar planı ile iskân sahası olarak ayrılan yerlerdeki arazi ve arazi parçaları, ARSA sayılır.

Keza;

2006-06-21 tarihli T.C. Resmi Gazetede yayınlanan Meskun Mahal ile İlgili Tebliğin Değiştirilmesine Dair Tebliğ

"Meskun Mahal: İl, İlçe, kasaba, köy, mezra gibi, insanların sürekli veya geçici olarak buldukları; yol, su, elektrik, ulaşım, çöp toplama, kanalizasyon, aydınlatma gibi kamu hizmetlerinden istifade ettikleri toplu yaşam alanlarını ve bu alanların bitiminden itibaren 500 m uzaklıktaki mesafeyi" ifade eder. Şeklinde dir.

Resmi gazetede yayınlanan bu tebliğ dava konusu taşınmazın vasfının değerlendirilmesinde dikkate alınacaktır.

Yargıtay'ın yerleşik içtihatları değerlendirildiğinde, taşınmazın nitelikler bakımından Mücavir alanda bulunması, Belediyenin en az iki hizmetinden faydalanması, etrafının meskun olması ve zirai faaliyet yapılmaması halinde arsa olarak kabul etmektedir.

Dava konusu 245 Parselin tamamı için Karayolları Genel Müdürlüğü tarafından Acele el koyma davası açılmıştır. Taşınmazın Konuşlandığı Parselin yakın çevresinde; Kilyos caddesi 150m, Kilyos Sahili 1500m, Demirciköy 1000m, Uzunya Plajı 2500m, Kuzey Marmara Otoyolu 1000m, Uskumruköy İlkokulu 2500m, MM Mikros 2200metre mesafededir. Taşınmazın yakın çevresinde Yapılaşma vardır. Çevresinde Yerleşimler Belediye hizmetlerinden yararlanmaktadır.

Dava konusu taşınmaz İdari Birimin Belediye veya Mücavir Alan Sınırları İçerisindedir. Taşınmazın çevresindeki meskun parsellerin Belediye ve Diğer Kamu Kuruluşlarınca sunulan Yol-Su-Elektrik-Ulaşım-Çöp Toplama-Kanalizasyon-Aydınlatma Gibi Belediye Altyapı Hizmetlerinden Yararlanmakta olduğu, belirlenmiştir. Dava konusu Parsel Sarıyer belediyesinin 1/1000 Ölçekli Uygulama İmar planları içindedir.

Belediye hizmetlerinin Yol-Su Elektrik gibi hizmetlerinden yararlanacak konumda ve durumda olduğundan taşınmaz ARSA vasfındadır. Bu nedenle taşınmaz ARSA olarak değerlendirilecektir.

#### **9- EMSALLER AŞAĞIDAKİ ESASLARA GÖRE DEĞERLENDİRİLMİŞTİR.**

Emsal değerlendirmemizde değer artışları, Türkiye İstatistik Kurumunun Yİ-ÜFE ÜRETİCİ FİYAT ENDEKSİ tablosundaki Endeks rakamları ile yapılmıştır. Değerlendirme tarihi olan 10.03.2023 tarihindeki endeks rakamı 2168,00 olacağı değerlendirilmektedir. Ayrıca aşağıdaki esaslara göre değerlendirilecektir.

1- Emsal taşınmaz üzerinde bir yapı varsa bu yapının satış tarihindeki Bayındırlık ve İskan Bakanlığının o yıla ait birim fiyatlarıyla yapının maliyet bedeli bulunacak ve yapının cinsi, yaşı, kullanılan malzemeler gibi faktörler dikkate alınarak ilgili cetvelden alınacak yıpranma payı oranı düşülecek ve bulunan bu bedel satış bedelinden tenzil edilerek çıplak arsa bedeli bulunacaktır.

2- Yargıtay 5. Hukuk Dairesinin dosya ile ilgili ilamında belirtilen hususlar da dikkate alınarak, emsal taşınmazların dava konusu taşınmazla aynı bölgesel özellikleri taşıması, yakın çevreden olması, göz önüne alınmış, emsal taşınmazların tek tek irdelenmesi yapılarak değerlendirme tarihindeki karşılıklarının fiyat artış

endekslerinin uygulanması suretiyle tespit edilecek ve emsal ile dava konusu taşınmazın eksik ve üstün yönlerinin neler olduğu ve oranları açıklanmak suretiyle değer biçilecektir.

3- Arsa üzerindeki binaların değeri, her yıl ocak ayında yayımlanan Bayındırlık ve İskan Bakanlığı yapı yaklaşık birim maliyetleri esas alınarak hesaplanacaktır. Yıl içerisindeki fiyat farkı eskale edilecektir.

4- Yapılardaki yıpranma payı 02.12.1982 tarih, 17886 sayılı resmi gazetedeki oran cetveline göre belirlenecektir.

5- Emsal taşınmazların bulunduğu mevkii, çevresel koşulları, getirebileceği ekonomik değerleri, alanı, yapılanma şartları dikkate alınacaktır.

## 11- DAVA TARİHİNDEN ÖNCEKİ ÖZEL AMACI OLMAYAN EMSAL SATIŞLARA GÖRE TAŞINMAZIN DEĞERİ

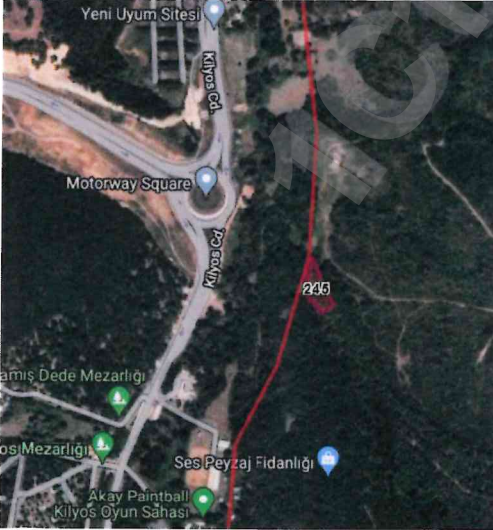
2942 Sayılı kamulaştırma kanununun 11. maddesinin (g) bölümünde belirtilen satışlarla ilgili emsaller bilirkişi heyetimizde tek tek incelenmiştir. 1 ve 3 nolu emsallerin tapuda işlem gören satış kayıtları Sayın Mahkemece celp edilmesi arz olunur.

### 11.1- HEYETİMİZCE BİLİNEN EMSALLER

#### EMSAL 1

Sarıyer ilçesi, Maden Mah, 1650 ada, 4 parsel sayılı 602,81 m2 arsa vasıflı taşınmazın 3571/15000 (143,51m2) hissesi 25.06.2013 tarih ve 5732 yevmiye ile 250.000,00 TL bedelle satılmıştır.

#### DAVA KONUSU TAŞINMAZ



Dava konusu taşınmazın hava Fot.

Öznitelik Bilgisi	
Öznitelik Bilgisi	Bina/BB Listesi
Taşınmaz No	23698163
İl	İstanbul
İlçe	Sarıyer
Mahalle/Köy	Demirciköy
Mahalle No	147456
Ada	
Parsel	245
Tapu Alanı	0 00
Nitelik	Davalı
Mevkii	-
Zemin Tipi	Ana Taşınmaz
Pafta	F22d01b3c-

Öz nitelik

#### EMSAL TAŞINMAZ



Emsalin konuştığı lokasyon

Öznitelik Bilgisi	
Öznitelik Bilgisi	Bina/BB Listesi
Taşınmaz No	23703971
İl	İstanbul
İlçe	Sarıyer
Mahalle/Köy	Maden
Ada	1636
Parsel	4
Tapu Alanı	976.28
Nitelik	Arsa
Mevkii	-
Zemin Tipi	Ana Taşınmaz
Pafta	F22d06b3a

Öz nitelik



## DEĞERLENDİRME TARİHİNE ÖTELEME HESAP TABLOSU: Yİ-ÜFE ÜRETİCİ FİYAT ENDEKSİ

DEĞERLENDİRME TARİHİ	3	2023
EMSALİN SATIŞ TARİHİ	6	2013

EMSALİN SATIŞ TARİHİNDEKİ BEDELİ	250.000,00 TL
EMSALİN ARSA m2'Sİ	143,52 m2

EMSALİN SATIŞ TARİHİNDEKİ M2 DEĞERİ (TL/m2)	1.741,92 TL
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DEĞERLENDİRME TARİHİ ENDEKSİ	2.168,00
EMSALİN SATIŞ TARİHİ ENDEKSİ	212,39

EMSALİN SATIŞ TARİHİNDEKİ M2 DEĞERİ (TL/m2)	1.741,92 TL
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EMSALİN DEĞERLENDİRME TARİHİNDEKİ M2 DEĞERİ (TL/m2)	
---	--

17.781,00 TL
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Emsal taşınmaz Meri İmar Plan Adı: 1/1000 ÖLÇEKLİ SARIYER, GERİGÖRÜNÜM VE ETKİLENME BÖLGELERİ KORUMA AMAÇLI UYGULAMA İMAR PLANI

Tasdik Tarihi: 29.07.2003 Bina Yüksekliği (maks H): 6.5 İnşaat Nizamı: AYRIK

Ölçeği: 1/1000 İlçe: Sarıyer TAKS: 0.15 KAKS: 0.35

Belediye: Sarıyer Belediyesi Ön Bahçe: 5 Mahalle: MADEN MAH. Yan Bahçe:

Arka Bahçe: 4 Kot Alınacak Nokta: EN DÜŞÜK BİNA KÖŞE NOKTASI

Plandaki Kullanım Amacı: DÜŞÜK YOĞUNLUKLU KONUT ALANLARI, Özel Hükümler: Silüet alanında kalmaktadır.

Dava konusu 245 Parselin tamamı için Karayolları Genel Müdürlüğü tarafından Acele el koyma davası açılmıştır. Taşınmazın Konuşlandığı Parselin yakın çevresinde; Kilyos caddesi 150m, Kilyos Sahili 1500m, Demirciköy 1000m, Uzunya Plajı 2500m, Kuzey Marmara Otoyolu 1000m, Uskumruköy İlkokulu 2500m, MM Mikros 2200metre mesafededir. Taşınmazın yakın çevresinde Yapılaşma vardır. Çevresinde Yerleşimler Belediye hizmetlerinden yararlanmaktadır.

Sorgulama Sonuçları:	Pafta	Ada	Parsel	Yüzölçümü
	-	0	245	1908 m <sup>2</sup>

Meri İmar Plan Adı: 1/1000 ÖLÇEKLİ KILYOS-DEMİRCİKÖY VE RUMELİFENERİ KORUMA AMAÇLI UYGULAMA İMAR PLANI

Tasdik Tarihi: 11.01.2010

Bina Yüksekliği (maks H): 4.5

İnşaat Nizamı: -

Ölçeği: 1/1000

Bina Cephesi (maks): -

Kitle Tabanı: -

İlçe: Sarıyer

Bina Derinliği (maks): -

TAKS: 0.25

Belediye: Sarıyer Belediyesi

Ön Bahçe: -

KAKS: -

Mahalle: DEMİRCİKÖY MAH.

Yan Bahçe: -

EMSAL: -

Sokak/Mevkii: -

Arka Bahçe: -

Kot Alınacak Nokta: -

Plandaki Kullanım Amacı: SERA VE FİDAN ÜRETİMİ YAPILACAK ALANLAR

Özel Hükümler: 2. Derece Sit alanında kalmaktadır.

Denilmektedir.

Emsal parsel dava konusu parselde göre çok daha üstün vasıfta ve mevkidedir. Her iki taşınmaz, aynı ilçe sınırları içerisinde bulunan parsellerdir. Emsal parsel, dava konusu parsel gibi kadastral parselidir. Emsal taşınmaz ile dava konusu taşınmaz arasındaki mesafe 6500metredir.

Emsal satış tarihi, alanı, belediye ve alt yapı hizmetlerinden yararlanma derecesi, ulaşım durumu, yapılaşma durumu, yerleşim merkezlerine yakınlığı, talep yoğunluğu gibi üstün ve eksik özellikleri İmar durumu, fonksiyonları, mesafesi ve dava konusu taşınmazdan üstün ve noksan nitelikleri, dava konusu taşınmazın kadastral parsel, emsal taşınmazın ise imar parseli olması vb. hususların tamamı dikkate alınarak değerlilik oranını "3" olacağı değerlendirilerek emsal olarak kabul edilmiştir.



## 12- RAYIÇ BEDEL

Heyetimiz dava konusu taşınmazı yerinde görmüş, emsalleri incelemiş, kıyası emsallerle değerlendirme yapmıştır. Diğer emsalleri de fikir verici olarak değerlendirmiş, emsal ile Dava konusu taşınmazın eksik ve üstün yönlerini göz önüne alınarak;

Dava konusu taşınmazın kıyası emsale göre yapılan değerlendirme neticesi taşınmazın arsasının 10.03.2023 tarihi itibarıyla arsa m<sup>2</sup> birim değerini 3.500,00 TL/m<sup>2</sup> olarak hesap ve takdir etmiştir.

Heyetimiz dava konusu taşınmazı yerinde görmüş, emsali incelemiş, kıyası emsale göre değerlendirme yapmıştır. Emsal ile Dava konusu taşınmazın eksik ve üstün yönlerini göz önüne alınarak Emsalin daha merkezi konumda ve üstün nitelikleri olduğu tespit edilmiştir.

Dava konusu Taşınmazın değeri: 1.908,96m<sup>2</sup> x 5.920,00 TL/m<sup>2</sup> = 11.301,043,00 TL, Olacağı

Hesap edilmektedir.

## 13- SONUÇ VE KANAATIMIZ

Dava konusu taşınmaz: İstanbul İli, Sarıyer İlçesi, Demirciköy köyü, Köyiçi Mevkii, - pafta, - Ada, 245 Parselde bulunan, 1.908,96 m<sup>2</sup> miktarlı, Ana taşınmaz Zemin tipli, Fiili durumu DAVALI nitelikli olan taşınmazın tamamı için acele el koyma kararı verilmiştir.

Kuzey Marmara Otoyolu (3.Boğaz Köprüsü Dahil) Projesi Odayeri-Paşaköy (Bağlantı Yolları Dahil) Kesimi Sanyer-Kilyos Karayolu Tüneli 0+000.00-0+468.11 ve 7+126.82-7+603.95 kilometreleri arasındaki yol yapım çalışmaları kapsamında ekli kroki ile listede güzergâhı, bulunduğu yer ve ada/parsel numaraları gösterilen taşınmazların Karayolları Genel Müdürlüğü tarafından acele kamulaştırılmasına, 2942 sayılı Kamulaştırma Kanununun 27 nci maddesi gereğince karar verilmiştir.

Dava konusu parselin Dava tarihi itibarıyla değerinin: 11.301.043,00 TL, Olacağı

Hesap edilmektedir.

Sonuç ve kanaatimizi taşıyan üç nüsha halindeki iş bu raporumuz Sayın Hâkim' in takdirlerine saygı ile sunulur. 30.03.2023

## BİLİRKİŞİ HEYETİ

Faruk ÜNALP

Arif TORTOP

Özkan KOLAY

İnşaat Mühendisi  
Uzman-Teknik Bilirkişi  
Gayr. Değerleme Uzmanı

Geomatik Mühendisi

Gayrimenkul Değr. Uzm

12. ASLİYE HUKUK MAHKEMESİ HAKİMLİĞİ' NE  
İSTANBUL

BİLİRKİŞİ RAPORU

DOSYA NO : 2023 / 11 ES.  
DAVACI : KARAYOLLARI GENEL MÜDÜRLÜĞÜ YÜCETEPE/ANKARA  
DAVACI VEKİLİ : AV. MELEK SAPMAZ  
DAVALI : TAPUDA DAVALI ŞERHİ VARDIR.  
DAVALI VEKİLİ : AV. -  
DAVA KONUSU : ACELE EL KOYMA  
DAVA TARİHİ : 10.03.2023

Mahkemenizin Yukarıda numarası yazılı Esas sayılı dosyasına ait bilirkişi heyeti raporumuz PDF olarak hazırlanmış ve yazımız ekinde gönderilmiştir. Bilgilerinize arz ederiz.  
30.03.2032

Eki: Bilirkişi Raporu

Faruk ÜNALP  
ÖZKAN KOLAY  
Arif TORTOP

Uzman-İnşaat Mühendisi Gayr. Değ. Uzmanı (e-imza)  
SPK Lis. Gayrimenkul Değ. Uzm. (e-imza)  
Harita Mühendisi (e-imza)



## E-TEBLİĞAT

- 1- Adresinde veya ..... da muhatap .....  
2- ..... sebebiyle muhatap yerine .....  
3- Tebliğin yapılması ..... sebebiyle emin edilemediğinden .....  
4- Muhatabın muvakkaten ..... gittiği ..... tarafından bildirildiğinden .....  
5- ( ..... ) mehil tayin edilip (ikinci defa) tebligat çıkarıldığından keyfiyet haber verilerek muhatap yerine .....  
6- ..... tebellüğden imtina ettiğinden .....  
7- Adreste kimse bulunmaması üzerine .....  
8- Tebliğ yapacak kimse ..... sebebiyle imtina ettiğinden .....  
..... huzurunda

(Tebliğ tarihi) Tebligat yapılanın (imza veya parmak izi) (imza)

Tebliğ memurunun imzası:

## Taahhütü

No: \* 5000321574513\*

Adı ve Soyadı: Talep Eden KARAYOLLARI GENEL MÜDÜRLÜĞÜ Vekili  
Av. MELEK SAPMAZ  
[35399-09939-42014] Uets Hesap Sahibi: Karayolları Genel Müdürlüğü > Karayolları 1. Bölge Müdürlüğü > Hukuk Birimi

Bilirkişi raporuna HMK 281. maddesi gereğince tebliğ tarihinden itibaren iki hafta içinde itiraz etmediğiniz takdirde bilirkişi raporuna itiraz etme hakkından vazgeçmiş sayılacağınız ihtar ve tebliğ olunur.

Mühür ve İmza

BU ZARFTA Ek-Blr\_Bılrkısı\_Eksuretalebi, Bilirkişi Raporu - [Faruk Ünalp] VARDIR.

Muhatap adresini değiştirmişse tebliğ memuru tarafından tespit edilen yeni adresi:

BURADAN KATLAYINIZ

## E-TEBLİĞAT

Adı ve Soyadı: Talep Eden KARAYOLLARI GENEL MÜDÜRLÜĞÜ Vekili Av. MELEK SAPMAZ  
[35399-09939-42014] Uets Hesap Sahibi: Karayolları Genel Müdürlüğü > Karayolları 1. Bölge Müdürlüğü > Hukuk Birimi

KEP kullanıcısı iseniz, KEP Adresi: adaletbakanligi@hs01.kep.tr ve ileti detay alanına 31617951 DETSIS No bilgisi ile cevap yazabilirsiniz. Ayrıca yukarıda yazılı Barked No bilgisi ile KEP üzerinden cevap verebilirsiniz.

## Taahhütü

No: \* 5000321574513\*

Bilirkişi raporuna HMK 281. maddesi gereğince tebliğ tarihinden itibaren iki hafta içinde itiraz etmediğiniz takdirde bilirkişi raporuna itiraz etme hakkından vazgeçmiş sayılacağınız ihtar ve tebliğ olunur.

Mühür ve İmza

BU ZARFTA Ek-Blr\_Bılrkısı\_Eksuretalebi, Bilirkişi Raporu - [Faruk Ünalp] VARDIR.

BURADAN KATLAYINIZ

## İSTANBUL 10 ASLİYE HUKUK MAHKEMESİ HÂKİMLİĞİ'NE

### BİLİRKİŞİ RAPORU

**DOSYA NO** : 2023/10 D.İŞ  
**DAVACI** : KARAYOLLARI GENEL MÜDÜRLÜĞÜ  
**DAVACI VEKİLİ** : Av. MELEK SAPMAZ  
**DAVALILAR** :1- Abdullah ÇAKMAK  
2- Hüseyin TAPAN  
3- Mehmet ÇİFTÇİ  
4- Mehmet Turhan YÜCER  
5- Necati ÇİFTÇİ  
6- Nimet ATİLLA  
7- Orhan ÇİFTÇİ  
8- Ramazan YÜCER  
9- Zekiye ÇİFTÇİ  
**DAVA KONUSU** : Acele Kamulaştırma Nedeniyle El Koyma  
**DAVA TARİHİ** : 08.03.2023  
**KEŞİF TARİHİ** : 24.03.2023  
**RAPOR TARİHİ** : 28.05.2023

#### GİRİŞ :

Mahkemenizde devam eden, taraflar arasında görülmekte olan davada re'sen bilirkişi seçilen heyetimiz yukarıda belirtilen günde mahkeme heyeti ve taraflar ile birlikte dava konusu İstanbul İli, Sarıyer İlçesi, Kilyos Mahallesi , 59 parsel sayılı taşınmazın bulunduğu yere gidilerek parsele ait plan örneği (çap) zemine (mahalline) uygulanmış, plan örneğinin sınırları ve alanı itibari ile mahalline uyduğu doğru yerde keşif yapıldığı tespit edilmiştir.

#### I -DAVA KONUSU VE İSTEMLER :

**Davacı taraf** dava dilekçesinde; Sarıyer İlçesi ,Kilyos Mahallesi, 59 parsel sayılı, 10.300,00 m<sup>2</sup> yüzölçümlü taşınmazın 1.674,09 m<sup>2</sup>'lik kısmı için 2942 sayılı kamulaştırma kanununun 27. maddesine göre, 24.02.2023 tarih ve 2023/6856 sayılı Cumhurbaşkanlığı kararı ile acele kamulaştırma kararı alındığı, öncelikle dava sonuna kadar taşınmazın 3. Kişilere satış ve devrinin önlenmesi için tapu kaydına 2942 sayılı yasanın 31/b maddesi gereğince tedbir konulmasını, 1.674,09 m<sup>2</sup>'lik kısmına el konulmasına esas bedelin tespitini, tapu kütüğünde vakıf icazesi, haciz, ipotek vs. gibi herhangi bir ayni hak mevcut ise kamulaştırma bedeline dönüşeceği göz önüne alınarak karara yansıtılmasını, akabinde taşınmaz hakkında acele el koyma kararının verilmesini talep etmektedirler.

## II- DAVA KONUSU TAŞINMAZIN TAPU KAYDI

Sarıyer Tapu Müdürlüğü'nün 14.03.2023 tarih ve E-8159586 sayılı yazısının ekinde "Taşınmaza Ait Tapu Kaydı" belgesine göre Sarıyer İlçesi, Kilyos Mahallesi, 10.300,00 m<sup>2</sup> yüzölçümlü, 59 parsel sayılı, "Tarla" vasfında taşınmazın malik durumu ve hisseleri aşağıdaki gibidir.

No	MALİK	HİSSE PAY/PAYDA	HİSSEYE DÜŞEN M2	EDİNME SEBEBİ VE TARİHİ
1	Mehmet Turhan YÜCER	16/960	171,67	Satış-07.10.1976
2	Mehmet ÇİFTÇİ	45/960	482,81	Hükmen Tescil-22.10.1971
3	Necati ÇİFTÇİ	45/960	482,81	Hükmen Tescil-22.10.1971
4	Nimet ATILLA	45/960	482,81	Hükmen Tescil-22.10.1971
5	Ramazan YÜCER	480/960	5.150,00	Hükmen Tescil-22.10.1971
6	Abdullah ÇAKMAK	48/960	515,00	Hükmen Tescil-22.10.1971
7	Hüseyin TAPAN	48/960	515,00	Hükmen Tescil-22.10.1971
8	Orhan ÇİFTÇİ	45/960	482,81	Hükmen Tescil-22.10.1971
9	Zekiye ÇİFTÇİ	60/960	643,75	Hükmen Tescil-22.10.1971
10	Mehmet Turhan YÜCER	128/960	1373,33	Satış-22.10.1971

## III-İMAR DURUMU:

Taşınmaz ile ilgili imar durumu bulunmamaktadır.

## IV-EMLAK VERGİ BEYANI:

Dava dosyasında taşınmaza ait emlak beyanı bulunmamaktadır. Parselin bir etkileşimde bulunduğu Kilyos Caddesinin 2023 yılı emlak vergisine esas sokak rayiç birim değeri ilgili belediyesince 1.776,12 TL olarak açıklanmıştır.

Asgari arsa rayiç bedelleri ilgili belediyesince emlak vergisi toplamak amacı ile ilan edilen piyasa fiyatlarını yansıtmayan değerler olup sokak rayiçleri, emsalleri kıyaslamakta kullanılacaktır.

## V- KEŞİF MAHALİNDE VE DOSYADA YAPILAN İNCELEME:

Kamulaştırmaya konu olan alanda yapılan incelemede zeminin doğal halde olduğu görülmüştür.

## VI-FEN BİLİRKİŞİSİ RAPORU

Fen bilirkişisinin raporunda dava konusu taşınmazın konumu halihazır harita üzerinde gösterilmiştir.

## VII-DEĞERLENDİRME TARİHİ:

İlgili Yasa gereğince davanın açılış tarihi olan 08.03.2023 tarihi değerlendirme tarihi olarak alınmıştır. Bu tarihte Yİ-ÜFE Endeksi 2147,44 değerindedir.

## VIII-TAŞINMAZIN CİNSİ VE DEĞERİNE ETKİ EDEN FAKTÖRLER;

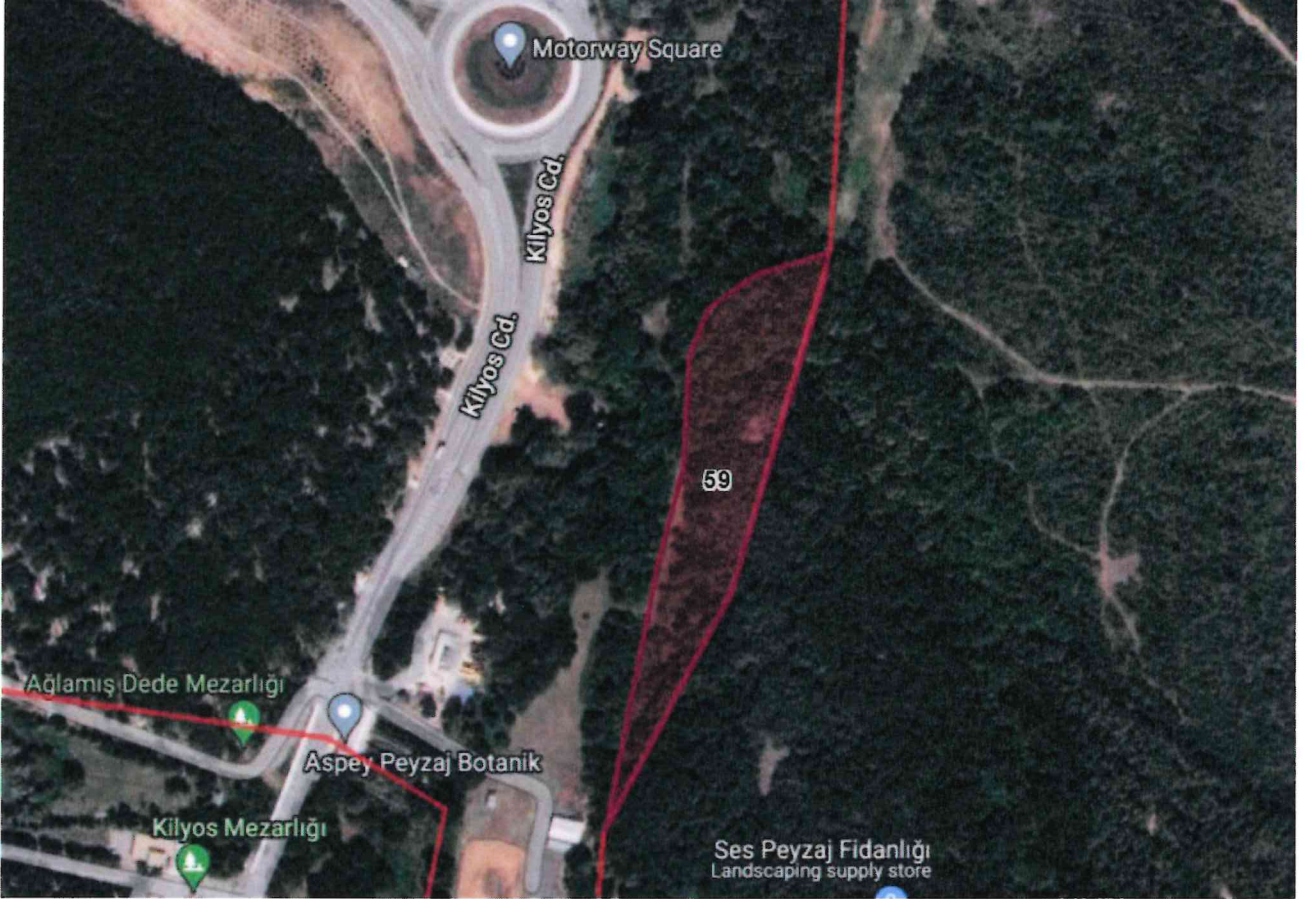
Dava konusu taşınmaz, Sarıyer – Kilyos mahallesinde Kilyos mezarlığına yakın konumda, doğusunda kalmaktadır. Kilyos Caddesi'ne 80 metre, Kilyos sahile 1.600 metre, Kilyos Merkez Camisine 1.400 metre, Demirciköye 1.200 metre, Kuzey Marmara Otoyolu'na 680 metre mesafededir. Kilyos caddesinden parseli ulaşan yol bulunmaktadır. Parsel kuzey – güney yönünde dar ve uzun, düzgün olmayan formdadır. Yerleşim yerlerine yakın konumda, ulaşım imkanları vasat düzeydedir. Şehir merkezine uzak konumdadır. Şehrin mesire – dinlenme alanında kalmakta, müstakil konut talepli



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yerlerindedir. Kamunun hizmetlerinden faydalanmakta olup (su, elektrik mevcuttur) taşınmaz arsa vasfındadır.

### TKGM PARSEL GÖRÜNÜŞÜ



#### **IX- EMSALLER VE DAVA KONUSU TAŞINMAZ İLE KARŞILAŞTIRILMASI:**

Emsal incelemesinde 08.03.2023 değerlendirme tarihinden önce yapılan ve özel maksatlı olmayan emsal satışları aşağıda belirtildiği şekilde değerlendirilmiştir.

Arsa satışlarının değerlendirme tarihindeki karşılığı Yİ-ÜFE Endeksi oranları esas alınarak bulunmuştur. 08.03.2023 tarihindeki Yİ-ÜFE endeks **2147,44** değerindedir.

Dava konusu parselin ve emsallerin kadastro veya imar parseli olması değerlendirme de dikkate alınacak, her iki taşınmaz imar parseli ise veya her iki taşınmaz kadastral parsel ise DOP düşülmeyecektir.

Değerlendirme sırasında dava konusu taşınmazın Belediyece belirlenmiş arsa değerleri incelemede göz önüne alınacaktır.

Dava konusu taşınmaza emsal olabilecek taşınmazlar Yargıtay Kararları doğrultusunda taşınmaz ile aynı vasıfta olması, benzer özellikler taşıması nazara alınarak inceleme yapılacaktır.

**A- DAVACI ,DAVALI VE RESEN EMSALLER** dosyasında bulunmamaktadır.

**B) HEYETİMİZ TARAFINDAN BİLİLEN EMSAL** (Tapu teyiti sayın mahkemenin takdiridir)

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Sarıyer İlçesi, Maden Mahallesi, 1636 ada 4 parsel sayılı 976,28 m<sup>2</sup> alanlı arsa nitelikli taşınmazın 18403/96000 (187,15 m<sup>2</sup>) hissesini Sunay Kür 350.000 TL bedel ile 26.10.2016 tarih 10643 yevmiye ile İdris Onur'a satmıştır. Satış tarihinde endeks 260,94 değerindedir.

Arsa birim değeri = 350.000,00 TL / 187,15 m<sup>2</sup> = 1.870 TL

Değerlendirme tarihine göre = (1.870 TL / 260,94) x 2147,44 = 15.382,00 TL olmaktadır.

Emsal taşınmaz dava konusu parselin yaklaşık 5000 metre güneyinde kalmakta Nalbant Çeşme Sokak ve Yunus Emre Caddesine cephelidir. Emsal taşınmazın 2023 yılı emlak vergisine esas arsa m<sup>2</sup> rayiç değeri Yunus Emre Caddesi için ilgili belediyesince 2906,37 TL/m<sup>2</sup> olarak açıklanmıştır. Davalı parsel ile rayiç değer oranı 1.776,12 TL / 2906,37 TL = 0,61 olmaktadır.

Emsal parsel, 20.10.2003 tasdik tarihli 1/1000 ölçekli Sarıyer, Uskumruköy-Zekeriyaköy Mevkii Koruma Amaçlı Uygulama İmar Planında, "G" ile tanımlanan "Günübirlik Alanlar" lejantında kalmaktadır.

Emsal ile davalı parselin benzer özelliklere sahip olduğu ve emlak rayiç değer oranı göz önüne alınarak kıyas emsal olarak alınacaktır.

#### **KIYMET TAKDİR RAPORU**

07.12.2022 Tarihli Kıymet Takdir Raporunda arsa birim değeri 3.500 TL/m<sup>2</sup> olmak üzere kamulaştırılacak 1.674,09 m<sup>2</sup> lik kısmın bedeli 5.859.315,00 TL kamulaştırma bedeli takdir edilmiştir.

Dava tarihine göre kamulaştırma bedeli = (5.859.315,00 TL / 2021,19) x 2147,44 = 6.225.306,58 TL yapmaktadır.

Tespit edilen arsa birim bedeli yönünden, kamulaştırma yapan idarenin teknik elamanlarınca hazırlana raporlar esas alınarak belirlendiği ve rayiç fiyatın altında kaldığı anlaşıldığından uyulmamıştır.

#### **ARSA BİRİM DEĞERİ VE ARSA BEDELİ**

Heyetimiz dava konusu taşınmazı yerinde görmüş, emsal incelemesi yapmış, taşınmazın bulunduğu konum, ulaşım imkanları, imar durumu, çevresindeki yapılaşma, önemli yerlere mesafesi, parselin geometrisi, ticari ve sosyal alanlara yakınlığı ve değerini etkileyen diğer etkenler ile birlikte dava konusu taşınmazın arsa birim değeri **9.000 TL/m<sup>2</sup>** olarak hesap ve takdir edilmiştir.

#### **KEŞİF TARİHİ FOTOĞRAFLARI:**





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**Kamulaştırmaya konu olan kısmın Arsa Bedeli = 1.674,09 m<sup>2</sup> x 9.000 TL/m<sup>2</sup> = 15.066.810,00 TL**

#### KALAN KISIMDA DEĞER DEĞİŞİKLİĞİ

Parselin büyüklüğünden, kalan kısımda değer artışı ya da azalışı olmayacağı kanaatine varılmıştır.

#### MALİKLERİN HİSSELERİNE DÜŞEN BEDELLER

No	MALİK	HİSSE PAY	HİSSE PAYDA	TAŞINMAZ DEĞERİ	HİSSEYE DÜŞEN DEĞERİ
1	Mehmet Turhan YÜCER	16	960	₺15.066.810,00	₺251.113,50
2	Mehmet ÇİFTÇİ	45	960	₺15.066.810,00	₺706.256,72
3	Necati ÇİFTÇİ	45	960	₺15.066.810,00	₺706.256,72
4	Nimet ATILLA	45	960	₺15.066.810,00	₺706.256,72
5	Ramazan YÜCER	480	960	₺15.066.810,00	₺7.533.405,00
6	Abdullah ÇAKMAK	48	960	₺15.066.810,00	₺753.340,50
7	Hüseyin TAPAN	48	960	₺15.066.810,00	₺753.340,50
8	Orhan ÇİFTÇİ	45	960	₺15.066.810,00	₺706.256,72
9	Zekiye ÇİFTÇİ	60	960	₺15.066.810,00	₺941.675,63
10	Mehmet Turhan YÜCER	128	960	₺15.066.810,00	₺2.008.908,00
<b>TOPLAM</b>					<b>₺15.066.810,00</b>

#### X- SONUÇ

Dava konusu İstanbul İli, Sarıyer İlçesi , Kilyos Mahallesi , 59 parsel sayılı, 10.300,00 m<sup>2</sup> yüzölçümlü taşınmazın , acele kamulaştırmaya konu olan 1.674,09 m<sup>2</sup> lik kısmına , dava tarihine göre (08.03.2023) **15.066.810,00 TL kamulaştırma bedeli** hesap ve takdir edilmiş , maliklerin hisselerine düşen bedeller yukarıda tabloda gösterilmiştir.

Bu rapor İstanbul 10. Asliye Hukuk Mahkemesine sunulmak üzere hazırlanmıştır. 28.05.2023

TAKDİR VE HÜKÜM SAYIN MAHKEMEYE AİTTİR.

#### BİLİRKİŞİLER

Abdülmecit ÇOBAN  
İnş. Müh.  
*E-imzalıdır.*

Derya DEMİREL  
GDU  
*E-imzalıdır.*

Nurullah ÖZBİLGE  
GDU  
*E-imzalıdır.*

Fatih Bekir MERCAN  
Harita -Kadastro Müh.  
*E-imzalıdır.*



**İSTANBUL 12 ASLİYE HUKUK MAHKEMESİ HÂKİMLİĞİ'NE**

**BİLİRKİŞİ RAPORU**

**DOSYA NO** :2023/10 D.İŞ  
**DAVACI** : KARAYOLLARI GENEL MÜDÜRLÜĞÜ  
**DAVACI VEKİLİ** : Av. MELEK SAPMAZ  
**DAVALILAR** :1-ÜMMÜGÜLLÜ KAHYAOĞLU 2- YILMAZ KAHYAOĞLU  
**DAVA KONUSU** : Acele Kamulaştırma Nedeniyle El Koyma  
**DAVA TARİHİ** :10.03.2023  
**KEŞİF TARİHİ** : 30.03.2023  
**RAPOR TARİHİ** : 17.04.2023

Mahkemenizde devam eden, taraflar arasında görülmekte olan davada re'sen bilirkişi seçilen heyetimiz yukarıda belirtilen günde Mahkeme heyeti ve taraflar ile birlikte dava konusu İstanbul İli, Sarıyer İlçesi , Kilyos Mahallesi , 354 parsel sayılı taşınmazın bulunduğu yere gidilerek parsele ait plan örneği (Çap) zemine (mahalline) uygulanmış, Plan Örneğinin sınırları ve alanı itibari ile mahalline uyduğu doğru yerde keşif yapıldığı tespit edilmiştir.

**I -DAVA KONUSU VE İSTEMLER :**

**Davacı taraf** dava dilekçesinde; Sarıyer İlçesi , Kilyos Mahallesi , 354 parsel sayılı, 38.277,73 m<sup>2</sup> yüzölçümlü taşınmazın 8.098,22 m<sup>2</sup> lik kısmı için 2942 sayılı kamulaştırma kanununun 27. maddesine göre , 24.02.2023 tarih ve 2023/6856 sayılı Cumhurbaşkanı kararı ile acele kamulaştırma kararı alındığı , 8.098,22 m<sup>2</sup> lik kısmına el konulmasına esas bedelin tespitini , tapu kütüğünde vakıf icazesi , haciz , ipotek vs. gibi herhangi bir ayni hak mevcut ise kamulaştırma bedeline dönüşeceği gözönüne alınarak karara yansıtılmasını , akabinde taşınmaz hakkında acele el koyma kararının verilmesini talep etmektedirler.

## II- DAVA KONUSU TAŞINMAZIN TAPU KAYDI

Kamulaştırma evrakları arasında bulunan "Taşınmaza Ait Tapu Kaydı ' belgesine göre Sarıyer, Kilyos Mahallesi , 38.277,73 m<sup>2</sup> yüzölçümlü , 354 parsel sayılı , "Tarla " vasfında taşınmazın malik durumu ve hisseleri aşağıdaki gibidir.

Malik	Hissesi	Hisseye düşen alan	Edinme sebebi ve tarihi
ÜMMÜGÜLLÜ KAHYAOĞLU	1/2	19.138,87 m <sup>2</sup>	İfraz - 09.09.2014
YILMAZ KAHYAOĞLU	1/2	19.138,87 m <sup>2</sup>	İfraz - 09.09.2014

## III-İMAR DURUMU:

Taşınmaz ile ilgili imar durumu bulunmamaktadır.

## IV-EMLAK VERGİ BEYANI:

Dava dosyasında taşınmaza ait emlak beyanı bulunmamaktadır.Parselin bir tkileşimde bulunduğu Kilyos caddesinin 2023 yılı emlak vergisine esas sokak rayiç birim değeri ilgili belediyesince 1.776,12 TL olarak açıklanmıştır.

Asgari arsa rayiç bedelleri ilgili belediyesince emlak vergisi toplamak amacı ile ilan edilen ,piyasa fiyatlarını yansıtmayan değerler olup,sokak rayiçleri, emsalleri kıyaslamakta kullanılacaktır.

## V- KEŞİF MAHALİNDE VE DOSYADA YAPILAN İNCELEME:

Kamulaştırmaya konu olan alanda yapılan incelemede zeminin doğal halde olduğu görülmüştür.

## VI-FEN BİLİRKİŞİSİ RAPORU

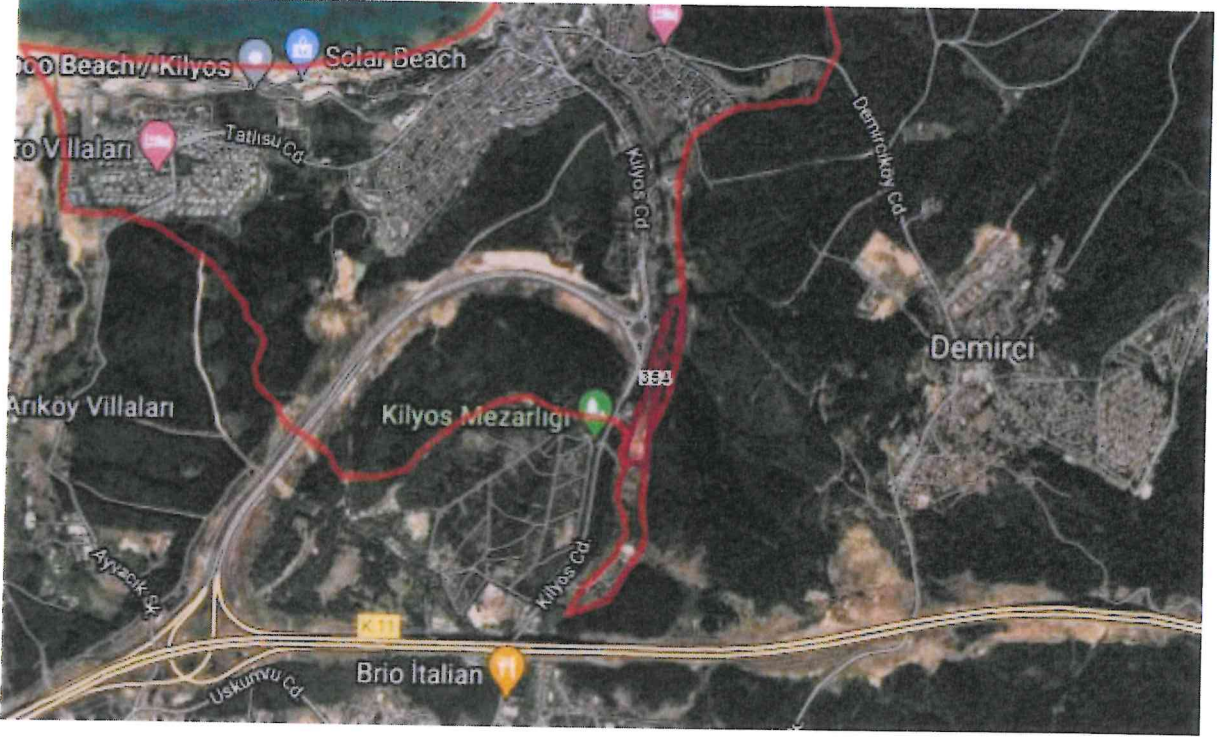
Fen bilirkişisinin raporunda kamulaştırmaya konu olan taşınmazın Ölçü Krokisi ve Tescil Bildirimi gösterilmiştir.

## VII-DEĞERLENDİRME TARİHİ:

İlgili Yasa gereğince davanın açılış tarihi olan 10.03.2023 tarihi değerlendirme tarihi olarak alınmıştır.Bu tarihte Yİ-ÜFE Endeksi 2147,44 değerindedir.

## VIII-TAŞINMAZIN CİNSİ VE DEĞERİNE ETKİ EDEN FAKTÖRLER;

Dava konusu taşınmaz ,Sarıye – Kilyos mahallesinde Kilyos mezarlığına yakın konumda , doğusunda kalmaktadır.Kilyos caddesine 80 m. Kilyos sahile 1.600 m. Kilyos merkez camisine 1.400 m. Demirciköye 1.200 m.Kuzey Marmara Otoyoluna 680 m. mesafededir.Kilyos caddesinden parsele ulaşan yol bulunmaktadır.Parsel kuzey – güney yönünde dar ve uzun , düzgün olmayan formdadır.Yerleşim yerlerine yakın konumda , ulaşım imkanları vasat düzeydedir.Şehir merkezine uzak konumdadır.Şehrin mesire – dinlenme alanında kalmakta , müstakil konut talepli yerlerindedir .Kamunun hizmetlerinden faydalanmakta olup ( su, elektrik mevcuttur) taşınmaz arsa vasındadır.



### **IX- EMSALLER VE DAVA KONUSU TAŞINMAZ İLE KARŞILAŞTIRILMASI:**

Emsal incelemesinde 10.03.2023 değerlendirme tarihinden önce yapılan ve özel maksatlı olmayan emsal satışları aşağıda belirtildiği şekilde değerlendirilmiştir.

Arsa satışlarının değerlendirme tarihindeki karşılığı Yİ-ÜFE Endeksi oranları esas alınarak bulunmuştur. 10.03.2023 tarihindeki Yİ-ÜFE endeks **2147,44** değerindedir.

Dava konusu parselin ve emsallerin Kadastro veya imar parseli olması değerlendirme de dikkate alınacak, her iki taşınmaz imar Parseli ise veya her iki taşınmaz kadastral parsel ise DOP düşülmeyecektir.

Değerlendirme sırasında dava konusu taşınmazın Belediyece belirlenmiş arsa değerleri incelemede göz önüne alınacaktır.

Dava konusu taşınmaza Emsal olabilecek taşınmazlar Yargıtay Kararları doğrultusunda taşınmaz ile aynı vasıfta olması, benzer özellikler taşıması nazara alınarak inceleme yapılacaktır.

**A- DAVACI ,DAVALI VE RESEN EMSALLER** dosyasında bulunmamaktadır.

**B) HEYETİMİZ TARAFINDAN BİLİNER EMSAL** (Tapu teyiti sayın mahkemenin takdiridir)

Sarıyer, Maden Mahallesi 1636 ada 4 parsel sayılı 976,28 m2 alanlı arsa nitelikli taşınmazın 18403/96000 (187,15 m<sup>2</sup>) hissesini Sunay Kür 350.000 TL bedel ile 26.10.2016 tarih 10643 yevmiye ile İdris Onur'a satmıştır. Satış tarihinde endeks 260,94 değerindedir.

Arsa birim değeri = 350.000,00 TL / 187,15 m<sup>2</sup> = 1.870 TL

Değerlendirme tarihine göre = (1.870 TL / 260,94) x 2147,44 = 15.382 TL olmaktadır.

Emsal taşınmaz dava konusu parselin yaklaşık 640 m. kuzeyinde kalmakta Nalbant Çeşme Sokak ve Yunus Emre Caddesine Cephelidir. Emsal taşınmazın 2023 yılı emlak vergisine esas arsa m<sup>2</sup> rayiç değeri Yunus Emre Caddesi caddesi için ilgili belediyesince 2906.37 TL/m<sup>2</sup> olarak açıklanmıştır. Davalı parsel ile rayiç değeri oranı  $1.776,12 \text{ TL} / 2906,37 \text{ TL} = 0,61$  olmaktadır.

Emsal parsel, 20.10.2003 tasdik tarihli 1/1000 ölçekli Sarıyer, Uskumruköy-Zekeriyaköy Mevkii Koruma Amaçlı Uygulama İmar Planında, "G" ile tanımlanan "Günübirlik Alanlar" lejantında kalmaktadır.

Emsal ile davalı parselin benzer özelliklere sahip olduğu ve emlak rayiç değeri oranı göz önüne alınarak kıyas emsal olarak alınacaktır.

### KIYMET TAKDİR RAPORU

07.012.2022 Tarihli Kıyime Takdir Raporunda arsa birim değeri 3.500 TL/m<sup>2</sup> olmak üzere kamulaştırılacak 8.098,22 m<sup>2</sup> lik kısmın bedeli 28.343.770 TL , kamulaştırma bedeli takdir edilmiştir. Dava tarihine göre kamulaştırma bedeli =  $(28.343.770 \text{ TL} / 2021,19) \times 2147,44 = 30.114.213 \text{ TL}$  yapmaktadır.

Tespit edilen arsa birim bedeli yönünden , kamulaştırma yapan idarenin teknik elamanlarınca hazırlanan raporlar esas alınarak belirlendiği ve rayiç fiyatın altında kaldığı anlaşıldığından uyulmamıştır.

### ARSA BİRİM DEĞERİ VE ARSA BEDELİ

Heyetimiz dava konusu taşınmazı yerinde görmüş, emsal incelemesi yapmış , taşınmazın bulunduğu konum, ulaşım imkanları , imar durumu, çevresindeki yapılaşma , önemli yerlere mesafesi , parselin geometrisi , ticari ve sosyal alanlara yakınlığı ve değerini etkileyen diğer etkenler ile birlikte konusu taşınmazın arsa birim değeri **9.200 TL/m<sup>2</sup>** olarak hesap ve takdir edilmiştir.

**Kamulaştırmaya konu olan kısmın Arsa Bedeli = 8.098,22 m<sup>2</sup> x 9.200 TL/m<sup>2</sup> = 74.503.624 TL**

### KALAN KISIMDA DEĞER DEĞİŞİKLİĞİ

Parselin büyüklüğünden , kalan kısımda değer artışı yada azalışı olmayacağı kanatine varılmıştır.

### MALİKLERİN HİSSELERİNE DÜŞEN BEDELLER

Malik	Hissesi	TOPLAM BEDEL	HİSSEYE DÜŞEN BEDEL
ÜMMÜGÜLLÜ KAHYAOĞLU	1/2	<b>74.503.624 TL</b>	37.251.812 TL
YILMAZ KAHYAOĞLU	1/2		37.251.812 TL
TOPLAM			<b>74.503.624 TL</b>

### XII- SONUÇ

Dava konusu İstanbul İli, Sarıyer İlçesi , Kilyos Mahallesi , 354 parsel sayılı, 38.277,73 m<sup>2</sup> yüzölçümlü taşınmazın , acele kamulaştırmaya konu olan 8.098,22 m<sup>2</sup> lik kısmına , dava tarihine göre (10.03.2023) **74.503.624 TL kamulaştırma bedeli** hesap ve takdir edilmiş , maliklerin hisselerine düşen bedeller yukarıda tabloda gösterilmiştir.



2023/10 D.iŖ

Bu rapor İst.12.A.H.Mahkemesine sunulmak üzere hazırlanmıŖtır. 17.04.2023

TAKDİR VE HÜKÜM SAYIN MAHKEMEYE AİTTİR.

### BİLİRKİŖİLER

Mustafa HAKYEMEZ  
İnŖ. Müh.  
E-imzalıdır.

Hürriyet BAYIR  
İnŖ. Müh.  
E-imzalıdır.

Sinan BAĞCIVAN  
Gayr.Değ.Uzm.  
E-imzalıdır.

Mustafa ÖZDEMİR  
Harita -Kadastro Müh.  
E-imzalıdır.

KeŖif fotoğrafları



2023/10 D.İŞ





KAMULAŞTIRMA HARİTALARI

DOSYA NO :2023/10

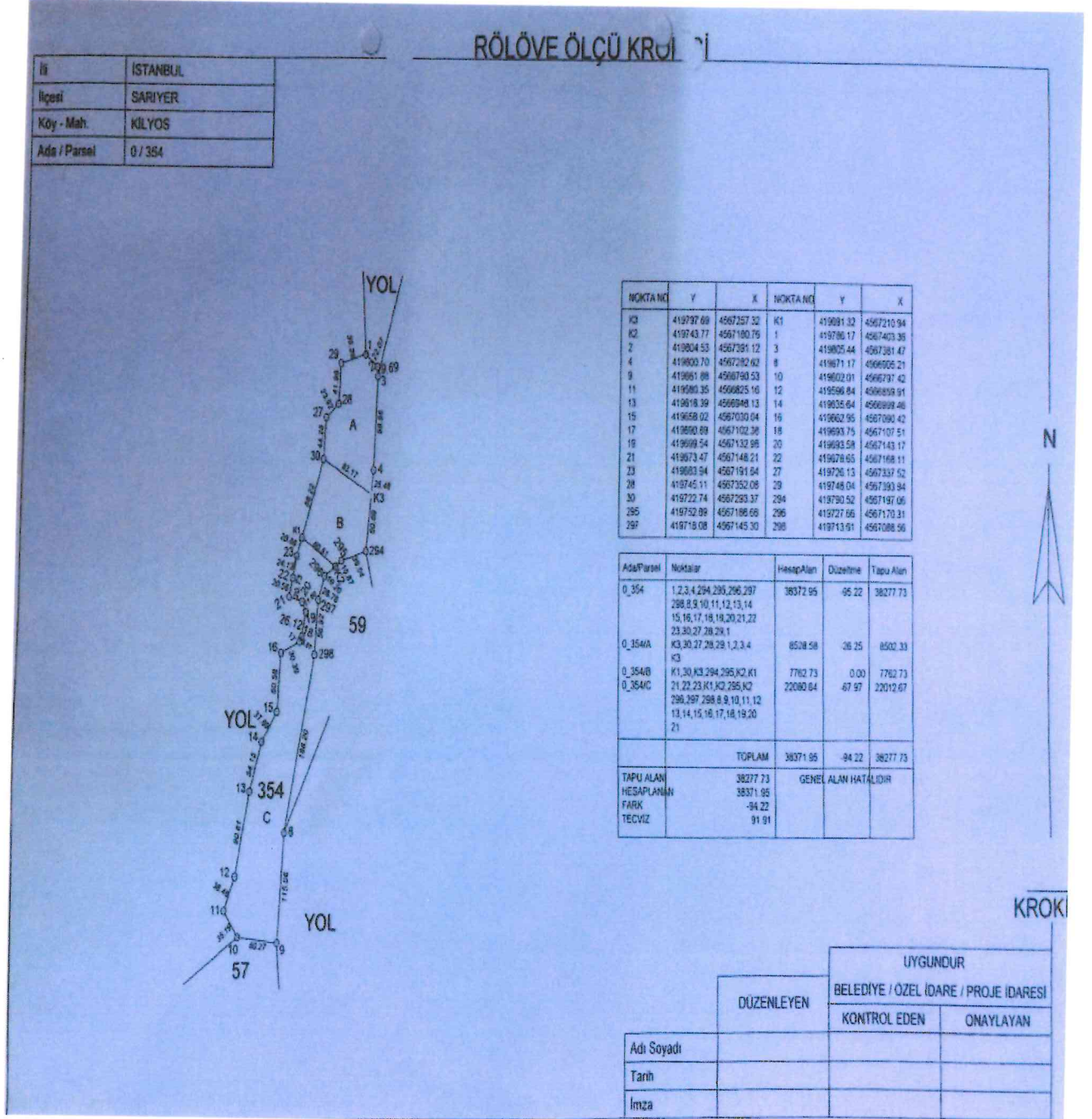
MAHALLE :KİLYOS

ADA :0

PARSEL :354

YÜZÖLÇÜMÜ :38277.73 m<sup>2</sup>

KAM.ALAN :8.098.22 m<sup>2</sup>



Dava konusu parselin toplam yüzölçümü 38.277.73 m<sup>2</sup> iken Röleve Ölçü Krokisinde (B) harfi ile gösterilen 8.098.22 m<sup>2</sup> lik alan T.C.Karayolları Genel Müdürlüğü tarafından kamulaştırılmıştır.

Kadastro gören yerlerde yapılacak düzeltme ve değişiklik işlemleri için

TESCİL BİLDİRİMİ

İL	İLÇESİ	MAH. / KÖY	MEVKİİ
İSTANBUL	SARIYER	KİLYOS	FINDIKLI GEÇİT
Düzeltilme - Ayırma - Birleştirme - Cins Değişikliği - İrtifak Hakkı - Yola Terk / İhdas - Muhdesat Terkini - Kamulaştırma			

Kütük Sayı No	Pafta No	Ada No	Parsel No	Yüzölçümü			Cinsi	Maliki	Düşünceler ve İşlemin Şekli
				H	m2	dm2			
1912	57		354	3	8277	79	TARLA	ÜMMÜĞÖLLÜ KAHYAOĞLU ve Müst.	GENEL ALAN HATALIDIR IFRAZEN A,B ve C OLDU
	57		A	0	8502	33	TARLA	ÜMMÜĞÖLLÜ KAHYAOĞLU ve Müst.	GENEL ALAN HATALIDIR
	57		B	0	8098	22	YOL	ÜMMÜĞÖLLÜ KAHYAOĞLU ve Müst.	Karayolları Genel Müdürlüğü adına kamulaştırılan kısım
	57		C	2	1677	18	TARLA	ÜMMÜĞÖLLÜ KAHYAOĞLU ve Müst.	GENEL ALAN HATALIDIR

Kamulaştırma Planına Uygun Olarak Hazırlanmıştır.

ONAY  
Kadastro Müdürü

Fon Kayıt No	Düzenleyen	Kontrol Eden		Paftasına, Fon Klasörüne, Tescil Tarihi - Yevmiye Numarası ve Meğsis'e		Kamu Yaran / Betediyeye Encümeni / İl Encümeni Kararınun	
		Kontrol Memuru	Kontrol Mühendisi	İşlenmiştir.	Kontrol Edilmiştir.	Tarih :	No :
Adı Soyadı	Kerim USTA Kadastro Teknisyeni		Özcan ALİZ Kontrol Mühendisi			..... / ..... / 20... tarih ve	..... Yevmiye Numarası ile tescil edilmiştir.
Tarih	08.08.2022		08.08.2022				
İmza							

İstanbul 12.Asliye Hukuk Mahkemesinin 2023 /10 Değ.İşlem dosyasının bilirkişi raporunun eki olan kroki tarafımdan hazırlanmıştır.04.04.2023

Mustafa ÖZDEMİR  
(Har.Kad.Müh)



**İSTANBUL 12 ASLİYE HUKUK MAHKEMESİ HÂKİMLİĞİ'NE**

**BİLİRKİŞİ RAPORU**

**DOSYA NO** :2023/12 D.İş.  
**DAVACI** : KARAYOLLARI GENEL MÜDÜRLÜĞÜ  
**DAVACI VEKİLİ** : Av. MELEK SAPMAZ  
**DAVALILAR** :1-ALİ SAİM SEÇİK 2- AYTEN ÇİRÇİR 3-HATİCE ZİŞAN TÜNER  
4- MEHMET AYCAN ONUR 5- REMZİ KUTLU ÇİRÇİR  
6 – SEMA ÇİRÇİRLİ 7- ŞAHENDE ZÜLAL ÇİRÇİRLİ  
7- ŞENER FINDIK 8 – TEVHİDE ÇİRÇİR  
**DAVA KONUSU** : Acele Kamulaştırma Nedeniyle El Koyma  
**DAVA TARİHİ** :10.03.2023  
**KEŞİF TARİHİ** : 30.03.2023  
**RAPOR TARİHİ** : 17.04.2023

Mahkemenizde devam eden, taraflar arasında görülmekte olan davada re'sen bilirkişi seçilen heyetimiz yukarıda belirtilen günde Mahkeme heyeti ve taraflar ile birlikte dava konusu İstanbul İli, Sarıyer İlçesi , Maden Mahallesi , 926 ada 1 parsel sayılı taşınmazın bulunduğu yere gidilerek parsele ait plan örneği (Çap) zemine (mahalline) uygulanmış , Plan Örneğinin sınırları ve alanı itibari ile mahalline uyduğu doğru yerde keşif yapıldığı tespit edilmiştir.

**I -DAVA KONUSU VE İSTEMLER :**

**Davacı taraf** dava dilekçesinde; Sarıyer İlçesi,Maden Mahallesi, 926 ada 1 parsel sayılı , 16.559,59 m<sup>2</sup> yüzölçümlü taşınmazın 691,15 m<sup>2</sup> lik kısmı için 2942 sayılı kamulaştırma kanununun 27. maddesine göre , 24.02.2023 tarih ve 2023/6856 sayılı Cumhurbaşkanlığı kararı ile acele kamulaştırma kararı alındığı , 691,15 m<sup>2</sup> lik kısmına el konulmasına esas bedelin tespitini , tapu kütüğünde vakıf icazesi , haciz , ipotek vs. gibi herhangi bir ayni hak mevcut ise kamulaştırma bedeline dönüşeceği gözönüne alınarak karara yansıtılmasını , akabinde taşınmaz hakkında acele el koyma kararının verilmesini talep etmektedirler.

**II- DAVA KONUSU TAŞINMAZIN TAPU KAYDI**

Kamulaştırma evrakları arasında bulunan "Taşınmaza Ait Tapu Kaydı ' belgesine göre Sarıyer, Maden Mahallesi , 16.559,59 m<sup>2</sup> yüzölçümlü , 926 ada 1 parsel sayılı , "içerisinde çirçir suyu , 2 adet

**kargir su deposu , kargir çeşme ve diğere bir su kaynağı ve kargir büfe ve ahşap odası olan çırçır suyu mesiresi " vasfında taşınmazın malik durumu ve hisseleri aşağıdaki gibidir.**

Malik	Hissesi	Hisseye düşen alan	Edinme sebebi ve tarihi
ALİ SAİM SEÇİK	1561/7680	3.269,54 m <sup>2</sup>	İntikal - 23.05.2008
AYTEN ÇİRÇİR	79/2880	441,24 m <sup>2</sup>	Satış - 31.03.2008
TEVHİDE ÇİRÇİR	210/11520	293,23 m <sup>2</sup>	İntikal – 27.12.2002
ŞAHENDE ZÜLAL ÇİRÇİRLİ	49/768	1.026,31 m <sup>2</sup>	İntikal - 23.05.2008
MEHMET AYCAN ONUR	3/ 8	6.032,21 m <sup>2</sup>	İntikal - 15.08.2008
REMZİ KUTLU ÇİRÇİR	49/768	1.026,31 m <sup>2</sup>	İntikal - 23.05.2008
SEMA ÖZKAN	1614/15360	1.290,27 m <sup>2</sup>	İntikal – 27.11.1997
HATİCE ZİŞAN TÜRER	1/80	201.07 m <sup>2</sup>	Satış - 31.03.2008
ŞENER FINDIK	377/2880	2.105,69 m <sup>2</sup>	Satış – 03.10.2022

### **III-İMAR DURUMU:**

1/1000 ölçekli Sarıyer , Gerigörünüm Ve Etkilenme Bölgeleri Koruma Amaçlı Uygulama İmar Planı'nında Doğal Sit Alanında kalmaktadır.

### **IV-EMLAK VERGİ BEYANI:**

Dava dosyasında taşınmaza ait emlak beyanı bulunmamaktadır.Parselin bir kısmının cephe aldığı Çırçır Deresi Sokağın 2023 yılı emlak vergisine esas sokak rayiç birim değeri ilgili belediyesince 1.582,36 TL olarak açıklanmıştır.

Asgari arsa rayiç bedelleri ilgili belediyesince emlak vergisi toplamak amacı ile ilan edilen ,piyasa fiyatlarını yansıtmayan değerler olup,sokak rayiçleri, emsalleri kıyaslamakta kullanılacaktır.

### **V- KEŞİF MAHALLİNDE VE DOSYADA YAPILAN İNCELEME:**

Kamulaştırmaya konu olan alanda yapılan incelemede , arazinin biri kısmının kullanım amacına uygun düzenlendiği ,zemin üzerinde beton platformlar olduğu , bir kısmının araç otoparkı olarak ,bir kısmının seyir terası olarak kullanıldığı , yüksekte olan beton platformlara çıkış için merdivenlerin bulunduğu,sundurma tarzı basit yapının , trafo odasının olduğu, platformların yola bakan kısımlarında emniyet için demir korkulukların mevcut olduğu , aydınlatma direklerinin olduğu , kalan kısmının doğal halde olduğu görülmüştür.

### **VI-FEN BİLİRKİŞİSİ RAPORU**

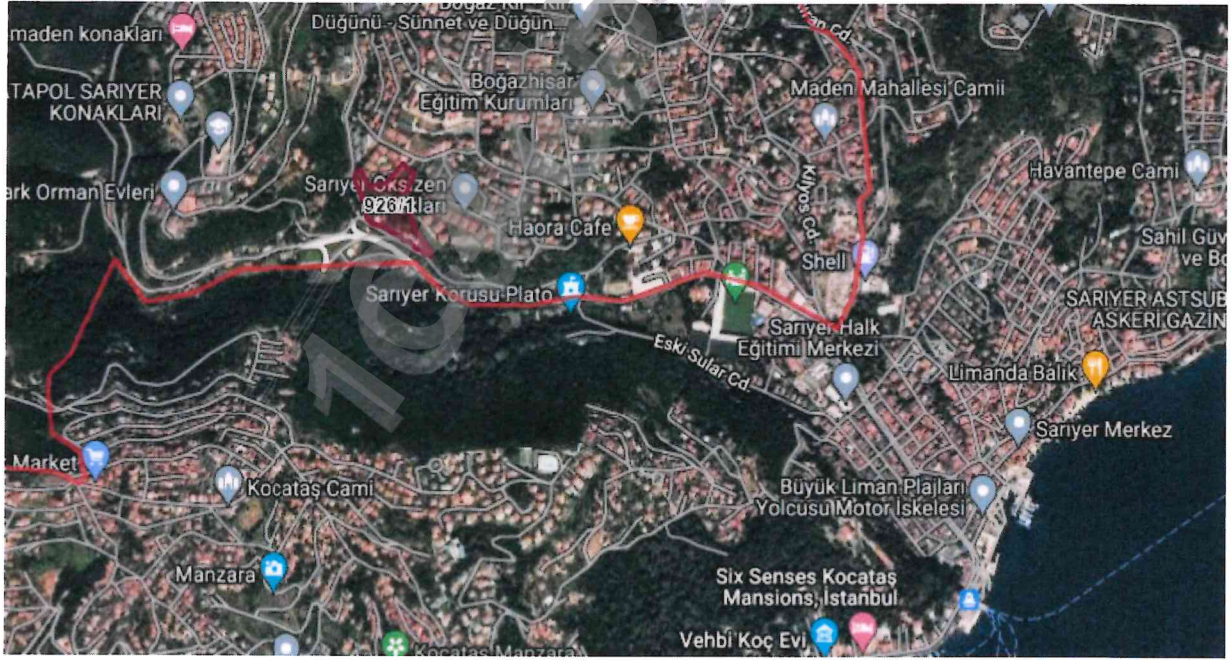
Fen bilirkişisinin raporunda kamulaştırmaya konu olan taşınmazın ölçü krokisi ve tescil bildirimini gösterilmiştir.

### **VII-DEĞERLENDİRME TARİHİ:**

İlgili Yasa gereğince davanın açılış tarihi olan 10.03.2023 tarihi değerlendirme tarihi olarak alınmıştır.Bu tarihte Yİ-ÜFE Endeksi 2147,44 değerindedir.

### **VIII-TAŞINMAZIN CİNSİ VE DEĞERİNE ETKİ EDEN FAKTÖRLER;**

Dava konusu taşınmaz ,Sarıyer – Maden mahallesine bulunmakta , parselin güney- batı kısmı Sarıyer – Çayırbaşı yolundan cephe almaktadır.Sarıyer Merkeze 1.500 m. Sarıyer Hamidiye Etfal Hastanesine 2.170 m.Hacıosman Metro İstasyonuna 3.850 Sarıyer Korosuna 60 m. İstanbul Boğazı ve Sarıyer İskelesine 1.550 m. mesafededir.Yakın çevresinde mesire alanları , üst gelir grubuna hitap eden site içerisinde müstakil evler bulunmaktadır.Ulaşım imkanları ve iş ve ticari alanlara yakınlığı ortalamadır.Arazi eğimli olup , geometrik olarak amorf (şekilsiz) formdadır.Kamunun hizmetlerinden faydalanmakta olup parsel arsa vasfındadır.



#### **IX- EMSALLER VE DAVA KONUSU TAŞINMAZ İLE KARŞILAŞTIRILMASI:**

Emsal incelemesinde 10.03.2023 değerlendirme tarihinden önce yapılan ve özel maksatlı olmayan emsal satışları aşağıda belirtildiği şekilde değerlendirilmiştir.

Arsa satışlarının değerlendirme tarihindeki karşılığı Yİ-ÜFE Endeksi oranları esas alınarak bulunmuştur. 10.03.2023 tarihindeki Yİ-ÜFE endeks **2147,44** değerindedir.

Dava konusu parselin ve emsallerin Kadastro veya imar parseli olması değerlendirme de dikkate alınacak, her iki taşınmaz imar Parseli ise veya her iki taşınmaz kadastral parsel ise DOP düşülmeyecektir.

Değerlendirme sırasında dava konusu taşınmazın Belediyece belirlenmiş arsa değerleri incelemede göz önüne alınacaktır.

Dava konusu taşınmaza Emsal olabilecek taşınmazlar Yargıtay Kararları doğrultusunda taşınmaz ile aynı vasıfta olması, benzer özellikler taşıması nazara alınarak inceleme yapılacaktır.

**A- DAVACI ,DAVALI VE RESEN EMSALLER** dosyasında bulunmamaktadır.

**B) HEYETİMİZ TARAFINDAN BİLİLEN EMSAL** (Tapu teyiti sayın mahkemenin takdiridir)

Sarıyer, Maden Mahallesi 1636 ada 4 parsel sayılı 976,28 m<sup>2</sup> alanlı arsa nitelikli taşınmazın 18403/96000 (187,15 m<sup>2</sup>) hissesini Sunay Kür 350.000 TL bedel ile 26.10.2016 tarih 10643 yevmiye ile İdris Onur'a satmıştır. Satış tarihinde endeks 260,94 değerindedir. Arsa birim değeri = 350.000,00 TL / 187,15 m<sup>2</sup> = 1.870 TL Değerlendirme tarihine göre =(1.870 TL / 260,94) x 2147,44 = 15.382 TL olmaktadır.

Emsal taşınmaz dava konusu parselin yakalaşık 640 m. kuzeyinde kalmakta Nalbant Çeşme Sokak ve Yunus Emre Caddesine Cephelidir. Emsal taşınmazın 2023 yılı emlak vergisine esas arsa m<sup>2</sup> rayiç değeri Yunus Emre Caddesi caddesi için ilgili belediyesince 2906.37 TL/m<sup>2</sup> olarak açıklanmıştır. Davalı parsel ile rayiç değer oranı 1.582,36 TL / 2906,37 TL = 0,54 olmaktadır.

Emsal parsel, 20.10.2003 tasdik tarihli 1/1000 ölçekli Sarıyer, Uskumruköy-Zekeriyaköy Mevkii Koruma Amaçlı Uygulama İmar Planında, "G" ile tanımlanan "Günübirlik Alanlar" lejantında kalmaktadır.

Emsal ile davalı parselin benzer özelliklere sahip olduğu ve emlak rayiç değer oranı göz önüne alınarak kıyas emsal olarak alınacaktır.

#### KIYMET TAKDİR RAPORU

07.012.2022 Tarihli Kıymet Takdir Raporunda arsa birim değeri 3.000 TL/m<sup>2</sup> olmak üzere kamulaştırılacak 691,15 m<sup>2</sup> lik kısmın bedeli 2.073.450 TL , yapıların bedeli 476.724,71 TL olarak hesaplanmış , toplam 2.550.174,21 TL kamulaştırma bedeli takdir edilmiştir.

Dava tarihine göre kamulaştırma bedeli = ( 2.550.174,21 TL/2021,19) x 2147,44 = 2.709.466 TL yapmaktadır.

Tespit edilen arsa birim bedeli yönünden , kamulaştırma yapan idarenin teknik elamanlarınca hazırlana raporlar esas alınarak belirlendiği ve rayiç fiyatın altında kaldığı anlaşıldığından uyulmamıştır.

#### ARSA BİRİM DEĞERİ VE ARSA BEDELİ

Heyetimiz dava konusu taşınmazı yerinde görmüş, emsal incelemesi yapmış , taşınmazın bulunduğu konum, ulaşım imkanları , imar durumu, çevresindeki yapılaşma , önemli yerlere mesafesi , parselin geometrisi , ticari ve sosyal alanlara yakınlığı ve değerini etkileyen diğer etkenler ile birlikte konusu taşınmazın arsa birim değeri **8.000 TL/m<sup>2</sup>** olarak hesap ve takdir edilmiştir.

**Kamulaştırmaya konu olan kısmın Arsa Bedeli = 691,15 m<sup>2</sup> x 8.000 TL/m<sup>2</sup> = 5.529.200 TL**

#### KALAN KISIMDA DEĞER DEĞİŞİKLİĞİ

Parselin büyüklüğünden , kalan kısımda değer artışı yada azalışı olmayacağı kanatine varılmıştır.

#### MÜŞTİMİLAT BEDELLERİ (parsel üzerinde basit yapılar ve diğer imalatlar)

Kamulaştırma talep eden ilgili idare tarafından yapılan tespitler esas alınmış , 06.06.2022 tarihinde takdir edilen bedeller dava tarihine göre güncellenmiştir.

Cinsi – yapı malzemesi	Ölçü	Birim bedel	Yıpranma Payı (%)	Tutarı
Kilit parke taşı -parke taşı	1,03 m <sup>2</sup>	207 TL	8	196,15 TL



Sundurma – demir ve sa	9,53 m <sup>2</sup>	670 TL	55	2.873,3 TL
Bahe kapısı – demir	5,04 m <sup>2</sup>	251 TL	0	1,266,20 TL
Merdiven – Taş	30,94 m <sup>3</sup>	206 TL	8	5864,45
Demir parmaklık – demir	51,53 m <sup>2</sup>	251 TL	0	12.934 TL
Saha aydınlatma direkleri	2 adet	5.150 TL	0	10.300 TL
Beton platform - beton	4,13 m <sup>3</sup>	1.232 TL	4	4.885 TL
Beton platform - beton ve demir	4,12 m <sup>3</sup>	1.969 TL	4	7.788 TL
Elektrik hattı – Antigron kablo	34,20 m	319 TL	4	1.834 TL
Merdiven - beton	14,49 m <sup>2</sup>	845 TL	4	11.755 TL
Bahe duvarı – taş örme	136,73 m <sup>3</sup>	943 TL	8	118.622 TL
Bahe duvarı – taş örme	2,66 m <sup>3</sup>	943 TL	8	2.308 TL
Beton platform - beton	0,93 m <sup>3</sup>	1.232 TL	4	1.120 TL
Bahe duvarı – taş örme	46,86 m <sup>3</sup>	943 TL	8	40.654 TL
Diğer - yığma kargir	7 m <sup>2</sup>	1,287 TL	25	6.757 TL
Diğer - yığma kargir	29,69 m <sup>2</sup>	1,287 TL	25	28.658 TL
Demir parmaklık- demir	4,14 m <sup>2</sup>	251 TL	0	1.040 TL
Duvar – taş örme	2,65 m <sup>3</sup>	943 TL	8	2.300 TL
Zemin betonu- beton ve demir	38,67 m <sup>3</sup>	1.969 TL	4	73.095 TL
Kaldırım – beton	3,65 mt	100 TL	4	3.504 TL
İme suyu borusu – plastik	7,90 mt	12,20 TL	4	93 TL
Zemin betonu- beton ve demir	9,29 m <sup>3</sup>	1.969 TL	4	17.560 TL
Bahe duvarı – taş örme	297,42 m <sup>3</sup>	943 TL	8	258.030 TL
<b>GENEL TOPLAM</b>		<b>613.437 TL.</b>		

**Arsa +Müştilmat bedeli =5.529.200 TL+ 613.437 TL=6.142.637 TL**

#### MALİKLERİN HİSSELERİNE DÜŞEN BEDELLER

Malik	Hissesi	TOPLAM BEDEL	HİSSEYE DÜŞEN BEDEL
ALİ SAİM SEİK	1561/7680	<b>6.142.637 TL</b>	1.248.523 TL
AYTEN IRIR	79/2880		168.496 TL
TEVHİDE IRIR	210/11520		111.975 TL

2023/12 D.İŞ

ŞAHENDE ZÜLAL ÇİRÇİRLİ	49/768	391.913 TL
MEHMET AYCAN ONUR	3/ 8	2.303.489 TL
REMZİ KUTLU ÇİRÇİR	49/768	391.913 TL
SEMA ÖZKAN	1614/15360	645.457 TL
HATİCE ZİŞAN TÜRER	1/80	76.783 TL
ŞENER FINDIK	377/2880	804.088 TL
TOPLAM		<b>6.142.637 TL</b>

## XII- SONUÇ

Dava konusu İstanbul İli, Sarıyer İlçesi , Maden Mahallesi , 926 ada 1 parsel sayılı,16.559,59 m<sup>2</sup> yüzölçümlü taşınmazın , acele kamulaştırmaya konu olan 691,15 m<sup>2</sup> lik kısmının arsa bedeli **5.529.200 TL** , müstimilatların bedeli **613.437 TL** olmak üzere dava tarihine göre (10.03.2023) toplam **6.142.637 TL kamulaştırma bedeli** hesap ve takdir edilmiş , maliklerin hisselerine düşen bedeller yukarıda tabloda gösterilmiştir.

Bu rapor İst.12.A.H.Mahkemesine sunulmak üzere hazırlanmıştır. 17.04.2023

TAKDİR VE HÜKÜM SAYIN MAHKEMEYE AİTTİR.

## BİLİRKİŞİLER

Mustafa HAKYEMEZ  
İnş. Müh.  
E-imzalıdır.

Hürriyet BAYIR  
İnş. Müh.  
E-imzalıdır.

Sinan BAĞCIVAN  
Gayr.Değ.Uzm.  
E-imzalıdır.

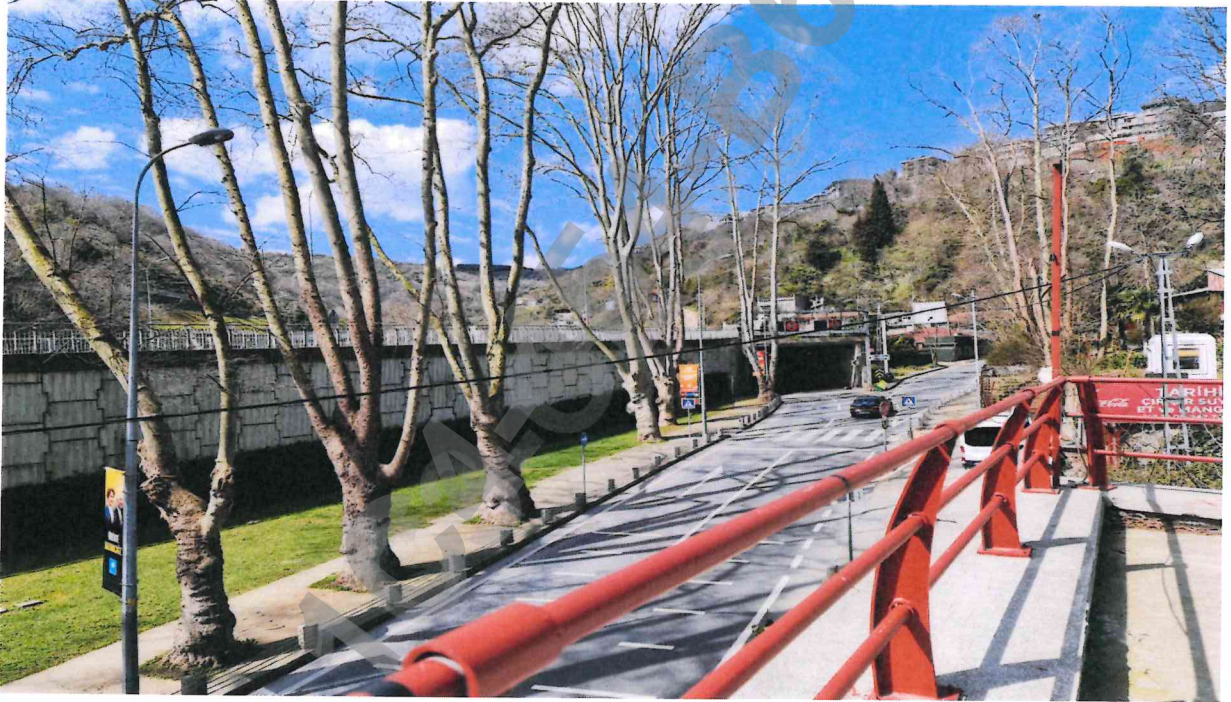
Mustafa ÖZDEMİR  
Harita -Kadastro Müh.  
E-imzalıdır.

## Keşif fotoğrafları





2023/12 D.İŞ



KAMULAŞTIRMA HARİTALARI

DOSYA NO :2023/12

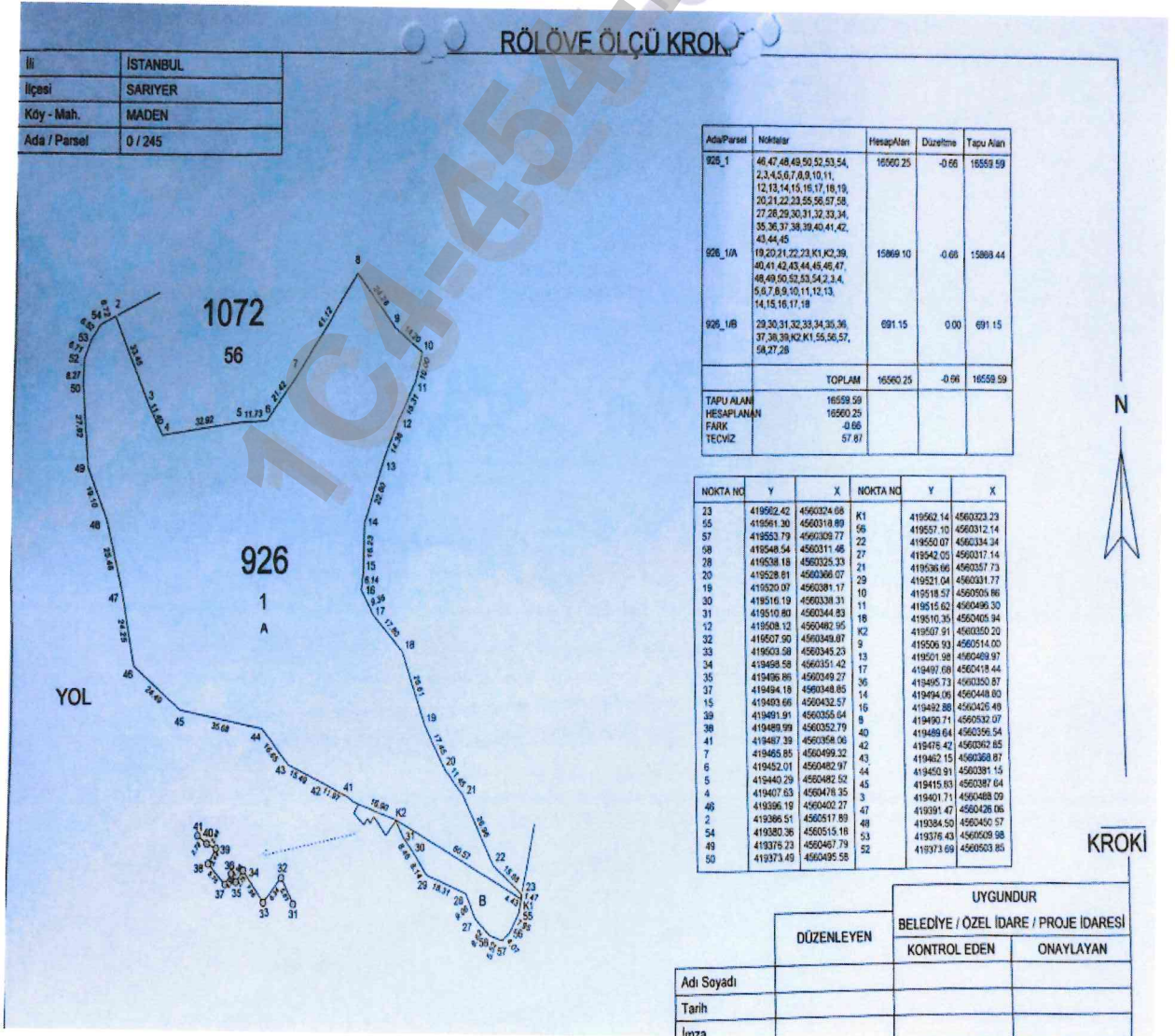
MAHALLE :MADEN

ADA :926

PARSEL :1

YÜZÖLÇÜMÜ :16.085.88m<sup>2</sup>

KAM.ALAN :691.15 m<sup>2</sup>



Dava konusu parselin toplam yüzölçümü 16.085.88 m<sup>2</sup> iken Röleve Ölçü Krokisinde (B) harfi ile gösterilen 691.15 m<sup>2</sup> lik alan T.C.Karayolları Genel Müdürlüğü tarafından kamulaştırılmıştır.





(Har.Kad.Müh)

1C4-454-B6

## İSTANBUL

### 12. ASLİYE HUKUK MAHKEMESİ HAKİMLİĞİ'NE

Mahkemeniz tarafından bilirkişi olarak atandığımız 2023/12 D.İş numaralı dosyasına ait Bilirkişi Raporu hazırlanmış olup ekte sunulmuştur. Sayın Mahkemenizin takdirlerine saygılarımızla arz ederiz.  
18.04.2023

EKİ : Bilirkişi Raporu (PDF)

#### BİLİRKİŞİLER

Mustafa HAKYEMEZ  
İnşaat Müh.  
E-imzalıdır.

Hürriyet BAYIR  
İnşaat Müh.  
E-imzalıdır.

Sinan BAĞÇIVAN  
Gayr. Değ.Uzm.  
E-imzalıdır.

Mustafa ÖZDEMİR  
Harita-Kadastro Müh.  
E-imzalıdır.



## TEBLİĞ MAZBATASI

Tebliğ Evrakı,

T.C.  
İSTANBUL  
12. Asliye Hukuk MahkemesiDosya No: 2023/12 D.İş  
Karar No: 2023/12

Örnek No: 25

24342

## E-TEBLİGAT

- 1- Adresinde veya ..... da muhatap .....
- 2- ..... sebebiyle muhatap yerine .....
- 3- Tebliğin yapılması ..... sebebiyle emin edilemediğinden .....
- 4- Muhatabın muvakkaten ..... gittiği ..... tarafından bildirildiğinden .....
- 5- (.....) mehil tayin edilip (ikinci defa) tebligat çıkarıldığından keyfiyet haber verilerek muhatap yerine .....
- 6- ..... tebellüğden imtina ettiğinden .....
- 7- Adreste kimse bulunmaması üzerine .....
- 8- Tebliğ yapacak kimse ..... sebebiyle imtina ettiğinden .....
- ..... huzurunda .....

(Tebliğ tarihi) Tebliğ yapılanın (imza veya parmak izi) (imza)

Tebliğ memurunun imzası:

## Taahhütlü

No: \* 50003591 75089\*

Adı ve Soyadı: Talep Eden KARAYOLLARI GENEL MÜDÜRLÜĞÜ Vekili  
Av. MELEK SAPMAZ  
[35399-09939-42014] Uets Hesap Sahibi: Karayolları Genel Müdürlüğü > Karayolları 1. Bölge Müdürlüğü > Hukuk Birimi

Bilirkişi raporuna HMK 281. maddesi gereğince tebliğ tarihinden itibaren iki hafta içinde itiraz etmediğiniz takdirde bilirkişi raporuna itiraz etme hakkından vazgeçmiş sayılacağınız ihtar ve tebliğ olunur.

Mühür ve İmza

BU ZARFTA Bilirkişi Raporu - [Mustafa Özdemir], Ek-Blr\_Bılrkısı\_Eksuretalebi, Ek-Blr\_Bılrkısı\_Eksuretalebi VARDIR.

Muhatap adresini değiştirmişse tebliğ memuru tarafından tespit edilen yeni adresi:

BURADAN KATLAYINIZ

T.C.  
İSTANBUL  
12. Asliye Hukuk MahkemesiDosya No: 2023/12 D.İş  
Karar No: 2023/12

Örnek No: 25

## E-TEBLİGAT

Adı ve Soyadı:  
Talep Eden KARAYOLLARI GENEL MÜDÜRLÜĞÜ Vekili Av. MELEK SAPMAZ  
[35399-09939-42014] Uets Hesap Sahibi: Karayolları Genel Müdürlüğü > Karayolları 1. Bölge Müdürlüğü > Hukuk Birimi

## Taahhütlü

No: \* 50003591 75089\*

Bilirkişi raporuna HMK 281. maddesi gereğince tebliğ tarihinden itibaren iki hafta içinde itiraz etmediğiniz takdirde bilirkişi raporuna itiraz etme hakkından vazgeçmiş sayılacağınız ihtar ve tebliğ olunur.

Mühür ve İmza

BU ZARFTA Bilirkişi Raporu - [Mustafa Özdemir], Ek-Blr\_Bılrkısı\_Eksuretalebi, Ek-Blr\_Bılrkısı\_Eksuretalebi VARDIR.

KEP kullanıcısı iseniz, KEP Adresi: [adaletbakanligi@hs01.kep.tr](mailto:adaletbakanligi@hs01.kep.tr) ve ileti detay alanına 31617951 DETSIS No bilgisi ile cevap yazabilirsiniz. Ayrıca yukarıda yazılı Barkod No bilgisi ile KEP üzerinden cevap verebilirsiniz.

BURADAN KATLAYINIZ

- Hakkınızda bulunan dava/takip dosyalarına <https://vatandas.uyap.gov.tr> sitesine E-devlet şifrenizle giriş yaparak bilgi sahibi olabilirsiniz.

- "TCKIMLIKNO KISISELSTANDART ABONE" yazıp 4060'a gönderip abone olabilirsiniz. Abonelikler hakkında detaylı bilgi için <http://www.sms.uyap.gov.tr> sitesini ziyaret ediniz.

ANNEX C

# *Purchase Record*





		<b>KARAYOLLARI GENEL MÜDÜRLÜĞÜ</b> <b>1.BÖLGE MÜDÜRLÜĞÜ</b> <b>Satınalma Tutanağı(Tescil Belgesi)</b>				
		<b>Kamulaştırmanın Konusu</b> <b>KUZEY MARMARA (3. BOĞAZ KÖPRÜSÜ DAHİL) (İCA)(SARIYER-KILYOS KARAYOLU TÜNELİ)</b>				
<b>KAMULAŞTIRILAN TAŞINMAZIN TAPU BİLGİLERİ</b>						
İli	İSTANBUL	Ada / Parsel	0 / 246			
İlçesi	SARIYER	Ana Taşınmaz Niteliği	TARLA			
Köy/ Mah	DEMİRCİKÖY	Blok, Kat, Bağ.Böl.No, Nitelik	-, -, -			
Mevkii		Arsa Payı/Hisse Oranı	1/1			
TCK NO	Yüzölçümü (m <sup>2</sup> )	Kamulaştırılan Alan (m <sup>2</sup> )	Birim Fiyatı (TL/m <sup>2</sup> )	Tutarı (TL)		
3	7.316,15	498,80	3.500,00	1.745.800,00		
Kıymetine Etkili Diğer Unsur Değeri ile Kamulaştırma Etkisi Toplamı				0,00		
Arta kalan kısmın kıymetinde kamulaştırma sebebiyle meydana gelen artış veya azalış				0,00		
Enkaz Ağaç		Enkaz Yapı				
<b>MÜTEMMİM CÜZİ VE ÜRÜN BİLGİLERİ</b>						
Mütemmim Cüz-i ve Ürün Çeşidi *	Miktarı			Tutar (TL)		
Ürün				0,00		
Ağaç				0,00		
Bina, kuyu, duvar ve diğer yapılar	TEL ÇİT			16.633,18		
* Mütemmim cüz-i ve ürünlerin kıymet takdirleri tespit formunda detaylı şekilde açıklanmıştır.				<b>TOPLAM</b>	<b>16.633,18</b>	
<b>TAŞINMAZIN HAK SAHİBİ BİLGİLERİ</b>						
T.C No/Vergi No	Adı Soyadı / Ünvan		Baba Adı	Anne Adı	Hisse	
0	KUMSUYU TARIMCILIK VE İNŞAAT ANONİM ŞİRKETİ		-		1/1	
Doğum Tarihi	Doğum Yeri	Seri No	Aile Sıra No	Cilt No	Sıra No	Verildiği Yer
<b>VEKİL BİLGİLERİ</b>						
Vekaletin Verildiği Noterlik		Vekilin Adı Soyadı		Yev.Tarih	Yev. No	
BEŞİKTAŞ 7. NOTERLİĞİ		İBRAHİM HAMDİ YASAMAN		21.01.2020	01183	
Yapılacak İşlem: Yol olarak tescil ve Medeni Kanunun 999. Maddesine göre sicilinden terkin.						
Satın Alma Komisyonu Olur Tarihi ve Sayısı	11.1.2023 160467	<b>TAŞINMAZIN TOPLAM KAMULAŞTIRMA BEDELİ (TL)</b>		1.762.433,18		
		<b>HİSSEYE ÖDENECEK ZEMİN BEDELİ (TL)</b>		1.745.800,00		
		<b>HİSSEYE ÖDENECEK TOPLAM BEDEL (TL)</b>		1.762.433,18		

20.12.2022 tarihli 353 sayılı Kamu Yarı Kararına dayanılarak yukarıda tüm hukuki ve fiili vasıfları yazılı taşınmaz Karayolları Genel Müdürlüğünce kamulaştırmaya tabi tutularak tamamına Kıymet Takdir Komisyonunun yapmış olduğu tespitler sonucu düzenlenen, Kıymet Takdirinde belirtilen bedelleri aşmamak üzere komisyonumuzca teklif edilen toplam 1.762.433,18 TL kamulaştırma bedeli olarak kabul eden ilgili hakkında 2942 sayılı kanunun 8.maddesi (Değişik:20.08.2016-6745/31.m) gereğince işlem yapılması kararlaştırılmıştır.

İlgili kamulaştırmaya konu taşınmazın kamulaştırılan kısımdaki hissesinin tamamını Taşınmaz üzerindeki takyidatların kamulaştırma nedeniyle bedele dönüşmesinden dolayı tüm takyidatlardan arı olarak, İdare adına tapuya resen tescil veya terkin edilmek üzere Tapu Müdürlüğüne havalesini ve İdarece resen yaptırılacak ifraz, tescil veya terkin işlemine, taşınmazın iştirak halinin bozularak intikalinden sonra kamulaştırmaya konu payın/payların idare adına tescilinin yapılması, 2942 sayılı Kamulaştırma kanununun 8.maddesi (Değişik:20.08.2016-6745/31.m) gereği anlaşmak suretiyle muvaffakat ettiğini beyan ve kabul ederek, iş bu satınalma tutanağı (tescil belgesi) sözleşme yerine geçmek üzere düzenlenerek imza altına alınmıştır. Bu işlem ÖMER KIRKPINAR tarafından 10.2.2023 11:28 tarihinde yapılmıştır.

BAŞKAN


  
Mehmet ÇETİN  
Bölge Müdür Yardımcısı

ÜYE

  
Murat ALP  
Taşınmazlar Şefi

ÜYE

  
Gizem KOLGU YİĞİT  
Ar-Ge Mühendisi

  
KUMSUYU TARIMCILIK VE İNŞAAT  
ANONİM ŞİRKETİ  
Vekili: İBRAHİM HAMDİ YASAMAN





		<b>KARAYOLLARI GENEL MÜDÜRLÜĞÜ</b> <b>1.BÖLGE MÜDÜRLÜĞÜ</b> <b>Satınalma Tutanağı(Tescil Belgesi)</b>			
		<b>Kamulaştırmanın Konusu</b> <b>KUZEY MARMARA (3. BOĞAZ KÖPRÜSÜ DAHİL) (İCA)(SARIYER-KILYOS KARAYOLU TÜNELİ)</b>			
<b>KAMULAŞTIRILAN TAŞINMAZIN TAPU BİLGİLERİ</b>					
İli	İSTANBUL	Ada / Parsel	0 / 271		
İlçesi	SARIYER	Ana Taşınmaz Niteliği	TARLA		
Köy/ Mah	DEMİRCİKÖY	Blok, Kat, Bağ.Böl.No, Nitelik	-, -, -		
Mevkii		Arsa Payı/Hisse Oranı	1/1		
TCK NO	Yüzölçümü (m <sup>2</sup> )	Kamulaştırılan Alan (m <sup>2</sup> )	Birim Fiyatı (TL/m <sup>2</sup> )	Tutarı (TL)	
4	293,57	293,57	3.500,00	1.027.495,00	
Kıymetine Etkili Diğer Unsur Değeri ile Kamulaştırma Etkisi Toplamı				0,00	
Arta kalan kısmın kıymetinde kamulaştırma sebebiyle meydana gelen artış veya azalış				0,00	
Enkaz Ağaç		Enkaz Yapı			
<b>MÜTEMMİM CÜZİ VE ÜRÜN BİLGİLERİ</b>					
Mütemmim Cüz-i ve Ürün Çeşidi *	Miktarı			Tutar (TL)	
Ürün				0,00	
Ağaç				0,00	
Bina, kuyu, duvar ve diğer yapılar				0,00	
* Mütemmim cüz-i ve ürünlerin kıymet takdirleri tespit formunda detaylı şekilde açıklanmıştır.				<b>TOPLAM</b>	
<b>TASINMAZIN HAK SAHİBİ BİLGİLERİ</b>					
T.C No/Vergi No	Adı Soyadı / Ünvan		Baba Adı	Anne Adı	Hisse
0	GÜLCAN I				1/1
Doğum Tarihi	Doğum Yeri	Seri No	Aile Sıra No	Cilt No	Sıra No
	ANTAKYA				
<b>VEKİL BİLGİLERİ</b>					
Vekaletin Verildiği Noterlik		Vekilin Adı Soyadı		Yev.Tarih	Yev. No
Yapılacak İşlem: Yol olarak tescil ve Medeni Kanunun 999. Maddesine göre sicilinden terkin.					
Satın Alma Komisyonu Olur Tarihi ve Sayısı		11.1.2023 160467	<b>TAŞINMAZIN TOPLAM KAMULAŞTIRMA BEDELİ (TL)</b>		1.027.495,00
			<b>HİSSEYE ÖDENECEK ZEMİN BEDELİ (TL)</b>		1.027.495,00
			<b>HİSSEYE ÖDENECEK TOPLAM BEDEL (TL)</b>		1.027.495,00

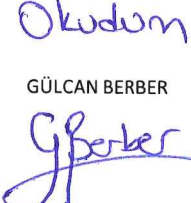
20.12.2022 tarihli 353 sayılı Kamu Yararı Kararına dayanılarak yukarıda tüm hukuki ve fiili vasıfları yazılı taşınmaz Karayolları Genel Müdürlüğünce kamulaştırmaya tabi tutularak tamamına Kıymet Takdir Komisyonunun yapmış olduğu tespitler sonucu düzenlenen, Kıymet Takdirinde belirtilen bedelleri aşmamak üzere komisyonumuzca teklif edilen toplam 1.027.495,00 TL kamulaştırma bedeli olarak kabul eden ilgili hakkında 2942 sayılı kanunun 8.maddesi (Değişik:20.08.2016-6745/31.m) gereğince işlem yapılması kararlaştırılmıştır.

İlgili kamulaştırmaya konu taşınmazın kamulaştırılan kısımdaki hissesinin tamamını Taşınmaz üzerindeki takyidatların kamulaştırma nedeniyle bedele dönüşmesinden dolayı tüm takyidatlardan ari olarak, İdare adına tapuya resen tescil veya terkin edilmek üzere Tapu Müdürlüğüne havalesini ve İdarece resen yaptırılacak ifraz, tescil veya terkin işlemine, taşınmazın iştirak halinin bozularak intikalinden sonra kamulaştırmaya konu payın/payların idare adına tescilinin yapılması, 2942 sayılı Kamulaştırma kanununun 8.maddesi (Değişik:20.08.2016-6745/31.m) gereği anlaşmak suretiyle muvaffakat ettiğini beyan ve kabul ederek, iş bu satınalma tutanağı (tescil belgesi) sözleşme yerine geçmek üzere düzenlenerek imza altına alınmıştır. Bu işlem ÖMER KIRKPINAR tarafından 21.2.2023 11:10 tarihinde yapılmıştır.

BAŞKAN  
  
 Mehmet ÇETİN  
 Bölge Müdür Yardımcısı

ÜYE  
  
 Murat ALP  
 Taşınmazlar Şefi



ÜYE  
  
 Mustafa Nusret TURHAN  
 Otayol Yapım Şefi

  
 GÜLCAN BERBER


ANNEX D

# *Valuation Studies of Park-1*



<b>KÖYÜ / MAHALLESİ</b>		<b>: MADEN MAHALLESİ</b>						
<b>ADA / PARSEL NO</b>		<b>: PARK1</b>		<b>SARIYER BELEDİYESİ</b>				
				<b>Yusuf CEVAHİR</b>				
<b>YAPI NO</b>	<b>: 1</b>							
<b>YAPININ CİNSİ</b>	<b>: DEMİRLİ BETON</b>							
<b>KULLANIM AMACI</b>	<b>: DUVAR</b>							
<b>ÖLÇÜLERİ</b>	<b>: 2.67 m3</b>							
<b>YAPI MALZEMESİ</b>	<b>: BETON</b>							
<b>YAŞI</b>	<b>: 30</b>							
<b>POZ NO</b>	<b>: KGM/16.130/K-HR</b>							
<b>Düşünceler : Betonarme duvar L = 2.13 m h = 2.50 m duvar genişliği L = 0.50 m yapı 30 yıllık</b>								
<b>Not: Karayolları 2022 Yılı Yol, Köprü,Tünel, Bitümlü Kaplamalar, Bakım ve Trafik İşleri</b>								
<b>Birim Fiyat : Poz: KGM/16.130/K-HR birim fiyatı kullanılmıştır.(C30/37 hazır beton harcı ile)</b>								
Poz No	: KGM/16.130/K-HR							
1m <sup>3</sup> Bedeli	: 1.514,64	TL						
Yapı Alanı	: 5,33	x 0,50	= 2,67	m <sup>3</sup>				
Yapı Bedeli	: 2,67	x 1.514,64	= 4.036,52	TL				
Eksik İmalat	: 4.036,52	x 0,00	= 0,00	TL				
Yapı Bedeli	: 4.036,52	- 0,00	= 4.036,52	TL				
Yıpranma Oranı % 25	: 4.036,52	x 0,25	= 1.009,13	TL				
Yapı Bedeli	: 4.036,52	- 1.009,13	= 3.027,39	TL				
Enkaz Bedeli % 0	: 3.027,39	x 0,00	= 0,00	TL				
Müteahhitlik Karı % 25	: 4.036,52	x 0,25	= 1.009,13	TL				
(YYMB-MK) x (1-YPO)	: 3.027,39	x 0,75	= 2.270,54	TL				
<b>Yapı Kamulaştırma Bedeli</b>	: 3.027,39	- 0,00	= 3.027,39	TL				
<b>Asgari Levazım Bedeli</b>	: 2.270,54	x 0,70	= 1.589,38	TL				
<b>YAPI NO</b>	<b>: 2</b>							
<b>YAPININ CİNSİ</b>	<b>: DEMİRLİ BETON</b>							
<b>KULLANIM AMACI</b>	<b>: DUVAR</b>							
<b>ÖLÇÜLERİ</b>	<b>: 3.75 m3</b>							
<b>YAPI MALZEMESİ</b>	<b>: BETON</b>							
<b>YAŞI</b>	<b>: 30</b>							
<b>POZ NO</b>	<b>: KGM/16.130/K-HR</b>							
<b>Düşünceler : Betonarme duvar L = 5.00 m ortalama yüksekliği h = 1.50 m duvar genişliği L = 0.50 m yapı 30 yıllık</b>								
<b>Not: Karayolları 2022 Yılı Yol, Köprü,Tünel, Bitümlü Kaplamalar, Bakım ve Trafik İşleri</b>								
<b>Birim Fiyat : Poz: KGM/16.130/K-HR birim fiyatı kullanılmıştır.(C30/37 hazır beton harcı ile)</b>								
Poz No	: KGM/16.130/K-HR							
1m <sup>3</sup> Bedeli	: 1.514,64	TL						
Yapı Alanı	: 7,50	x 0,50	= 3,75	m <sup>3</sup>				
Yapı Bedeli	: 3,75	x 1.514,64	= 5.679,90	TL				
Eksik İmalat	: 5.679,90	x 0,00	= 0,00	TL				
Yapı Bedeli	: 5.679,90	- 0,00	= 5.679,90	TL				
Yıpranma Oranı % 25	: 5.679,90	x 0,25	= 1.419,98	TL				
Yapı Bedeli	: 5.679,90	- 1.419,98	= 4.259,93	TL				
Enkaz Bedeli % 0	: 4.259,93	x 0,00	= 0,00	TL				
Müteahhitlik Karı % 25	: 5.679,90	x 0,25	= 1.419,98	TL				
(YYMB-MK) x (1-YPO)	: 4.259,93	x 0,75	= 3.194,94	TL				
<b>Yapı Kamulaştırma Bedeli</b>	: 4.259,93	- 0,00	= 4.259,93	TL				
<b>Asgari Levazım Bedeli</b>	: 3.194,94	x 0,70	= 2.236,46	TL				




YAPI NO	: 3	
YAPININ CİNSİ	: DEMİRLİ BETON	
KULLANIM AMACI	: DUVAR	
ÖLÇÜLERİ	: 7.28 m <sup>3</sup>	
YAPI MALZEMESİ	: BETON	
YAŞI	: 30	
POZ NO	: KGM/16.130/K-HR	
Düşünceler : Betonarme duvar L = 4.85 m h = 3.00 m duvar genişliği L = 0.50 m yapı 30 yıllık		

Not: Karayolları 2022 Yılı Yol, Köprü,Tünel, Bitümlü Kaplamalar, Bakım ve Trafik İşleri

Birim Fiyat : Poz: KGM/16.130/K-HR birim fiyatı kullanılmıştır.(C30/37 hazır beton harcı ile)

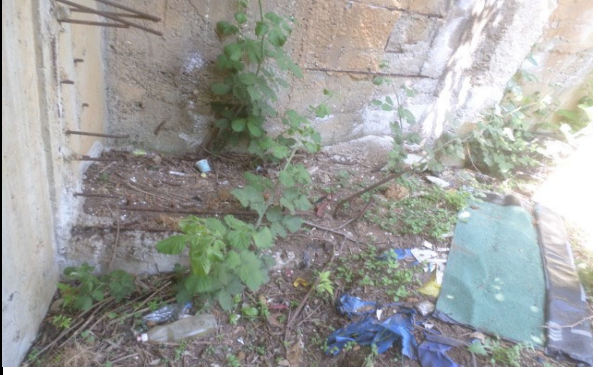
Poz No	: KGM/16.130/K-HR							
1m <sup>3</sup> Bedeli	: 1.514,64	TL						
Yapı Alanı	: 14,55	x 0,50	=	7,28	m <sup>3</sup>			
Yapı Bedeli	: 7,28	x 1.514,64	=	11.019,01	TL			
Eksik İmalat	: 11.019,01	x 0,00	=	0,00	TL			
Yapı Bedeli	: 11.019,01	- 0,00	=	11.019,01	TL			
Yıpranma Oranı % 25	: 11.019,01	x 0,25	=	2.754,75	TL			
Yapı Bedeli	: 11.019,01	- 2.754,75	=	8.264,25	TL			
Enkaz Bedeli % 0	: 8.264,25	x 0,00	=	0,00	TL			
Müteahhitlik Karı % 25	: 11.019,01	x 0,25	=	2.754,75	TL			
(YYMB-MK) x (1-YPO)	: 8.264,25	x 0,75	=	6.198,19	TL			
Yapı Kamulaştırma Bedeli	: 8.264,25	- 0,00	=	8.264,25	TL			
<b>Asgari Levazım Bedeli</b>	: <b>6.198,19</b>	<b>x 0,70</b>	<b>=</b>	<b>4.338,73</b>	<b>TL</b>			

YAPI NO	: 4	
YAPININ CİNSİ	: DEMİRLİ BETON	
KULLANIM AMACI	: DUVAR	
ÖLÇÜLERİ	: 5.38 m <sup>3</sup>	
YAPI MALZEMESİ	: BETON	
YAŞI	: 30	
POZ NO	: KGM/16.130/K-HR	
Düşünceler : Betonarme duvar L = 5.00 m ortalama yüksekliği h = 2.15 m duvar genişliği L = 0.50 m yapı 30 yıllık		

Not: Karayolları 2022 Yılı Yol, Köprü,Tünel, Bitümlü Kaplamalar, Bakım ve Trafik İşleri

Birim Fiyat : Poz: KGM/16.130/K-HR birim fiyatı kullanılmıştır.(C30/37 hazır beton harcı ile)


Poz No	: KGM/16.130/K-HR							
1m <sup>3</sup> Bedeli	: 1.514,64	TL						
Yapı Alanı	: 10,75	x 0,50	=	5,38	m <sup>3</sup>			
Yapı Bedeli	: 5,38	x 1.514,64	=	8.141,19	TL			
Eksik İmalat	: 8.141,19	x 0,00	=	0,00	TL			
Yapı Bedeli	: 8.141,19	- 0,00	=	8.141,19	TL			
Yıpranma Oranı % 25	: 8.141,19	x 0,25	=	2.035,30	TL			
Yapı Bedeli	: 8.141,19	- 2.035,30	=	6.105,89	TL			
Enkaz Bedeli % 0	: 6.105,89	x 0,00	=	0,00	TL			
Müteahhitlik Karı % 25	: 8.141,19	x 0,25	=	2.035,30	TL			
(YYMB-MK) x (1-YPO)	: 6.105,89	x 0,75	=	4.579,42	TL			
Yapı Kamulaştırma Bedeli	: 6.105,89	- 0,00	=	6.105,89	TL			
<b>Asgari Levazım Bedeli</b>	: <b>4.579,42</b>	<b>x 0,70</b>	<b>=</b>	<b>3.205,59</b>	<b>TL</b>			

YAPI NO	: 5	
YAPININ CİNSİ	: DEMİRLİ BETON	
KULLANIM AMACI	: BETON PAPUÇ	
ÖLÇÜLERİ	: 221.39 m <sup>3</sup>	
YAPI MALZEMESİ	: BETON	
YAŞI	: 30	
POZ NO	: KGM/16.130/K-HR	
Düşünceler : Beton duvar altı beton papuç L = 122.99 m h = 1.50 m papuç genişliği L = 1.20 m yapı 30 yıllık		

**Not: Karayolları 2022 Yılı Yol, Köprü,Tünel, Bitümlü Kaplamalar, Bakım ve Trafik İşleri**

**Birim Fiyat : Poz: KGM/16.130/K-HR birim fiyatı kullanılmıştır.(C30/37 hazır beton harcı ile)**

Poz No	: KGM/16.130/K-HR							
1m <sup>3</sup> Bedeli	: 1.514,64	TL						
Yapı Alanı	: 184,49	x	1,20	=	221,39	m <sup>3</sup>		
Yapı Bedeli	: 221,39	x	1.514,64	=	335.323,12	TL		
Eksik İmalat	: 335.323,12	x	0,00	=	0,00	TL		
Yapı Bedeli	: 335.323,12	-	0,00	=	335.323,12	TL		
Yıpranma Oranı	% 25	: 335.323,12	x	0,25	=	83.830,78	TL	
Yapı Bedeli	: 335.323,12	-	83.830,78	=	251.492,34	TL		
Enkaz Bedeli	% 0	: 251.492,34	x	0,00	=	0,00	TL	
Müteahhitlik Karı	% 25	: 335.323,12	x	0,25	=	83.830,78	TL	
(YYMB-MK) x (1-YPO)	: 251.492,34	x	0,75	=	188.619,26	TL		
<b>Yapı Kamulaştırma Bedeli</b>	: 251.492,34	-	0,00	=	251.492,34	TL		
<b>Asgari Levazım Bedeli</b>	: 188.619,26	x	0,70	=	132.033,48	TL		

YAPI NO	: 6	
YAPININ CİNSİ	: DEMİRLİ BETON	
KULLANIM AMACI	: DUVAR	
ÖLÇÜLERİ	: 92.08 m <sup>3</sup>	
YAPI MALZEMESİ	: BETON	
YAŞI	: 30	
POZ NO	: KGM/16.130/K-HR	
Düşünceler : Beton papuç üzeri betonarme duvar L = 115.10 m h = 4.00 m duvar genişliği L = 0.20 m yapı 30 yıllık		

**Not: Karayolları 2022 Yılı Yol, Köprü,Tünel, Bitümlü Kaplamalar, Bakım ve Trafik İşleri**

**Birim Fiyat : Poz: KGM/16.130/K-HR birim fiyatı kullanılmıştır.(C30/37 hazır beton harcı ile)**

Poz No	: KGM/16.130/K-HR							
1m <sup>3</sup> Bedeli	: 1.514,64	TL						
Yapı Alanı	: 460,40	x	0,20	=	92,08	m <sup>3</sup>		
Yapı Bedeli	: 92,08	x	1.514,64	=	139.468,05	TL		
Eksik İmalat	: 139.468,05	x	0,00	=	0,00	TL		
Yapı Bedeli	: 139.468,05	-	0,00	=	139.468,05	TL		
Yıpranma Oranı	% 25	: 139.468,05	x	0,25	=	34.867,01	TL	
Yapı Bedeli	: 139.468,05	-	34.867,01	=	104.601,04	TL		
Enkaz Bedeli	% 0	: 104.601,04	x	0,00	=	0,00	TL	
Müteahhitlik Karı	% 25	: 139.468,05	x	0,25	=	34.867,01	TL	
(YYMB-MK) x (1-YPO)	: 104.601,04	x	0,75	=	78.450,78	TL		
<b>Yapı Kamulaştırma Bedeli</b>	: 104.601,04	-	0,00	=	104.601,04	TL		
<b>Asgari Levazım Bedeli</b>	: 78.450,78	x	0,70	=	54.915,55	TL		




YAPI NO	: 7	
YAPININ CİNSİ	: DEMİRLİ BETON	
KULLANIM AMACI	: DUVAR	
ÖLÇÜLERİ	: 3.95 m <sup>3</sup>	
YAPI MALZEMESİ	: BETON	
YAŞI	: 30	
POZ NO	: KGM/16.130/K-HR	
Düşünceler : Beton papuç üzeri betonarme duvar L = 7.89 m ortalama yüksekliği h = 2.50 m duvar genişliği L = 0.20 m yapı 30 yıllık		

Not: Karayolları 2022 Yılı Yol, Köprü,Tünel, Bitümlü Kaplamalar, Bakım ve Trafik İşleri

Birim Fiyat : Poz: KGM/16.130/K-HR birim fiyatı kullanılmıştır.(C30/37 hazır beton harcı ile)


Poz No	: KGM/16.130/K-HR							
1m <sup>3</sup> Bedeli	: 1.514,64	TL						
Yapı Alanı	: 19,73	x 0,20	=	3,95	m <sup>3</sup>			
Yapı Bedeli	: 3,95	x 1.514,64	=	5.976,77	TL			
Eksik İmalat	: 5.976,77	x 0,00	=	0,00	TL			
Yapı Bedeli	: 5.976,77	- 0,00	=	5.976,77	TL			
Yıpranma Oranı	% 25	: 5.976,77	x 0,25	=	1.494,19	TL		
Yapı Bedeli	: 5.976,77	- 1.494,19	=	4.482,58	TL			
Enkaz Bedeli	% 0	: 4.482,58	x 0,00	=	0,00	TL		
Müteahhitlik Karı	% 25	: 5.976,77	x 0,25	=	1.494,19	TL		
(YYMB-MK) x (1-YPO)	: 4.482,58	x 0,75	=	3.361,93	TL			
Yapı Kamulaştırma Bedeli	: 4.482,58	- 0,00	=	4.482,58	TL			
<b>Asgari Levazım Bedeli</b>	: <b>3.361,93</b>	<b>x 0,70</b>	<b>=</b>	<b>2.353,35</b>	<b>TL</b>			

YAPI NO	: 8	
YAPININ CİNSİ	: DEMİRLİ BETON	
KULLANIM AMACI	: DUVAR	
ÖLÇÜLERİ	: 0.26 m <sup>3</sup>	
YAPI MALZEMESİ	: BETON	
YAŞI	: 30	
POZ NO	: KGM/16.130/K-HR	
Düşünceler : Betonarme duvar L = 1.31 m h = 1.00 m duvar genişliği L = 0.20 m yapı 30 yıllık		

Not: Karayolları 2022 Yılı Yol, Köprü,Tünel, Bitümlü Kaplamalar, Bakım ve Trafik İşleri

Birim Fiyat : Poz: KGM/16.130/K-HR birim fiyatı kullanılmıştır.(C30/37 hazır beton harcı ile)

Poz No	: KGM/16.130/K-HR							
1m <sup>3</sup> Bedeli	: 1.514,64	TL						
Yapı Alanı	: 1,31	x 0,20	=	0,26	m <sup>3</sup>			
Yapı Bedeli	: 0,26	x 1.514,64	=	396,84	TL			
Eksik İmalat	: 396,84	x 0,00	=	0,00	TL			
Yapı Bedeli	: 396,84	- 0,00	=	396,84	TL			
Yıpranma Oranı	% 25	: 396,84	x 0,25	=	99,21	TL		
Yapı Bedeli	: 396,84	- 99,21	=	297,63	TL			
Enkaz Bedeli	% 0	: 297,63	x 0,00	=	0,00	TL		
Müteahhitlik Karı	% 25	: 396,84	x 0,25	=	99,21	TL		
(YYMB-MK) x (1-YPO)	: 297,63	x 0,75	=	223,22	TL			
Yapı Kamulaştırma Bedeli	: 297,63	- 0,00	=	297,63	TL			
<b>Asgari Levazım Bedeli</b>	: <b>223,22</b>	<b>x 0,70</b>	<b>=</b>	<b>156,25</b>	<b>TL</b>			

YAPI NO	: 9	
YAPININ CİNSİ	: TAŞ ÖRME	
KULLANIM AMACI	: DUVAR	
ÖLÇÜLERİ	: 15.41 m <sup>3</sup>	
YAPI MALZEMESİ	: HARÇLI TAŞ ÖRME	
YAŞI	: 30	
Düşünceler : Beton duvar üzeri taş örme duvar L = 12.84 m h = 1.50 m ortalama duvar genişliği L = 0.80 m yapı 30 yıllık		

Poz No	Açıklama	Birim	Miktar	Birim Fiyat	Tutar
KGM/17.002/K-H	C30/37 beton ile moloz taş inşaatı yapılması	m <sup>3</sup>	1,00	693,99	693,99
07.006/K(Km-Krmtş-1)	Kum,kırma taş,çakıl ve benzeri malzeme nakli ( 15 km)	m <sup>3</sup>	1,00	31,57	31,57

**Karayolları Genel Müdürlüğü'nün Birim Fiyatları kullanılarak hesaplanmıştır.**


1m <sup>3</sup> Bedeli	:	725,56		TL				
Yapı Alanı	:	19,26	x	0,80	=	15,41	m <sup>3</sup>	
Yapı Bedeli	:	15,41	x	725,56	=	11.179,43	TL	
Eksik İmalat	:	11.179,43	x	0,00	=	0,00	TL	
Yapı Bedeli	:	11.179,43	-	0,00	=	11.179,43	TL	
Yıpranma Oranı	% 40	11.179,43	x	0,40	=	4.471,77	TL	
Yapı Bedeli	:	11.179,43	-	4.471,77	=	6.707,66	TL	
Enkaz Bedeli	% 0	6.707,66	x	0,00	=	0,00	TL	
Müteahhitlik Karı	% 25	11.179,43	x	0,25	=	2.794,86	TL	
(YYMB-MK) x (1-YPO)	:	8.384,57	x	0,60	=	5.030,74	TL	
Yapı Kamulaştırma Bedeli	:	6.707,66	-	0,00	=	6.707,66	TL	
<b>Asgari Levazım Bedeli</b>	:	<b>5.030,74</b>	<b>x</b>	<b>0,70</b>	<b>=</b>	<b>3.521,52</b>	<b>TL</b>	

YAPI NO	: 10	
YAPININ CİNSİ	: DEMİRLİ BETON	
KULLANIM AMACI	: BETON KOLON	
ÖLÇÜLERİ	: 3.96 m <sup>3</sup>	
YAPI MALZEMESİ	: BETON	
YAŞI	: 30	
POZ NO	: KGM/16.130/K-HR	
Düşünceler : Beton duvar yüzeyinde 11 adet ( 0.30 x 0.30 ) ebatlarında demirli betonarme kolon bulunmaktadır h = 4.00 m yapı 30 yıllık Alan = ( 0.30 x 0.30 x 4 x 11 ) = 3.96 m <sup>3</sup>		

**Not: Karayolları 2022 Yılı Yol, Köprü,Tünel, Bitümlü Kaplamalar, Bakım ve Trafik İşleri**

**Birim Fiyat : Poz: KGM/16.130/K-HR birim fiyatı kullanılmıştır.(C30/37 hazır beton harcı ile)**

Poz No	:	KGM/16.130/K-HR						
1m <sup>3</sup> Bedeli	:	1.514,64		TL				
Yapı Alanı	:	0,36	x	11,00	=	3,96	m <sup>3</sup>	
Yapı Bedeli	:	3,96	x	1.514,64	=	5.997,97	TL	
Eksik İmalat	:	5.997,97	x	0,00	=	0,00	TL	
Yapı Bedeli	:	5.997,97	-	0,00	=	5.997,97	TL	
Yıpranma Oranı	% 25	5.997,97	x	0,25	=	1.499,49	TL	
Yapı Bedeli	:	5.997,97	-	1.499,49	=	4.498,48	TL	
Enkaz Bedeli	% 0	4.498,48	x	0,00	=	0,00	TL	
Müteahhitlik Karı	% 25	5.997,97	x	0,25	=	1.499,49	TL	
(YYMB-MK) x (1-YPO)	:	4.498,48	x	0,75	=	3.373,86	TL	
Yapı Kamulaştırma Bedeli	:	4.498,48	-	0,00	=	4.498,48	TL	
<b>Asgari Levazım Bedeli</b>	:	<b>3.373,86</b>	<b>x</b>	<b>0,70</b>	<b>=</b>	<b>2.361,70</b>	<b>TL</b>	

YAPI NO	: 11	
YAPININ CİNSİ	: TAŞ ÖRME	
KULLANIM AMACI	: DUVAR	
ÖLÇÜLERİ	: 245.76 m <sup>3</sup>	
YAPI MALZEMESİ	: HARÇLI TAŞ ÖRME	
YAŞI	: 30	
Düşünceler : Taş örme duvar L = 78.02 m h = 3.50 m ortalama duvar genişliği L = 0.90 m yapı 30 yıllık		

Poz No	Açıklama	Birim	Miktar	Birim Fiyat	Tutar
KGM/17.002/K-H	C30/37 beton ile moloz taş inşaatı yapılması	m <sup>3</sup>	1,00	693,99	693,99
07.006/K(Km-Krmtş-1)	Kum,kırma taş,çakıl ve benzeri malzeme nakli ( 15 km)	m <sup>3</sup>	1,00	31,57	31,57

**Karayolları Genel Müdürlüğü'nün Birim Fiyatları kullanılarak hesaplanmıştır.**

1m <sup>3</sup> Bedeli	:	725,56		TL			
Yapı Alanı	:	273,07	x	0,90	=	245,76	m <sup>3</sup>
Yapı Bedeli	:	245,76	x	725,56	=	178.315,80	TL
Eksik İmalat	:	178.315,80	x	0,00	=	0,00	TL
Yapı Bedeli	:	178.315,80	-	0,00	=	178.315,80	TL
Yıpranma Oranı	% 40	178.315,80	x	0,40	=	71.326,32	TL
Yapı Bedeli	:	178.315,80	-	71.326,32	=	106.989,48	TL
Enkaz Bedeli	% 0	106.989,48	x	0,00	=	0,00	TL
Müteahhitlik Karı	% 25	178.315,80	x	0,25	=	44.578,95	TL
(YYMB-MK) x (1-YPO)	:	133.736,85	x	0,60	=	80.242,11	TL
Yapı Kamulaştırma Bedeli	:	106.989,48	-	0,00	=	106.989,48	TL
<b>Asgari Levazım Bedeli</b>	:	<b>80.242,11</b>	<b>x</b>	<b>0,70</b>	<b>=</b>	<b>56.169,48</b>	<b>TL</b>

YAPI NO	: 12	
YAPININ CİNSİ	: DEMİR VE KAFES TEL	
KULLANIM AMACI	: TEL ÇİT	
ÖLÇÜLERİ	: 193.12 m	
YAŞI	: 30	
POZ NO	: -	
Düşünceler : Beton duvar ve taş örme duvar üzeri demir direk arasına gerilerek yapılan kafes tel örgü üzerinde 3 sıra dikenli tel örgü bulunmakta demir direk arası L = 3.00 m h = 2.00 m yapı 30 yıllık <b>Not : Kafes tel h = 1.20 m ( 1.20 / 1.80 ) = 0.67</b>		


Poz No	Açıklama	Birim	Miktar	Birim Fiyat	Tutar
KGM/51.106/B	Galvanizli kafes tel temini ve montajı	m <sup>2</sup>	0,67	76,38	50,92
KGM/70.054	Galvanizli dikenli tel temini ve montajı	m	3,00	10,63	31,89
04.284	2m'lik demir direk bedeli (1 1/2 inç)	adet/m	0,33	124,66	41,55

**Karayolları Genel Müdürlüğü'nün Birim Fiyatları kullanılarak hesaplanmıştır.**

1 m Bedeli	:	124,36		TL			
Yapı Alanı	:	193,12	x	1,00	=	193,12	m
Yapı Bedeli	:	193,12	x	124,36	=	24.017,05	TL
Eksik İmalat	:	24.017,05	x	0,00	=	0,00	TL
Yapı Bedeli	:	24.017,05	-	0,00	=	24.017,05	TL
Yıpranma Oranı	% 25	24.017,05	x	0,25	=	6.004,26	TL
Yapı Bedeli	:	24.017,05	-	6.004,26	=	18.012,79	TL
Enkaz Bedeli	% 0	18.012,79	x	0,00	=	0,00	TL
Müteahhitlik Karı	% 25	24.017,05	x	0,25	=	6.004,26	TL
(YYMB-MK) x (1-YPO)	:	18.012,79	x	0,75	=	13.509,59	TL
Yapı Kamulaştırma Bedeli	:	18.012,79	-	0,00	=	18.012,79	TL





YAPI NO	: 15	
YAPININ CİNSİ	: DEMİRLİ BETON	
KULLANIM AMACI	: DUVAR	
ÖLÇÜLERİ	: 1.28 m <sup>3</sup>	
YAPI MALZEMESİ	: BETON	
YAŞI	: 30	
POZ NO	: KGM/16.130/K-HR	
Düşünceler : Betonarme duvar L = 3.55 m h = 1.80 m duvar genişliği L = 0.20 m yapı 30 yıllık		

**Not: Karayolları 2022 Yılı Yol, Köprü, Tünel, Bitümlü Kaplamalar, Bakım ve Trafik İşleri**

**Birim Fiyat : Poz: KGM/16.130/K-HR birim fiyatı kullanılmıştır.(C30/37 hazır beton harcı ile)**

Poz No	: KGM/16.130/K-HR						
1m <sup>3</sup> Bedeli	: 1.514,64		TL				
Yapı Alanı	: 6,39	x	0,20	=	1,28	m <sup>3</sup>	
Yapı Bedeli	: 1,28	x	1.514,64	=	1.935,71	TL	
Eksik İmalat	: 1.935,71	x	0,00	=	0,00	TL	
Yapı Bedeli	: 1.935,71	-	0,00	=	1.935,71	TL	
Yıpranma Oranı	% 25	: 1.935,71	x	0,25	=	483,93	TL
Yapı Bedeli	: 1.935,71	-	483,93	=	1.451,78	TL	
Enkaz Bedeli	% 0	: 1.451,78	x	0,00	=	0,00	TL
Müteahhitlik Karı	% 25	: 1.935,71	x	0,25	=	483,93	TL
(YYMB-MK) x (1-YPO)	: 1.451,78	x	0,75	=	1.088,84	TL	
<b>Yapı Kamulaştırma Bedeli</b>	: 1.451,78	-	0,00	=	1.451,78	TL	
<b>Asgari Levazım Bedeli</b>	: 1.088,84	x	0,70	=	762,19	TL	


YAPI NO	: 16	
YAPININ CİNSİ	: TAŞ ÖRME	
KULLANIM AMACI	: DUVAR	
ÖLÇÜLERİ	: 5.12 m <sup>3</sup>	
YAPI MALZEMESİ	: HARÇLI TAŞ ÖRME	
YAŞI	: 30	
Düşünceler : Taş örme duvar L = 5.69 m h = 1.50 m ortalama duvar genişliği L = 0.60 m yapı 30 yıllık		

Poz No	Açıklama	Birim	Miktar	Birim Fiyat	Tutar
KGM/17.002/K-H	C30/37 beton ile moloz taş inşaatı yapılması	m <sup>3</sup>	1,00	693,99	693,99
07.006/K(Km-Krmtş-1)	Kum,kırma taş,çakıl ve benzeri malzeme nakli ( 15 km)	m <sup>3</sup>	1,00	31,57	31,57

**Karayolları Genel Müdürlüğü'nün Birim Fiyatları kullanılarak hesaplanmıştır.**

1m <sup>3</sup> Bedeli	: 725,56		TL				
Yapı Alanı	: 8,54	x	0,60	=	5,12	m <sup>3</sup>	
Yapı Bedeli	: 5,12	x	725,56	=	3.717,77	TL	
Eksik İmalat	: 3.717,77	x	0,00	=	0,00	TL	
Yapı Bedeli	: 3.717,77	-	0,00	=	3.717,77	TL	
Yıpranma Oranı	% 40	: 3.717,77	x	0,40	=	1.487,11	TL
Yapı Bedeli	: 3.717,77	-	1.487,11	=	2.230,66	TL	
Enkaz Bedeli	% 0	: 2.230,66	x	0,00	=	0,00	TL
Müteahhitlik Karı	% 25	: 3.717,77	x	0,25	=	929,44	TL
(YYMB-MK) x (1-YPO)	: 2.788,33	x	0,60	=	1.673,00	TL	
<b>Yapı Kamulaştırma Bedeli</b>	: 2.230,66	-	0,00	=	2.230,66	TL	
<b>Asgari Levazım Bedeli</b>	: 1.673,00	x	0,70	=	1.171,10	TL	



YAPI NO	: 17	
YAPININ CİNSİ	: TUĞLA ÖRME	
KULLANIM AMACI	: DUVAR	
ÖLÇÜLERİ	: 8.93 m <sup>2</sup>	
YAPI MALZEMESİ	: HARÇLI TUĞLA ÖRME	
YAŞI	: 30	
POZ NO	: 15.220.1401	
Düşünceler : Tuğla örme duvar L = 7.44 m h = 1.20 m duvar genişliği L = 0.19 m yapı 30 yıllık		

**Çevre, Şehircilik ve İklim Değişikliği Bakanlığı'nın Birim fiyatı kullanılarak hesaplanmıştır.**

Poz No	: 15.220.1401					
1m <sup>2</sup> Bedeli	: 215,33		TL			
Yapı Alanı	: 7,44	x	1,20	=	8,93	m <sup>2</sup>
Yapı Bedeli	: 8,93	x	215,33	=	1.922,47	TL
Eksik İmalat	: 1.922,47	x	0,00	=	0,00	TL
Yapı Bedeli	: 1.922,47	-	0,00	=	1.922,47	TL
Yıpranma Oranı	% 32	:	1.922,47	x	0,32	= 615,19 TL
Yapı Bedeli	: 1.922,47	-	615,19	=	1.307,28	TL
Enkaz Bedeli	% 0	:	1.307,28	x	0,00	= 0,00 TL
Müteahhitlik Karı	% 25	:	1.922,47	x	0,25	= 480,62 TL
(YYMB-MK) x (1-YPO)	: 1.441,85	x	0,68	=	980,46	TL
<b>Yapı Kamulaştırma Bedeli</b>	: 1.307,28	-	0,00	=	1.307,28	TL
<b>Asgari Levazım Bedeli</b>	: 980,46	x	0,70	=	686,32	TL

YAPI NO	: 18	
YAPININ CİNSİ	: DEMİRLİ BETON	
KULLANIM AMACI	: KAPI KOLONU	
ÖLÇÜLERİ	: 0.88 m <sup>3</sup>	
YAPI MALZEMESİ	: BETON	
YAŞI	: 30	
POZ NO	: KGM/16.130/K-HR	
Düşünceler : 2 adet ( 0.40 x 0.55 ) ebatlarında demirli betonarme kolon bulunmaktadır h = 2.00 m kapı kolonu olarak kullanılmakta yapı 30 yıllık Alan = ( 0.40 x 0.55 x 2 x 2 ) = 0.88 m <sup>3</sup>		

**Not: Karayolları 2022 Yılı Yol, Köprü, Tünel, Bitümlü Kaplamalar, Bakım ve Trafik İşleri**

**Birim Fiyat : Poz: KGM/16.130/K-HR birim fiyatı kullanılmıştır.(C30/37 hazır beton harcı ile)**

Poz No	: KGM/16.130/K-HR					
1m <sup>3</sup> Bedeli	: 1.514,64		TL			
Yapı Alanı	: 0,44	x	2,00	=	0,88	m <sup>3</sup>
Yapı Bedeli	: 0,88	x	1.514,64	=	1.332,88	TL
Eksik İmalat	: 1.332,88	x	0,00	=	0,00	TL
Yapı Bedeli	: 1.332,88	-	0,00	=	1.332,88	TL
Yıpranma Oranı	% 25	:	1.332,88	x	0,25	= 333,22 TL
Yapı Bedeli	: 1.332,88	-	333,22	=	999,66	TL
Enkaz Bedeli	% 0	:	999,66	x	0,00	= 0,00 TL
Müteahhitlik Karı	% 25	:	1.332,88	x	0,25	= 333,22 TL
(YYMB-MK) x (1-YPO)	: 999,66	x	0,75	=	749,75	TL
<b>Yapı Kamulaştırma Bedeli</b>	: 999,66	-	0,00	=	999,66	TL
<b>Asgari Levazım Bedeli</b>	: 749,75	x	0,70	=	524,82	TL

YAPI NO	: 19	
YAPININ CİNSİ	: DEMİR	
KULLANIM AMACI	: KAPI	
ÖLÇÜLERİ	: 8.80 m2	
YAŞI	: 30	
POZ NO	: V.0333	
Düşünceler : Bahçe giriş kapısı demir kapı L = 4.40 m h = 2.00 m		
Tanımı : Klasik ve demir parmaklık, demir kapı camekan ve pencere sökülmesi		

<b>Vakıflar Genel Müdürlüğü'nün Birim fiyatı kullanılarak hesaplanmıştır.</b>						
Poz No	:	V.0333				
1 m <sup>2</sup> Bedeli	:	193,25	TL			
Yapı Alanı	:	4,40	x	2,00	=	8,80 m <sup>2</sup>
Yapı Bedeli	:	8,80	x	193,25	=	1.700,60 TL
Eksik İmalat	:	1.700,60	x	0,00	=	0,00 TL
Yapı Bedeli	:	1.700,60	-	0,00	=	1.700,60 TL
Yıpranma Oranı	:	1.700,60	x	0,00	=	0,00 TL
Yapı Bedeli	:	1.700,60	-	0,00	=	1.700,60 TL
Enkaz Bedeli	:	1.700,60	x	0,00	=	0,00 TL
<b>Yapı Monte ve Demonte Bedeli</b>	:	<b>1.700,60</b>	-	<b>0,00</b>	=	<b>1.700,60 TL</b>

YAPI NO	: 20	
YAPININ CİNSİ	: BETONARME	
KULLANIM AMACI	: KONUT VİLLA	
ÖLÇÜLERİ	: 179.99 m2	
KAT ADEDİ	: 2 ( zemin kat )	
YAŞI	: 30	
YAPI SINIFI	: IV / B	
Düşünceler : 2 katlı betonarme yapı zemin kat konut villa olarak kullanılmakta dış cephesi sıvalı ve boyalı çatı şingil kaplama yapı 30 yıllık		

<b>Çevre, Şehircilik ve İklim Değişikliği Bakanlığı'nın birim fiyatı kullanılarak hesaplanmıştır.</b>							<b>Eksik imalat % si</b>		
Yapı Sınıfı	:	IV / B							
1 m <sup>2</sup> Bedeli	:	5.900,00	TL						
Yapı Alanı	:	179,99	x	1,00	=	179,99 m <sup>2</sup>	Temel	10	% 0
Yapı Bedeli	:	179,99	x	5.900,00	=	1.061.941,00 TL	Z.kat	18	% 0
Eksik İmalat	% 0	1.061.941,00	x	0,00	=	0,00 TL	Birinci Kat	18	% 0
Yapı Bedeli	:	1.061.941,00	-	0,00	=	1.061.941,00 TL	Çatı	12	% 0
Yıpranma Oranı	% 25	1.061.941,00	x	0,25	=	265.485,25 TL	Doğrama	12	% 0
Yapı Bedeli	:	1.061.941,00	-	265.485,25	=	796.455,75 TL	İç sıva	4	% 0
Enkaz Bedeli	% 0	796.455,75	x	0,00	=	0,00 TL	Dış sıva	3	% 0
Müteahhittik Karı	% 25	1.061.941,00	x	0,25	=	265.485,25 TL	Boya badana	3	% 0
(YYMB-MK) x (1-YPO)	:	796.455,75	x	0,75	=	597.341,81 TL	Kaplama	7	% 0
<b>Yapı Kamulaştırma Bedeli</b>	:	<b>796.455,75</b>	-	<b>0,00</b>	=	<b>796.455,75 TL</b>	Elektrik Tes.	4	% 0
<b>Asgari Levazım Bedeli</b>	:	<b>597.341,81</b>	x	<b>0,70</b>	=	<b>418.139,27 TL</b>	Sih.Tesisat	6	% 0
							Münferit İş.	3	% 0
							Toplam	100	% 0

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YAPI NO	: 21
YAPININ CİNSİ	: BETONARME
KULLANIM AMACI	: KONUT VİLLA
ÖLÇÜLERİ	: 129.19 m2
KAT ADEDİ	: 2 ( 1.kat )
YAŞI	: 30
YAPI SINIFI	: IV / B
Düşünceler : 2 katlı betonarme yapı 1.kat konut villa olarak kullanılmakta kat yüksekliği ortalama h = 2.00 m dış cephesi sıvalı ve boyalı çatı şingil kaplama yapı 30 yıllık	
Kat çarpanı = ( 2 / 2.80 ) = 0.71	
Alan = ( 181.96 x 0.71 ) = 129.19 m2	



Çevre, Şehircilik ve İklim Değişikliği Bakanlığı'nın birim fiyatı kullanılarak hesaplanmıştır.						Eksik imalat % si				
Yapı Sınıfı	:	IV / B								
1 m <sup>2</sup> Bedeli	:	5.900,00		TL						
Yapı Alanı	:	181,96	x	0,71	=	129,19	m <sup>2</sup>	Temel	10	% 0
Yapı Bedeli	:	129,19	x	5.900,00	=	762.230,44	TL	Z.kat	18	% 0
Eksik İmalat	% 0	762.230,44	x	0,00	=	0,00	TL	Birinci Kat	18	% 0
Yapı Bedeli	:	762.230,44	-	0,00	=	762.230,44	TL	Çatı	12	% 0
Yıpranma Oranı	% 25	762.230,44	x	0,25	=	190.557,61	TL	Doğrama	12	% 0
Yapı Bedeli	:	762.230,44	-	190.557,61	=	571.672,83	TL	İç sıva	4	% 0
Enkaz Bedeli	% 0	571.672,83	x	0,00	=	0,00	TL	Dış sıva	3	% 0
Müteahhitlik Karı	% 25	762.230,44	x	0,25	=	190.557,61	TL	Boya badana	3	% 0
(YYMB-MK) x (1-YPO)	:	571.672,83	x	0,75	=	428.754,62	TL	Kaplamalar	7	% 0
Yapı Kamulaştırma Bedeli	:	571.672,83	-	0,00	=	571.672,83	TL	Elektrik Tes.	4	% 0
<b>Asgari Levazım Bedeli</b>	:	<b>428.754,62</b>	x	<b>0,70</b>	=	<b>300.128,24</b>	<b>TL</b>	Sih.Tesisat	6	% 0
								Münferit İş.	3	% 0
								Toplam	100	% 0

YAPI NO	: 22
YAPININ CİNSİ	: BETONARME
KULLANIM AMACI	: BALKON
ÖLÇÜLERİ	: 11.97 m2
YAŞI	: 30
YAPI SINIFI	: I / A
Düşünceler : Betonarme balkon yapı 30 yıllık	



Çevre, Şehircilik ve İklim Değişikliği Bakanlığı'nın Birim fiyatı kullanılarak hesaplanmıştır.					
Yapı Sınıfı	:	I / A			
1 m <sup>2</sup> Bedeli	:	650,00		TL	
Yapı Alanı	:	1,40	x	8,55	= 11,97 m <sup>2</sup>
Yapı Bedeli	:	11,97	x	650,00	= 7.780,50 TL
Eksik İmalat		7.780,50	x	0,00	= 0,00 TL
Yapı Bedeli	:	7.780,50	-	0,00	= 7.780,50 TL
Yıpranma Oranı	% 25	7.780,50	x	0,25	= 1.945,13 TL
Yapı Bedeli	:	7.780,50	-	1.945,13	= 5.835,38 TL
Enkaz Bedeli	% 0	5.835,38	x	0,00	= 0,00 TL
Müteahhitlik Karı	% 25	7.780,50	x	0,25	= 1.945,13 TL
(YYMB-MK) x (1-YPO)	:	5.835,38	x	0,75	= 4.376,53 TL
Yapı Kamulaştırma Bedeli	:	5.835,38	-	0,00	= 5.835,38 TL
<b>Asgari Levazım Bedeli</b>	:	<b>4.376,53</b>	x	<b>0,70</b>	= <b>3.063,57</b> TL



YAPI NO	: 23	
YAPININ CİNSİ	: BASİT YAPILAR	
KULLANIM AMACI	: SUNDURMA	
ÖLÇÜLERİ	: 3.47 m2	
YAŞI	: 30	
YAPI SINIFI	: I / A	
Düşünceler : Sundurma ahşap yapı üzeri ahşap ve şingil kaplama yapı 30 yıllık		

**Çevre, Şehircilik ve İklim Değişikliği Bakanlığı'nın Birim fiyatı kullanılarak hesaplanmıştır**

Yapı Sınıfı	: I / A						
1 m <sup>2</sup> Bedeli	: 650,00	TL					
Yapı Alanı	: 1,10	x 3,15	=	3,47	m <sup>2</sup>		
Yapı Bedeli	: 3,47	x 650,00	=	2.252,25	TL		
Eksik İmalat	: 2.252,25	x 0,00	=	0,00	TL		
Yapı Bedeli	: 2.252,25	- 0,00	=	2.252,25	TL		
Yıpranma Oranı	% 75	: 2.252,25	x 0,75	=	1.689,19	TL	
Yapı Bedeli	: 2.252,25	- 1.689,19	=	563,06	TL		
Enkaz Bedeli	% 0	: 563,06	x 0,00	=	0,00	TL	
Müteahhitlik Karı	% 25	: 2.252,25	x 0,25	=	563,06	TL	
(YYMB-MK) x (1-YPO)	: 1.689,19	x 0,25	=	422,30	TL		
<b>Yapı Kamulaştırma Bedeli</b>	: 563,06	- 0,00	=	563,06	TL		

<b>Asgari Levazım Bedeli</b>	: 422,30	x 0,70	=	295,61	TL		
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YAPI NO	: 24	
YAPININ CİNSİ	: YIĞMA KARGİR	
KULLANIM AMACI	: DEPO	
ÖLÇÜLERİ	: 9.60 m2	
KAT ADEDİ	: 1	
YAŞI	: 30	
YAPI SINIFI	: I / B	
Düşünceler : 1 katlı yığma kargir yapı depo olarak kullanılmakta dış cephesi sıvalı ve boyalı çatı şingil kaplama yapı 30 yıllık		

**Çevre, Şehircilik ve İklim Değişikliği Bakanlığı'nın birim fiyatı kullanılarak hesaplanmıştır.**

Yapı Sınıfı	: I / B					<b>Eksik imalat % si</b>		
1 m <sup>2</sup> Bedeli	: 990,00	TL						
Yapı Alanı	: 9,60	x 1,00	=	9,60	m <sup>2</sup>			
Yapı Bedeli	: 9,60	x 990,00	=	9.504,00	TL	Temel	17	% 0
Eksik İmalat	% 0	: 9.504,00	x 0,00	=	0,00	Z.kat	26	% 0
Yapı Bedeli	: 9.504,00	- 0,00	=	9.504,00	TL	Çatı	38	% 0
Yıpranma Oranı	% 32	: 9.504,00	x 0,32	=	3.041,28	Doğrama	6	% 0
Yapı Bedeli	: 9.504,00	- 3.041,28	=	6.462,72	TL	İç sıva	3	% 0
Enkaz Bedeli	% 0	: 6.462,72	x 0,00	=	0,00	Dış sıva	3	% 0
Müteahhitlik Karı	% 25	: 9.504,00	x 0,25	=	2.376,00	Boya badana	1	% 0
(YYMB-MK) x (1-YPO)	: 7.128,00	x 0,68	=	4.847,04	TL	Kaplamalar	1	% 0
<b>Yapı Kamulaştırma Bedeli</b>	: 6.462,72	- 0,00	=	6.462,72	TL	Elektrik Tes.	1	% 0
<b>Asgari Levazım Bedeli</b>	: 4.847,04	x 0,70	=	3.392,93	TL	Sih.Tesisat	1	% 0
						Münferit İş.	3	% 0
						<b>Toplam</b>	<b>100</b>	<b>% 0</b>





YAPI NO	: 27	
YAPININ CİNSİ	: DEMİRSİZ BETON	
KULLANIM AMACI	: BETON PLATFORM	
ÖLÇÜLERİ	: 11.77 m <sup>3</sup>	
YAPI MALZEMESİ	: BETON	
YAŞI	: 30	
POZ NO	: 15.150.1002	
Düşünceler : Betonarme platform h = 0.10 m yapı 30 yıllık		

**Çevre, Şehircilik ve İklim Değişikliği Bakanlığı'nın Birim fiyatı kullanılarak hesaplanmıştır.**

Poz No	: 15.150.1002					
1m <sup>3</sup> Bedeli	: 947,75		TL			
Yapı Alanı	: 117,72	x	0,10	=	11,77	m <sup>3</sup>
Yapı Bedeli	: 11,77	x	947,75	=	11.156,91	TL
Eksik İmalat	: 11.156,91	x	0,00	=	0,00	TL
Yapı Bedeli	: 11.156,91	-	0,00	=	11.156,91	TL
Yıpranma Oranı	% 25	: 11.156,91	x	0,25	=	2.789,23
Yapı Bedeli	: 11.156,91	-	2.789,23	=	8.367,68	TL
Enkaz Bedeli	% 0	: 8.367,68	x	0,00	=	0,00
Müteahhitlik Karı	% 25	: 11.156,91	x	0,25	=	2.789,23
(YYMB-MK) x (1-YPO)	: 8.367,68	x	0,75	=	6.275,76	TL
<b>Yapı Kamulaştırma Bedeli</b>	: 8.367,68	-	0,00	=	8.367,68	TL

<b>Asgari Levazım Bedeli</b>	: 6.275,76	x	0,70	=	4.393,03	TL
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YAPI NO	: 28	
YAPININ CİNSİ	: DEMİRLİ BETON	
KULLANIM AMACI	: LAMBA TABAN BETONU	
ÖLÇÜLERİ	: 0.33 m <sup>3</sup>	
YAPI MALZEMESİ	: BETON	
YAŞI	: 30	
POZ NO	: KGM/16.130/K-HR	
Düşünceler : Aydınlatma lambası tabanı 3 adet ( 0.40 x 0.55 ) ebatlarında demirli beton küp bulunmakta h = 0.50 m yapı 30 yıllık Alan = ( 0.40 x 0.55 x 0.50 x 3 ) = 0.33 m <sup>3</sup>		

**Not: Karayolları 2022 Yılı Yol, Köprü, Tünel, Bitümlü Kaplamalar, Bakım ve Trafik İşleri**

**Birim Fiyat : Poz: KGM/16.130/K-HR birim fiyatı kullanılmıştır.(C30/37 hazır beton harcı ile)**

Poz No	: KGM/16.130/K-HR					
1m <sup>3</sup> Bedeli	: 1.514,64		TL			
Yapı Alanı	: 0,11	x	3,00	=	0,33	m <sup>3</sup>
Yapı Bedeli	: 0,33	x	1.514,64	=	499,83	TL
Eksik İmalat	: 499,83	x	0,00	=	0,00	TL
Yapı Bedeli	: 499,83	-	0,00	=	499,83	TL
Yıpranma Oranı	% 25	: 499,83	x	0,25	=	124,96
Yapı Bedeli	: 499,83	-	124,96	=	374,87	TL
Enkaz Bedeli	% 0	: 374,87	x	0,00	=	0,00
Müteahhitlik Karı	% 25	: 499,83	x	0,25	=	124,96
(YYMB-MK) x (1-YPO)	: 374,87	x	0,75	=	281,16	TL
<b>Yapı Kamulaştırma Bedeli</b>	: 374,87	-	0,00	=	374,87	TL

<b>Asgari Levazım Bedeli</b>	: 281,16	x	0,70	=	196,81	TL
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YAPI NO	: 29	
YAPININ CİNSİ	: PARKE TAŞ	
KULLANIM AMACI	: ZEMİN	
ÖLÇÜLERİ	: 102.93 m2	
YAPI MALZEMESİ	: PARKE TAŞI	
YAŞI	: 30	
POZ NO	: 15.435.1005	
Düşünceler : Bahçe içi yürüyüş yolları parke taş döşeme yapı 30 yıllık Tanımı : 8 cm yüksekliğinde normal çimentolu buhar küllü beton parke taşı ile döşeme kaplaması yapılması		

**Çevre, Şehircilik ve İklim Değişikliği Bakanlığı'nın Birim fiyatı kullanılarak hesaplanmıştır.**

Poz No	: 15.435.1005					
1 m <sup>2</sup> Bedeli	: 159,25	TL				
Yapı Alanı	: 102,93	x 1,00	=	102,93	m <sup>2</sup>	
Yapı Bedeli	: 102,93	x 159,25	=	16.391,60	TL	
Eksik İmalat	: 16.391,60	x 0,00	=	0,00	TL	
Yapı Bedeli	: 16.391,60	- 0,00	=	16.391,60	TL	
Yıpranma Oranı	% 40	: 16.391,60	x 0,40	=	6.556,64	TL
Yapı Bedeli	: 16.391,60	- 6.556,64	=	9.834,96	TL	
Enkaz Bedeli	% 0	: 9.834,96	x 0,00	=	0,00	TL
Müteahhitlik Karı	% 25	: 16.391,60	x 0,25	=	4.097,90	TL
(YYMB-MK) x (1-YPO)	: 12.293,70	x 0,60	=	7.376,22	TL	
<b>Yapı Kamulaştırma Bedeli</b>	: 9.834,96	- 0,00	=	9.834,96	TL	

<b>Asgari Levazım Bedeli</b>	: 7.376,22	x 0,70	=	5.163,35	TL	
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YAPI NO	: 30	
YAPININ CİNSİ	: BORDÜR DÖŞEME	
KULLANIM AMACI	: KALDIRIM	
ÖLÇÜLERİ	: 262.60 m	
YAPI MALZEMESİ	: BETONARME	
YAŞI	: 30	
POZ NO	: 15.435.1204	
Düşünceler : Beton bordür döşeme L = 262.60 m yapı 30 yıllık Tanımı : 75x30x15 cm boyutlarında normal çimentolu buhar kürlü beton bordür döşemesi ( Pahlı,her renk )		

**Çevre, Şehircilik ve İklim Değişikliği Bakanlığı'nın Birim fiyatı kullanılarak hesaplanmıştır.**

Poz No	: 15.435.1204					
1 m Bedeli	: 76,15	TL				
Yapı Alanı	: 262,60	x 1,00	=	262,60	m	
Yapı Bedeli	: 262,60	x 76,15	=	19.996,99	TL	
Eksik İmalat	: 19.996,99	x 0,00	=	0,00	TL	
Yapı Bedeli	: 19.996,99	- 0,00	=	19.996,99	TL	
Yıpranma Oranı	% 25	: 19.996,99	x 0,25	=	4.999,25	TL
Yapı Bedeli	: 19.996,99	- 4.999,25	=	14.997,74	TL	
Enkaz Bedeli	% 0	: 14.997,74	x 0,00	=	0,00	TL
Müteahhitlik Karı	% 25	: 19.996,99	x 0,25	=	4.999,25	TL
(YYMB-MK) x (1-YPO)	: 14.997,74	x 0,75	=	11.248,31	TL	
<b>Yapı Kamulaştırma Bedeli</b>	: 14.997,74	- 0,00	=	14.997,74	TL	

<b>Asgari Levazım Bedeli</b>	: 11.248,31	x 0,70	=	7.873,81	TL	
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YAPI NO	: 31	
YAPININ CİNSİ	: DEMİR	
KULLANIM AMACI	: TEL ÇİT ÇEKMEK İÇİN	
ÖLÇÜLERİ	: 11.00 adet	
YAŞI	: 30	
POZ NO	: -	
Düşünceler : Tel çit çekmek için zemine sabitlenmiş 11 adet galvanizli demir boru bulunmaktadır h = 2.00 m üzerinde teli bulunmamakta yapı 30 yıllık		

Poz No	Açıklama	Birim	Miktar	Birim Fiyat	Tutar
KGM/51.104/B	Çit direğinin yerleştirilmesi	adet/m	1,00	115,50	115,50
04.284	2m'lik demir direk bedeli (1 1/2 inç)	adet/m	1,00	124,66	124,66

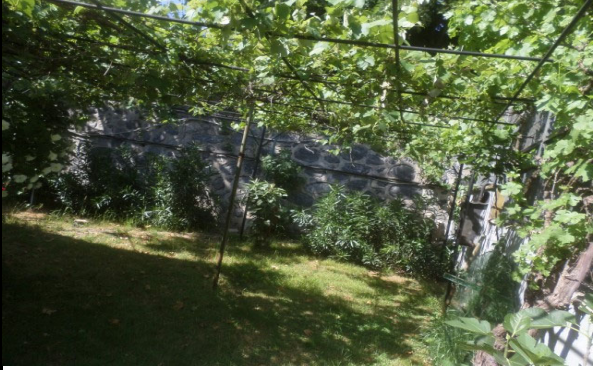

Karayolları Genel Müdürlüğü'nün Birim Fiyatları kullanılarak hesaplanmıştır.					
1 adet Bedeli	:	240,16		TL	
Yapı Alanı	:	11,00	x	1,00	= 11,00 adet
Yapı Bedeli	:	11,00	x	240,16	= 2.641,76 TL
Eksik İmalat	:	2.641,76	x	0,00	= 0,00 TL
Yapı Bedeli	:	2.641,76	-	0,00	= 2.641,76 TL
Yıpranma Oranı	% 25	2.641,76	x	0,25	= 660,44 TL
Yapı Bedeli	:	2.641,76	-	660,44	= 1.981,32 TL
Enkaz Bedeli	% 0	1.981,32	x	0,00	= 0,00 TL
Müteahhitlik Karı	% 25	2.641,76	x	0,25	= 660,44 TL
(YYMB-MK) x (1-YPO)	:	1.981,32	x	0,75	= 1.485,99 TL
<b>Yapı Kamulaştırma Bedeli</b>	:	1.981,32	-	0,00	= 1.981,32 TL
<b>Asgari Levazım Bedeli</b>	:	1.485,99	x	0,70	= 1.040,19 TL

YAPI NO	: 32	
YAPININ CİNSİ	: DEMİR	
KULLANIM AMACI	: ASMA HEREĞİ	
ÖLÇÜLERİ	: 50.90 m	
YAŞI	: 30	
POZ NO	: -	
Düşünceler : Zemine sabitlenmiş 6 adet galvanizli demir boru h = 2.50 m üzeri demir boru toplam demir uzunluğu L = 50.90 m asma hereği olarak kullanılmakta yapı 30 yıllık		

Poz No	Açıklama	Birim	Miktar	Birim Fiyat	Tutar
04.284	1m'lik demir direk bedeli (1 1/2 inç)	m	1,00	62,33	62,33
KGM/51.104/B	Direğin yerleştirilmesi	adet/m	0,12	115,50	13,61
10.100.1021	Kaynakçı ustası	saat/m	0,10	45,00	4,42

Karayolları Genel Müdürlüğü ve Çevre, Şehircilik ve İklim Değişikliği Bakanlığı'nın Birim Fiyatları kullanılmıştır.					
1 m Bedeli	:	80,37		TL	
Yapı Alanı	:	50,90	x	1,00	= 50,90 m
Yapı Bedeli	:	50,90	x	80,37	= 4.090,60 TL
Eksik İmalat	:	4.090,60	x	0,00	= 0,00 TL
Yapı Bedeli	:	4.090,60	-	0,00	= 4.090,60 TL
Yıpranma Oranı	% 25	4.090,60	x	0,25	= 1.022,65 TL
Yapı Bedeli	:	4.090,60	-	1.022,65	= 3.067,95 TL
Enkaz Bedeli	% 0	3.067,95	x	0,00	= 0,00 TL
Müteahhitlik Karı	% 25	4.090,60	x	0,25	= 1.022,65 TL
(YYMB-MK) x (1-YPO)	:	3.067,95	x	0,75	= 2.300,96 TL



Yapı Kamulaştırma Bedeli	:	3.067,95	-	0,00	=	3.067,95	TL				
<b>Asgari Levazım Bedeli</b>	:	<b>2.300,96</b>	<b>x</b>	<b>0,70</b>	=	<b>1.610,67</b>	<b>TL</b>				
YAPI NO	:	<b>33</b>									
YAPININ CİNSİ	:	<b>DEMİR</b>									
KULLANIM AMACI	:	<b>ASMA HEREĞİ</b>									
ÖLÇÜLERİ	:	<b>121.90 m</b>									
YAŞI	:	<b>30</b>									
POZ NO	:	<b>-</b>									
Düşünceler : Zemine sabitlenmiş 9 adet galvanizli demir boru h = 2.50 m üzeri demir boru toplam demir uzunluğu L = 121.90 m asma hereği olarak kullanılmakta yapı 30 yıllık											
											
Poz No	Açıklama					Birim	Miktar	Birim Fiyat	Tutar		
04.284	1mt'lik demir direk bedeli (1 1/2 inç)					m	1,00	62,33	62,33		
KGM/51.104/B	Direğin yerleştirilmesi					adet/m	0,07	115,50	8,53		
10.100.1021	Kaynakçı ustası					saat/m	0,07	45,00	2,95		
<b>Karayolları Genel Müdürlüğü ve Çevre, Şehircilik ve İklim Değişikliği Bakanlığı'nın Birim Fiyatları kullanılmıştır.</b>											
1 m Bedeli	:	73,81		TL							
Yapı Alanı	:	121,90	x	1,00	=	121,90	m				
Yapı Bedeli	:	121,90	x	73,81	=	8.997,53	TL				
Eksik İmalat	:	8.997,53	x	0,00	=	0,00	TL				
Yapı Bedeli	:	8.997,53	-	0,00	=	8.997,53	TL				
Yıpranma Oranı	% 25	8.997,53	x	0,25	=	2.249,38	TL				
Yapı Bedeli	:	8.997,53	-	2.249,38	=	6.748,15	TL				
Enkaz Bedeli	% 0	6.748,15	x	0,00	=	0,00	TL				
Müteahhitlik Karı	% 25	8.997,53	x	0,25	=	2.249,38	TL				
(YYMB-MK) x (1-YPO)	:	6.748,15	x	0,75	=	5.061,11	TL				
Yapı Kamulaştırma Bedeli	:	6.748,15	-	0,00	=	6.748,15	TL				
<b>Asgari Levazım Bedeli</b>	:	<b>5.061,11</b>	<b>x</b>	<b>0,70</b>	=	<b>3.542,78</b>	<b>TL</b>				
YAPI NO	:	<b>34</b>									
YAPININ CİNSİ	:	<b>BETONARME</b>									
KULLANIM AMACI	:	<b>YÜZME HAVUZU</b>									
ÖLÇÜLERİ	:	<b>60.70 m2</b>									
YAŞI	:	<b>30</b>									
YAPI SINIFI	:	<b>III / A</b>									
Düşünceler : Betonarme yapı yüzme havuzu olarak kullanılmakta yapı 30 yıllık											
											
<b>Çevre, Şehircilik ve İklim Değişikliği Bakanlığı'nın Birim fiyatı kullanılarak hesaplanmıştır.</b>											
Yapı Sınıfı	:	<b>III / A</b>									
1 m <sup>2</sup> Bedeli	:	3.450,00		TL							
Yapı Alanı	:	60,70	x	1,00	=	60,70	m <sup>2</sup>				
Yapı Bedeli	:	60,70	x	3.450,00	=	209.415,00	TL				
Eksik İmalat	:	209.415,00	x	0,00	=	0,00	TL				
Yapı Bedeli	:	209.415,00	-	0,00	=	209.415,00	TL				
Yıpranma Oranı	% 25	209.415,00	x	0,25	=	52.353,75	TL				
Yapı Bedeli	:	209.415,00	-	52.353,75	=	157.061,25	TL				
Enkaz Bedeli	% 0	157.061,25	x	0,00	=	0,00	TL				
Müteahhitlik Karı	% 25	209.415,00	x	0,25	=	52.353,75	TL				
(YYMB-MK) x (1-YPO)	:	157.061,25	x	0,75	=	117.795,94	TL				
Yapı Kamulaştırma Bedeli	:	157.061,25	-	0,00	=	157.061,25	TL				
<b>Asgari Levazım Bedeli</b>	:	<b>117.795,94</b>	<b>x</b>	<b>0,70</b>	=	<b>82.457,16</b>	<b>TL</b>				


YAPI NO	: 35
YAPININ CİNSİ	: BETONARME
KULLANIM AMACI	: MAKİNE DAİRESİ
ÖLÇÜLERİ	: 70.51 m2
KAT ADEDİ	: -
YAŞI	: 30
YAPI SINIFI	: I / B
Düşünceler : Zeminden aşağı doğru yapılmış betonarme yapı üzeri betonarme döşeme havuzun makine dairesi olarak kullanılmakta yapı 30 yıllık	



Çevre, Şehircilik ve İklim Değişikliği Bakanlığı'nın birim fiyatı kullanılarak hesaplanmıştır.							Eksik imalat % si		
Yapı Sınıfı	:	I / B							
1 m <sup>2</sup> Bedeli	:	990,00		TL					
Yapı Alanı	:	70,51	x	1,00	=	70,51	m <sup>2</sup>		
Yapı Bedeli	:	70,51	x	990,00	=	69.804,90	TL	Temel	17 % 0
Eksik İmalat % 4	:	69.804,90	x	0,04	=	2.792,20	TL	Z.kat	26 % 0
Yapı Bedeli	:	69.804,90	-	2.792,20	=	67.012,70	TL	Çatı	38 % 0
Yıpranma Oranı % 25	:	67.012,70	x	0,25	=	16.753,18	TL	Doğrama	6 % 0
Yapı Bedeli	:	67.012,70	-	16.753,18	=	50.259,53	TL	İç sıva	3 % 0
Enkaz Bedeli % 0	:	50.259,53	x	0,00	=	0,00	TL	Dış sıva	3 % 3
Müteahhitlik Karı % 25	:	67.012,70	x	0,25	=	16.753,18	TL	Boya badana	1 % 1
(YYMB-MK) x (1-YPO)	:	50.259,53	x	0,75	=	37.694,65	TL	Kaplama lar	1 % 0
Yapı Kamulaştırma Bedeli	:	50.259,53	-	0,00	=	50.259,53	TL	Elektrik Tes.	1 % 0
<b>Asgari Levazım Bedeli</b>	:	<b>37.694,65</b>	x	<b>0,70</b>	=	<b>26.386,25</b>	<b>TL</b>	Sih.Tesisat	1 % 0
								Münferit İş.	3 % 0
								<b>Toplam</b>	<b>100 % 4</b>

YAPI NO	: 36
YAPININ CİNSİ	: YIĞMA KARGİR
KULLANIM AMACI	: TUVALET
ÖLÇÜLERİ	: 6.64 m2
KAT ADEDİ	: 1
YAŞI	: 30
YAPI SINIFI	: I / B
Düşünceler : 1 katlı yığma kargir yapı tuvalet ve makine dairesi girişi olarak kullanılmakta dış cephesi sıvalı ve boyalı çatı şingil kaplama yapı 30 yıllık	



Çevre, Şehircilik ve İklim Değişikliği Bakanlığı'nın birim fiyatı kullanılarak hesaplanmıştır.							Eksik imalat % si		
Yapı Sınıfı	:	I / B							
1 m <sup>2</sup> Bedeli	:	990,00		TL					
Yapı Alanı	:	2,25	x	2,95	=	6,64	m <sup>2</sup>		
Yapı Bedeli	:	6,64	x	990,00	=	6.571,13	TL	Temel	17 % 0
Eksik İmalat % 0	:	6.571,13	x	0,00	=	0,00	TL	Z.kat	26 % 0
Yapı Bedeli	:	6.571,13	-	0,00	=	6.571,13	TL	Çatı	38 % 0
Yıpranma Oranı % 32	:	6.571,13	x	0,32	=	2.102,76	TL	Doğrama	6 % 0
Yapı Bedeli	:	6.571,13	-	2.102,76	=	4.468,37	TL	İç sıva	3 % 0
Enkaz Bedeli % 0	:	4.468,37	x	0,00	=	0,00	TL	Dış sıva	3 % 0
Müteahhitlik Karı % 25	:	6.571,13	x	0,25	=	1.642,78	TL	Boya badana	1 % 0
(YYMB-MK) x (1-YPO)	:	4.928,34	x	0,68	=	3.351,27	TL	Kaplama lar	1 % 0
Yapı Kamulaştırma Bedeli	:	4.468,37	-	0,00	=	4.468,37	TL	Elektrik Tes.	1 % 0
<b>Asgari Levazım Bedeli</b>	:	<b>3.351,27</b>	x	<b>0,70</b>	=	<b>2.345,89</b>	<b>TL</b>	Sih.Tesisat	1 % 0
								Münferit İş.	3 % 0
								<b>Toplam</b>	<b>100 % 0</b>






<b>YAPI NO</b>	: 39
<b>YAPININ CİNSİ</b>	: KARO MOZAIK DÖŞEME
<b>KULLANIM AMACI</b>	: ZEMİN
<b>ÖLÇÜLERİ</b>	: 121.69 m2
<b>YAPI MALZEMESİ</b>	: BETON
<b>YAŞI</b>	: 30
<b>POZ NO</b>	: KGM/26.041/K-1



Düşünceler : Havuz çevresi karo mozaik döşeme yapı 30 yıllık

**Not: Karayolları 2022 Yılı Yol, Köprü, Tünel, Bitümlü Kaplamalar, Bakım ve Trafik İşleri**

Poz No	:	KGM/26.041/K-1					
1m <sup>2</sup> Bedeli	:	213,56	TL	=			
Yapı Alanı	:	121,69	x 1,00	=	121,69	m <sup>2</sup>	
Yapı Bedeli	:	121,69	x 213,56	=	25.988,12	TL	
Eksik İmalat	:	25.988,12	x 0,00	=	0,00	TL	
Yapı Bedeli	:	25.988,12	- 0,00	=	25.988,12	TL	
Yıpranma Oranı	% 25 :	25.988,12	x 0,25	=	6.497,03	TL	
Yapı Bedeli	:	25.988,12	- 6.497,03	=	19.491,09	TL	
Enkaz Bedeli	% 0 :	19.491,09	x 0,00	=	0,00	TL	
Müteahhitlik Karı	% 25 :	25.988,12	x 0,25	=	6.497,03	TL	
(YYMB-MK) x (1-YPO)	:	19.491,09	x 0,75	=	14.618,32	TL	
<b>Yapı Kamulaştırma Bedeli</b>	:	19.491,09	- 0,00	=	19.491,09	TL	
<b>Asgari Levazım Bedeli</b>	:	<b>14.618,32</b>	<b>x 0,70</b>	<b>=</b>	<b>10.232,82</b>	<b>TL</b>	

<b>YAPI NO</b>	: 40
<b>YAPININ CİNSİ</b>	: DEMİR VE CAM
<b>KULLANIM AMACI</b>	: DEMİR KORKULUK
<b>ÖLÇÜLERİ</b>	: 32.80 m2
<b>YAŞI</b>	: 30
<b>POZ NO</b>	: V.0333



Düşünceler : Karo mozaik döşeme üzeri demir profil arası cam kaplı korkuluk L = 32.80 m h = 1.00 m yapı 30 yıllık  
Tanımı : Klasik ve demir parmaklık, demir kapı camekan ve pencere sökülmesi

**Vakıflar Genel Müdürlüğü'nün Birim fiyatı kullanılarak hesaplanmıştır.**

Poz No	:	V.0333					
1 m <sup>2</sup> Bedeli	:	193,25	TL	=			
Yapı Alanı	:	32,80	x 1,00	=	32,80	m <sup>2</sup>	
Yapı Bedeli	:	32,80	x 193,25	=	6.338,60	TL	
Eksik İmalat	:	6.338,60	x 0,00	=	0,00	TL	
Yapı Bedeli	:	6.338,60	- 0,00	=	6.338,60	TL	
Yıpranma Oranı	:	6.338,60	x 0,00	=	0,00	TL	
Yapı Bedeli	:	6.338,60	- 0,00	=	6.338,60	TL	
Enkaz Bedeli	:	6.338,60	x 0,00	=	0,00	TL	
<b>Yapı Monte ve Demonte Bedeli</b>	:	<b>6.338,60</b>	<b>- 0,00</b>	<b>=</b>	<b>6.338,60</b>	<b>TL</b>	



YAPI NO	: 41
YAPININ CİNSİ	: DEMİR
KULLANIM AMACI	: GÖLGELİK DEMİRİ
ÖLÇÜLERİ	: 122.92 m
YAŞI	: 30
POZ NO	: -

Düşünceler : Taş örme duvar üzerine sabitlenmiş 8 adet galvanizli demir boru h = 2.00 m üzeri demir boru toplam demir uzunluğu L = 122.92 m gölgelik için yapılan demir profilili yapı 30 yıllık



Poz No	Açıklama	Birim	Miktar	Birim Fiyat	Tutar
04.284	1m'lik demir direk bedeli (1 1/2 inç)	m	1,00	62,33	62,33
10.100.1062	Düz işçi	saat/m	0,07	32,50	2,12
10.100.1021	Kaynakçı ustası	saat/m	0,07	45,00	2,93

Karayolları Genel Müdürlüğü ve Çevre, Şehircilik ve İklim Değişikliği Bakanlığı'nın Birim Fiyatları kullanılmıştır.

1 m Bedeli	:	67,37	x	TL	=				
Yapı Alanı	:	122,92	x	1,00	=	122,92	m		
Yapı Bedeli	:	122,92	x	67,37	=	8.281,60	TL		
Eksik İmalat	:	8.281,60	x	0,00	=	0,00	TL		
Yapı Bedeli	:	8.281,60	-	0,00	=	8.281,60	TL		
Yıpranma Oranı % 25	:	8.281,60	x	0,25	=	2.070,40	TL		
Yapı Bedeli	:	8.281,60	-	2.070,40	=	6.211,20	TL		
Enkaz Bedeli % 0	:	6.211,20	x	0,00	=	0,00	TL		
Müteahhitlik Karı % 25	:	6.281,60	x	0,25	=	2.070,40	TL		
(YYMB-MK) x (1-YPO)	:	6.211,20	x	0,75	=	4.658,40	TL		
<b>Yapı Kamulaştırma Bedeli</b>	:	<b>6.211,20</b>	-	<b>0,00</b>	=	<b>6.211,20</b>	TL		

<b>Asgari Levazım Bedeli</b>	:	<b>4.658,40</b>	x	<b>0,70</b>	=	<b>3.260,88</b>	<b>TL</b>		
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YAPI NO	: 42
YAPININ CİNSİ	: AHŞAP VE ŞİNGİL
KULLANIM AMACI	: KAMELYA
ÖLÇÜLERİ	: 9.92 m <sup>2</sup>
YAŞI	: 30
YAPI SINIFI	: I / A

Düşünceler : Ahşap direkli yapı üzeri ahşap ve şingil kaplama tabanı beton platform üzeri ahşap kaplama kamelya olarak kullanılmakta yapı 30 yıllık



Çevre, Şehircilik ve İklim Değişikliği Bakanlığı'nın Birim fiyatı kullanılarak hesaplanmıştır

Yapı Sınıfı	:	I / A							
1 m <sup>2</sup> Bedeli	:	650,00		TL	=				
Yapı Alanı	:	3,15	x	3,15	=	9,92	m <sup>2</sup>		
Yapı Bedeli	:	9,92	x	650,00	=	6.449,63	TL		
Eksik İmalat	:	6.449,63	x	0,00	=	0,00	TL		
Yapı Bedeli	:	6.449,63	-	0,00	=	6.449,63	TL		
Yıpranma Oranı % 40	:	6.449,63	x	0,40	=	2.579,85	TL		
Yapı Bedeli	:	6.449,63	-	2.579,85	=	3.869,78	TL		
Enkaz Bedeli % 0	:	3.869,78	x	0,00	=	0,00	TL		
Müteahhitlik Karı % 25	:	6.449,63	x	0,25	=	1.612,41	TL		
(YYMB-MK) x (1-YPO)	:	4.837,22	x	0,60	=	2.902,33	TL		
<b>Yapı Kamulaştırma Bedeli</b>	:	<b>3.869,78</b>	-	<b>0,00</b>	=	<b>3.869,78</b>	TL		



<b>Asgari Levazım Bedeli</b>	:	<b>2.902,33</b>	x	<b>0,70</b>	=	<b>2.031,63</b>	<b>TL</b>			

<b>YAPI NO</b>	:	<b>43</b>
<b>YAPININ CİNSİ</b>	:	<b>DEMİRLİ BETON</b>
<b>KULLANIM AMACI</b>	:	<b>BASKET SAHA ZEMİNİ</b>
<b>ÖLÇÜLERİ</b>	:	<b>5.18 m3</b>
<b>YAPI MALZEMESİ</b>	:	<b>BETON</b>
<b>YAŞI</b>	:	<b>30</b>
<b>POZ NO</b>	:	<b>KGM/16.130/K-HR</b>
<b>Düşünceler : Basketboll sahası zemini betonarme platform h = 0.15 m yapı 30 yıllık</b>		

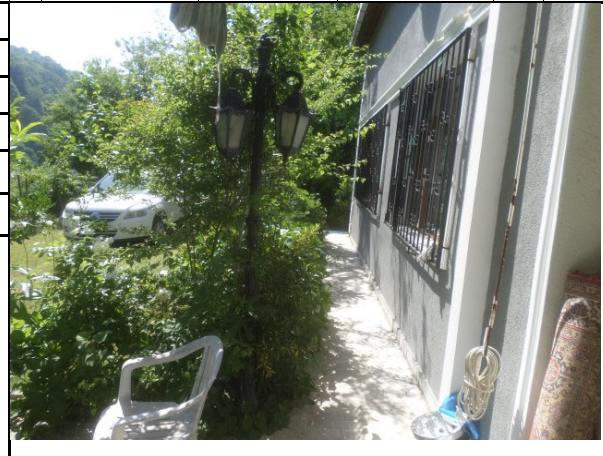


**Not: Karayolları 2022 Yılı Yol, Köprü, Tünel, Bitümlü Kaplamalar, Bakım ve Trafik İşleri**  
**Birim Fiyat : Poz: KGM/16.130/K-HR birim fiyatı kullanılmıştır.(C30/37 hazır beton harcı ile)**

Poz No	:	KGM/16.130/K-HR						
1m <sup>3</sup> Bedeli	:	1.514,64		TL				
Yapı Alanı	:	34,50	x	0,15	=	5,18	m <sup>3</sup>	
Yapı Bedeli	:	5,18	x	1.514,64	=	7.838,26	TL	
Eksik İmalat	:	7.838,26	x	0,00	=	0,00	TL	
Yapı Bedeli	:	7.838,26	-	0,00	=	7.838,26	TL	
Yıpranma Oranı	% 25	7.838,26	x	0,25	=	1.959,57	TL	
Yapı Bedeli	:	7.838,26	-	1.959,57	=	5.878,70	TL	
Enkaz Bedeli	% 0	5.878,70	x	0,00	=	0,00	TL	
Müteahhitlik Karı	% 25	7.838,26	x	0,25	=	1.959,57	TL	
(YYMB-MK) x (1-YPO)	:	5.878,70	x	0,75	=	4.409,02	TL	
<b>Yapı Kamulaştırma Bedeli</b>	:	<b>5.878,70</b>	-	<b>0,00</b>	=	<b>5.878,70</b>	<b>TL</b>	

<b>Asgari Levazım Bedeli</b>	:	<b>4.409,02</b>	x	<b>0,70</b>	=	<b>3.086,32</b>	<b>TL</b>			
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<b>YAPI NO</b>	:	<b>44</b>
<b>YAPININ CİNSİ</b>	:	<b>DEMİR DİREK</b>
<b>KULLANIM AMACI</b>	:	<b>AYDINLATMA LAMBASI</b>
<b>ÖLÇÜLERİ</b>	:	<b>13.00 adet</b>
<b>YAŞI</b>	:	<b>30</b>
<b>POZ NO</b>	:	<b>-</b>
<b>Düşünceler : Kamulaştırma içerisinde 13 adet aydınlatma lambası kalmaktadır başka biryere monte ve demonte edilebilir.Toplam kablo uzunluğu L = 180.00 mt</b>		



Poz No	Açıklama	Birim	Miktar	Birim Fiyat	Tutar
35.140.2630	7x2.5 mm <sup>2</sup> , FVV-n, TS 936'ya uygun, FVV-FVVn, NYMHY (FD) İletkenler (Kablo Fiyatı)	mt	13,85	61,50	851,54
10.100.1062	Düz işçi	saat	1,00	32,50	32,50
10.100.1083	Elektrik usta yardımcısı	saat	1,00	33,00	33,00
10.100.1081	Elektrik ustası	saat	1,00	45,00	45,00

**Çevre, Şehircilik ve İklim Değişikliği Bakanlığı'nın Birim fiyatı kullanılarak hesaplanmıştır.**

1 Adet Bedeli	:	962,04		TL			
Müştemilat Adedi	:	13,00	x	1,00	=	13,00	adet
<b>Yapı Monte ve Demonte Bedeli</b>	:	<b>962,04</b>	x	<b>13,00</b>	=	<b>12.506,50</b>	<b>TL</b>







ANNEX E

*Grievance Form/Grievance  
Closure Form*



Grievance Form			
<b>Reference No:</b>			
<b>Full Name</b> <i>Note: You can remain anonymous if you prefer or request not to disclose your identity to third parties without your consent.</i>	<b>Name &amp; Surname:</b> _____ <ul style="list-style-type: none"><li>wish to raise my grievance anonymously</li><li>request not to disclose my identity without my consent</li></ul>		
<b>Contact Information</b> How the complainant wants to be contacted (mail, telephone, e-mail).	<ul style="list-style-type: none"><li>By Post:</li><li>Mailing address:</li><li>Telephone: _____</li><li>By E-mail _____</li><li>I don't want to be contacted</li></ul>		
<b>Details Related to Grievance:</b>			
<b>Description of Incident or Grievance:</b> What happened? Where did it happen? Who did it happen to? What is the result of the problem?			
<b>Case summary:</b>			
<b>Date of Incident/Grievance</b>			
	<ul style="list-style-type: none"><li>One-time incident/grievance (Date _____)</li><li>Happened more than once (how many times? _____)</li><li>On-going (Provide details)</li></ul>		
<b>What would you like to see happen to resolve the problem?</b>			
<b>Only for internal usage: Status of complaint</b>			
	<b>Date:</b>	<b>Signature:</b>	
The complaint is closed by:			
Actions taken (Provide details):			



Grievance Closure Form	
Reference No:	
Determination of Corrective Action(s)	
1	
2	
3	
4	
5	
Responsible Departments	
Close Out the Grievance	
<i>This section will be filled and signed by the complainant in case the complaint stated in the "Grievance Registration Form" is resolved.</i>	
<b>Date:</b>  ...../...../.....	Name Surname Signature of the Person Closing the Complaint



ANNEX F

*Grievance Database*



**Grievance Database**

**Reporting Period**



Name/Contact Details of Complainant	Internal/E xternal	Grievance Received by	Date Received	Details of Compliant/ Comment	Responsibility (Related Department)	Communication with complainant*	Actions taken	Date Resolved	Communication with complainant**

\* Notification date and method (via call/face to face): If complainant has provided a name and contact information, he/she will be notified within 5 days that the grievance solution process has started.

\*\* Notification date and method (via call/face to face): If complainant has provided a name and contact information, he/she will be notified with related information after the grievance resolved within 30 calendar days.





**Turkey** Beştepe Mah. Dumlupınar Bulv. No:6/1 İç Kapı No: 18 Yenimahalle Ankara / Türkiye

**United Kingdom** 74A HighStreet, Wanstead, London, E11 2RJ

**Kazakhstan** Almaty city, Bostandyk District, Al-Farabi Avenue, ap.17, Nurly Tau Business Center, Block B, Office 404

