



**REPUBLIC OF TURKEY  
MINISTRY OF CULTURE AND TOURISM**

**PUBLIC IMMOVABLE ALLOCATION  
ANNOUNCEMENT AND SPECIFICATION  
FOR  
TOURISM INVESTORS**

**GENERAL DIRECTORATE OF INVESTMENTS AND ESTABLISHMENTS  
2011/1**



THIS ALLOCATION SPECIFICATION IS PREPARED TO  
DIRECT THE POTENTIAL INVESTORS.

IN CASE OF DISAGREEMENT, TURKISH TEXT IS TAKEN  
INTO CONSIDERATION.

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**PUBLIC IMMOVABLE ALLOCATION ANNOUNCEMENT BY  
THE MINISTRY OF CULTURE AND TOURISM  
2011/1**

Public immovables specified in the present specification are to be allocated to local and foreign investors for tourism investments pursuant to the provisions of Tourism Incentive Law No.2634 and Article 8 of the "Regulations for Public Immovable Allocation for Tourism Investments", enacted on the basis said law.

1. Potential investors are requested to submit the required information and documents in accordance with Article 10 of the "Regulations For Public Immovable Allocation For Tourism Investments" and "Public Immovable Allocation Announcement and Specification For Tourism Investors-2011/1" by **16:30 Pm, on 11/04/2011** at latest in person to **Ministry of Culture and Tourism General Document Service, (Tourism Bureau AG Floor) İsmet İnönü Bulvarı No: 5 06100 Emek - Ankara**. Submissions by mail shall not be taken into consideration.

2. All information and documents to be submitted by investors shall be in Turkish. All information and documents can be submitted in foreign language providing that the Turkish translations there of are presented with certification by a Turkish consulate abroad or a respective consulate in Turkey. The certified translation text shall be taken as the basis in evaluation.

3. The local and foreign investors, applying for a public immovable allocation within the stipulated period, are required to submit an application definite letter of guarantee unlimited in time of a value of **5%** of the approximate total investment cost. Applications without a letter of guarantee shall not be taken into consideration.

4. Investors can apply for several parcels. However, a separate file shall be prepared for each parcel and the application definite letter of guarantee unlimited in time for values of each parcel at the above rates as per total investment costs and the Specifications purchase receipt or bank receipt shall be enclosed into the related file together with the Allocation Specification.

5. The applications to the Ministry shall be evaluated by the financial adequacy in accordance with the Article 11 of the "Regulations For Public Immovable Allocation For Tourism Investments" and the matters within the scope of the Public Immovable Allocation Specification.

6. A negotiation for a direct contribution of investors to social and technical infrastructure shall be held in between the qualified investors for the parcels having several applications. The parcels with only one application shall be evaluated and concluded by the Land Allocation Commission. In this situation, a direct contribution to be determined by the Land Allocation Commission for the realization of social and technical infrastructure in relation with the type of investment and region can be required.

7. The Ministry shall send back the definite letters of guarantee unlimited in time to the investors who have not been granted for the preliminary permit.

8. In the event non-allocation of the parcels applied by the investors, the Ministry can recommend one or more the parcels which are not allocated in the same announcement according to the characteristics of the investments and the investors.

9. "Public Immovable Allocation Announcement and Specification For Tourism Investors (2011/1)" containing detailed explanations and information on the subject immovables of the allocation can be purchased from "**DÖSİMM (Döner Sermaye İşletmesi Merkez Müdürlüğü) Cumhuriyet Bulvarı Fevzipaşa Neighbourhood, No: 4 06050 Ulus/Ankara (Phone: +90 312 3094953)**". 5.000 TL (Five Thousand Turkish Liras) Fee of the booklet will be paid to **TR480001001233034831705006 IBAN (The Institution Revenue Code: 70-00-01)** at **T.C Ziraat Bank Heykel Branch**, and the note "fee for the 2011/1 Allocation Specification" and "Name/Title, address and telephone number of the Investor" shall be written in the explanation section.

10. Detailed information can be obtained during the application phase from **Ministry of Culture and Tourism, General Directorate of Investments and Establishments, Department of Land Allocation, İsmet İnönü Bulvarı No:5, 3<sup>rd</sup> Floor, 06100, Emek - Ankara (Phone: +90 312 2129189)**.

11. **“Public Immovable Allocation Announcement and Specification for Tourism Investors-2011/1)”** can also be obtained from web address: [www.kulturturizm.gov.tr](http://www.kulturturizm.gov.tr) at 09/03/2011. Booklet sales will be started at 28/03/2011 from the address of DÖSİMM, mentioned above.

12. In the event that information and documents requested with this specification are deficient or inadequate, application shall be regarded as invalid.

13. The provisions of the **“Regulations for Public Immovable Allocation for Tourism Investments”** and **“Public Immovable Allocation Announcement and Specification for Tourism Investors-2011/1”** are applied for the allocations within the scope of this announcement.

**PUBLIC IMMOVABLE WITHIN CULTURE AND TOURISM CONSERVATION AND DEVELOPMENT REGIONS TOURISM AREAS AND CENTERS**

ROW NU.	ALLOCATION SITE	OWNERSHIP STATUS	TYPE OF FACILITY	APPROXIMATE CAPACITY	LOT	CADAST PARCEL	SPECIAL PARCEL
<b>ADANA YUMURTALIK TOURISM CENTER</b>							
1	Adana, Yumurtalık, Kemalpaşa Neighbourhood, Çatalbükü location	Treasury	Hotel or Holiday Village	750 Beds	239	22	1
2	Adana, Yumurtalık, Kemalpaşa Neighbourhood, Çatalbükü location	Treasury	Hotel or Holiday Village	750 Beds	239	22	2
3	Adana, Yumurtalık, Kemalpaşa Neighbourhood, Çatalbükü location	Treasury	Hotel or Holiday Village	750 Beds	239	22	3
<b>AFYONKARAHİSAR HEYBELİ THERMAL TOURISM CENTER</b>							
4	Afyonkarahisar, Bolvadin, Gözsüzlü Village	Treasury	Hotel	250 Beds	103	1	
<b>AFYONKARAHİSAR ÖMER-GECEK THERMAL TOURISM CENTER</b>							
5	Afyonkarahisar, Center, Demirçevre Village	Foresty	Hotel	500 Beds			1
<b>AFYONKARAHİSAR İHSANİYE GAZLIGÖL THERMAL TOURISM CENTER</b>							
6	Afyonkarahisar, Center, Yarımca Village	Treasury	Hotel	350 Beds		684	
<b>AFYONKARAHİSAR İHSANİYE GAZLIGÖL THERMAL TOURISM CENTER</b>							
7	Afyonkarahisar, İhsaniye, Yaylabağı Neighbourhood, Akyar Location	Treasury	Hotel	200 Beds	124	20	

<b>ANKARA HAYMANA THERMAL TOURISM CENTER</b>							
<b>8</b>	Ankara, Haymana, Medrese Location	Treasury	Hotel	300 Beds	181	1	1
<b>ANTALYA DEMRE CULTURE AND TOURISM PRESERVATION AND DEVELOPMENT REGION</b>							
<b>9</b>	Antalya, Demre, Taşdibi-Sülüklü Location	Forestry	Hotel or Holiday Village	500 Beds			9
<b>AYDIN DİDİM CULTURE AND TOURISM CONSERVATION AND DEVELOPMENT REGION</b>							
<b>10</b>	Aydın, Didim, Didim Neighbourhood, Kocaharış Location	Treasury	Hotel or Holiday Village	400 Beds		13001	1
<b>11</b>	Aydın, Didim, Didim Neighbourhood, Kocaharış Location	Treasury	Hotel or Holiday Village	400 Beds		13001	2
<b>12</b>	Aydın, Didim, Didim Neighbourhood, Kocaharış Location	Treasury	Hotel or Holiday Village	400 Beds		13001	3
<b>AYDIN DİDİM CULTURE AND TOURISM CONSERVATION AND DEVELOPMENT REGION</b>							
<b>13</b>	Aydın, Didim, Güllüdam Location	Treasury	Hotel or Holiday Village	800 Beds		12662	1
<b>14</b>	Aydın, Didim, Güllüdam Location	Treasury	Hotel or Holiday Village	800 Beds		12662	2
<b>15</b>	Aydın, Didim, Mercimek Location	Treasury	Hotel or Holiday Village	1000 Beds		1007	3
<b>BURSA MUSTAFAKEMALPAŞA TÜMBÜLDEK THERMAL TOURISM CENTER</b>							
<b>16</b>	Bursa, MustafaKemalPaşa, Lütfiye	Forest	Hotel	300 Beds			1

17	Bursa, MustafaKemalPaşa, Kömürcükadı, Şapçı,	Forest	Hotel	300 Beds			2
18	Bursa, MustafaKemalPaşa, Sünlük	Forest	Hotel	500 Beds			3
19	Bursa, MustafaKemalPaşa, Sünlük	Forest	Hotel	300 Beds			4
20	Bursa, MustafaKemalPaşa, Muradiyesarnıç	Forest	Hotel	300 Beds			5
<b>ÇANAKKALE GEYİKLİ TOURISM CENTER</b>							
21	Çanakkale, Ezine, Geyikli Town, Köprübaşı Location	Treasury	Hotel	130 Beds		5657	1
22	Çanakkale, Ezine, Geyikli Town, Köprübaşı Location	Treasury	Hotel	120 Beds		5657	2
23	Çanakkale, Ezine, Geyikli Town, Köprübaşı Location	Treasury	Hotel	110 Beds		5657	3
24	Çanakkale, Ezine, Geyikli Town, Köprübaşı Location	Treasury	Hotel	70 Beds		5657	4
25	Çanakkale, Ezine, Geyikli Town, Köprübaşı Location	Treasury	Hotel	90 Beds		5657	5
26	Çanakkale, Ezine, Geyikli Town, Köprübaşı Location	Treasury	Pension	35 Beds		5657	6
<b>ÇANKIRI-ILGAZ-KADINÇAYIRI- YILDIZTEPE CULTURE AND TOURISM PRESERVATION AND DEVELOPMENT REGION</b>							
27	Çankırı, Ilgaz, Cömert Village, Köyüstü Location	Forest	Hotel	150 Beds	105	1	1

28	Çankırı, Ilgaz, Cömert Village, Köyüstü Location	Forest	Hotel	170 Beds	105	1	2
29	Çankırı, Ilgaz, Cömert Village, Köyüstü Location	Forest	Daily-use Facility Area	3.095 m <sup>2</sup> Closed Construction Area	105	1	3
30	Çankırı, Ilgaz, Cömert Village, Köyüstü Location	Forest	Daily-use Facility Area	1.702,77 m <sup>2</sup> Closed Construction Area	105	1	4
<b>DENİZLİ THERMAL CULTURE AND TOURISM CONSERVATION AND DEVELOPMENT REGION (AKKÖY GÖLEMEZLİ ZONE)</b>							
31	Denizli, Akköy, Çeşmebaşı Village, Ömerölen Location	Treasury	Hotel	750 Beds		222-15	A
32	Denizli, Akköy, Çeşmebaşı Village, Ömerölen Location	Treasury	Hotel	750 Beds		222-15	B
33	Denizli, Akköy, Çeşmebaşı Village, Ömerölen Location	Treasury	Hotel	300 Beds		1443	C
34	Denizli, Akköy, Çeşmebaşı Village, Ömerölen Location	Treasury	Hotel	750 Beds		223-1443	D
35	Denizli, Akköy, Çeşmebaşı Village, Sarımustafayıkığı Location	Treasury	Hotel	300 Beds		1358	E
<b>DENİZLİ THERMAL CULTURE AND TOURISM CONSERVATION AND DEVELOPMENT REGION (SARAYKÖY THERMAL SPRINGS ZONE GERENLİK LAKE LOCATION)</b>							
36	Denizli, Sarayköy, Tırkaz Village, Göl Location	Treasury	Daily Use Facility Area	5.000 m <sup>2</sup> Closed Construction Area	158	1	1

<b>ERZURUM PALANDÖKEN WINTER SPORTS TOURISM CENTER</b>							
37	Erzurum, Center, Konaklı Village, Köyiçi Location	Governorship of Erzurum-Directorate of Provincial Administration	Hotel	500 Beds	115	4	7
38	Erzurum, Center, Konaklı Village, Köyiçi Location	Governorship of Erzurum-Directorate of Provincial Administration	Hotel	500 Beds	115	5	8
<b>ESKİŞEHİR MIHALGAZI SAKARILICA THERMAL TOURISM CENTER</b>							
39	Eskişehir, Mihalgazi, Sakarılica Village	Forestry	Hotel	100 Beds		1170	1
<b>GÜMÜŞHANE ZİGANA WINTER SPORTS TOURISM CENTER</b>							
40	Gümüşhane, Torul, Kalkanlı Village Çakmakkaya Location	Treasury	Daily Facility Area	95 m <sup>2</sup> Closed Construction Area	115	1	2
41	Gümüşhane, Torul, Kalkanlı Village Çakmakkaya Location	Treasury	Hotel	200 Beds	115	1	3
42	Gümüşhane, Torul, Kalkanlı Village Çakmakkaya Location	Treasury	Daily Facility Area	210 m <sup>2</sup> Closed Construction Area	105	2	6
<b>HATAY İSKENDERUN SHORE TOURISM CENTER</b>							
43	Hatay, İskenderun, Akçalı Neighbourhood	Treasury	Hotel or Holiday Village	800 Beds		516	1
44	Hatay, İskenderun, Akçalı Neighbourhood	Treasury	Hotel or Holiday Village	250 Beds		516	2
45	Hatay, İskenderun, Akçalı Neighbourhood	Treasury	Hotel or Holiday Village	300 Beds		515	3

46	Hatay, İskenderun, Akçalı Neighbourhood	Treasury	Daily Facility Area	688,7 m <sup>2</sup> Closed Construction Area		516	4
47	Hatay, İskenderun, Akçalı Neighbourhood	Treasury	Daily Facility Area	644,1 m <sup>2</sup> Closed Construction Area		516	5
48	Hatay, İskenderun, Akçalı Neighbourhood	Treasury	Daily Facility Area	511,6 m <sup>2</sup> Closed Construction Area		515	6
49	Hatay, İskenderun, Akçalı Neighbourhood	Treasury	Daily Facility Area	377,3 m <sup>2</sup> Closed Construction Area		515	7
<b>ISPARTA DAVRAZ MOUNTAIN WINTER SPORTS TOURISM CENTER</b>							
50	Isparta Center Büyükhacılar Village Davraz Mountain Location	Treasury	Hotel	100 Beds	111	1	
51	Isparta Center Büyükhacılar Village Davraz Mountain Location	Forest	Hotel	300 Beds	105	2	
<b>İZMİR ALAÇATI TOURISM CENTER</b>							
52	İzmir, Çeşme, Alaçatı Neighbourhood, Liman Location	Treasury	Hotel Or Holiday Village	300 Beds	3783	1	1
					3784	1	
<b>KARS SARIKAMIŞ SÜPHAN CIBİLTEPE BALIKLIDAĞ ÇAMURLUDAĞ TOURISM CENTER</b>							
53	Kars, Sarıkamış, İnönü Neighbourhood, Şehitler Road	Treasury	Special Accommodation Facility	Bed determined according to the restoration Project + 50 Beds	24	1-2-3-4- 5-6	1
					75	10-11- 12	

<b>KOCAELİ GÖLCÜK SUMMER THERMAL TOURISM CENTER</b>							
<b>54</b>	Kocaeli, Gölcük, Yazlık Neighbourhood, Kadirga Location	Foresty	Hotel	200 Beds			1
<b>55</b>	Kocaeli, Gölcük, Hasaneyn-Hisarönü Villages, Yasakdüzü Location	Foresty	Hotel	300 Beds			3
<b>KÜTAHYA GEDİZ ILICASI THERMAL TOURISM CENTER</b>							
<b>56</b>	Kütahya, Gediz, Ilıca Location	Foresty	Hotel	150 Beds		1542	
<b>KÜTAHYA ILICA HARLEK THERMAL TOURISM CENTER</b>							
<b>57</b>	Kütahya, Center, Avdan Village	Foresty	Hotel	250 Beds			1
<b>NEVŞEHİR KOZAKLI THERMAL TOURISM CENTER</b>							
<b>58</b>	Nevşehir, Kozaklı, Buruncuk, Bozoğlan	Treasury	Hotel	150 Beds	659	1-2-3-4	1
<b>ORDU AYBASTI TOYGAR KABAKTEPE TOURISM CENTER</b>							
<b>59</b>	Ordu, Aybastı, Toygar Village Kabaktepe Location	Foresty	Rural Tourism Facility Or Holiday Village Or Plateu House	250 Beds			1
<b>SAMSUN HAVZA 25 MAYIS THERMAL TOURISM CENTER</b>							
<b>60</b>	Samsun, Havza, Yenimahalle, Kılavuz Location	Foresty	Hotel	500 Beds		67	1

<b>UŞAK BANAZ HAMAMBOĞAZI THERMAL TOURISM CENTER</b>							
<b>61</b>	Uşak, Banaz, Hasanköy Village	Foresty	Hotel	300 Beds			7
<b>62</b>	Uşak, Banaz, Hasanköy Village	Foresty	Hotel	300 Beds			15
<b>63</b>	Uşak, Banaz, Hasanköy Village	Foresty	Hotel	300 Beds			18
<b>YOZGAT BOĞAZLIYAN BAHARİYE THERMAL TOURISM CENTER</b>							
<b>64</b>	Yozgat, Boğazlıyan, Bahariye, Hamambaşı Location	Treasury	Hotel	500 Beds		1527	1
<b>65</b>	Yozgat, Boğazlıyan, Bahariye, Hamambaşı Location	Treasury	Hotel	500 Beds		1527	2
<b>66</b>	Yozgat, Boğazlıyan, Bahariye, Hamambaşı Location	Treasury	Hotel	350 Beds		1527	3
<b>67</b>	Yozgat, Boğazlıyan, Bahariye, Hamambaşı Location	Treasury	Hotel	350 Beds		1527	4
<b>68</b>	Yozgat, Boğazlıyan, Bahariye, Hamambaşı Location	Treasury	Daily Facility Area	15.200 m <sup>2</sup> Closed Construction Area		1527	5
<b>YOZGAT BOĞAZLIYAN BAHARİYE THERMAL TOURISM CENTER</b>							
<b>69</b>	Yozgat, Boğazlıyan, Bahariye, Caviak Location	Treasury	Hotel	300 Beds	120	2-3	1
<b>70</b>	Yozgat, Boğazlıyan, Bahariye, Caviak Location	Treasury	Hotel	250 Beds	121	1-2	2
<b>71</b>	Yozgat, Boğazlıyan, Bahariye, Caviak Location	Treasury	Daily Facility Area	814 m <sup>2</sup> Closed Construction Area	105	1	3

**PUBLIC IMMOVABLE OUTSIDE CULTURE AND TOURISM CONSERVATION  
AND DEVELOPMENT REGIONS TOURISM AREAS AND CENTERS**

ROW NU.	ALLOCATION SITE	OWNERSHIP STATUS	TYPE OF FACILITY	APPROXIMATE CAPACITY	LOT	CADAST PARCEL	SPECIAL PARCEL
<b>MUĞLA CENTER, ŞENYAYLA VILLAGE YILANLI ARDIÇOVASI LOCATION</b>							
72	Muğla, Center, Şenyayala Village, Yılanlı Ardiçovası Location	Forestry	Golf Facility Area + Accomodation (Hotel Or Holiday Village)	27 Hole Golf and 420 Beds			G1
<b>SINOP CENTER, KALEYAZI NEIGHBOURHOOD</b>							
73	Sinop, Center, Kaleyazı Neighbourhood	Treasury	Special Accomodation Facility	Bed determined according to the restoration project	59	3	
<b>SİVAS DİVRİĞİ CEDİTPAŞA MAHALLESİ PAŞA CAMİİ SOKAK</b>							
74	Sivas Divriği Ceditpaşa Neighbourhood Paşa Camii Street	Divriği Municipality	Special Accomodation Facility	16 beds determined according to the restoration project	295	4	

## **APPLICATION DOCUMENTS AND GENERAL CONDITIONS FOR PUBLIC IMMOVABLE ALLOCATION**

The application for the allocation of the public immovable shall be done as real or corporate bodies or as a joint venture (as consortium or work-partnership).

The following information and documents are to be submitted together with an index list to the address of **Ministry of Culture and Tourism General Document Service (Tourism Bureau AG Floor) İsmet İnönü Bulvarı No: 5 06100 Emek - Ankara**. Annexes, date and number of the documents will be defined clearly in the index.

### **1) DOCUMENTS AND INFORMATION TO BE SUBMITTED BY THE INVESTORS:**

**a) Letter Of Application (ANNEX-1)**

**b) Statement and Its Enclosure of Investor Information Form (ANNEX-2a, ANNEX-2b):**

All the information about the requested public immovable and the proposed facility on the parcel shall be stated completely,

**c) Trade Registered Gazette or “those in the audience” which is approved by the notary public, stating last partnership structure of corporate bodies.**

In case of the fact that the entrepreneurs are foreign real or corporate bodies, the document displaying the partnership composition of the corporate body shall be taken by the authorized institutions of their countries. The original copy and Turkish translated copy of this document that have been approved by Turkey Embassy or Consulate General, determining that it is prepared by the authorized institution in respect of the legislation of that country, shall be submitted to the Ministry.

**d) The Definite Letter of Guarantee Unlimited in Time For Application (ANNEX-3) :**

The Definite Letter of Guarantee Unlimited in Time for Application which has been calculated at an amount of 5 % (five percent) of the Total Investment Cost according to the unit cost as the sort of facility in the investment areas shall be prepared as definite and unlimited in time.

**e) Financial report prepared by a financial consultant or by institutions having an independent control authority:**

Investors applying as either real bodies, corporate bodies or joint ventures; shall submit a Financial Evaluation Report indicating their industrial and commercial relations, tourism activities, assets, cash situation (financial possibilities), tax payments and participations. It is written as;

**“It has been determined that ..... has its financial capacity to realize .....% of the total investment cost of the facility applied in ..... Province, ..... Sub-province, ..... Village/District, ..... Location, ..... Lot/Parcel with a capacity of ..... and type/class of.....by means of its equity capital”**

and prepared by a financial consultant or by institutions having an independent control authority, in order to prove their qualifications in terms of realization of the intended investments.

**(In case of the equity capital lower than the 50 %, the applications shall not be taken into the consideration.)**

In case of the fact that the entrepreneurs are foreign real or corporate bodies, financial evaluation report - to be prepared by the entrepreneurs as per this clause - shall be prepared either by a financial consultant or by institutions having an independent control authority. Alternatively, the entrepreneurs shall have the financial evaluation reports made to the institutions intitled audit authority as per the legislation of their countries. The original copy and Turkish translated copy of the report that have been approved by Turkey Embassy or Consulate General, determining that it is prepared by the authorized institution in respect of the legislation of that country, shall be submitted to the Ministry.

**f) Letter Of Commitment:**

The investor's letter of commitment which is written with a statement of **"I agree and accept act in compliance with all the provisions of the "Public Immovable Allocation Announcement and Specification for Tourism Investors 2011/1" and special conditions determined in the information sheet and to meet the amount to be determined by the Ministry in order to realize whole or part of the social and technical infrastructure - to be realized in the allocated immovables according to the qualification of the region or the project in which the investment will be realized - or in order to meet its cost "** shall include the decision of company board of directors, approved by the Notary Public for the application of corporate bodies.

**g) A work partnership or consortium contract, approved by the notary public, in case of joint ventures application:**

In case of joint ventures application as a work partnership or as a consortium; a copy of the partnership contract indicating the equity capital ratio of the partners and approved by the notary public or a copy of the consortium contract which also indicates the equity capital ratio of the partners and approved by the notary public shall be submitted.

The pilot partner in partnership contracts, and coordinator partner in the consortium agreements is defined and a sample of the work-partnerships or the consortium contracts, approved by the notary public, shall be submitted to the Ministry. For all kinds of procedures, request or notifications of the Ministry, the addressed person is the pilot or the coordinator.

The notifications to the pilot partner in partnership contracts and coordinator partner in the consortium agreements shall be accepted as the notifications to the joint ventures.

In the work partnership agreements and contracts, it shall be stated that the real and corporate bodies are to be responsible for realization of their commitment as cooperative and successively. On the other hand, in the consortium agreements and contracts, the real and corporate bodies shall clarify which part of the work they commit and they realize their commitment with the coordinator partner.

In case of the breaking down the partnership, the pilot or the coordinator will continue to the allocation period, if the pilot or the coordinator proves that it will be able to complete the investment with the 50% of its own equity capital. Other partners cannot participate in the allocation period in any wise.

**h) Bank Deduction For The Specification:**

The bank deduction which the price of the *"Public Immovable Allocation Announcement and Specification for Tourism Investors 2011/1"* have been paid to the **TR480001001233034831705006 IBAN (The Institution Revenue Code: 70-00-01) at T.C Ziraat Bank Heykel Branch.**

The applications for the allocation of public immovables to the Ministry shall be concluded by the Land Allocation Commission **within 6 (six) months** of duration following the submission of all the information and documents, determined in the Allocation Specification, to the Ministry. It can be extended by the Ministry in case it is required.

**2) EVALUATION OF THE BID PROPOSALS:**

The applications to the Ministry shall be evaluated as a matter of financial efficiency within the context of Tourism Incentive Law No.2634 and of the sentences of the *"Regulations for Public Immovables Allocation for Tourism Investments"* and of the subjects determined in this specification.

A negotiation for a direct contribution of investors to social and technical infrastructure shall be held in between the qualified investors for the parcels having several applications. The regulations and procedures for the negotiation are identified by the Land Allocation Commission and notified to the investors. **The Definite Letter of Guarantee Unlimited in Time for Negotiation (ANNEX-4)** (according to the regulations and procedures for the negotiation) with a total amount of the first proposed contribution and a "Letter of Commitment", approved by the notary public, concerning the acceptance of these rules and procedures shall be submitted to the Ministry by the investors at the negotiation phase.

After the negotiation, the letter of guarantee submitted by the entrepreneur offered the highest contribution for the social and technical infrastructure to the Ministry in order to participate the negotiation shall be submitted to the relevant accounting unit by the Ministry. Moreover it is required that the investor shall submit a definite letter of guarantee unlimited in time - for the difference between his proposal at the beginning of the negotiation and the one at the end of the negotiation- and the delivery receipt of it shall be submitted to the Ministry within thirty (30) days. The letter of guarantee for contribution for the social and technical infrastructure submitted by the other entrepreneurs attending to the negotiation shall be given back.

The investor who offered the highest contribution and fulfill its obligations shall be qualified for the preliminary permit by the Land Allocation Commission and all the definite letter of guarantee unlimited in time of application of the other investors shall be returned.

If the investor, giving the highest offer, gives up his commitment or does not submit additional letter of guarantee due to the causes except for compulsory or public-oriented ones, the letter of guarantee taken in the application and the letter of guarantee in order to join the negotiation shall be converted to cash and foreclosed to the treasury.

At this point, the Ministry offers to the investor - who proposed the second highest contribution for the social and technical infrastructure - to submit the definite letter of guarantee unlimited in time with the amount offered for social and technical infrastructure at the end of the negotiation and the definite letter of guarantee unlimited in time at an amount of 5% of total investment cost to be determined according to the unit costs of that year within thirty days following written notification date. After these liabilities are met, the preliminary permit can be given to the investor by the Land Allocation Commission.

If the investor who proposed second highest contribution for social and technical infrastructure does not accept the offer of the Ministry, the immovable for the allocation shall be offered to the other investors in order.

After the decision of final allocation of the the Land Allocation Commission, it is requested from the investor who granted for the preliminary permit, to pay a contribution for social and technical infrastructure as cash to the account number of *DÖSİMM (Döner Sermaye İşletmesi Merkez Müdürlüğü)* in 30 (thirty) days. If it is paid, the letters of guarantee taken at the application phase shall be return to the investor. If the amount is not paid in due time, the preliminary permit shall be cancelled by the Ministry. The letters of guarantee for the preliminary permit and the one for the negotiation shall be converted to the cash and foreclosed to the treasury.

The parcels with only one application shall be evaluated and concluded by the Land Allocation Commission. In this situation, a direct contribution of the investor (determined by the commission) could be requested for social and technical infrastructure according to the properties of the project and the qualities of the region in which the investment to be operated.

At the end of the evaluation of the applications, the Ministry is free with regard to whether the allocation of the immovables in this Specification is realized or not.

In the event non-allocation of the parcels applied by the investors, the Land Allocation Commission can recommend one or more parcels of the lots same announced for the allocation according to the investors who will have assistance for the development of the tourism.

### **3) REQUIREMENTS OF THE INVESTORS GRANTED FOR THE ALLOCATION :**

#### ***THE PERIOD OF PRELIMINARY PERMIT:***

The investor is granted for the preliminary permit - not longer than six months term in the areas not having approved implementation plan and not longer than four months term in the areas having approved implementation plan - for mapping and planning works, confirmation procedures, incorporating a tourism-oriented joint-stock company and for the other procedures against the preliminary permit fee.

In order that the preliminary permit comes into force within the **one month** period after the announcement;

- a) Delivery receipt relating to the definite letter of guarantee unlimited in time, at an amount of **5% (five percent)** of the total investment cost being delivered to the relevant accounting unit,
- b) The Letter of Commitment for Preliminary Permit approved by the Notary Public,
- c) The receipt copy relating to annual preliminary permit (**one per thousand** (0,1%) of total investment cost) fee being paid into account of relevant accounting unit,

The Preliminary Permit Fee is (**one per thousand** (0,1%) of total investment cost. However, 50% of discount shall be applied in the preliminary cost for the cities within the scope of the 2<sup>nd</sup> article of the Law of "Incentives of Investments and Employment, and Related Alterations numbered 5084. (The list of cities within the scope of 5084 is given in the Annex-5.)

- d) Investment Time Schedule, which has the the notary approval, for preliminary permit has to be submitted to the Ministry

Preliminary Permit begins on the submission date of these documents above to the Ministry, and then the Definite Letter of Guarantee Unlimited in Time, submitted to the Ministry at the phase of application, shall be returned.

Unless these requirements are met, the request of the investor for preliminary permit is regarded as invalid and the Definite Letter of Guarantee Unlimited in Time, taken at the phase of application shall be converted to the cash and foreclosed to the treasury.

In case of an offer in order to be extended the preliminary permit period by the investor and of the acceptance of this offer by the Ministry, preliminary permit periods could be extended in six each months periods in the areas not having approved implementation plan and in four each months periods in the areas having approved implementation plan and against its fee **at the most three times**.

If there are reasons derived from compulsory or public-oriented ones and from the administrative and judicial disputes acceptable by the Ministry, preliminary permit period is frozen and preliminary permit fee is not taken for the frozen period.

In the event of preliminary permit procedures being completed before given or indulged preliminary permit period, preliminary permit fee delivered as cash shall be deducted from definite allocation cost.

**Within the period of Preliminary Permit, the investor:**

a) Prepares 1/5.000 scale Master Plans and 1/1.000 scale Implementation Plans of the investment areas (if there is any plans this areas) and submits them to the Ministry for approval. Realizes allotment, integration, relinquishment and similar operations of the immovable subject to the preliminary permit,

b) Incorporates a joint-stock company, of which fields of activity includes tourism, pursuant to the provisions of the Turkish Law of Commerce, dated 29.06.1956, with a numbered of 6762,

b.1) The incorporated joint-stock company has to have an amount of capital at least 51% (fifty-one percent) of the total investment cost of the immovable for which have been granted the preliminary permit.

b.2) The share of real or corporate bodies in the joint-stock company, who have been granted the preliminary permit, cannot be below 51% (fifty-one percent).

b.3) For the joint-ventures, joint stock company to be incorporated shall comply with consortium contract submitted to the Ministry.

c) Obtains *Tourism Investment Certificate* in accordance with the *Regulations on Certification and Qualifications of Tourism Facilities*,

d) Obtains necessary permissions in accordance with the *Regulations of Environmental Impact Assessment (EIA)*, within the areas where EIA Report has to be prepared,

e) Submits the site plan which shall be the base of leasing cost calculations, together with the documents requested in preliminary permit, in the events that total investment cost is calculated by square meter,

Unless the investor meets the liabilities for the reasons except for compulsory or public-oriented in the period of preliminary permit, the preliminary permit shall be cancelled by the Ministry. In this case, preliminary permit fee collected as cash will not returned and the definite letter of guarantee unlimited in time taken at the application phase will be converted to the cash in consultation and foreclosed to the treasury.

Unless the investor meets the requirements for the reasons compulsory or public-oriented, within given or extended periods of preliminary permit; upon request of the investor, preliminary permit is cancelled by the Ministry and the letters of guarantee will be returned without interest.

### **THE PERIOD OF DEFINITE ALLOCATION:**

The investor taken "Investor Investment Certificate" by fulfilling the liabilities of preliminary permit period is qualified for the definite allocation by means of the decision of Land Allocation Commission.

In order to validate the definite allocation;

a) Delivery receipt relating to the Definite Letter of Guarantee Unlimited in Time, at an amount of 10% (ten percent) of the total investment cost being submitted to the relevant accounting unit,

b) A copy of the company board of directors' decision, relating to definite allocation conditions being accepted and committed, approved by the Notary Public,

c) Investment Time Schedule for the definite allocation period

have to be submitted to the Ministry by the investor within one-month term following the registered notification date of the definite allocation decision to the investor.

After submission of these documents to the Ministry; the easement including the independent and continual right of construction, leasing or land rights shall be demanded from the Ministry of Finance by the Ministry and the Definite Letter of Guarantee Unlimited in Time for Preliminary Permit is returned.

The investors can be qualified for the allocation **to 49 years or 20 years** by means of the decision of Land Allocation Commission. Definite allocation comes into force as from the notification date.

It is compulsory to complete the investment in a period of time determined in the notification of definite allocation. However, in case of the failure in completion of the investment in its period of time due to the reasons except from the investor, additional period could be given to the investor provided that not to be exceeded the investment period foreseen at the beginning. If the investment cannot be completed in this additional period, the allocation shall be cancelled and the definite letter of guarantee unlimited in time shall be converted to the cash and foreclosed to the treasury. In this case, all sorts of buildings and facilities on the immovable are foreclosed to the treasury without charge. The investor cannot claim any right and charge for these items.

Buildings, facilities and outbuildings on the immovables, where the allocation has been cancelled or the allocation term has expired, shall be foreclosed to the treasury without charge. The investor cannot claim any right nor charge for these items.

However the allocation period is frozen, in the events that the investment cannot be started or realized because of the compulsory or public-oriented reasons, which interfere the operations of development plan decisions and architectural project preparation; such as, Environmental Impact Analysis (EIA) report or the determination of conservation sites, and which derived from the administrative and judicial disputes acceptable by the Ministry. The period passed between the Date of Commission's Decision about freezing the allocation period and the Date of Commission's Decision

about starting the frozen period shall be added to the allocation period and utilization fee are not paid for this period of time.

Moreover, in case of request of the investor documenting the liabilities cannot be completed because of the reasons except for his own defect and derived from compulsory or public-oriented ones and from the administrative and judicial disputes acceptable by the Ministry, the definite allocation shall be cancelled and the letter of guarantee shall be returned. In this case, the utilization fees until the annulment date of the definite allocation shall be collected.

The allocation for the investor, who has not been able to meet the requirements of the definite allocation, is cancelled by the Ministry and the performance securities are foreclosed to the treasury. In this case, all sorts of buildings and facilities on the immovable are foreclosed to the treasury without charge. The investor cannot claim any right and charge for these items.

#### **OTHER CONTRIBUTIONS:**

**a)** Public lands which shall be allocated according to the "Regulations for Public Immovable Allocation for Tourism Investments";

**a.1.)** First year use fee is five per thousand (0,5%) of total investment cost

**a.2.)** The use fee is determined by the article named "The Fee of Building Allocation of the Regulation" in case of a building(s) is(are) placed on the land.

**a.3.)** After the operating the facilities on the land, the fee of 1% of the annual management business proceed shall be paid to Treasury.

**b)** The fees in the previous item (a) and its sub-items of (a1), (a2), (a3) shall be applied with a 50% of discount for the allocations in the cities within the scope of the law of 5084 or for the allocation realized for winter or thermal purpose.

Besides, the allocation which shall be both for winter or for thermal use, and within the scope of the law number 5084 the both two discount rate shall be applied.

**c)** The infrastructure constructions will not commence until the projects belonging to the infrastructure facilities, which shall be realized by the investors or to which the investors shall contribute, are approved by the Ministry or relevant public institutions.

**d)** The investor shall take all the measures (including noise) to prevent disturbance of the facilities in operation in neighbouring parcels during the construction.

**e)** Environmental pollution shall be avoided.

**f)** At the evaluation phase of the allocation applications, during preliminary permit and definite allocation periods, in the event of the realization of facility becoming impossible due to disputes emerging from the related local administrations and the public institutions (Plan approval, land ownership disputes, construction and housing license problems and/or determination as an area of conservation) the investor shall commit not to request any indemnity. The Ministry shall not be responsible against the investor, except for returning of the letter of guarantee to the investor.

**g)** All annual payments and shares to be collected from the annual income for the allocated immovable shall be paid in times as stated in the principles and fundamentals of the agreement to be signed with the Ministry of Finance.

**h)** On annulment of the preliminary permit or allocation due to lack of conformity with the conditions (preliminary permit, definite allocation and agreement conditions) defined by the Ministry, the allocated public immovable (together with all constructed items, notwithstanding their phase) shall be foreclosed to the treasury without the need of a court sentence or official notification. The phase of the construction is required to be defined by the courts, by the Ministry of Culture and Tourism or the Ministry of Finance.

All materials that are not used in the construction but stored on the immovable shall be returned to the investor providing that the transfer costs are paid by the investor. The investor cannot claim any indemnity or other rights from the Ministry and the letter of guarantee shall be converted to cash and foreclosed to the treasury.

**i)** In the Preliminary Permit Period, companies granted for the allocation and shareholders of the incorporation to be established as required by the regulation, shall not be entitled to transfer their shares or the allocation to third parties unless approved by the Ministry.

**j)** In case of the allocation to be realized in the area forest status, the plantation fee which will be 3 times bigger of the forest land subject to allocation and the maintenance fee for 3 years of this area have to be paid in the account of General Directorate of Forest as required by Law No. 5761 in the preliminary permit period.

Forestry Peasant Development Revenue shall be taken for once only and it shall be entered as receipt to the budget as per the article 5 of the Provisions and Procedures Corresponding the Forestry Peasants Development Services published in the Official Gazette dated 31/12/2005 and no. 26040. The Forestry Peasant Development Revenue is at amount of 3% (tree percent) of the part of the total investment which is located in the forest area.

In addition in the event of a change in type, sort or capacity of the facility, the cost to be calculated according to the unit costs in the date of issuing the investment or operation certificate shall be paid each time.

**k)** For the matters that are not defined in this Specification, the provisions of the *“Regulations for Public Immovables Allocation for Tourism Investments”* shall be taken into consideration. In case of being the matters that are not defined in the regulation aforesaid, the decisions of the Land Allocation Commission shall be taken into consideration.

**l)** In case of more than one application for one parcel, the parcel shall be divided and offered for more than one entrepreneur in the negation phase.

**m)** In case of application to the adjacent parcels by the same entrepreneur and taking them by him in the negotiation phase, the parcels can be reunions by the plan conditions in case of a demand.

## **ANNEXES**

**LETTER OF APPLICATION**

**To: MINISTRY OF CULTURE AND TOURISM  
General Directorate of Investments and Establishments**

**ANKARA**

The application file prepared for the parcel that has been announced to the public with **the Specifications for Public Immovable Allocation Conditions to Potential Investors (2011/1)** by your Ministry is submitted within the annex.

Date

Seal

Signature

**STATEMENT**

**To: MINISTRY OF CULTURE AND TOURISM  
General Directorate of Investments and Establishments**

**ANKARA**

I (We), the undersigned, hereby declare that I (We) have read, agreed and based our application upon the conditions on the general guidelines stipulated in the Public Immovable Allocation Announcement and Specification for Tourism Investors (2011/1) and special conditions determined for the subject immovables of allocation, provided by your General Directorate and prepared in connection with the announcements published in the press and Official Gazette for public immovable allocation to the potential investors by your Ministry, and I (we) further affirm that I (we) shall accept the Preliminary Permit and Definite Allocation Conditions to be designated by the Ministry.

**NAME, FAMILY NAME  
SIGNATURE, DATE  
(SEAL OF THE FIRM)**

**LEGAL ADDRESSES (Give Full Address) :**

(The Ministry will immediately be informed of any changes in address)

**TELEPHONE:.....FAX:.....E-MAIL:.....**

**PUBLIC IMMOVABLE APPLIED FOR :**

**PROVINCE :**.....

**SUB PROVINCE :**.....

**DISTRICT :**.....

**VILLAGE / NEIGHBOURHOOD :**.....

**LOCATION :**.....

**LOT / PARCEL NO :**.....

**TYPE OF INVESTMENT TO BE DEVELOPED :**

**CATEGORY OF THE INVESTMENT :**.....

**CLASS OF THE INVESTMENT :**.....

**CAPACITY OF THE INVESTMENT :**.....

**TOTAL INVESTMENT COST :**.....TL

A) Equity Ratio : .....%

B) Estimated Foreign Capital Ratio : .....%

**ENCLOSURES**

1) Number of Files:.....

(every single document in the files has to be submitted in the order of the article Documents and Information to be Submitted by the Investors.)

2) Supplementary Form of the Entrepreneur to the Statement

**SUPPLEMENTARY FORM OF THE ENTREPRENEUR TO THE STATEMENT**

**1. Applicant:**

Real Persons:

- a ) Name Of Entrepreneur
- b ) Equity Share

Legal Persons:

- a ) Company Name
- b ) Capital Distribution (Share holders and shares to be written and Commercial Register Gazette to be enclosed)

Joint Venture Company:

Coordinator Partner/ Pilot Partner

NAME SURNAME/TITLE

**DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME  
FOR APPLICATION**

..... / ..... / .....  
No : .....

**To: MINISTRY OF CULTURE AND TOURISM  
General Directorate of Investments and Establishments**

**ANKARA**

.....[*the name of the bank or special financial institution*] guarantees the amount of definite letter of guarantee unlimited in time for application that is .....TL [*the amount of the letter of guarantee for application*] which .....[*the name of the entrepreneur*] have to submit in order to apply for the public immovable - situated in ..... City, ..... Province, ..... Village/Neighbourhood, ..... Location, on Lot no. ...., Parcel no. ...., having the capacity of ..... and announced by your administration - by fulfilling the conditions of Tourism Incentive Law No.2634. Regulations for Public Immovable Allocation for Tourism Investments and Public Immovable Allocation Announcement and Specification for Tourism Investors 2011/1. In the event of the existence the situation that the definite letter of guarantee unlimited in time being foreclosed within the framework of the Tourism Incentive Law No.2634. Regulations for Public Immovable Allocation for Tourism Investments and Public Immovable Allocation Announcement and Specification for Tourism Investors 2011/1 ; We, as the authorized and responsible representative entitled to sign of .....[*the name of the bank or special financial institution*], declare and pledge on behalf and account of .....[*the bank or special financial institution*] that we shall draw up a protest regardless of taking permission of the authorized and aforesaid person/firm and we shall pay the amount written above in cash and completely with its legal interest together belonging to the days from the request date to the payment date on your first written request without delay, regardless of considering any disagreement appearing between the aforesaid person/firm and your administration and legal consequences of this disagreement to the order of your administration.

The present letter of guarantee is definite and unlimited in time.

*[the name of the bank or special financial institution]*

*[the branch name of the bank or special financial institution] Branch*

*Name, Title and Signature*

*of Authorities of [the bank or special financial institution]*

**NOTE:** For the letters of guarantee to be submitted according to the counter guarantees of the foreign banks or similar credit institutions, the name of foreign banks or credit institutions and the guarantee being with counter guarantee shall be determined. If the currency unit as the base to the offer is Turkish Currency, the letters of guarantees to be submitted as per the counter guarantees shall be arranged at Turkish Currency.

**DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME  
FOR NEGOTIATION**

..... / ..... / .....  
No : .....

**To: MINISTRY OF CULTURE AND TOURISM  
General Directorate of Investments and Establishments**

**ANKARA**

.....[the name of the bank or special financial institution] guarantees the amount of definite letter of guarantee unlimited in time for negotiation that is .....TL [the amount of the letter of guarantee for application] which .....[the name of the entrepreneur] have to submit in order to participate the negotiation of the public immovable - situated in ..... City, ..... Province, ..... Village/Neighbourhood, ..... Location, on Lot no. ...., Parcel no. ...., having the capacity of ..... and announced by your administration - by fulfilling the conditions of Tourism Incentive Law No.2634. Regulations for Public Immovable Allocation for Tourism Investments and Public Immovable Allocation Announcement and Specification for Tourism Investors 2011/1. In the event of the existence the situation that the definite letter of guarantee unlimited in time being foreclosed within the framework of the Tourism Incentive Law No.2634. Regulations for Public Immovable Allocation for Tourism Investments and Public Immovable Allocation Announcement and Specification for Tourism Investors 2011/1; We, as the authorized and responsible representative entitled to sign of .....[the name of the bank or special financial institution], declare and pledge on behalf and account of .....[the bank or special financial institution] that we shall draw up a protest regardless of taking permission of the authorized and aforesaid person/firm and we shall pay the amount written above in cash and completely with its legal interest together belonging to the days from the request date to the payment date on your first written request without delay, regardless of considering any disagreement appearing between the aforesaid person/firm and your administration and legal consequences of this disagreement to the order of your administration.

The present letter of guarantee is definite and unlimited in time.

*[the name of the bank or special financial institution]*

*[the branch name of the bank or special financial institution] Branch*

*Name, Title and Signature*

*of Authorities of [the bank or special financial institution]*

**NOTE:** For the letters of guarantee to be submitted according to the counter guarantees of the foreign banks or similar credit institutions, the name of foreign banks or credit institutions and the guarantee being with counter guarantee shall be determined. If the currency unit as the base to the offer is Turkish Currency, the letters of guarantees to be submitted as per the counter guarantees shall be arranged at Turkish Currency.

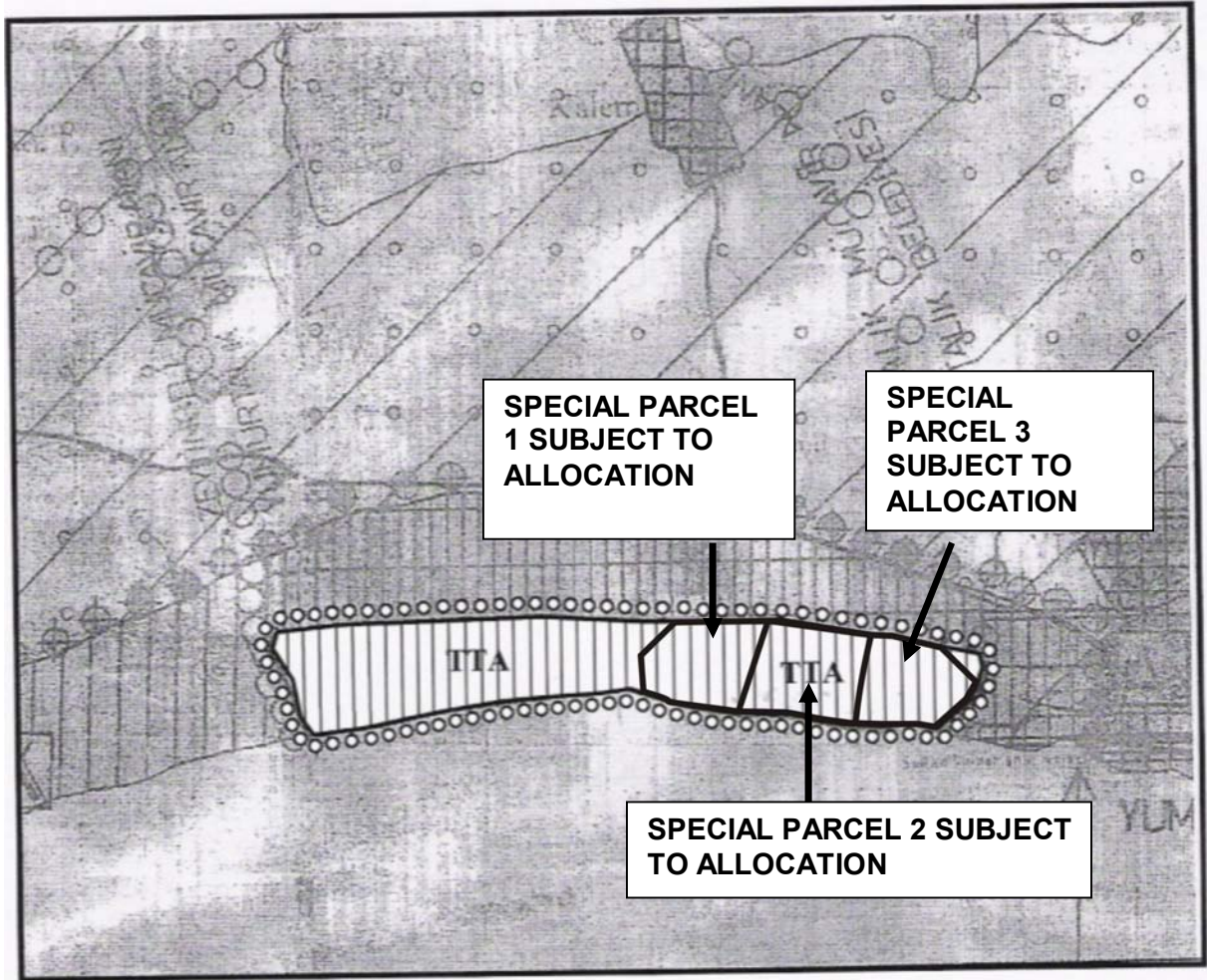
**THE LIST OF THE CITIES WITHIN THE SCOPE OF THE LAW OF “INCENTIVES  
OF INVESTMENTS AND EMPLOYMENT, AND RELATED ALTERATIONS  
NUMBER 5084**

Kırşehir	Osmaniye	Adıyaman	Kilis
Sinop	Düzce	Kars	Tunceli
Giresun	Çankırı	Van	Kastamonu
Amasya	Siirt	Iğdır	Niğde
Uşak	Gümüşhane	Yozgat	Kahramanmaraş
Malatya	Ordu	Ardahan	Çorum
Sivas	Erzurum	Hakkari	Artvin
Tokat	Bartın	Bingöl	Kütahya
Diyarbakır	Bayburt	Bitlis	Trabzon
Afyonkarahisar	Şanlıurfa	Şırnak	Rize
Batman	Mardin	Muş	Elazığ
Erzincan	Aksaray	Ağrı	Karaman
			Nevşehir

**DETAILED INFORMATION AND SPECIAL CONDITIONS  
FOR PUBLIC IMMOVABLE TO BE ALLOCATED  
WITHIN  
CULTURE AND TOURISM CONSERVATION,  
DEVELOPMENT REGION AND TOURISM CENTER**

# ADANA YUMURTALIK TOURISM CENTER

PROVINCE: Adana SUB-PROVINCE: Yumurtalık VILLAGE/NEIGHBOURHOOD:Kemalpaşa  
LOCATION: Çatalbükü



1/25.000 SCALE ADANA-YUMURTALIK-KARATAŞ ENVIRONMENT MASTER PLAN REVISION

## INFORMATION SHEET:

### ALLOCATION SITE

#### ADANA YUMURTALIK TOURISM CENTER

**PROVINCE** : Adana  
**SUB-PROVINCE** : Yumurtalık  
**VILLAGE/NEIGHBOURHOOD** : Kemalpaş Çatalbükü  
**LOCATION** : Çatalbükü

**OWNERSHIP STATUS** : Treasury

### THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / DATE – NO.:

The Ministry of Finance / 16.02.2011 – 146

**ALLOCATION PERIOD** : 49 Years

### PLANNING STATUS

**1/ 25.000 SCALE** : Adana Yumurtalık Karataş Environment Master Plan Revision  
(Approval Date: 02.03.2011)

**PLAN DECISION** : Tourism Facility Area

SPECIAL PARSEL	AREA (M2)	LAND USE STATUS	CONST. RATIO	MAX. HEIGHT	CAPACITY
1	87.000	Hotel	0,50	18,50 (5 Floor)	750 beds
		Holiday Village	0,50	10,50 (3 Floor)	
2	82.500	Hotel	0,50	18,50 (5 Floor)	750 beds
		Holiday Village	0,50	10,50 (3 Floor)	
3	84.000	Hotel	0,50	18,50 (5 Floor)	750 beds
		Holiday Village	0,50	10,50 (3 Floor)	

### INFRASTRUCTURE STATUS

Subject areas of allocation are located in the boundaries of the contiguous areas of Adana Village-Yumurtalık Sub-province Kemalpaşa Neighbourhood. - Bolvadin Municipality. Parcel is 3 km. away from Yumurtalık sub-province, 80 km. from Adana Village and 85 km. to the airport. The parcels are placed on the sea-side. The sea-side of the special parcel 1 is approximately 325 mt., of the special parcel 2 is approximately 275 mt., and of the special parcel 1 is approximately 315 mt.

Urban infrastructure such as drinking and serving water, sewage system, telecommunication, electricity etc. exist in the plot. Urban infrastructure services that are inefficient for the requirements or which require renovation shall be realized by the municipality, the related public institutions and/or the investors or the required financial contribution shall be made.

## **EXPLANATION AND GENERAL CONDITIONS**

1) Master Plan in scale of 1/5.000 and Implementation Plan in scale of 1/1.000 consistent with the Environment Master Plan in scale of 1/25.000 and 3830/3621 Shore Law are going to be prepared by the investor according to the Tourism Incentive Law and "Regulations of the Implementation Plan Preparation" in the "Culture and Tourism Preservation and Development Regions and Tourism Centers"; and according to the development statute, and are going to be submitted for the approval of the Ministry.

2) 239 lo 22 cadastral parcel is 253.856,52 m<sup>2</sup>. the special parcel 1 is 87.000 m<sup>2</sup>. the special parcel 2 82.500 m<sup>2</sup> the special parcel 3 is 84.000 m<sup>2</sup> according to the environment master plan in scale of 1/25.0000. The lots according to the Shore Law in these areas are not considered.

3) The exact area of the allocation lands are going to be determined after the required leaving, subdivision, and joining etc. by the investor according to the Implementation Plan in scale of 1/1.000 and the definite allocation is going to be realized afterwards.

4) The parcels subject to allocation shall take Tourism Investment and Tourism Management Certificate according to article 29 of the *Regulations Regarding Certification and Qualifications of Tourism Facilities*.

5) One administrative building, one bedroom, one purification unit, food lounge, kitchen, basketbol and voleybol and youth camping which are allocated to (old) Ministry of Tourism are found on the special parcel 1 subject to allocation.

6) The pavements and the belongings/objects within the social building shall be returned back to the related institution. Besides, the debris value for the buildings on the special parcel 1 subject to allocation shall be paid to the related institution by the investor.

7) In case of constructing new building after the destruction of the previous building on the special parcel 1 subject to allocation, first year use value as the 0,5% of the total investment cost of the immovable subject to allocation, according to the clause (a) of the 21<sup>st</sup> Article of the Regulations of the Land Allocations of the Public Immovables, is going to be paid to Ministry of Finance and 1% annual of the business proceeds shall be paid after the operations of the facility.

8) In case of taking more than one parcel of the same investor, the parcels shall be combined as one parcel in case of a demand. In this situation, the total bed capacity shall be the sum of the bed capacity of each parcel.

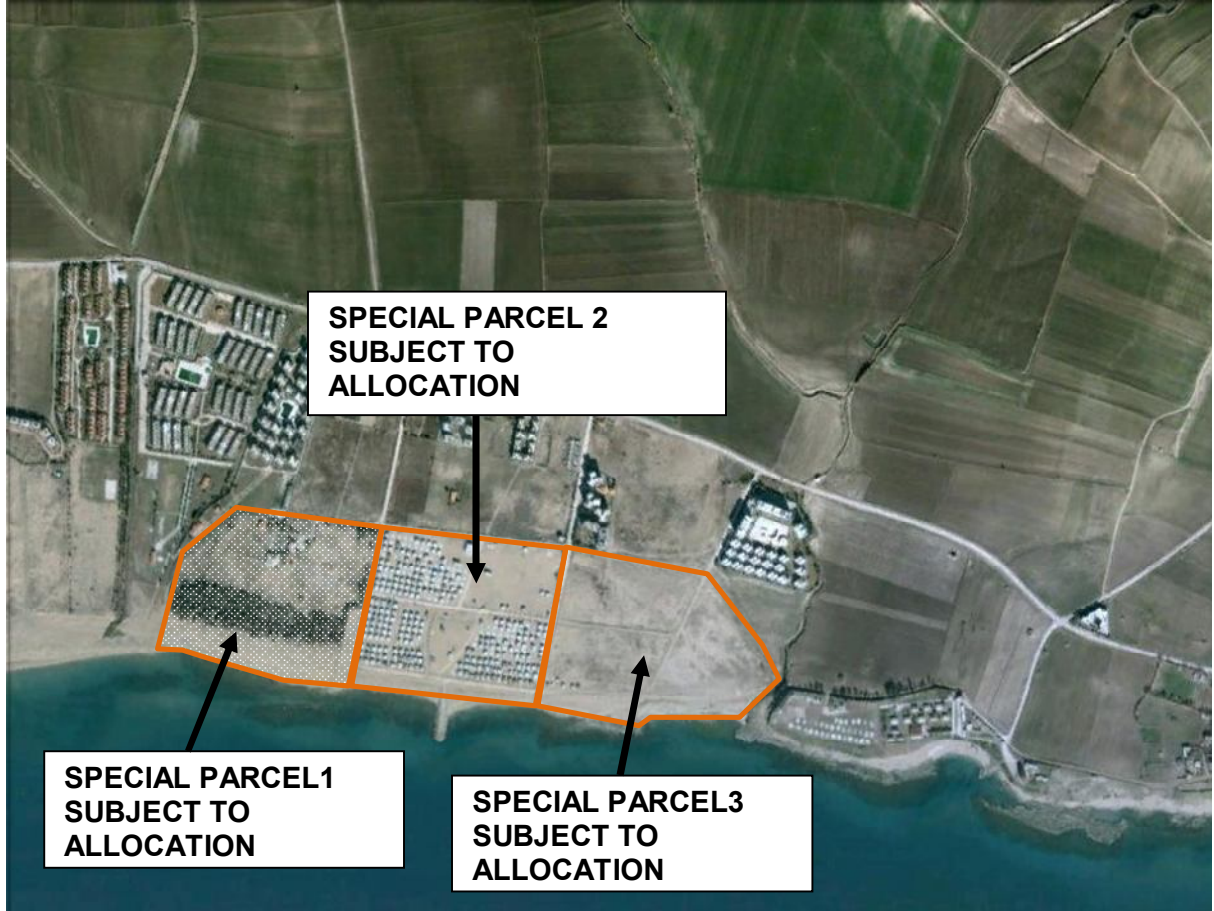
9) The application is going to be done by determining the facility class with the scope of "*Regulations Regarding Certification and Qualifications of Tourism Facilities*". Total investment cost and definite letter of guarantee unlimited time, which is calculated according to the formula given below is shown in the table:

**Total investment cost = Bed capacity X Unit cost of 2011 year according to type of the facility**  
**Definite letter of guarantee unlimited in time = Total investment cost X 5 %**

<b>SORT AND TYPE OF FACILITY</b>	<b>UNIT COST (TL/Bed)</b>	<b>CAPACITY (Bed)</b>	<b>TOPLAM YATIRIM MALİYETİ (TL)</b>	<b>TOTAL INVESTMENT COST (TL)</b>
5 Star Hotel	82.680,00	750	62.010.000,00	3.100.500,00
4 Star Hotel	57.133,00		42.849.750,00	2.142.487,50
5 Star Holiday Village	47.485,00		35.613.750,00	1.780.687,50
4 Star Holiday Village	35.625,00		26.718.750,00	1.335.937,50

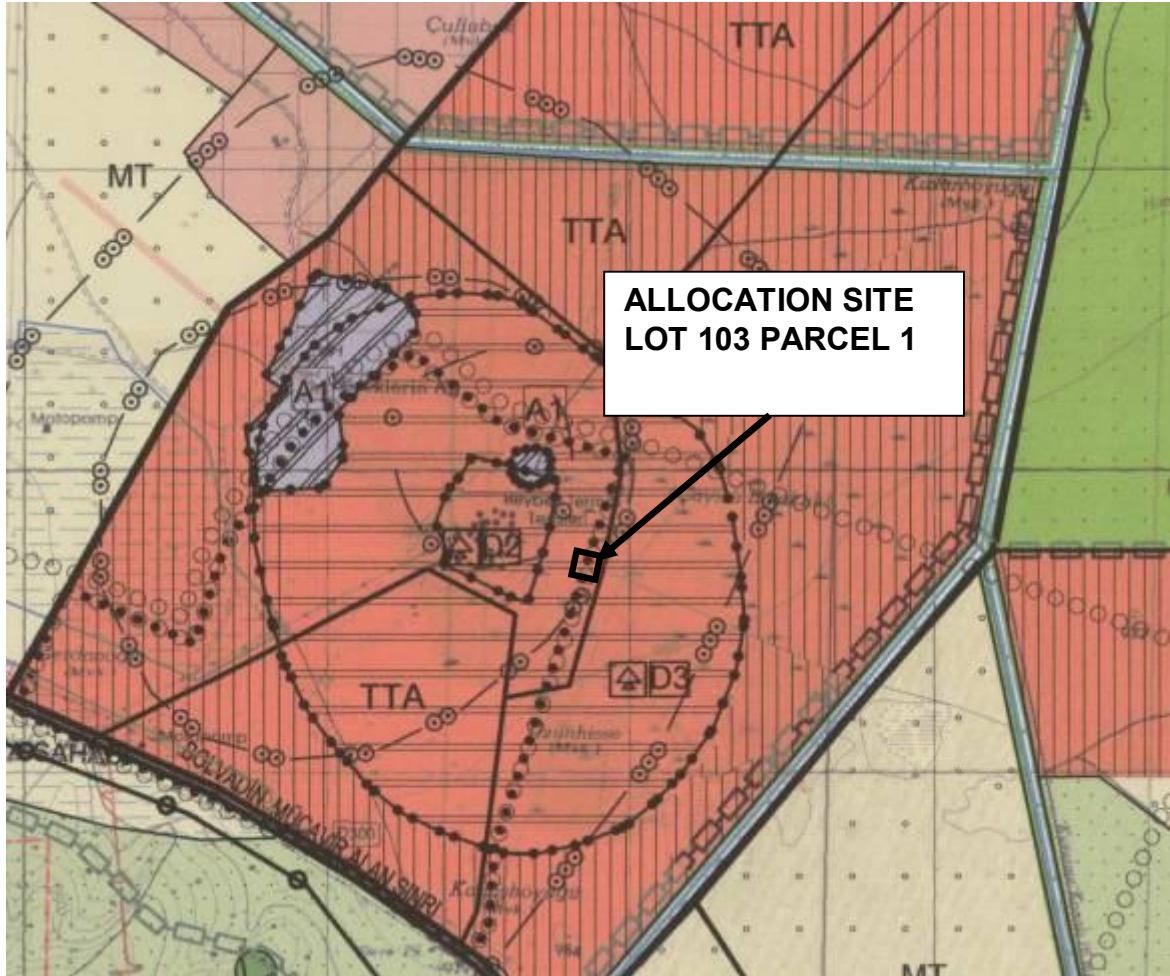
# ADANA YUMURTALIK TOURISM CENTER

PROVINCE: Adana SUB-PROVINCE: Yumurtalık VILLAGE/NEIGHBOURHOOD: Kemalpaşa  
LOCATION: Çatalbükü



# AFYONKARAHİSAR HEYBELİ THERMAL TOURISM CENTER

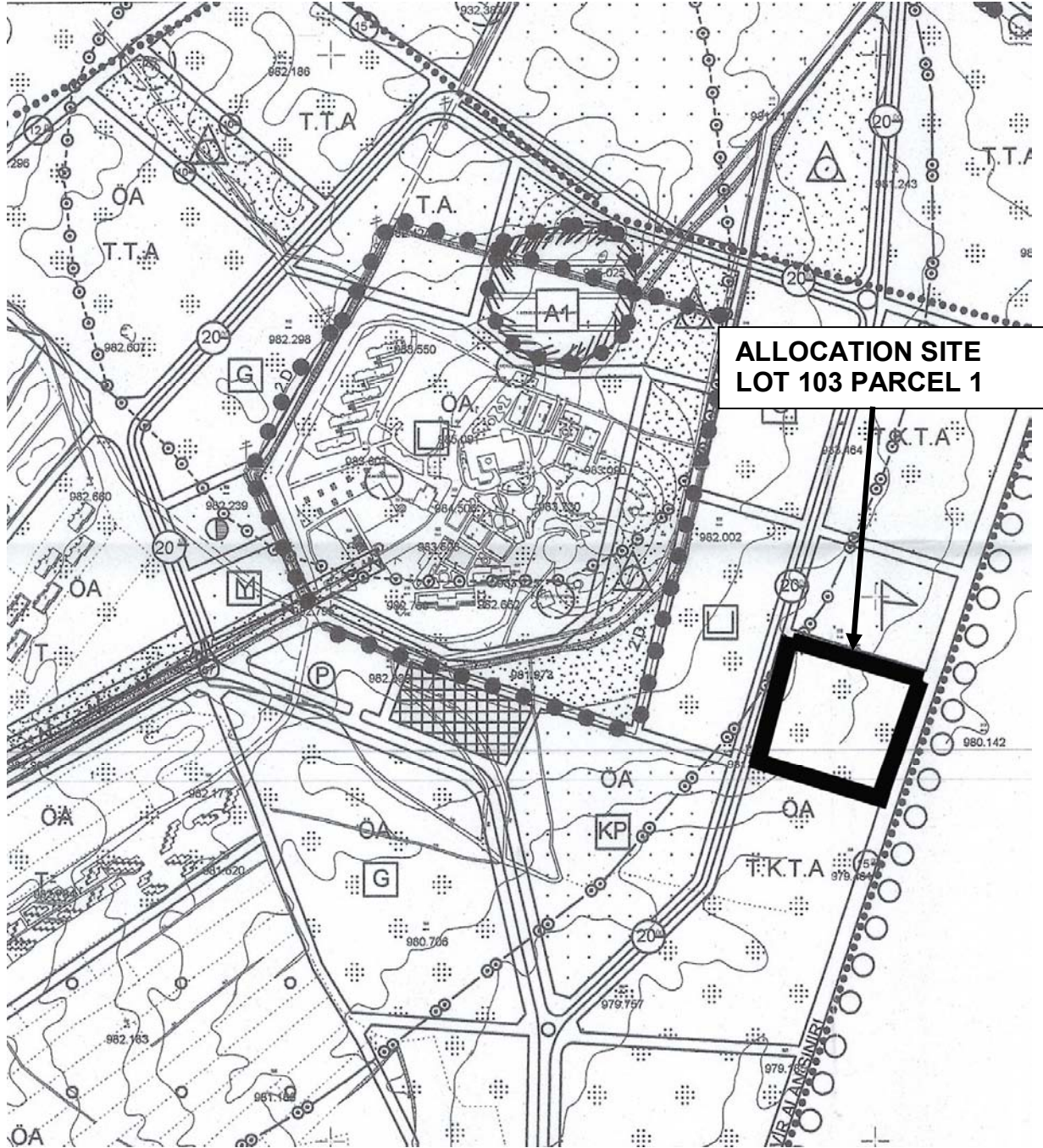
PROVINCE: Afyonkarahisar SUB-PROVINCE: Bolvadin VILLAGE/NEIGHBOURHOOD: Gözsüzlü



1/ 25.000 SCALE FRİGYA REGION AFYONKARAHİSAR HEYBELİ THERMAL TOURISM CENTER ENVIRONMENT MASTER PLAN

# AFYONKARAHİSAR HEYBELİ THERMAL TOURISM CENTER

PROVINCE: Afyonkarahisar SUB-PROVINCE: Bolvadin VILLAGE/NEIGHBOURHOOD: Gözsüzlü

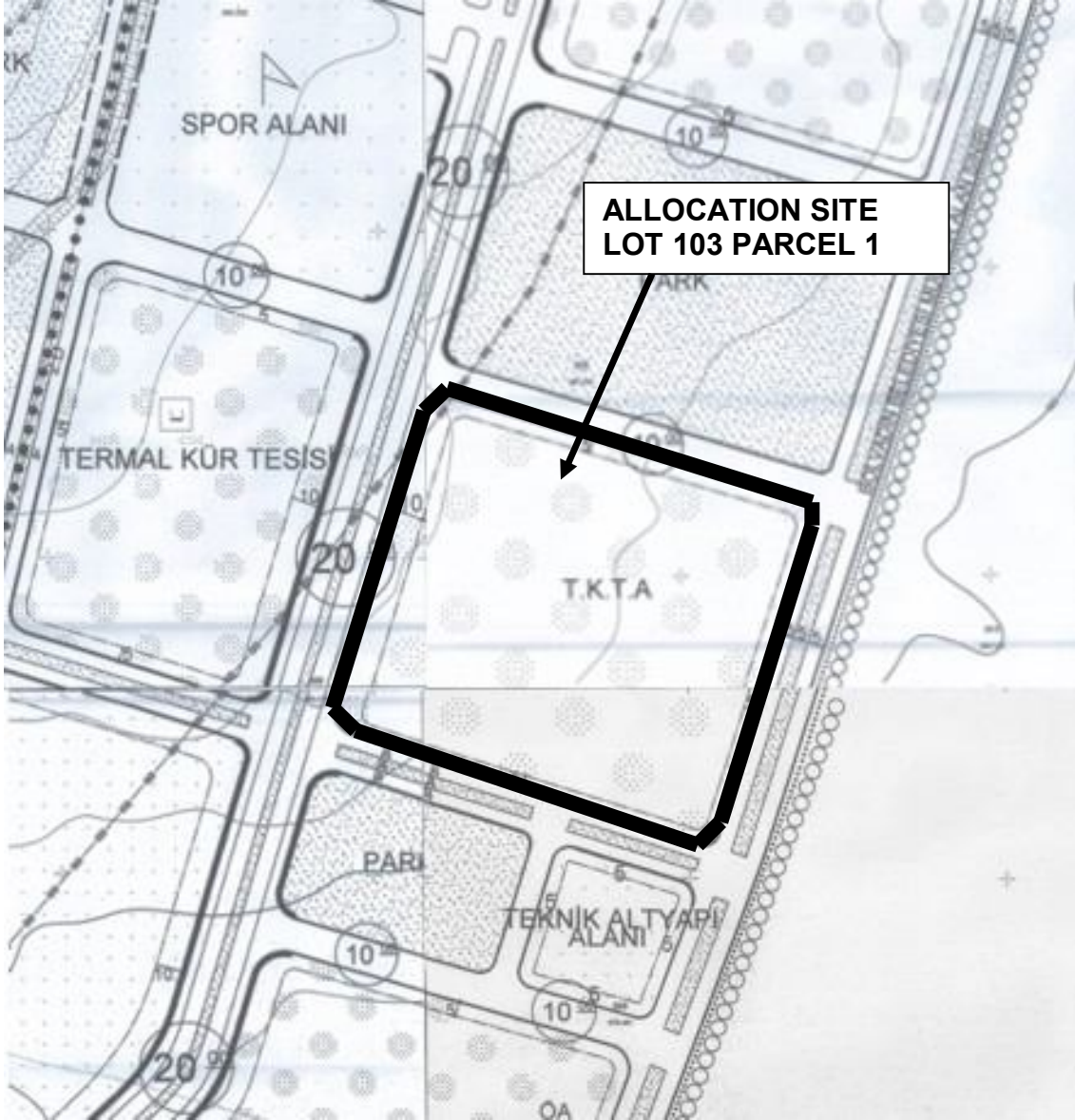


1/ 5.000 SCALE AFYONKARAHİSAR HEYBELİ THERMAL TOURISM CENTER REVISION AND ADDITIONAL MASTER PLAN

# AFYONKARAHİSAR HEYBELİ THERMAL TOURISM CENTER

PROVINCE: Afyonkarahisar SUB-PROVINCE: Bolvadin VILLAGE/NEIGHBOURHOOD: Gözsüzlü

N



1/1000 SCALE AFYONKARAHİSAR HEYBELİ THERMAL TOURISM CENTER REVISION AND  
ADDITIONAL IMPLEMENTATION PLAN

## INFORMATION SHEET:

### ALLOCATION SITE

#### AFYONKARAHISAR HEYBELİ THERMAL TOURISM CENTER

**PROVINCE** : Afyonkarahisar  
**SUB-PROVINCE** : Bolvadin  
**VILLAGE/NEIGHBOURHOOD** : Gözsüzlü

**OWNERSHIP STATUS** : Treasury

### THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / DATE – NO.:

The Ministry of Finance / 09.07.1999 - 22112

**ALLOCATION PERIOD** : 49 Years

### PLANNING STATUS

- 1/ 25.000 SCALE** : Frigya Region Afyonkarahisar Heybeli Thermal Tourism Center Environment Master Plan  
(Approval Date: 25.09.2008)
- 1/ 5.000 SCALE** : Afyonkarahisar Heybeli Thermal Tourism Center Revision and Additional Master Plan  
(Approval Date: 02.07.2009)
- 1/ 1.000 SCALE** : Afyonkarahisar Heybeli Thermal Tourism Center Revision and Additional Implementation Plan  
(Approval Date: 02.07.2009)

**PLAN DECISION** : Thermal Accommodation Facility Area

LOT	PARCEL	AREA (m <sup>2</sup> )	LAND USE STATUS	CONST. RATIO	MAX. HEIGHT	NO. OF STOREYS	CAPACITY
103	1	15.483,19	Hotel	0,90	19,50	5	250 Beds

### INFRASTRUCTURE STATUS

Subject areas of allocation are located in the boundaries of the contiguous areas of Afyonkarahisar - Bolvadin Municipality. Lot 103 parcel 1 is situated 23 km far away the city center Afyonkarahisar. Urban infrastructure such as drinking and serving water, sewage system, telecommunication, electricity etc. does not exist in the plot. Urban infrastructure services that are inefficient for the requirements or which require renovation shall be realized by the municipality, the related public institutions and/or the investors or the required financial contribution shall be made.

### EXPLANATION AND GENERAL CONDITIONS

1) 18<sup>th</sup> item application according to the plot and land arrangements of the Construction Law number 3194 has been done in subject areas of allocation.

2)

- a) For all kinds of geothermal application; Law of Geothermal Springs and Natural Mineral Waters which was published in Official Gazette in 13.06.2007 with 26551 number and Application Regulations are going to be applied.
- b) All requirements for facility and management permissions are going to be taken by completing the requirements in the regulation of thermal springs operated by the Ministry of Health which was published in Official Gazette in 24.07.2001 with 24472 number.

3) The parcel subject to allocation shall take Tourism Investment and Tourism Management Certificate according to article 29 of the *Regulations Regarding Certification and Qualifications of Tourism Facilities*.

4) In case of building cure center, health and thermal facility besides the accommodation facility, the closed construction area shall be submitted to the Ministry with the site plan. In addition to the rent value, the cost of these closed areas shall be added to the rent.

5) Tourism center is located at The Third Degree Natural Site, thus in all planning-designing processes it shall be compulsory to take the consent of the related Regional Conservation Council of Cultural and Natural Properties.

6) The application is going to be done by determining the facility class with the scope of "*Regulations Regarding Certification and Qualifications of Tourism Facilities*". Total investment cost and definite letter of guarantee unlimited time, which is calculated according to the formula given below is shown in the table:

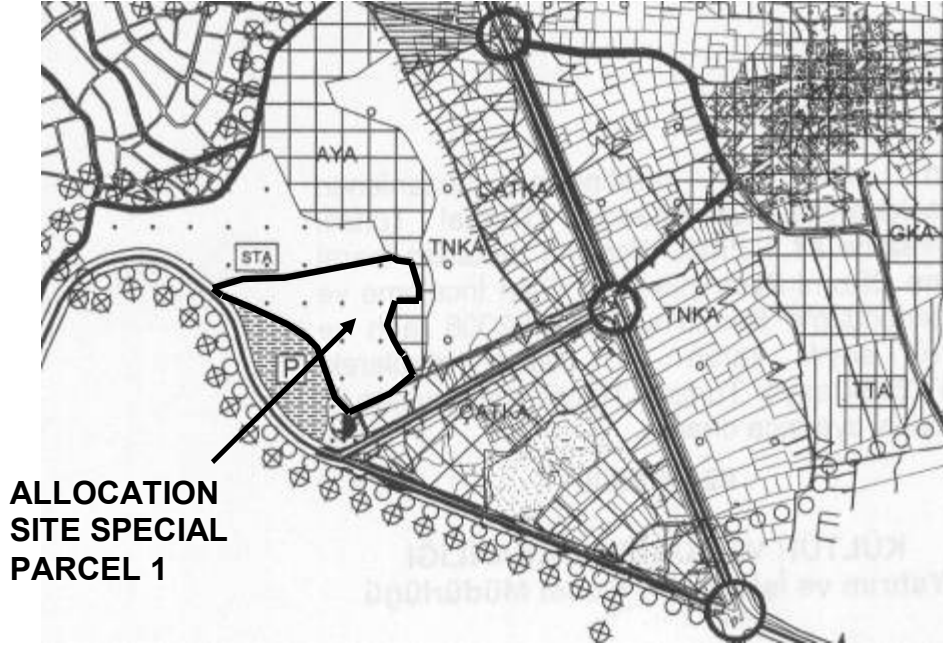
**Total investment cost = Bed capacity X Unit cost of 2011 year according to type of the facility**  
**Definite letter of guarantee unlimited in time = Total investment cost X 5 %**

<b>SORT AND TYPE OF FACILITY</b>	<b>UNIT COST (TL/Bed)</b>	<b>CAPACITY (Bed)</b>	<b>TOTAL INVESTMENT COST (TL)</b>	<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)</b>
5 Star Hotel	82,680.00	250	20,670,000.00	1,033,500.00
4 Star Hotel	57,133.00		14,283,250.00	714,162.50
3 Star Hotel	42,368.00		10,592,000.00	529,600.00
2 Star Hotel	17,752.00		4,438,000.00	221,900.00

# AFYONKARAHİSAR ÖMER-GECEK THERMAL TOURISM CENTER

PROVINCE: Afyonkarahisar SUB-PROVINCE: Center VILLAGE/NEIGHBOURHOOD: Demirçevre Village

N



1/ 25.000 SCALE ÖMER -GECEK (AFYONKARAHİSAR) ENVIRONMENT MASTER PLAN

## INFORMATION SHEET:

### ALLOCATION SITE

#### **AFYONKARAHISAR ÖMER-GECEK THERMAL TOURISM CENTER**

**PROVINCE** : Afyonkarahisar  
**SUB-PROVINCE** : Center  
**VILLAGE/NEIGHBOURHOOD** : Demirçevre Village

**OWNERSHIP STATUS** : Forest

### **THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / DATE – NO.:**

The Ministry of Environment and Forestry / 08.09.2006 - 751

**ALLOCATION PERIOD** : 49 Years

### **PLANNING STATUS**

**1/ 25.000 SCALE** : Ömer -Gecek (Afyonkarahisar) Environment Master Plan  
(Approval Date: 02.06.2008)

**PLAN DECISION** : Health Facility Area

<b>SPECIAL PARCEL</b>	<b>AREA (m<sup>2</sup>)</b>	<b>LAND USE STATUS</b>	<b>CONST. RATIO</b>	<b>CAPACITY</b>
1	175.700	Hotel	0,30	500 beds

### **INFRASTRUCTURE STATUS**

Areas subject to allocation are located in the boundaries of the contiguous areas of Afyonkarahisar Municipality. The area is placed on Afyonkarahisar - Izmir on the road and 1 km from Kutahya Province of the ways., Afyonkarahisar city center is 6 km. distance.

Urban infrastructure such as drinking and usage water, sewage system, telecommunication, electricity etc. does not exist in the plot. Urban infrastructure services that are inefficient for the requirements or which require renovation shall be realized by the municipality, the related public institutions and/or the investors or the required financial contribution shall be made.

### **EXPLANATION AND GENERAL CONDITIONS**

1) Master Plan in scale of 1/5.000 and Implementation Plan in scale of 1/1.000 consistent with the Environment Master Plan in scale of 1/25.000 are going to be prepared by the investor according to the Tourism Incentive Law and "Regulations of the Implementation Plan Preparation" in the "Culture and Tourism Preservation and Development Regions and Tourism Centers"; and according to the development statute, and are going to be submitted for the approval of the Ministry.

2) The exact area of the allocation land is going to be determined by the Master Plan in scale of 1/5.000 and Implementation Plan in scale of 1/1.000. The maximum number of floors and building height are going to be determined in the sub-scale plans.

3) ) In case of building cure center, health and thermal facility besides the accommodation facility, the closed construction area shall be submitted to the Ministry with the site plan. In addition to the rent value, the cost of these closed areas shall be added to the rent.

4)

- a) For all kinds of geothermal application; Law of Geothermal Springs and Natural Mineral Waters which was published in Official Gazette in 13.06.2007 with 26551 number and Application Regulations are going to be applied.
- b) All requirements for facility and management permissions are going to be taken by completing the requirements in the regulation of thermal springs operated by the Ministry of Health which was published in Official Gazette in 24.07.2001 with 24472 number.

5) The parcel subject to allocation shall take Tourism Investment and Tourism Management Certificate according to article 29 of the *Regulations Regarding Certification and Qualifications of Tourism Facilities*.

6) All the opinions that have to be taken and the surveys that has to be done determined in the Environment Master Plan in scale of 1/25.000 and in the construction statute, are going to be done by the investor for the subject to allocation.

7) According to the Act 5761 enacted in 15.05.2008 as an Amendment to the law 2634 “the construction ratio on the forest allocation land shall not exceed the ratio 0,30 (E).

8) Within the scope of the 8<sup>th</sup> article of the Tourism Incentive Law numbered 2634; the plantation fee which is the 3 times bigger area of the land subject to allocation and the maintenance fee of this area for 3 years have to be paid in the account of General Directorate of Forest by the investor and it will be kept as revenue in order to be used for the plantation and maintenance works; and the value of income is kept as subsidy. Otherwise tourism investment or management license is not going to be given to the investor.

9) Forestry Peasant Development Revenue shall be taken for once only and it shall be entered as receipt to the budget as per the article 5 of the Provisions and Procedures Corresponding the Forestry Peasants Development Services published in the Official Gazette dated 31/12/2005 and no. 26040. The Forestry Peasant Development Revenue is at amount of 3% (tree percent) of the part of the total project which is located in the forest area.

In addition in the event of a change in type, sort or capacity of the facility, the cost to be calculated according to the unit costs in the date of issuing the investment or operation certificate shall be paid each time.

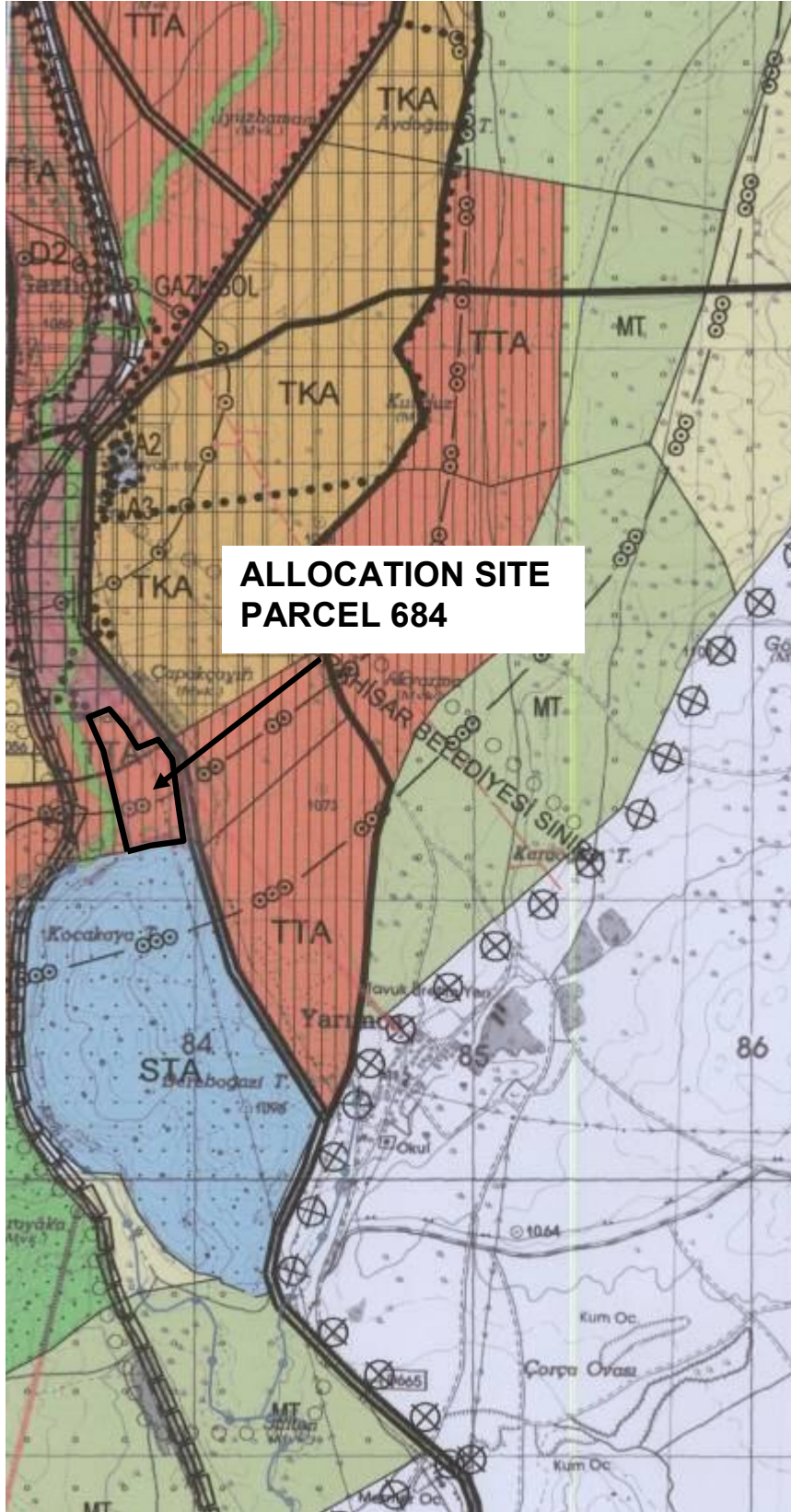
10) The application is going to be done by determining the facility class and type together with health facility, defined according to construction need program of Health Ministry, and with the scope of “*Regulations Regarding Certification and Qualifications of Tourism Facilities*”. Total investment cost and definite letter of guarantee unlimited time, which is calculated according to the formula given below, is shown in the table:

**Total investment cost = Bed capacity X Unit cost of 2011 year according to type of the facility**  
**Definite letter of guarantee unlimited in time = Total investment cost X 5 %**

SORT AND TYPE OF FACILITY	UNIT COST (TL/Bed)	CAPACITY (Bed)	TOTAL INVESTMENT COST (TL)	DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)
5 Star Hotel	82.680,00	500	41.340.000,00	2.067.000,00
4 Star Hotel	57.133,00		28.566.500,00	1.428.325,00
3 Star Hotel	42.368,00		21.184.000,00	1.059.200,00
2 Star Hotel	17.752,00		8.876.000,00	443.800,00

# AFYONKARAHİSAR İHSANİYE GAZLIGÖL THERMAL TOURISM CENTER

PROVINCE: Afyonkarahisar SUB-PROVINCE: Center VILLAGE/NEIGHBOURHOOD: Yarımca V.



**ALLOCATION SITE  
PARCEL 684**

1/25.000 SCALE AFYONKARAHİSAR- İHSANİYE- GAZLIGÖL THERMAL TOURISM CENTER ENVIRONMENT MASTER PLAN

## INFORMATION SHEET:

### ALLOCATION SITE

#### **AFYONKARAHISAR İHSANIYE GAZLIGÖL THERMAL TOURISM CENTER**

**PROVINCE** : Afyonkarahisar  
**SUB-PROVINCE** : Center  
**VILLAGE/NEIGHBOURHOOD** : Yarımca Village

**OWNERSHIP STATUS** : Treasury

### **THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / DATE – NO.:**

The Ministry of Finance / 15.10.2009 - 887

**ALLOCATION PERIOD** : 49 Years

### **PLANNING STATUS**

**1/ 25.000 SCALE** : Afyonkarahisar- İhsaniye- Gazlıgöl Thermal Tourism Center  
Environment Master Plan  
(Approval Date: 25.09.2008)

**PLAN DECISION** : Tourism Facility Area

PARCEL	AREA (m <sup>2</sup> )	LAND USE STATUS	CONST. RATIO	CAPACITY
684	103.115,68	Hotel	0,60	350 Beds

If the thermal cure establishment is built within the accomodation establishment the Construction Ratio will be applied as 0.70.

### **INFRASTRUCTURE STATUS**

The area subject to the allocation is placed within the borders of Afyonkarahisar Municipality contiguous area and closed to the Gazlıgöl. The parcel 684 number is placed in Afyonkarahisar city, on Seyitgazi county road and had a distance 20 km to Afyonkarahisar city center. The existing urban infrastructure services such as drinking-serving water, sewage system, electrification, telecommunication etc. might be used. Urban infrastructure services that are inefficient for the requirements or which require renovation shall be realized by the Municipality, the related public institutions and/or the investors or the required financial contribution shall be made.

### **EXPLANATION AND GENERAL CONDITIONS**

1) The exact area of the allocation land is going to be determined by the Master Plan in scale of 1/5.000 and Implementation Plan in scale of 1/1.000. The Definite allocation is going to be realized after the required leaving, subdivision, and joining of 18<sup>th</sup> item application according to the plot and land arrangements of the Development Law number 3194 has been done by the investor.

2) The maximum number of floors and building height are going to be determined in the sub scale plans.

3) The exact area of the allocation land is going to be determined by the Master Plan in scale of 1/5.000 and Implementation Plan in scale of 1/1.000. The Definite allocation is going to be realized

after the required leaving, subdivision, and joining by 18<sup>th</sup> item application according to the plots and land arrangements of the Development Law number 3194 has been done by the investor.

4) All the opinions that have to be taken and the surveys that has to be done determined in the Environment Master Plan in scale of 1/25.000 and in the development statute, are going to be done by the investor for the subject to allocation.

5) In case of a thermal accomodation facility together with thermal facility is realized on the parcel subject to allocation number 684 ;

- a) For all kinds of geo-thermal application; Law of Geo-thermal Springs and Natural Mineral Waters which was published in Official Gazette in 13.06.2007 with 26551 number and Application Regulations are going to be applied.
- b) All requirements for facility and management permissions are going to be taken by completing the requirements in the regulation of thermal springs operated by the Ministry of Health which was published in Official Gazette in 24.07.2001 with 24472 number.

6) The parcel subject to allocation shall take Tourism Investment and Tourism Management Certificate according to article 29 of the *Regulations Regarding Certification and Qualifications of Tourism Facilities*.

7) In case of building cure center, health and thermal facility besides the accommodation facility, the closed construction area shall be submitted tto the Ministry with the site plan. In addition to the rent value, the cost of these closed areas shall be added to the rent.

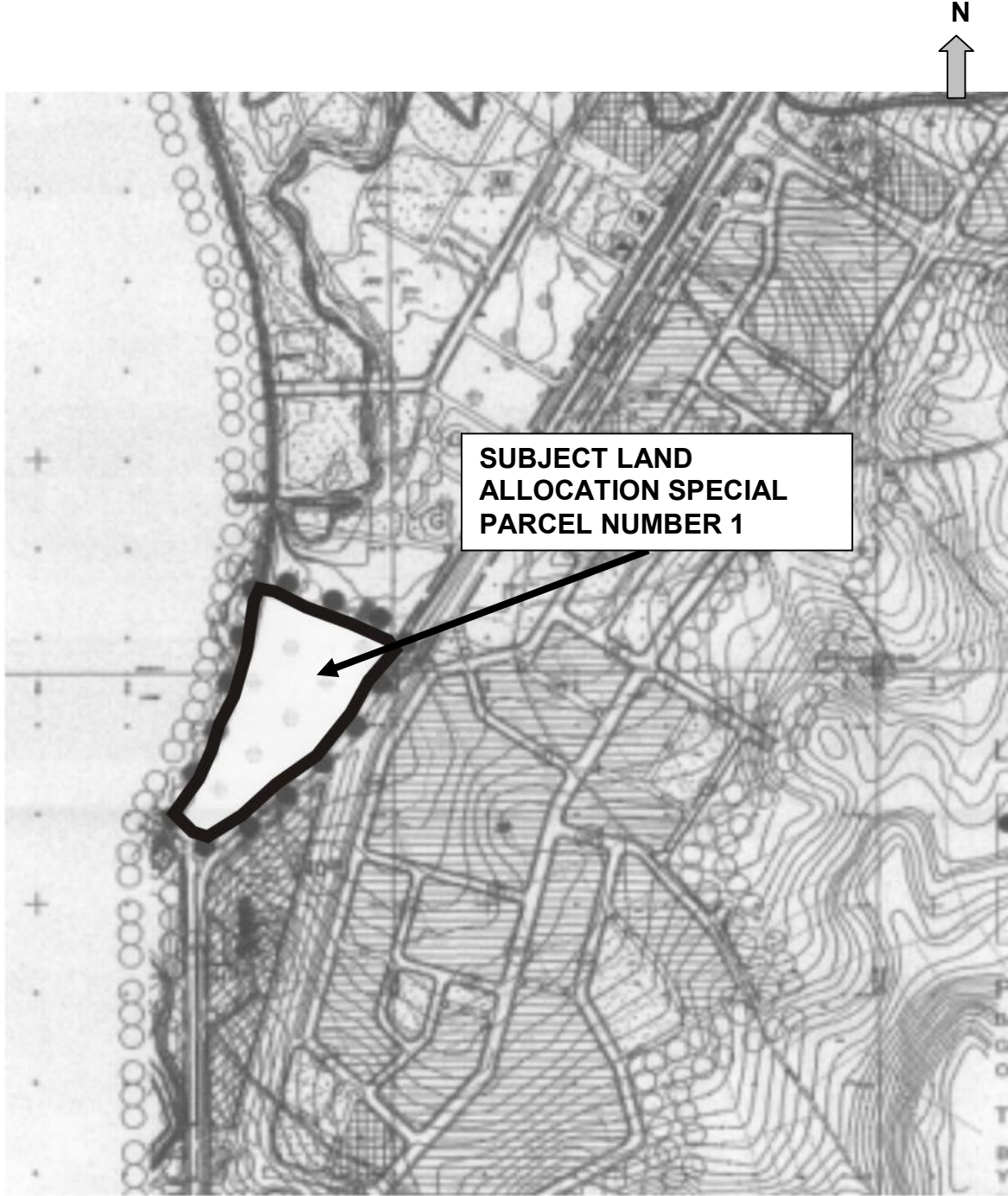
8) The application is going to be done by determining the facility class with the scope of "*Regulations Regarding Certification and Qualifications of Tourism Facilities*". Total investment cost and definite letter of guarantee unlimited time, which is calculated according to the formula given below is shown in the table:

**Total investment cost = Bed capacity X Unit cost of 2011 year according to type of the facility**  
**Definite letter of guarantee unlimited in time = Total investment cost X 5 %**

SORT AND TYPE OF FACILITY	UNIT COST (TL/Bed)	CAPACITY (Bed)	TOTAL INVESTMENT COST (TL)	DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)
5 Star Hotel	82.680,00	350	28.938.000,00	1.446.900,00
4 Star Hotel	57.133,00		19.996.550,00	999.827,50
3 Star Hotel	42.368,00		14.828.800,00	741.440,00
2 Star Hotel	17.752,00		6.213.200,00	310.660,00

# AFYONKARAHİSAR İHSANİYE GAZLIGÖL THERMAL TOURISM CENTER

PROVINCE: Afyonkarahisar SUB-PROVINCE: İhsaniye NEIGHBOURHOOD: Yaylabağı  
LOCATION: Akyar



1/5.000 SCALE AFYONKARAHİSAR İHSANİYE GAZLIGÖL THERMAL TOURISM CENTER  
MASTER PLAN REVISION



## INFORMATION SHEET:

### ALLOCATION SITE

#### **AFYONKARAHISAR İHSANIYE GAZLIGÖL THERMAL TOURISM CENTER**

**PROVINCE** : Afyonkarahisar  
**SUB-PROVINCE** : İhsaniye  
**NEIGHBOURHOOD** : Yaylabağı Village  
**LOCATION** : Akyar

**OWNERSHIP STATUS** : Treasury

### **THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / DATE – NO.:**

The Ministry of Finance / 19.10.2009 - 886

**ALLOCATION PERIOD** : 49 Years

### **PLANNING STATUS**

**1/25.000 SCALE** : Afyonkarahisar İhsaniye Gazlıgöl Thermal Tourism Center Environmental Master Plan  
(Approval Date: 25.09.2008)

**1/5.000 SCALE** : Afyonkarahisar İhsaniye Gazlıgöl Thermal Tourism Center Master Plan Revision  
(Approval Date: 23.03.2010)

**1/1.000 SCALE** : Afyonkarahisar İhsaniye Gazlıgöl Thermal Tourism Center Implementation Plan Revision  
(Approval Date: 23.03.2010)

**PLAN DECISION** : Tourism Facility Area

PARCEL	PARCEL	AREA (m <sup>2</sup> )	LAND USE STATUS	CONST. RATIO	CAPACITY
124	20	26.187	Hotel	0,60	200 Beds

If the thermal cure establishment is built within the accomodation establishment the Construction Ratio will be applied as 0.70.

### **INFRASTRUCTURE STATUS**

Area subject to allocation is located in the boundaries of İhsaniye Sub-province, Yaylabağı Nneighbourhood and placed 15 km. to the city center

Urban infrastructure such as drinking and serving water, sewage system, telecommunication, electricity etc. does not exist in the plot. Urban infrastructure services that are inefficient for the requirements or which require renovation shall be realized by the municipality, the related public institutions and/or the investors or the required financial contribution shall be made.

## **EXPLANATION AND GENERAL CONDITIONS**

1) The area subject to allocation 124 plot, 20 parcel is placed within the "Present Accomodation Area" in the Afyonkarahisar İhsaniye Gazlıgöl Thermal Tourism Center Environmental Master Plan in scale of 1/25.000, and it is placed "Tourism Facility Area" in Afyonkarahisar İhsaniye Gazlıgöl Thermal Tourism Center Implementation Plan in scale of 1/5000.

2) In case of a thermal accomodation facility together with thermal facility is realized on the parcel subject to allocation number 684 ;

- a) For all kinds of geo-thermal application; Law of Geo-thermal Springs and Natural Mineral Waters which was published in Official Gazette in 13.06.2007 with 26551 number and Application Regulations are going to be applied.
- b) All requirements for facility and management permissions are going to be taken by completing the requirements in the regulation of thermal springs operated by the Ministry of Health which was published in Official Gazette in 24.07.2001 with 24472 number.

3) The parcel subject to allocation shall take Tourism Investment and Tourism Management Certificate according to article 29 of the *Regulations Regarding Certification and Qualifications of Tourism Facilities*.

4) In case of building cure center, health and thermal facility besides the accommodation facility, the closed construction area shall be submitted to the Ministry with the site plan. In addition to the rent value, the cost of these closed areas shall be added to the rent.

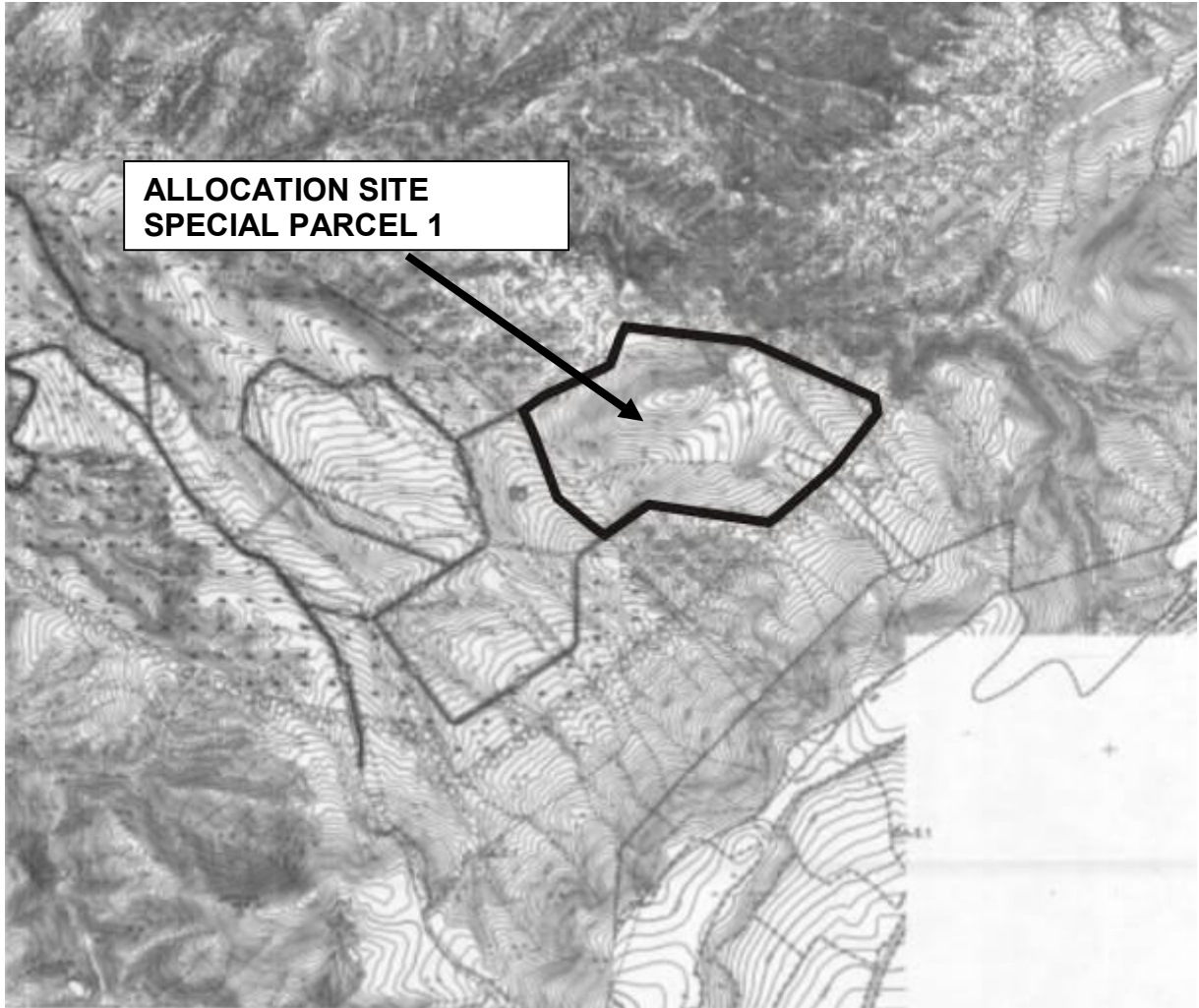
5) The application is going to be done by determining the facility class with the scope of "*Regulations Regarding Certification and Qualifications of Tourism Facilities*". Total investment cost and definite letter of guarantee unlimited time, which is calculated according to the formula given below is shown in the table:

**Total investment cost = Bed capacity X Unit cost of 2011 year according to type of the facility**  
**Definite letter of guarantee unlimited in time = Total investment cost X 5 %**

<b>SORT AND TYPE OF FACILITY</b>	<b>UNIT COST (TL/Bed)</b>	<b>CAPACITY (Bed)</b>	<b>TOTAL INVESTMENT COST (TL)</b>	<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)</b>
4 Star Hotel	57.133,00	200	11.426.600,00	571.330,00
3 Star Hotel	42.368,00		8.473.600,00	423.680,00
2 Star Hotel	17.752,00		3.550.400,00	177.520,00

# ANKARA HAYMANA THERMAL TOURISM CENTER

PROVINCE: Ankara SUB-PROVINCE: Haymana VILLAGE/NEIGHBOURHOOD: Medrese



1/ 25.000 SCALE ANKARA - HAYMANA THERMAL TOURISM CENTER ENVIRONMENT MASTER PLAN

## INFORMATION SHEET:

### ALLOCATION SITE

#### ANKARA HAYMANA THERMAL TOURISM CENTER

PROVINCE : Ankara  
SUB-PROVINCE : Haymana  
VILLAGE/NEIGHBOURHOOD : Medrese

OWNERSHIP STATUS : Treasury

### THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / DATE – NO.:

The Ministry of Finance / 15.10.2009 - 888

ALLOCATION PERIOD : 49 Years

### PLANNING STATUS

**1/ 25.000 SCALE** : Ankara - Haymana Thermal Tourism Center Environment Master Plan  
(Approval Date: 14.10.2008)

**1/5.000 SCALE** : Ankara - Haymana Thermal Tourism Center Master Plan  
(Approval Date: 11.03.2010)

PLAN DECISION : Tourism Facility Area

SPECIAL PARCEL	AREA (m <sup>2</sup> )	LAND USE STATUS	CONST. RATIO	CAPACITY
1	158.000	Hotel	0.90	300 beds

If the thermal cure establishment is built within the accomodation establishment the Construction Ratio will be applied as 1.

### INFRASTRUCTURE STATUS

Allocation of the subject parcels, located within the boundaries of Ankara-Haymana municipality, and too close to district centers. Urban infrastructure such as drinking and serving water, sewage system, telecommunication, electricity etc. does not exist in the plot. Urban infrastructure services that are inefficient for the requirements or which require renovation shall be realized by the municipality, the related public institutions and/or the investors or the required financial contribution shall be made.

### EXPLANATION AND GENERAL CONDITIONS

1) The special parcel no 1 subject to allocation is composed of the 158.000 m<sup>2</sup> part of 1.685.060 m<sup>2</sup> area which is 181 block 1 parcel which is placed in "Tourism Facility Use" in Environment Master Plan.

2) Master Plan in scale of 1/5.000 and Implementation Plan in scale of 1/1.000 consistent with the Environment Master Plan in scale of 1/25.000 are going to be prepared by the investor according to the Tourism Incentive Law and Regulations of the Implementation Plan Preparation in the "Culture and Tourism Preservation and Development Regions and Tourism Centers"; and according to the

development statute, and are going to be submitted for the approval of the Ministry of Culture and Tourism.

3) The maximum number of floors and building height are going to be determined in the sub-scale implementation plans.

4) All the opinions that have to be taken and the surveys that has to be done determined in the Environment Master Plan in scale of 1/25.000 and in the development statute, are going to be done by the investor for the subject to allocation.

5) The area of the special parcels is given approximately. The exact area of the allocation lands is going to be determined after the procedures of the required leaving joining and subdivision etc are done by the investor in line with the Implementation Plan in scale of 1/1.000 and the definite allocation is going to be realized afterwards.

6) The current land use maps of the area subject to the allocation were prepared.

7) In case of a thermal accomodation facility together with thermal facility is realized on the special parcels subject to allocation number 1;

- a) For all kinds of geothermal application; Law of Geothermal Springs and Natural Mineral Waters which was published in Official Gazette in 13.06.2007 with 26551 number and Application Regulations are going to be applied.
- b) All requirements for facility and management permissions are going to be taken by completing the requirements in the regulation of thermal springs operated by the Ministry of Health which was published in Official Gazette in 24.07.2001 with 24472 number.

8) The parcel subject to allocation shall take Tourism Investment and Tourism Management Certificate according to article 29 of the *Regulations Regarding Certification and Qualifications of Tourism Facilities*.

9 In case of building cure center, health and thermal facility besides the accommodation facility, the closed construction area shall be submitted to the Ministry with the site plan. In addition to the rent value, the cost of these closed areas shall be added to the rent.

10) The application is going to be done by determining the facility class with the scope of "*Regulations Regarding Certification and Qualifications of Tourism Facilities*". Total investment cost and definite letter of guarantee unlimited time, which is calculated according to the formula given below is shown in the table:

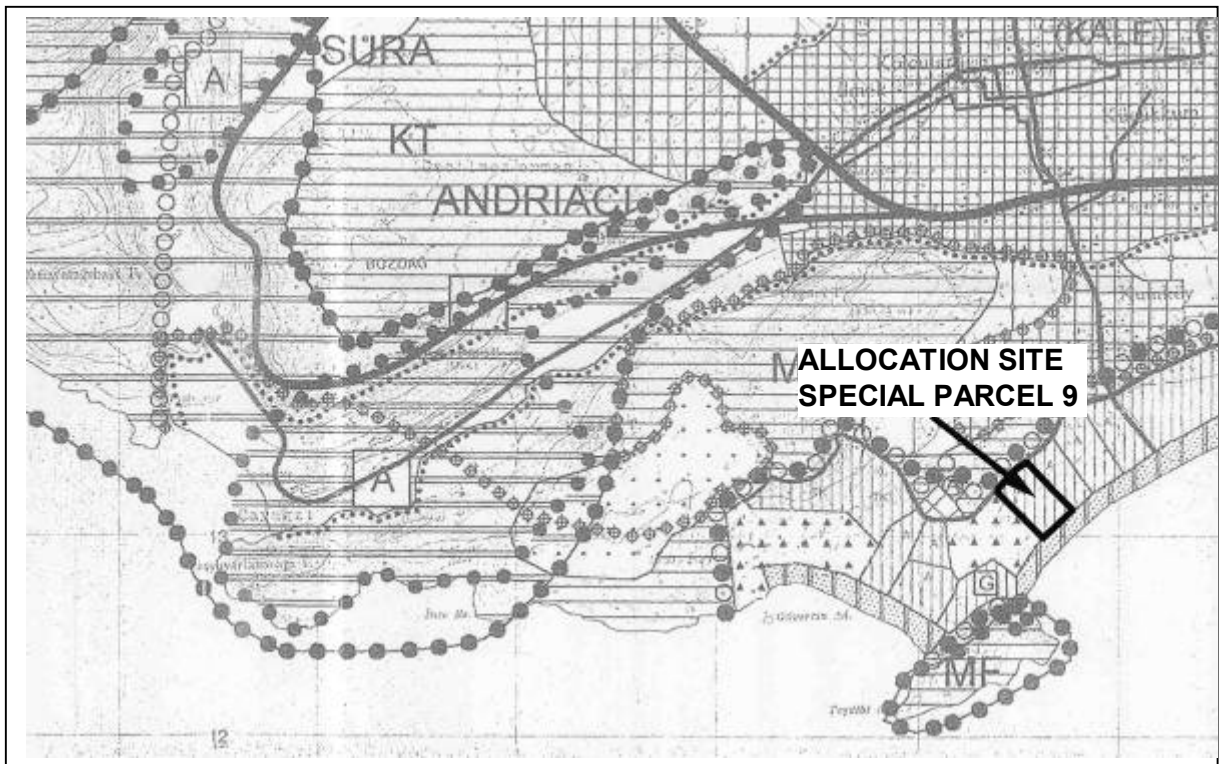
**Total investment cost = Bed capacity x unit cost of 2011 year according to type of the facility**  
**Definite letter of guarantee unlimited in time = Total investment cost X 5 %**

SORT AND TYPE OF FACILITY	UNIT COST (TL/Bed)	CAPACITY (Bed)	TOTAL INVESTMENT COST (TL)	DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)
5 Star Hotel	82.680,00	300	24.804.000,00	1.240.200,00
4 Star Hotel	57.133,00		17.139.900,00	856.995,00
3 Star Hotel	42.368,00		12.710.400,00	635.520,00
2 Star Hotel	17.752,00		5.325.600,00	266.280,00

# ANTALYA DEMRE CULTURE AND TOURISM PRESERVATION AND DEVELOPMENT REGION

PROVINCE: Antalya SUB-PROVINCE: Demre LOCATION: Taşdıbi – Sülüklü

N

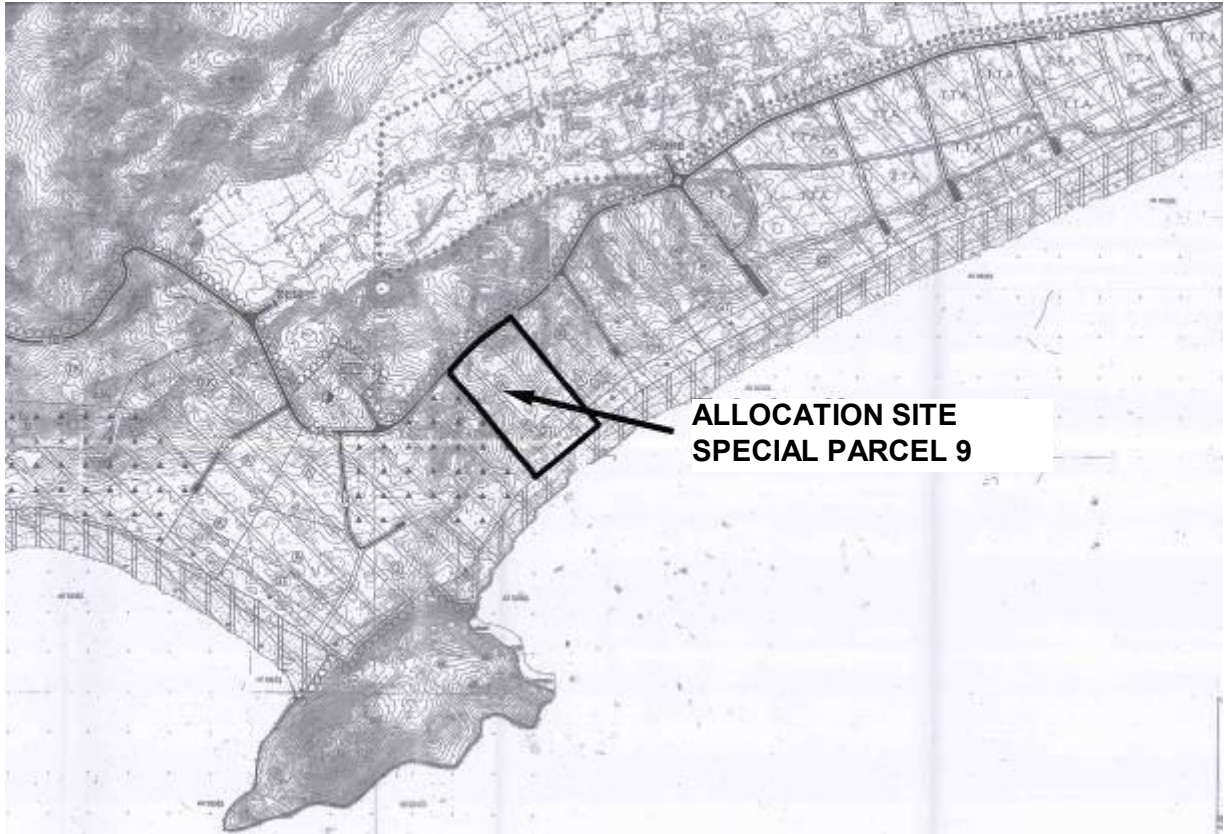


1/25.000 SCALE KAŞ-FİNİKE-KUMLUCA ENVIRONMENT MASTER PLAN REVISION

# ANTALYA DEMRE CULTURE AND TOURISM PRESERVATION AND DEVELOPMENT REGION

PROVINCE: Antalya SUB-PROVINCE: Demre LOCATION: Taşdibi – Sülüklü

N



1/5.000 SCALE ANTALYA DEMRE COASTAL ZONE TOURISM CENTER MASTER PLAN  
REVISION

## INFORMATION SHEET:

### ALLOCATION SITE

#### ANTALYA DEMRE CULTURE AND TOURISM PRESERVATION AND DEVELOPMENT REGION

**PROVINCE** : Antalya  
**SUB-PROVINCE** : Demre (Kale)  
**VILLAGE/NEIGHBOURHOOD** : Taşdıbi-Sülüklü

**OWNERSHIP STATUS** : Forest

### THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / DATE – NO.:

The Ministry of Environment and Forestry / 13.05.2010 - 299

**ALLOCATION PERIOD** : 49 Years

### PLANNING STATUS

**1/25.000 SCALE** : Kaş-Finike-Kumluca Environment Master Plan Revision  
(Approval Date:28.01.2010)  
**1/5.000 SCALE** : Antalya Demre Coastal Zone Tourism Center Master Plan  
(Approval Date: 28.01.2010)  
**1/1.000 SCALE** : Antalya Demre Coastal Zone Tourism Center Implementation Plan Revision  
(Approval Date:28.01.2010)

**PLAN DECISION** : Tourism Facility Area

<b>SPECIAL PARCEL</b>	<b>AREA (m<sup>2</sup>)</b>	<b>LAND USE STATUS</b>	<b>CONST. RATIO</b>	<b>CAPACITY</b>
9	71.000	Hotel or Holiday Village	0.30	500 Beds

### INFRASTRUCTURE STATUS

The parcel subject to allocation is located in Taşdıbi Location which is situated 2 km, South of Demre sub-province, and transportation is available from the junction of the Demre – Antalya road at the center of the Demre sub-province. With the guidance of the Ministry of Culture and Tourism, “DETUYAB Tourism Investors Association Inc. Co.” was incorporated by the investors at tourism center. This company acts on behalf of all members in terms of remedy of various problems, ensuring joint actions at the context with related institutions and establishments, promotion of the region both inland and abroad. Partnership in said company is compulsory by means of payment of contribution shares and membership fees

Necessary contribution share shall be paid to DETUYAB for drinking water and sewage system and/or shall be realized by method approvable by DETUYAB. The connections of road, telecommunication and electrification shall be provided by the investors.

## **EXPLANATION AND GENERAL CONDITIONS**

1) The exact area of the allocation land is going to be determined according the Master Plan in scale of 1/5.000 and Implementation Plan in scale of 1/1.000 and the definite allocation is going to be realized after this.

2) The maximum height is going to be 5 floor in case of constructing Hotel, 2 floors in case of constructing Holiday Village and 5 floors in case of constructing Tourism Complex in Tourism Facility Areas.

3) The allocation procedures is going to be terminated byThe Ministry of Culture and Tourism for potential investors failing to become a shareholder of DETUYAB or to fulfill the shareholders's requirements in the preliminary permit period.

4) Within the scope of the 8<sup>th</sup> article of the Tourism Incentive Law numbered 2634; the plantation fee which is the 3 times bigger area of the land subject to allocation and the maintenance fee of this area for 3 years have to be paid in the account of General Directorate of Forest by the investor and it will be kept as revenue in order to be used for the plantation and maintenance works; and the value of income is kept as subsidy. Otherwise tourism investment or management license is not going to be given to the investor.

5) Forestry Peasant Development Revenue shall be taken for once only and it shall be entered as receipt to the budget as per the article 5 of the Provisions and Procedures Corresponding the Forestry Peasants Development Services published in the Official Gazette dated 31/12/2005 and no. 26040. The Forestry Peasant Development Revenue is at amount of 3% (tree percent) of the part of the total project which is located in the forest area.

In addition in the event of a change in type, sort or capacity of the facility, the cost to be calculated according to the unit costs in the date of issuing the investment or operation certificate shall be paid each time.

6) According to the Act 5761 enacted in 15.05.2008 as an Amendment to the law 2634 "the construction ratio on the forest allocation land shall not exceed this ratio 0,30 (E).

7) The parcel subject to allocation shall take Tourism Investment and Tourism Management Certificate according to the *Regulations Regarding Certification and Qualifications of Tourism Facilities*.

8) The application is going to be done by determining the facility class with the scope of "*Regulations Regarding Certification and Qualifications of Tourism Facilities*". Total investment cost and definite letter of guarantee unlimited time, which is calculated according to the formula given below is shown in the table:

**Total investment cost = Bed capacity X Unit cost of 2011 year according to type of the facility**  
**Definite letter of guarantee unlimited in time = Total investment cost X 5 %**

<b>SORT AND TYPE OF FACILITY</b>	<b>UNIT COST (TL/Bed)</b>	<b>CAPACITY (Bed)</b>	<b>TOTAL INVESTMENT COST (TL)</b>	<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)</b>
5 Star Hotel	82.680,00	500	41.340.000,00	2.067.000,00
4 Star Hotel	57.133,00		28.566.500,00	1.428.325,00
5 Star Holiday Village	47.485,00		23.742.500,00	1.187.125,00
4 Star Holiday Village	35.625,00		17.812.500,00	890.625,00

## **ANTALYA DEMRE CULTURE AND TOURISM PRESERVATION AND DEVELOPMENT REGION**

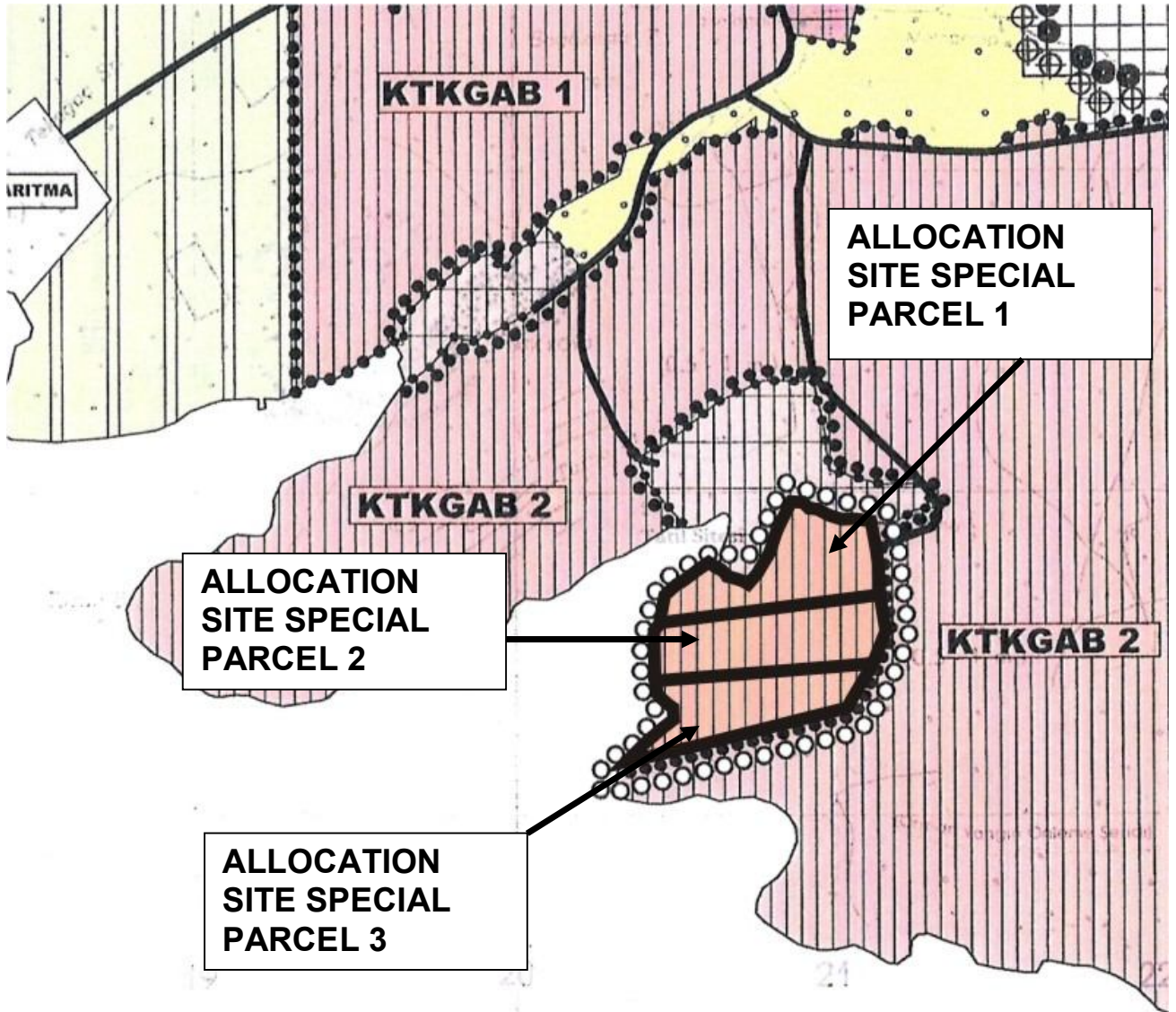
**PROVINCE:** Antalya **SUB-PROVINCE:** Demre **LOCATION:** Taşdibi – Sülüklü

### **DEMRE (KALE) COASTAL ZONE TOURISM CENTER COAST GENERAL VIEW**



# AYDIN DİDİM CULTURE AND TOURISM CONSERVATION AND DEVELOPMENT REGION

PROVINCE: Aydın SUB-PROVINCE: Didim VILLAGE/NEIGHBOURHOOD: Didim Neighbourhood  
LOCATION: Kocaharap



1/25.000 SCALE DİDİM (AYDIN) CULTURE AND TOURISM PRESERVATION AND DEVELOPMENT REGION REVISION ENVIRONMENT MASTER PLAN

## INFORMATION SHEET:

### ALLOCATION SITE

#### AYDIN DIDİM CULTURE AND TOURISM CONSERVATION AND DEVELOPMENT REGION

**PROVINCE** : Aydın  
**SUB-PROVINCE** : Didim  
**VILLAGE/NEIGHBOURHOOD** : Didim Neighbourhood  
**LOCATION** : Kocaharip

**OWNERSHIP STATUS** : Treasury

### THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / DATE – NO.:

The Ministry of Finance / 18.03.2009 - 300

**ALLOCATION PERIOD** : 49 Years

### PLANNING STATUS

**1/25.000 SCALE** :Didim (Aydın) Culture And Tourism Conservation And Development Region  
Environment Master Plan Revision  
(Approval Date: 05.07.2010)

**PLAN KARARI** : Tourism Facility Area

SPECIAL PARCEL	CADASTRAL PARCEL	AREA (m <sup>2</sup> )	LAND USE STATUS	MAX. HEIGHT (M)	CONST. RATIO	CAPACITY
1	13001	111.100	Hotel	5 Floor (18.00mt)	0,50	400 Beds
			Holiday Village	2 Floor (7.50mt)		
2	13001	109.000	Hotel	5 Floor (18.00mt)	0,50	400 Beds
			Holiday Village	2 Floor (7.50mt)		
3	13001	102.150	Hotel	5 Floor (18.00mt)	0,50	400 Beds
			Holiday Village	2 Floor (7.50mt)		

### INFRASTRUCTURE STATUS

The area subject to allocation, which is within the borders of the Didim Municipality, is at a distance approximately 4.5 km. to Didim sub-province City Center.

Urban infrastructure such as drinking and usage water, sewage system, telecommunication, electricity etc. does not exist in the special parcels number 1, 2, and 3. However, sewage system for the settled units around the parcel has been laid down which is passing within the special parcels 1, 2 and 3 subject to allocation.

Urban infrastructure services that is inefficient for the requirements or which require shall be realized by municipality, the related public institutions and/or the investors or the required financial contribution shall be made.

### **EXPLANATION AND GENERAL CONDITIONS**

1) The area subject to allocation is placed in the 2nd sub region of Culture and Tourism Conservation and Development Region which is defined in the Aydın Didim Culture and Tourism Conservation and Development Region Environment Master Plan in scale of 1/25.000.

2) Master Plan in scale of 1/5.000 and Implementation Plan in scale of 1/1.000 consistent with the Environment Master Plan in scale of 1/25.000 are going to be prepared by the investor according to the Tourism Incentive Law and Regulations of the Implementation Plan Preparation in the "Culture and Tourism Preservation and Development Regions and Tourism Centers"; and according to the development statute, and are going to be submitted for the approval of the Ministry.

3) The area of parcel with number 13001 is 322.250 m<sup>2</sup> and this parcel is divided into three as Special Parcel number1 of 111.100 m<sup>2</sup>, Special Parcel number 2 of 109.100 m<sup>2</sup>, and Special Parcel number 3 as 102.150 m<sup>2</sup> (approximately) according to the Environment Master Plan in scale of 1/25.000. The lots according to the Shore Law in these areas are not considered.

4) In regard with the Shore Law with number 3830/3621 The exact area of the allocation land is going to be determined according the Master Plan in scale of 1/5.000 and Implementation Plan in scale of 1/1.000 and the definite allocation is going to be realized after this.

5) The availability to 13001 parcel is obtained by the road passing through the pasture. The value of planting/grass that is defined according to the Pasture Law and its application regulations shall be paid by the entrepreneur to the related institution.

6) Suitable solutions are going to be proposed according to the topography, natural plantation and environmental characteristics in the Master Plans in scale of 1/5.000, Implementation Plans in scale of 1/1.000 and in architectural projects.

7) The parcel subject to allocation shall take Tourism Investment and Tourism Management Certificate according to the *Regulations Regarding Certification and Qualifications of Tourism Facilities*.

8) The application is going to be done by determining the facility class with the scope of "*Regulations Regarding Certification and Qualifications of Tourism Facilities*". Total investment cost and definite letter of guarantee unlimited time, which is calculated according to the formula given below is shown in the table:

**Total investment cost = Bed capacity X Unit cost of 2011 year according to type of the facility**  
**Definite letter of guarantee unlimited in time = Total investment cost X 5 %**

<b>SORT AND TYPE OF FACILITY</b>	<b>UNIT COST (TL/Bed)</b>	<b>CAPACITY (Bed)</b>	<b>TOTAL INVESTMENT COST (TL)</b>	<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)</b>
5 Star Hotel	82.680,00	400	33.072.000,00	1.653.600,00
4 Star Hotel	57.133,00		22.853.200,00	1.142.660,00
5 Star Holiday Village	35.625,00		14.250.000,00	712.500,00
4 Star Holiday Village	32.722,84		13.089.136,00	654.456,80

# AYDIN DİDİM CULTURE AND TOURISM CONSERVATION AND DEVELOPMENT REGION

PROVINCE: Aydın SUB-PROVINCE: Didim VILLAGE/NEIGHBOURHOOD: Didim Neighbourhood  
LOCATION: Kocaharlıp

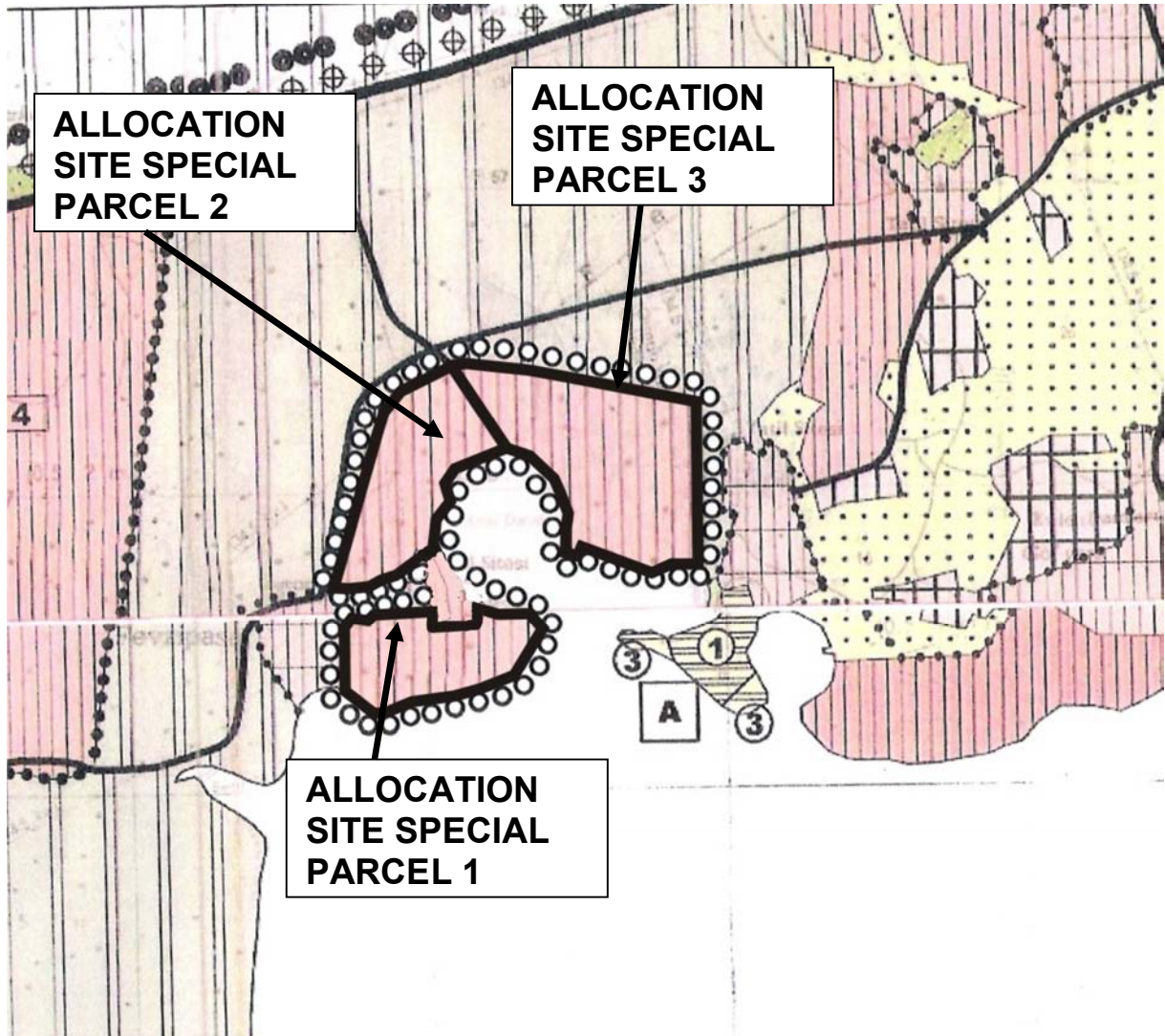
## VIEW OF PARCEL 13001



# AYDIN DİDİM CULTURE AND TOURISM CONSERVATION AND DEVELOPMENT REGION

PROVINCE: Aydın SUB-PROVINCE: Didim LOCATION: Mercimek- Güllüdam

K

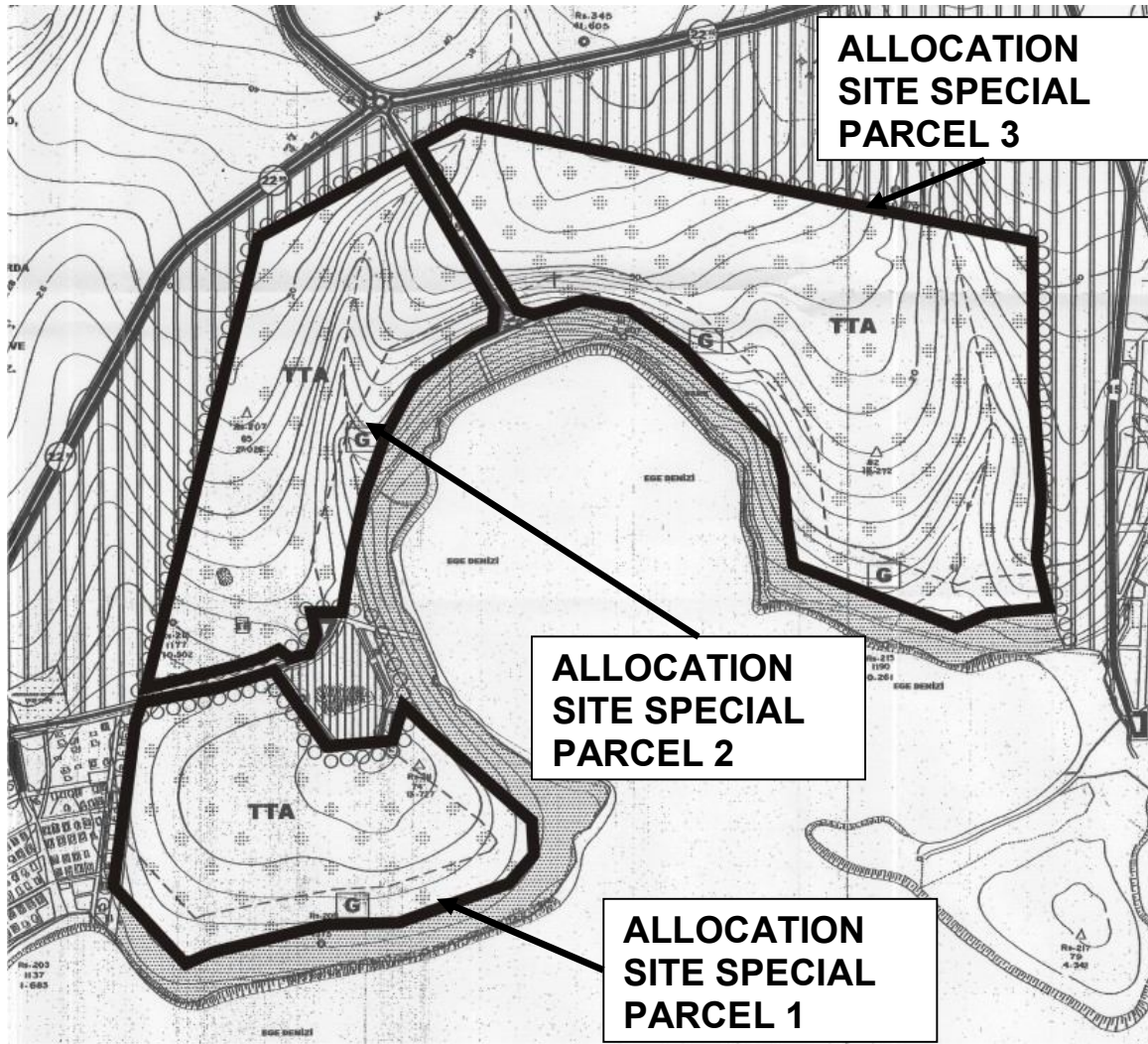


1/25.000 SCALE DİDİM ( AYDIN ) CULTURE AND TOURISM PRESERVATION AND DEVELOPMENT REGION ENVIRONMENT MASTER PLAN REVISION

# AYDIN DİDİM CULTURE AND TOURISM CONSERVATION AND DEVELOPMENT REGION

PROVINCE: Aydın SUB-PROVINCE: Didim LOCATION: Mercimek- Güllüdam

K



1/5.000 SCALE DİDİM ( AYDIN ) CULTURE AND TOURISM PRESERVATION AND DEVELOPMENT REGION MERCİMEK GÜLLÜDAM DISTRICT MASTER PLAN REVISION

## INFORMATION SHEET:

### ALLOCATION SITE

#### AYDIN DIDİM CULTURE AND TOURISM CONSERVATION AND DEVELOPMENT REGION

**PROVINCE** : Aydın  
**SUB-PROVINCE** : Didim  
**VILLAGE/NEIGHBOURHOOD** : Center  
**LOCATION** : Mercimek and Güllüdam

**OWNERSHIP STATUS** : Treasury

### THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / DATE – NO.:

The Ministry of Finance / 01.04.2003 – 278 (Approval)

**ALLOCATION PERIOD** : 49 Years

### PLANNING STATUS

**1/25.000 SCALE** : Didim (Aydın) Culture and Tourism Conservation and Development Region  
Environment Master Plan Revision  
(Approval Date: 05.07.2010)

**1/5.000 SCALE** : Didim (Aydın) Culture and Tourism Conservation and Development Region  
Mercimek Güllüdam District Master Plan Revision  
(Approval Date: 05.07.2010)

**1/1.000 SCALE** : Didim (Aydın) Culture and Tourism Conservation and Development Region  
Mercimek Güllüdam District Master Plan Revision  
(Approval Date: 05.07.2010)

**PLAN KARARI** : Tourism Facility Area

SPECIAL PARCEL	CADASTRAL PARCEL	AREA (m <sup>2</sup> )	LAND USE STATUS	MAX. HEIGHT (M)	CONST. RATIO	CAPACITY
1	1007	141.185,46	Hotel	5 Floors (18.00mt)	0,50	800 Beds
			Holiday Village	2 Floor (7.50mt)		
2	12662	163.766,15	Hotel	5 Floors (18.00mt)	0,50	800 Beds
			Holiday Village	2 Floors (7.50mt)		
3	12662	277.681,89	Hotel	5 Floors (18.00mt)	0,50	1.000 Beds
			Holiday Village	2 Floors (7.50mt)		

## **INFRASTRUCTURE STATUS**

The area subject to allocation, which is found near the border of the Didim-Akbük Road, is at a distance approximately 7 km. to Didim sub-province City Center.

Electricity, telecommunication, drinking and usage water services are found in the area subject to allocation and sewage system is done by the septic tank. Urban infrastructure services that is inefficient for the requirements or which require shall be realized by municipality, the related public institutions and/or the investors or the required financial contribution shall be made.

## **EXPLANATION AND GENERAL CONDITIONS**

1) The Special Parcel number 1 is 141.185,462 m<sup>2</sup> part of the cadastral parcel of 1007 having area of approximately 219.200 m<sup>2</sup> with a use of tourism usage. The cadastral parcel number 12662 with approximately 497.100 m<sup>2</sup> is composed of Special Parcel number 2 with approximately 163.766,152 m<sup>2</sup> and Special Parcel Number 3 with approximately 277.681,886 m<sup>2</sup> with the tourism usage.

2) The exact area of the allocation land is going to be determined after the required leaving, subdivision, and joining etc. by the investor according to the Implementation Plan in scale of 1/1.000 and the definite allocation is going to be realized afterwards.

3) The parcel subject to allocation shall take Tourism Investment and Tourism Management Certificate according to the *Regulations Regarding Certification and Qualifications of Tourism Facilities*.

4) The pavements and the belongings/objects within the social building shall be returned back to the related institution. Besides, the debris value for the buildings on the parcels subject to allocation shall be paid to the related institution by the investor.

5) For the buildings which shall be destroyed in the special parcels subject to allocation, 5% of the total investment cost, according to the clause (a) of the 22<sup>nd</sup> Article of the Regulations of the Land Allocations of the Public Immovables, is going to be paid to Ministry of Finance and 1% annual of the business proceeds shall be paid after the operations of the facility.

6) The application is going to be done by determining the facility class with the scope of "*Regulations Regarding Certification and Qualifications of Tourism Facilities*". Total investment cost and definite letter of guarantee unlimited time, which is calculated according to the formula given below, is shown in the table:

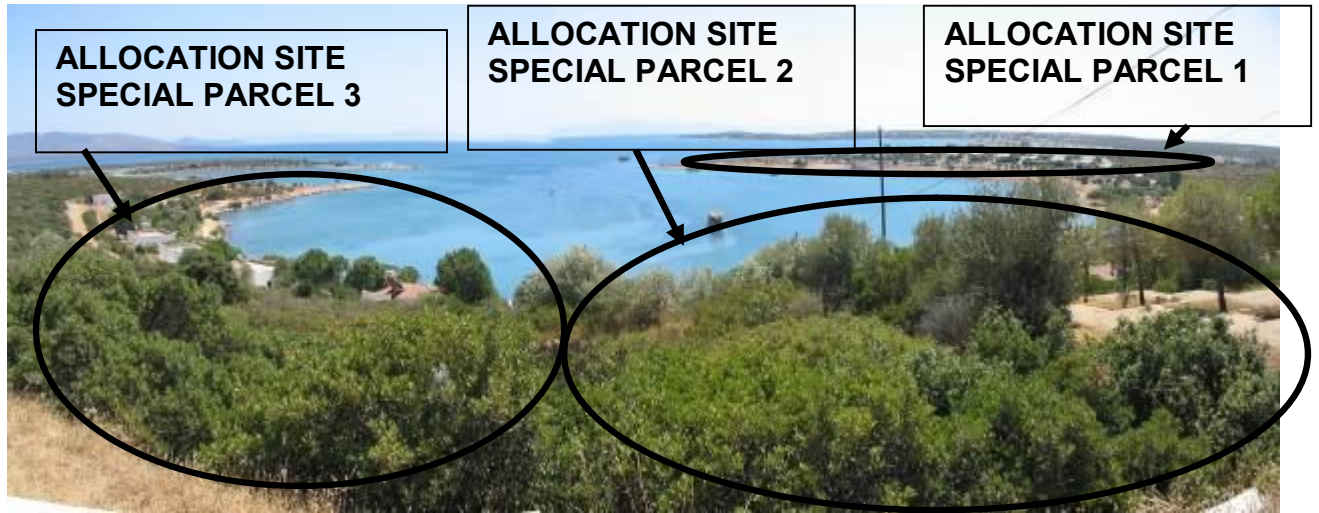
**Total investment cost = Bed capacity X Unit cost of 2011 year according to type of the facility**  
**Definite letter of guarantee unlimited in time = Total investment cost X 5 %**

<b>SORT AND TYPE OF FACILITY</b>	<b>UNIT COST (TL/Bed)</b>	<b>CAPACITY (Bed)</b>	<b>TOTAL INVESTMENT COST (TL)</b>	<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)</b>
5 Star Hotel	82,680.00	800	66,144,000.00	3,307,200.00
4 Star Hotel	57,133.00		45,706,400.00	2,285,320.00
5 Star Holiday Village	47,485.00		37,988,000.00	1,899,400.00
4 Star Holiday Village	35,625.00		28,500,000.00	1,425,000.00

<b>SORT AND TYPE OF FACILITY</b>	<b>UNIT COST (TL/Bed)</b>	<b>CAPACITY (Bed)</b>	<b>TOTAL INVESTMENT COST (TL)</b>	<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)</b>
5 Star Hotel	82,680.00	1,000	82,680,000.00	4,134,000.00
4 Star Hotel	57,133.00		57,133,000.00	2,856,650.00
5 Star Holiday Village	47,485.00		47,485,000.00	2,374,250.00
4 Star Holiday Village	35,625.00		35,625,000.00	1,781,250.00

# AYDIN DİDİM CULTURE AND TOURISM CONSERVATION AND DEVELOPMENT REGION

PROVINCE: Aydın SUB-PROVINCE: Didim LOCATION: Mercimek- Güllüdam



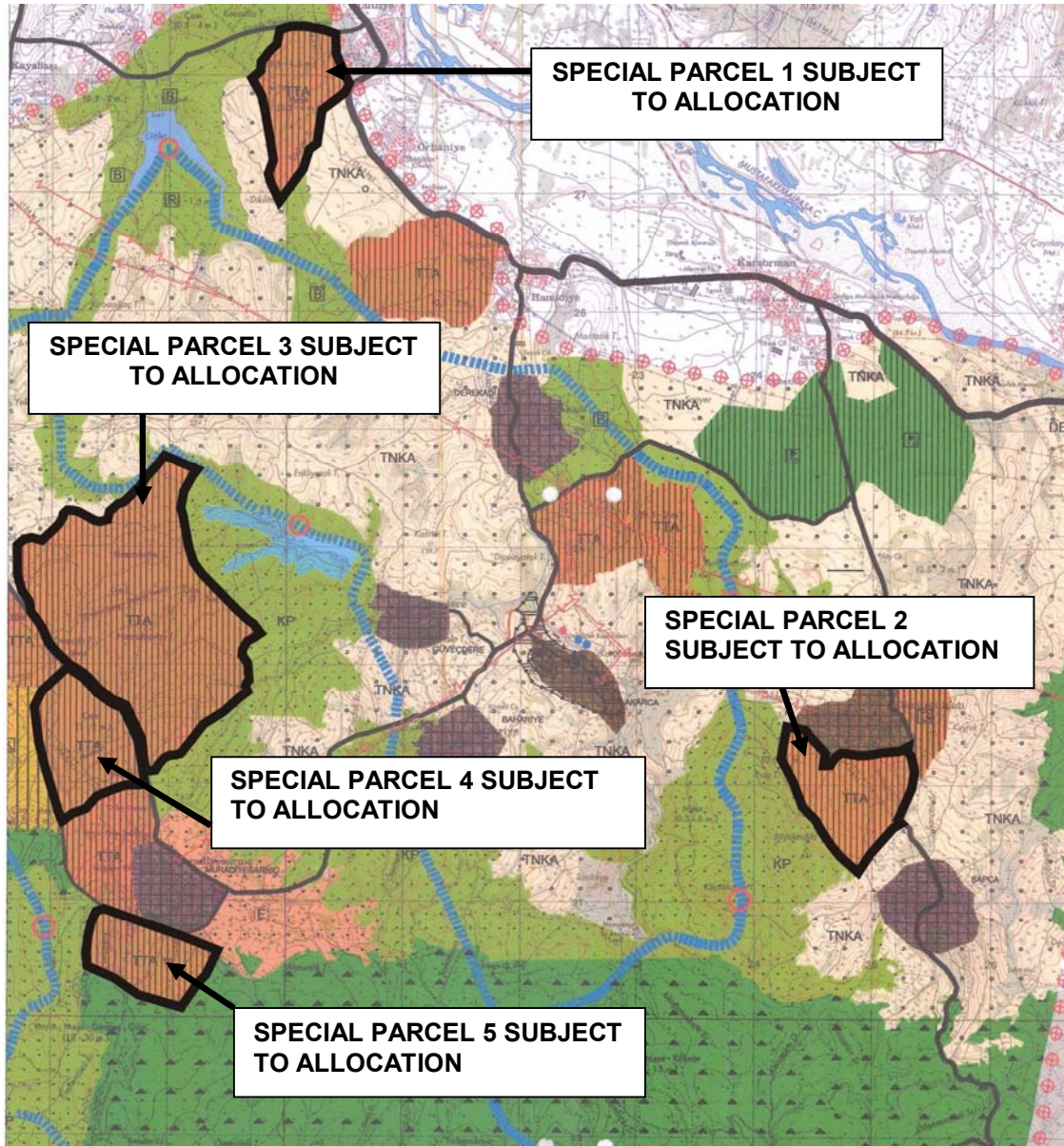
# AYDIN DİDİM CULTURE AND TOURISM CONSERVATION AND DEVELOPMENT REGION

PROVINCE: Aydın SUB-PROVINCE: Didim LOCATION: Mercimek- Güllüdam



# BURSA MUSTAFAKEMALPAŞA TÜMBÜLDEK SUMMER THERMAL TOURISM CENTER

**PROVINCE:** Bursa **SUB-PROVINCE:** MustafaKemalPaşa **Village:** Lütfiye-Kömürcükadı-Şapçı-Sünlük-Muradiyesarnıç



1/25000 SCALE BURSA MUSTAFA KEMAL PAŞA THERMAL TOURISM CENTER ENVIRONMENTAL MASTER PLAN

## INFORMATION SHEET:

### ALLOCATION SITE

#### **BURSAKEMA PAŞA TÜMBÜLDEK THERMAL TOURISM CENTER**

**PROVINCE** : Bursa  
**SUB-PROVINCE** : MustafaKemalPaşa  
**LOCATION** : Lütfiye-Kömürcükadı-Şapçı-sünlük-Muradiyesarnıç Köyleri

**OWNERSHIP STATUS** : Forest

### THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / DATE - NO.

The Ministry of Environment and Forestry / 16.07.2010-510

**ALLOCATION PERIOD** : 49 Years

### PLANNING STATUS

**1/ 25.000 SCALE** : Bursa MustafaKemalPaşa Tümbüldek Thermal Tourism Center Environment Master Plan  
(Approval Date: 29.12.2006)  
**1/ 25.000 SCALE** : Bursa MustafaKemalPaşa Tümbüldek Thermal Tourism Center Environment Master Plan Item Revision  
(Approval Date: 23.12.2010)

**PLAN DECISION** : Tourism Facility Area

<b>SPECIAL PARCEL</b>	<b>AREA (m<sup>2</sup>)</b>	<b>LAND USE STATUS</b>	<b>CONST. RATIO</b>	<b>CAPACITY</b>
1	505.000	Hotel	0.30	300 Beds
2	682.000	Hotel	0.30	300 Beds
3	2.746.000	Hotel	0.30	500 Beds
4	724.000	Hotel	0.30	300 Beds
5	565.000	Hotel	0.30	300 Beds

### INFRASTRUCTURE STATUS

Bursa MustafaKemalPaşa Thermal Tourism Center is placed 10 km far from the center of sub-Province of Mustafa Kemal Paşa.

Urban infrastructure such as drinking and usage water, sewage system, telecommunication, electricity shall be used. Urban infrastructure services that is inefficient for the requirements or Urban infrastructure services that have to be required shall be realized by municipality, the related public institutions and/or the investors or the required financial contribution shall be made.

## **EXPLANATION AND GENERAL CONDITIONS**

1) Master Plan in scale of 1/5.000 and Implementation Plan in scale of 1/1.000 consistent with the Environment Master Plan in scale of 1/25.000 are going to be prepared by the investor according to the Tourism Incentive Law and Regulations of the Implementation Plan Preparation in the "Culture and Tourism Conservation and Development Regions and Tourism Centers;" and according to the development statute, and are going to be submitted for the approval of the Ministry.

2) The exact area of the allocation land is going to be determined by the Master Plan in scale of 1/5.000 and Implementation Plan in scale of 1/1.000. The maximum number of floors and building height are going to be determined in the sub scale plans.

3) The "Geothermal spring" is allocated to MustafaKemalPaşa Municipality by the Bursa Special Province- Health and Environment

4) In case of building cure center, health and thermal facility besides the accommodation facility, the closed construction area shall be submitted to the Ministry with the site plan. In addition to the rent value, the cost of these closed areas shall be added to the rent.

5) In case of constructing accommodation units with the thermal facility on the special parcels 1-2-3-4-5;

- a) For all kinds of geothermal application; Law of Geothermal Springs and Natural Mineral Waters which was published in Official Gazette in 13.06.2007 with 26551 number and Application Regulations are going to be applied. Maximum 2 floor high limitation is ruled in the area of first degree preservation area for the named parcel.
- b) All requirements for facility and management permissions are going to be taken by completing the requirements in the regulation of thermal springs operated by the ministry of health which was published in Official Gazette in 24.07.2001 with 24472 number.

6) The parcel subject to allocation shall take Tourism Investment and Tourism Management Certificate according to article 29 of the *Regulations Regarding Certification and Qualifications of Tourism Facilities*.

7) All the opinions that have to be taken and the surveys that has to be done determined in the Environment Master Plan in scale of 1/25.000 and in the development statute, are going to be done by the investor for the subject to allocation.

8) According to the Act 5761 enacted in 15.05.2008 as an Amendment to the law 2634 "the construction ratio on the forest allocation land shall not exceed this ratio 0,30 (E).

9) Within the scope of the 8<sup>th</sup> article of the Tourism Incentive Law numbered 2634; the plantation fee which is the 3 times bigger area of the land subject to allocation and the maintenance fee of this area for 3 years have to be paid in the account of General Directorate of Forest by the investor and it will be kept as revenue in order to be used for the plantation and maintenance works; and the value of income is kept as subsidy. Otherwise tourism investment or management license is not going to be given to the investor.

10) Forestry Peasant Development Revenue shall be taken for once only and it shall be entered as receipt to the budget as per the article 5 of the Provisions and Procedures Corresponding the Forestry Peasants Development Services published in the Official Gazette dated 31/12/2005 and no. 26040. The Forestry Peasant Development Revenue is at amount of 3% (tree percent) of the part of the total project which is located in the forest area.

In addition in the event of a change in type, sort or capacity of the facility, the cost to be calculated according to the unit costs in the date of issuing the investment or operation certificate shall be paid each time.

11) The application is going to be done by determining the facility class with the scope of "*Regulations Regarding Certification and Qualifications of Tourism Facilities*". Total investment cost and definite letter of guarantee unlimited time, which is calculated according to the formula given below is shown in the table:

**Total investment cost = Bed capacity X Unit cost of 2011 year according to type of the facility**  
**Definite letter of guarantee unlimited in time = Total investment cost X 5 %**

<b>SORT OF FACILITY</b>	<b>UNIT COST (TL/Bed)</b>	<b>CAPACITY (Bed)</b>	<b>TOTAL INVESTMENT COST (TL)</b>	<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)</b>
5 Star Hotel	82.680,00	300	24.804.000,00	1.240.200,00
4 Star Hotel	57.133,00		17.139.900,00	856.995,00
3 Star Hotel	42.368,00		12.710.400,00	635.520,00

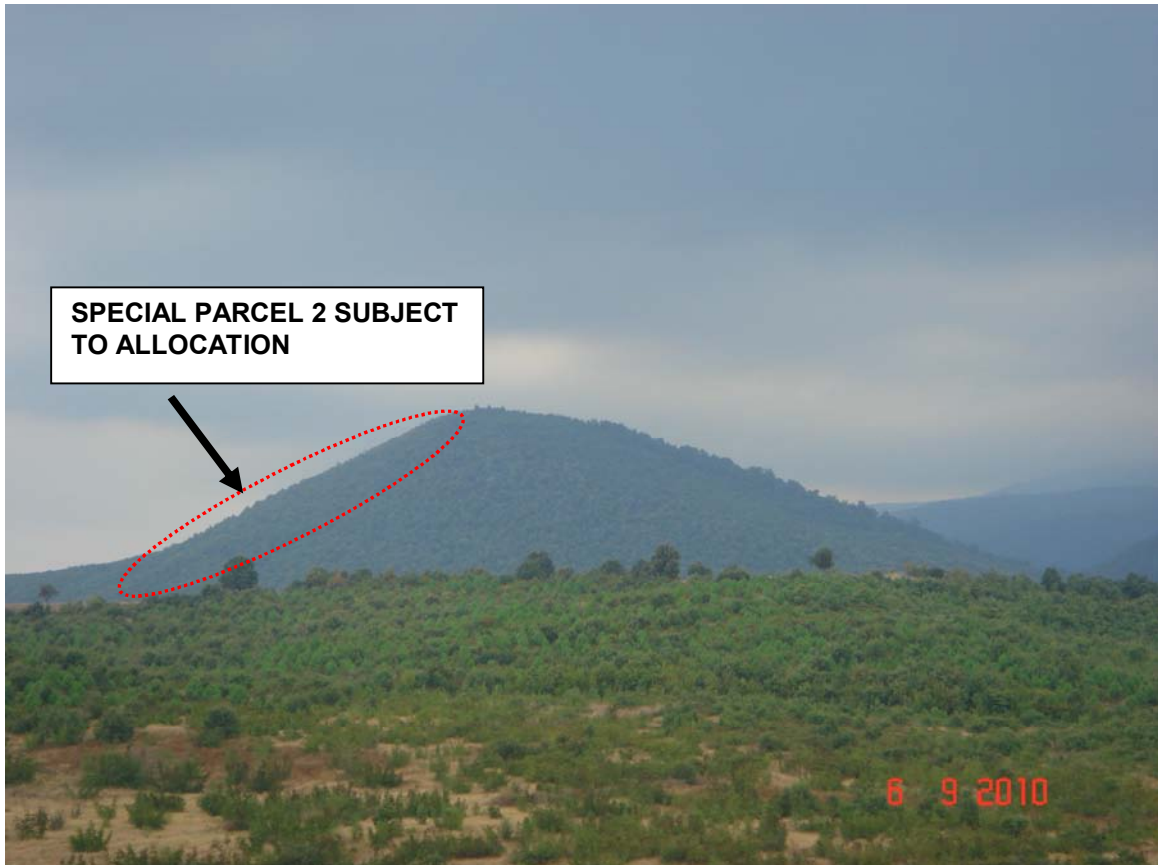
<b>SORT OF FACILITY</b>	<b>UNIT COST (TL/Bed)</b>	<b>CAPACITY (Bed)</b>	<b>TOTAL INVESTMENT COST (TL)</b>	<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)</b>
5 Star Hotel	82.680,00	500	41.340.000,00	2.067.000,00
4 Star Hotel	57.133,00		28.566.500,00	1.428.325,00
3 Star Hotel	42.368,00		21.184.000,00	1.059.200,00

# BURSA MUSTAFAKEMALPAŞA TÜMBÜLDEK SUMMER THERMAL TOURISM CENTER

**PROVINCE:** Bursa **SUB-PROVINCE:** MustafaKemalPaşa **Village:** Lütfiye-Kömürcükadı-Şapçı-Sünlük-Muradiyesarnıç



**PROVINCE:** Bursa **SUB-PROVINCE:** MustafaKemalPaşa **Village:** Lütfiye-Kömürcükadı-Şapçı

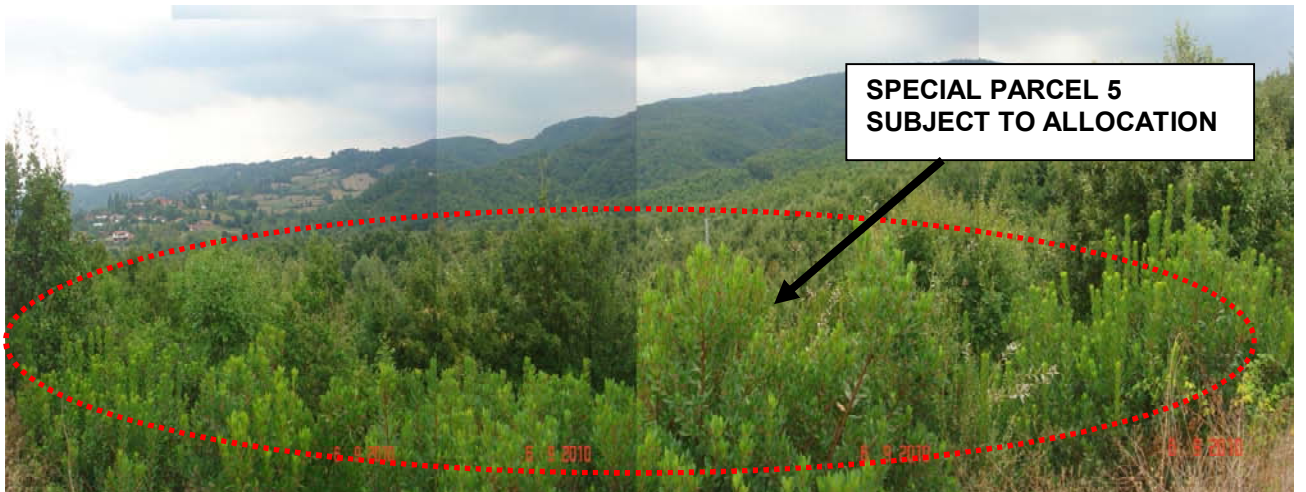


# BURSA MUSTAFAKEMALPAŞA TÜMBÜLDEK SUMMER THERMAL TOURISM CENTER

PROVINCE: Bursa SUB-PROVINCE: MustafaKemalPaşa Village: Sönlük

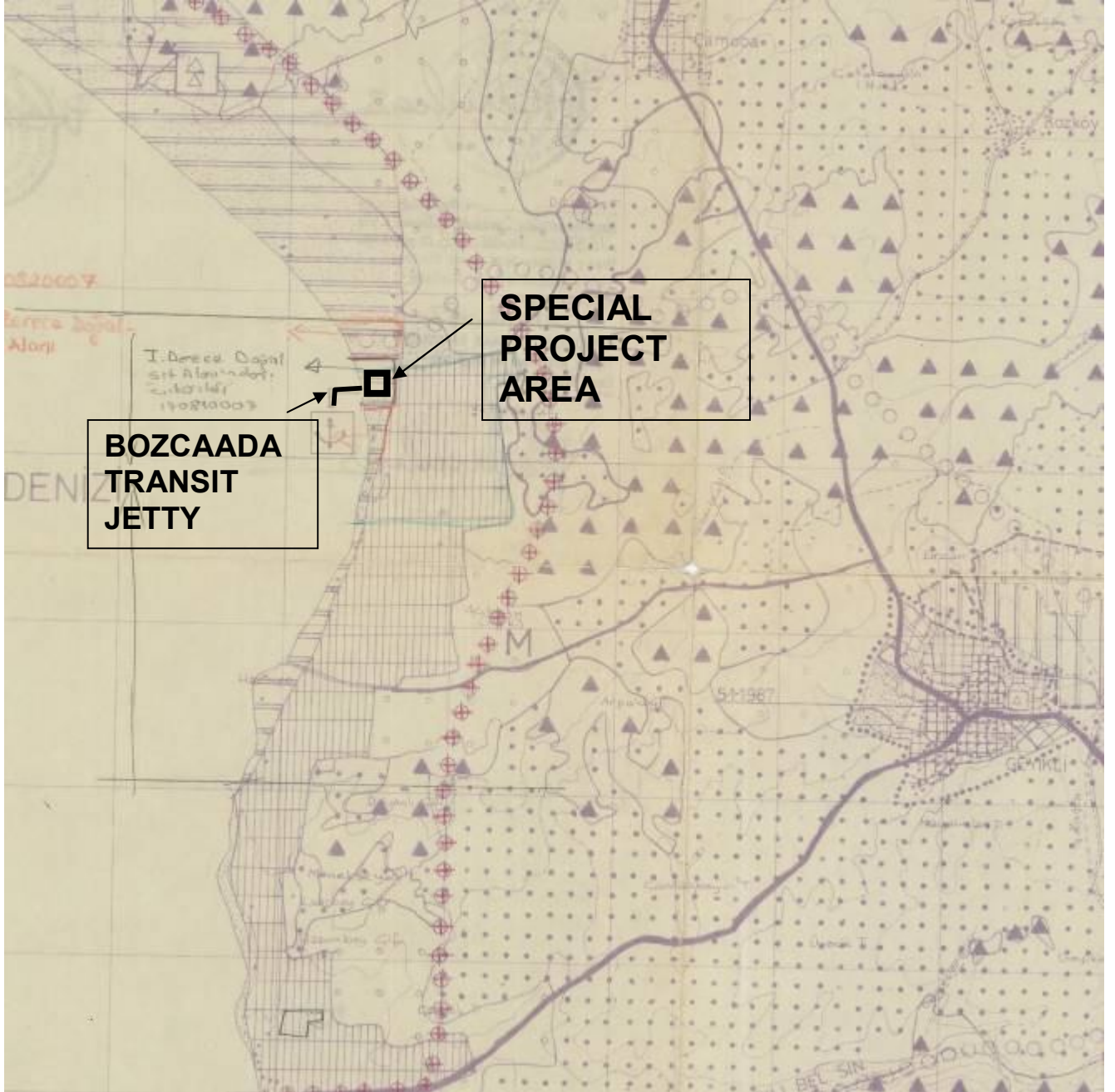


PROVINCE: Bursa SUB-PROVINCE: MustafaKemalPaşa Village: Muradiyesarnıç



# ÇANAKKALE GEYİKLİ TOURISM CENTER

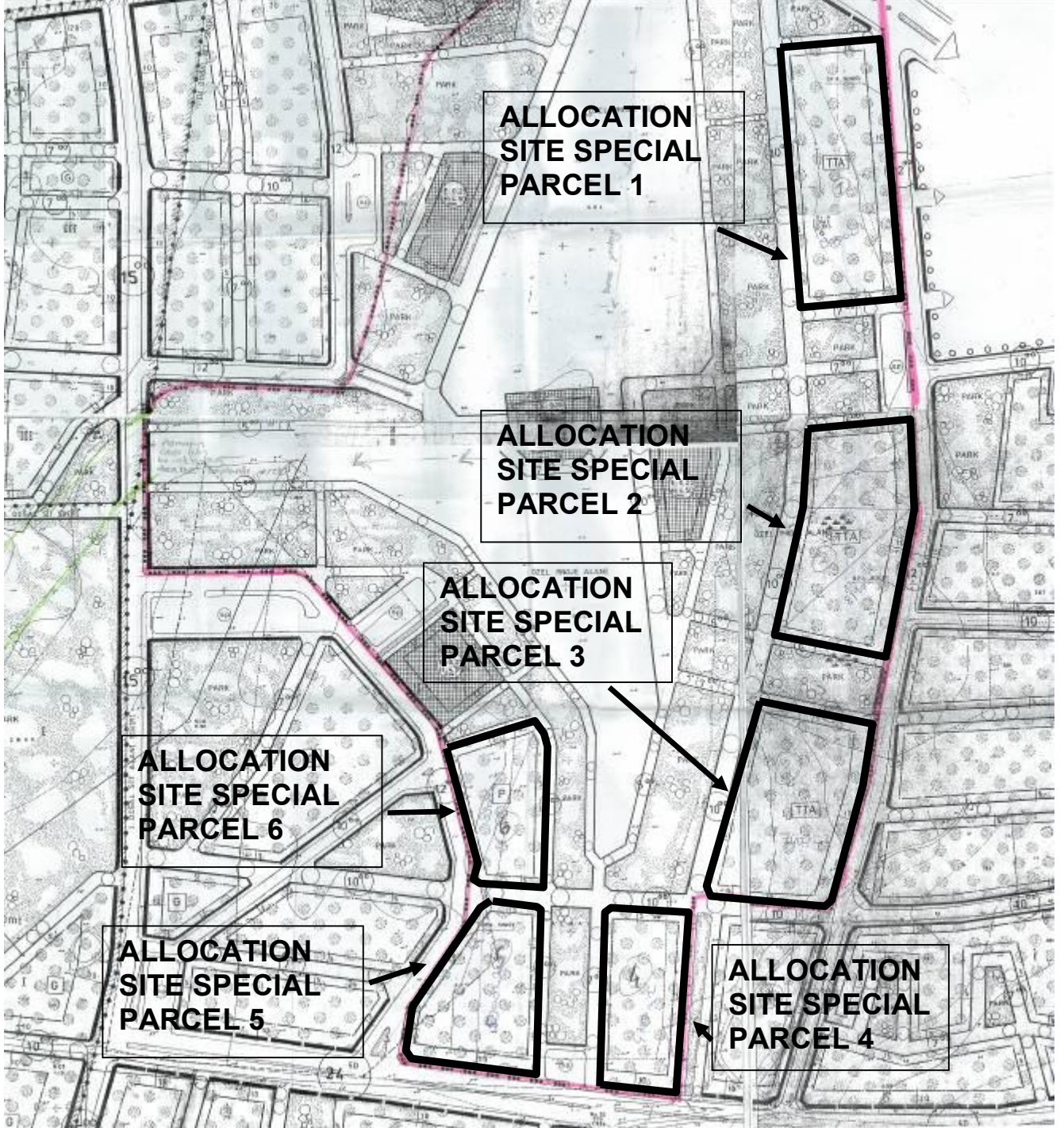
PROVINCE: Çanakkale SUB-PROVINCE: Ezine NEIGHBOURHOOD: Geyikli  
LOCATION: Köprübaşı



1/25.000 SCALE SOUTH ÇANAKKALE COASTAL ZONE ENVIRONMENT MASTER PLAN

# ÇANAKKALE GEYİKLİ TOURISM CENTER

PROVINCE: Çanakkale SUB-PROVINCE: Ezine NEIGHBOURHOOD: Geyikli  
LOCATION: Köprübaşı



1/1.000 SCALE ÇANAKKALE GEYİKLİ ADDITIONAL AND REVISION MASTER PLAN

**INFORMATION SHEET:**

**ALLOCATION SITE**

**ÇANAKKALE GEYİKLİ TOURISM CENTER**

**PROVINCE** : Çanakkale  
**SUB-PROVINCE** : Ezine  
**TOWN** : Geyikli Beldesi  
**LOCATION** : Köprübaşı

**OWNERSHIP STATUS** : Treasury

**THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / DATE – NO.:**

The Ministry of Finance / 16.02.2011-147

**ALLOCATION PERIOD** : 49 Years

**PLANNING STATUS**

**1/25.000 SCALE** : South Çanakkale Coastal Zone Environment Master Plan  
(Approval Date: 18.12.1992)  
**1/5.000 SCALE** : Çanakkale Ezine Geyikli Coastal Zone Additional Master Plan Revision  
(Approval Date: 16.01.2006 )  
**1/1.000 SCALE** : Çanakkale Geyikli Additional and Revision Master Plan  
(Approval Date: 16.01.2006 )

**PLAN DECISION** : Tourism Facility Area, Optional Usage Area, Pension

<b>SPECIAL PARCEL</b>	<b>AREA (m<sup>2</sup>)</b>	<b>LAND USE STATUS</b>	<b>CONST. RATIO</b>	<b>MAX. HEIGHT (m)</b>	<b>NO. OF STOREYS</b>	<b>CAPACITY</b>
1	8.600	Hotel	0.30	4.5	1	130 beds
2	8.000	Hotel	0.30	4.5	1	120 beds
3	7.400	Hotel	0.30	4.5	1	110 beds
4	4.800	Hotel	0.30	4.5	1	70 beds
5	5.900	Hotel	0.30	4.5	1	90 beds
6	3.900	Pension	0.20	4.5	1	35 beds

## **INFRASTRUCTURE STATUS**

The area subject to allocation is placed 24 km. the junction located at the 30km. of Çanakkale – İzmir road, 4 km away from Geyikli town center, 400mt away from the Bozcaada transfer dock, 200 mt from the sea. Services such as electricity, telephone, water exist in the area subject to allocation. Sewage Network Plan has been prepared and included in 2009 Ministry Investment Plan. Urban infrastructure services that are inefficient for the requirements or which require renovation shall be realized by the Municipality, Governorship and/or investors with the financial contribution of the investors. In case of necessity, the facilities of telecommunication and electrification that are the requirements of the operation period shall be realized by the investor.

## **EXPLANATION AND GENERAL CONDITIONS**

1) The area subject to the allocation -in which the Special parcels 1, 2, 3, 4, 5 and 6 are placed- is placed within the borders of Geyikli Municipality and is placed as a bacwater forming the discharge of Çamoba Stream between the Ezine-Çamoba Village and Kumburun Village.

2) The all applications on the special parcels of 1, 2, 3, 4, 5, 6 subject to allocation within the “**Special Project Area**” shall not put an obstacle for the flow of Çamoba River, for the combination of backwater with the sea and shall be taken the precautions for the possible flows of the river

3) The special parcels of 1, 2, 3, 4, 5, 6 subject to allocation are formed by the parts which are placed in the Tourism Facility Area and “Pension” usages of the cadastral parcel number 5657 with area of 120.272 m<sup>2</sup> in the Implementation Plan

4) The area of the special parcels is given approximately. The exact area of the allocation lands is going to be determined after the procedures of the required leaving joining and subdivision etc are done by the investor in line with the Implementation Plan in scale of 1/1.000 and the definite allocation is going to be realized afterwards.

5) The parcel subject to allocation shall take Tourism Investment and Tourism Management Certificate according to the *Regulations Regarding Certification and Qualifications of Tourism Facilities*.

6) The application is going to be done by determining the facility class with the scope of “*Regulations Regarding Certification and Qualifications of Tourism Facilities*”. Total investment cost and definite letter of guarantee unlimited time, which is calculated according to the formula given below is shown in the table:

**Total investment cost = Bed capacity X Unit cost of 2011 year according to type of the facility**  
**Definite letter of guarantee unlimited in time = Total investment cost X 5 %**

<b>SORT OF FACILITY</b>	<b>UNIT COST (TL/Bed)</b>	<b>CAPACITY (Bed)</b>	<b>TOTAL INVESTMENT COST (TL)</b>	<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)</b>
3 Star Hotel	42,368.00	130	5,507,840.00	275,392.00
2 Star Hotel	17,752.00		2,307,760.00	115,388.00
1 Star Hotel	15,203.00		1,976,390.00	98,819.50

<b>SORT OF FACILITY</b>	<b>UNIT COST (TL/Bed)</b>	<b>CAPACITY (Bed)</b>	<b>TOTAL INVESTMENT COST (TL)</b>	<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)</b>
3 Star Hotel	42,368.00	120	5,084,160.00	254,208.00
2 Star Hotel	17,752.00		2,130,240.00	106,512.00
1 Star Hotel	15,203.00		1,824,360.00	91,218.00

<b>SORT OF FACILITY</b>	<b>UNIT COST (TL/Bed)</b>	<b>CAPACITY (Bed)</b>	<b>TOTAL INVESTMENT COST (TL)</b>	<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)</b>
3 Star Hotel	42,368.00	110	4,660,480.00	233,024.00
2 Star Hotel	17,752.00		1,952,720.00	97,636.00
1 Star Hotel	15,203.00		1,672,330.00	83,616.50

<b>SORT OF FACILITY</b>	<b>UNIT COST (TL/Bed)</b>	<b>CAPACITY (Bed)</b>	<b>TOTAL INVESTMENT COST (TL)</b>	<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)</b>
3 Star Hotel	42,368.00	70	2,965,760.00	148,288.00
2 Star Hotel	17,752.00		1,242,640.00	62,132.00
1 Star Hotel	15,203.00		1,064,210.00	53,210.50

<b>SORT OF FACILITY</b>	<b>UNIT COST (TL/Bed)</b>	<b>CAPACITY (Bed)</b>	<b>TOTAL INVESTMENT COST (TL)</b>	<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)</b>
3 Star Hotel	42,368.00	90	3,813,120.00	190,656.00
2 Star Hotel	17,752.00		1,597,680.00	79,884.00
1 Star Hotel	15,203.00		1,368,270.00	68,413.50

<b>SORT OF FACILITY</b>	<b>UNIT COST (TL/Bed)</b>	<b>CAPACITY (Bed)</b>	<b>TOTAL INVESTMENT COST (TL)</b>	<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)</b>
Pension	12,335.55	35	431,744.25	21,587.21

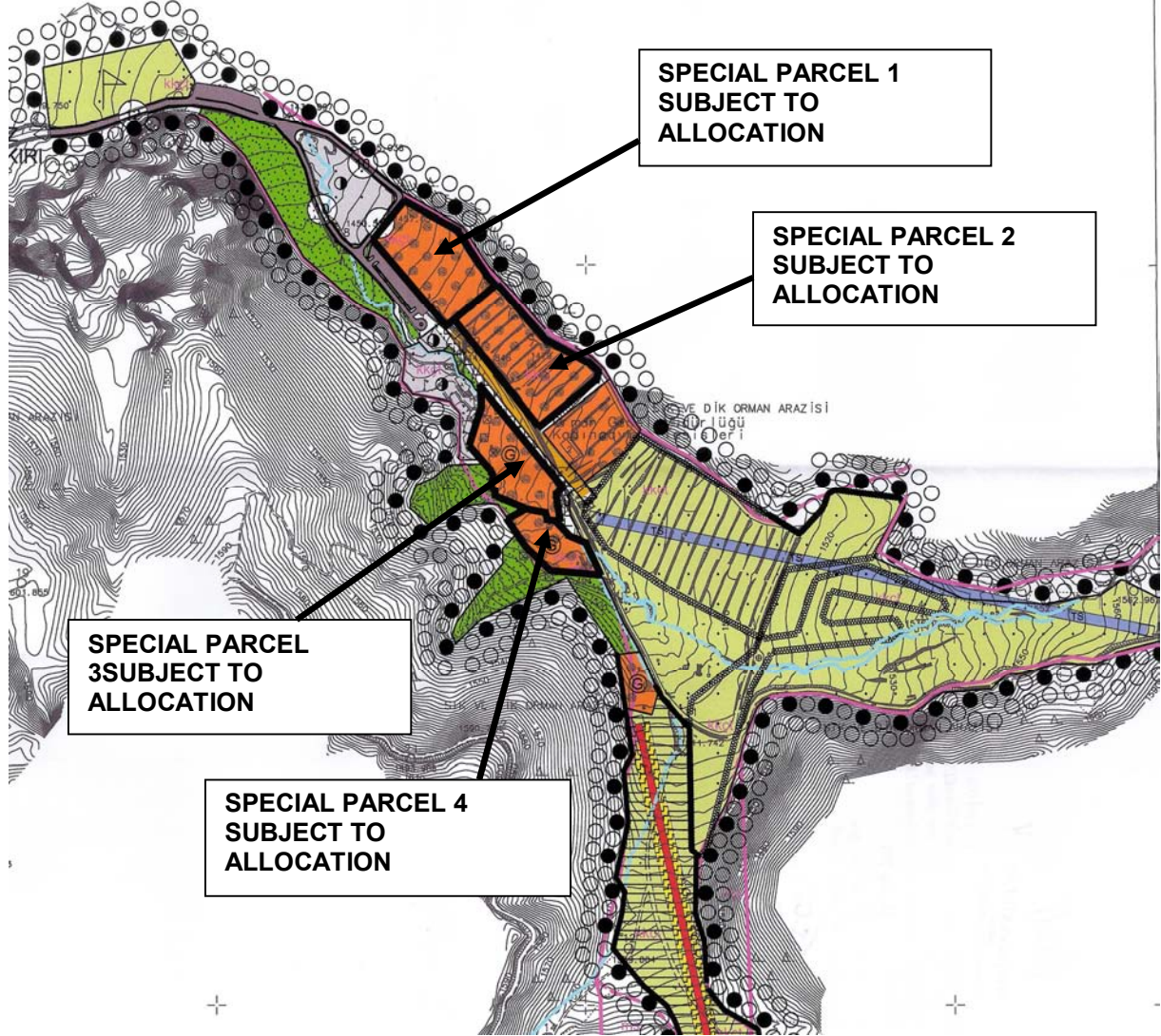
## ÇANAKKALE GEYİKLİ TOURISM CENTER

PROVINCE: Çanakkale SUB-PROVINCE: Ezine TOWN: Geyikli LOCATION: Köprübaşı



# ÇANKIRI-ILGAZ-KADINÇAYIRI-YILDIZTEPE CULTURE AND TOURISM CONSERVATION AND DEVELOPMENT REGION

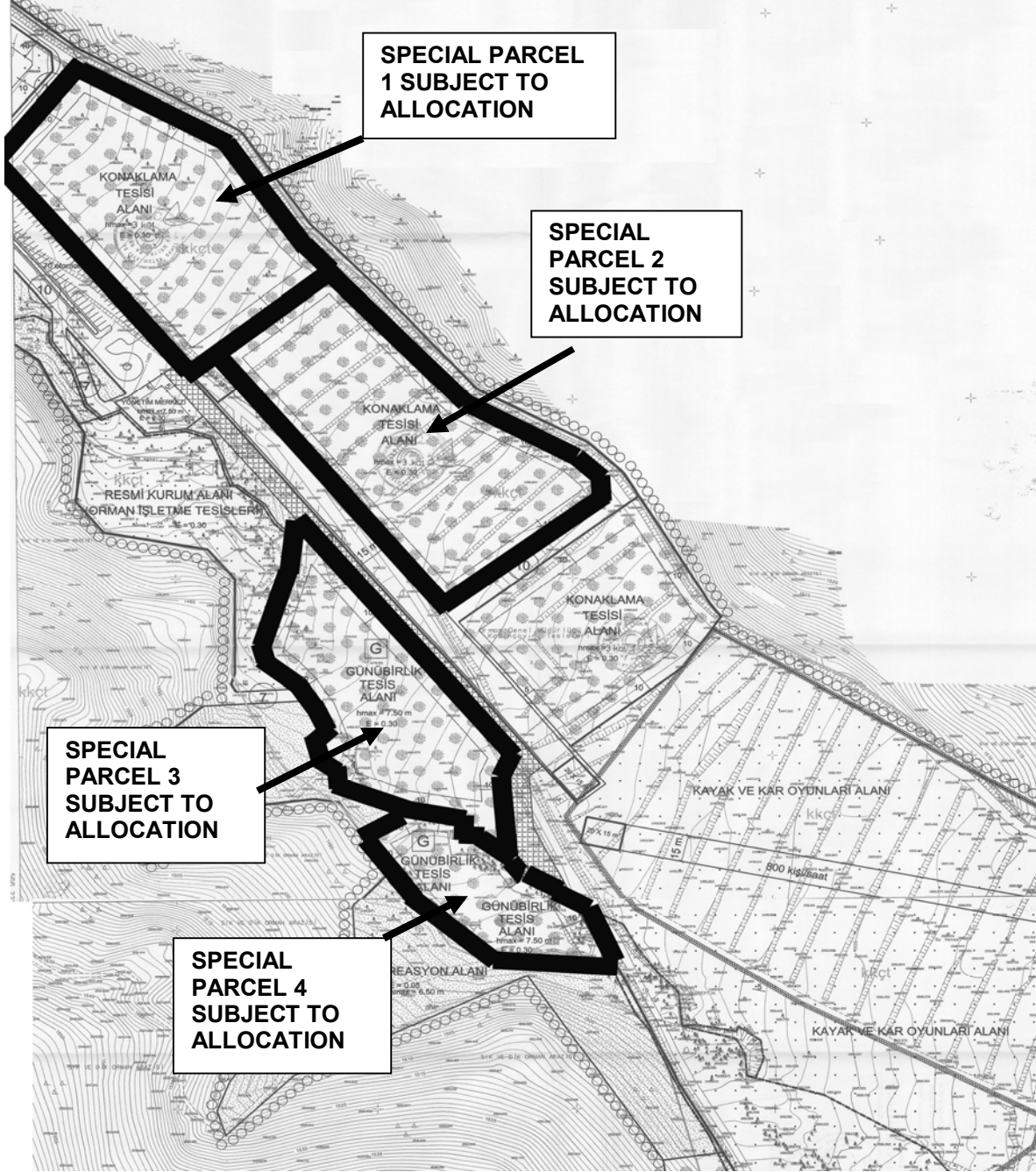
PROVINCE: Çankırı SUB-PROVINCE: Ilgaz VILLAGE: Cömert LOCATION: Köyüstü



1/5.000 SCALE ÇANKIRI - ILGAZ - KADINÇAYIRI – YILDIZTEPE CULTURE AND TOURISM CONSERVATION AND DEVELOPMENT 1ST PART MASTER PLAN

# ÇANKIRI-ILGAZ-KADINÇAYIRI-YILDIZTEPE CULTURE AND TOURISM CONSERVATION AND DEVELOPMENT REGION

PROVINCE: Çankırı SUB-PROVINCE: Ilgaz VILLAGE: Cömert LOCATION: Köyüstü



1/1.000 SCALE ÇANKIRI - ILGAZ - KADINÇAYIRI – YILDIZTEPE CULTURE AND TOURISM CONSERVATION AND DEVELOPMENT 1ST PART IMPLEMENTATION PLAN

**INFORMATION SHEET:****ÇANKIRI - ILGAZ - KADINÇAYIRI – YILDIZTEPE CULTURE AND TOURISM CONSERVATION AND DEVELOPMENT REGION**

**PROVINCE** : Çankırı  
**SUB-PROVINCE** : Ilgaz  
**VILLAGE/NEIGHBOURHOOD** : Cömert Village  
**LOCATION** : Köyüstü

**OWNERSHIP STATUS** : Forest

**ALLOCATION PERIOD:** 49 years (Accommodation Facility Area)  
20 years (Daily Use Facility Area)

**THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / DATE – NO.:**

The Ministry of Environment and Forestry / 10.02.2006 - 57

**PLANNING STATUS**

**1/5.000** : Çankırı - Ilgaz - Kadınçayırı – Yıldıztepe Yıldıztepe Culture And Tourism Conservation And Development Region 1<sup>st</sup> Part Master Plan  
(Approval Date: 28.07.2010)

**1/ 1.000** : Çankırı - Ilgaz - Kadınçayırı – Yıldıztepe Culture And Tourism Conservation And Development Region 1<sup>st</sup> Part Implication Plan  
(Approval Date: 28.07.2010 )

**PLAN KARARI** : Accommodation Facility Area  
Daily Use Facility Area

SPECIAL PARCEL NO	LAND USE STATUS	AREA (m <sup>2</sup> )	EMSAL	FLOOR	CAPACITY
1	Hotel	13.831,75	0,30	3	150 Beds
2	Hotel	15.847,50	0,30	3	170 Beds
3	Daily Use Facility	10.316,60	0,30	Hmax=7.50 (2 Floors)	3.095 m <sup>2</sup> . Closed Construction Area
4	Daily Use Facility	5.675,90	0,30	Hmax=7.50 (2 Floors)	1.702,77 m <sup>2</sup> Closed Construction Area

## **INFRASTRUCTURE STATUS**

Bland Energy Carrying Line, which is branched from double energy line and swallow type, comes from Çankırı Transformer Center and kurşunlu Transformer Center in the parcel subject to allocation. There are 5 columns on the parcel.

Urban infrastructure such as drinking and usage water, sewage system, telecommunication, electricity shall be used. Urban infrastructure services that are inefficient for the requirements or which require renovation shall be realized by the Governorship, related public institutions and/or the investors or the required financial contribution shall be made.

## **EXPLANATIONS:**

1) The chair lift of 100 person/hour capacity and 1545 mt. length in the parcel subject to allocation is allocated to Çankırı province.

2) Incorporation of joint stock company shall be compulsory for the allocated firms, as it is the case in other Winter sports Tourism Centers for completion of the inefficient infrastructure investments, operation of mechanical facilities and acting in coordination. Becoming a shareholder of said company shall be compulsory in the event of incorporation of the company as stipulated by the Governorship. The allocation procedures for the potential investors failing to become a shareholder of the company or fulfilling the shareholder's requirements in the preliminary permit period.

3) The special parcel no.1 is; approximately 13.831,75 m<sup>2</sup>, the special parcel number 2 is approximately 15.847,50 m<sup>2</sup> oland placed within the Accomodation Facility Area of 105 lota 1 parcel. The special parcel no.3 is; approximately 10.316,60m<sup>2</sup>, the special parcel number 4 is approximately 5.675,90 m<sup>2</sup> oland placed within the Daily Use Area of 105 lota 1 parcel.

4) The area of the special parcels 1-2-3-4 are given approximately. The exact area of the allocation lands is going to be determined after the procedures of the required leaving joining and subdivision etc are done by the investor in line with the Implementation Plan in scale of 1/1.000 and the definite allocation is going to be realized afterwards.

5) The parcel subject to allocation shall take Tourism Investment and Tourism Management Certificate according to the *Regulations Regarding Certification and Qualifications of Tourism Facilities*.

6) The closed areas of the daily use facilities on the parcels 3-4 subject to allocation shall be submitted to the Ministry with the site plan. In addition to the rent value, the cost of these closed areas shall be added to the rent.

7) According to the Act 5761 enacted in 15.05.2008 as an Amendment to the law 2634 "the construction ratio on the forest allocation land shall not exceed the ratio 0,30 (E).

8) Within the scope of the 8<sup>th</sup> article of the Tourism Incentive Law numbered 2634; the plantation fee which is the 3 times bigger area of the land subject to allocation and the maintenance fee of this area for 3 years have to be paid in the account of General Directorate of Forest by the investor and it will be kept as revenue in order to be used for the plantation and maintenance works; and the value of income is kept as subsidy. Otherwise tourism investment or management license is not going to be given to the investor.

9) Forestry Peasant Development Revenue shall be taken for once only and it shall be entered as receipt to the budget as per the article 5 of the Provisions and Procedures Corresponding the Forestry Peasants Development Services published in the Official Gazette dated 31/12/2005 and no. 26040. The Forestry Peasant Development Revenue is at amount of 3% (tree percent) of the part of the total project which is located in the forest area.

In addition in the event of a change in type, sort or capacity of the facility, the cost to be calculated according to the unit costs in the date of issuing the investment or operation certificate shall be paid each time.

10) The application is going to be done by determining the facility class with the scope of “Regulations Regarding Certification and Qualifications of Tourism Facilities”. Total investment cost and definite letter of guarantee unlimited time, which is calculated according to the formula given below is shown in the table:

**Total investment cost = Bed capacity X Unit cost of 2011 year according to type of the facility**  
**Definite letter of guarantee unlimited in time = Total investment cost X 5 %**

SORT OF FACILITY	UNIT COST (TL/Bed)	CAPACITY (Bed)	TOTAL INVESTMENT COST (TL)	DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)	YILLIK ÖN İZİN BEDELİ (YTL)
4 Star Hotel	57.133,00	150	8.569.950,00	428.497,50	8.569,95
3 Star Hotel	42.368,00		6.355.200,00	317.760,00	6.355,20
2 Star Hotel	17.752,00		2.662.800,00	133.140,00	2.662,80

SORT OF FACILITY	UNIT COST (TL/Bed)	CAPACITY (Bed)	TOTAL INVESTMENT COST (TL)	DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)	YILLIK ÖN İZİN BEDELİ (YTL)
4 Star Hotel	57.133,00	170	9.712.610,00	485.630,50	9.712,61
3 Star Hotel	42.368,00		7.202.560,00	360.128,00	7.202,56
2 Star Hotel	17.752,00		3.017.840,00	150.892,00	3.017,84

<b>Special Parcel</b>	<b>3</b>
<b>Total Area (m<sup>2</sup>)</b>	10.316,60 m <sup>2</sup>
<b>TOTAL INVESTMENT COST (TL)</b>	<b>113.482,60 TL</b>
<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL) (Total Investment Cost X %5)</b>	<b>5.674,13TL</b>

Closed Area Unit Cost : 5.320 TL/m<sup>2</sup>  
Open Area Unit Cost : 11 TL/m<sup>2</sup>

- **The maximum closed area of the Special Parcel number 3 is 3.095 m<sup>2</sup> in the Implementation Plan.**
- The closed areas of the daily use facilities on the parcel subject to allocation shall be submitted to the Ministry with the site plan during the preliminary permit. The investment cost shall be re-calculated for the closed areas in the site plan and shall be added to the total investment cost and the definite letter of guarantee in time shall be revised.

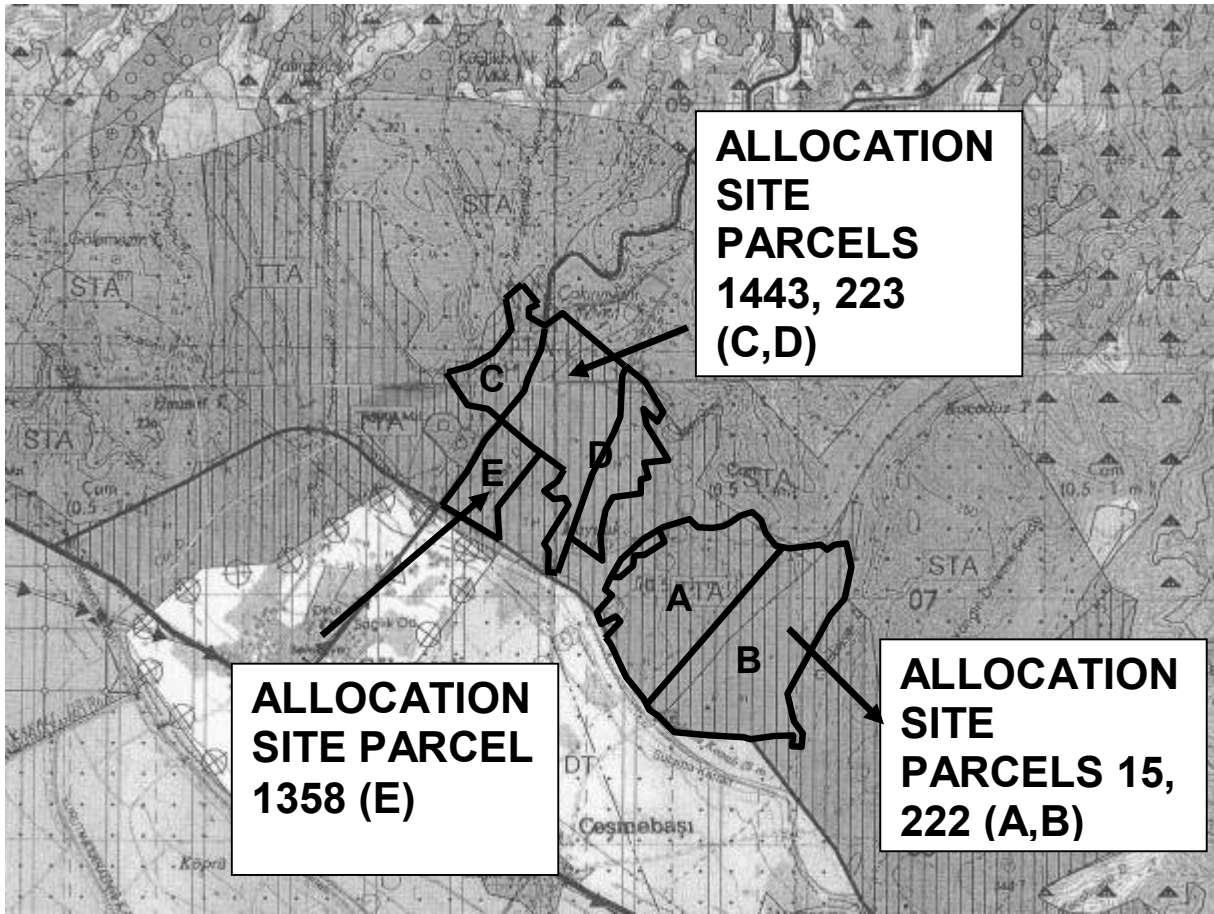
<b>Special Parcel</b>	<b>4</b>
<b>Total Area (m<sup>2</sup>)</b>	5675,90 m <sup>2</sup>
<b>TOTAL INVESTMENT COST (TL)</b>	<b>62.434,90 TL</b>
<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL) (Total Investment Cost X %5)</b>	<b>3.121,745 TL</b>

Closed Area Unit Cost : 5.320 TL/m<sup>2</sup>  
Open Area Unit Cost : 11 TL/m<sup>2</sup>

- **The maximum closed area of the Special Parcel number 4 is 1.702,77 m<sup>2</sup> in the Implementation Plan.**
- The closed areas of the daily use facilities on the parcel subject to allocation shall be submitted to the Ministry with the site plan during the preliminary permit. The investment cost shall be re-calculated for the closed areas in the site plan and shall be added to the total investment cost and the definite letter of guarantee in time shall be revised.

# DENİZLİ THERMAL CULTURE AND TOURISM CONSERVATION AND DEVELOPMENT REGION (Akköy Gölemezli Zone)

**PROVINCE:** Denizli **SUB-PROVINCE:** Akköy **VILLAGE/NEIGHBOURHOOD:** Gölemezli-Çeşmebaşı Village **LOCATION:** Ömerölen-Sarımustafayığı



1/ 25.000 SCALE ENVIRONMENT MASTER PLAN REVISION

## INFORMATION SHEET:

### ALLOCATION SITE

#### DENİZLİ THERMAL CULTURE AND TOURISM CONSERVATION AND DEVELOPMENT REGION (AKKÖY GÖLEMEZLİ ZONE)

**PROVINCE** : Denizli  
**SUB-PROVINCE** : Akköy  
**VILLAGE/NEIGHBOURHOOD** : Gölemezli Village-Çeşmebaşı Village  
**LOCATION** : Ömerölen-Sarımustafayığı

**OWNERSHIP STATUS** : Treasury

### THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / DATE – NO.:

222-15-223 parcel : The Ministry of Finance / 25.12.2008-1225  
1358 parcel : The Ministry of Finance / 15.10.2009-885  
1443 parcel : The Ministry of Finance / 15.10.2009-884

**ALLOCATION PERIOD** : 49 Years

### PLANNING STATUS

**1/ 25.000 SCALE** : Environment Master Plan Revision  
(Approval Date: 27.08.2008)

**PLAN DECISION** : Tourism Facility Area

CADASTRAL PARCEL	SPECIAL PARCEL	AREA (m <sup>2</sup> )	LAND USE STATUS	CONST. RATIO	CAPACITY
222,15	A	340.000	Hotel	0.60	750 beds
	B	340.000	Hotel	0.60	750 beds
223, 1443	C	79.000	Hotel	0.60	300 beds
	D	335.000	Hotel	0.60	750 beds
1358	E	82.429	Hotel	0.60	300 beds

A = As much as half of the total parcel of 222+15 is allocated.  
B = As much as half of the total parcel of 222+15 is allocated.  
C = 79,000 m<sup>2</sup> of the parcel 1443 is allocated. (A motorway passes between C and D)  
D = 223 +1443 (The total area of 223, 1443 parcels is 430,068 m<sup>2</sup>  
However, the use Tourism Facility Area is 335,000 m<sup>2</sup>.)  
E = 1358 the entire parcel of 1358 is going to be allocated.

If the thermal cure establishment is built within the accomodation establishment the Construction Ratio will be applied as 0.70.

## **INFRASTRUCTURE STATUS**

The parcels subject to allocation is in Gölemezli at a distance 5 km. to Akköy County, and 13 km. to Pamukkale within the borders of Gölemezli Municipality. Gölemezli is placed 33 km. away from Denizli City Center and 93 km. to Çardak Airport.

Gölemezli geothermal area which is high in thermal tourism potential with its hot spring waters, is far away from 14 km. to most developed regions of thermal tourism of both Pamukkale' and Hieropolis Antique City. The half hour distance to the natural and cultural tourism values placed at Pamukkale-Karahayıt Region, Denizli City Center and Honaz Mountain National Park at the South creates important advantages of the combination of thermal tourism with the alternative tourism opportunities.

In the area subject to allocation, services such as electricity, telephone, water are found and sewage is done by septic tanks. The demands that cannot be solved or the urban infrastructure services that have to be renovated are going to be realized by municipality, related public bodies and/or investors and the required earthly contribution is going to be provided.

## **EXPLANATION AND GENERAL CONDITIONS**

1) The cadastral parcels 222 and 15 subject to allocation are adjacent, and total area is divided as A and B Special Parcels. The A and B special parcels forms half of the total area of the cadastral parcels 222 and 15. C Special Parcel is the approximately 94.632 m<sup>2</sup> area of 1443 parcel, D Special Parcel is the total area of approximately 335.000 m<sup>2</sup> 223 and 1443 (excluding C= approximately 94.632 m<sup>2</sup>) parcels in the Tourism Facility Area. E Special Parcel is the total area of 1358 parcel. On these 222, 223, 15, 1358, 1443 parcels, there is not any building and occupation.

2) Master Plan in scale of 1/5.000 and Implementation Plan in scale of 1/1.000 consistent with the Environment Master Plan in scale of 1/25.000 are going to be prepared by the investor according to the Tourism Incentive Law and Regulations of the Implementation Plan Preparation in the "Culture and Tourism Preservation and Development Regions and Tourism Centers"; and according to the development statute, and are going to be submitted for the approval of the Ministry.

3) The maximum number of floors and building height are going to be determined in the sub-scale plans.

4) The exact area of the allocation land is going to be determined by the Master Plan in scale of 1/5.000 and Implementation Plan in scale of 1/1.000. The Definite allocation is going to be realized after the required leaving, subdivision, and joining.

5) The land use maps of the area subject to the allocation exist.

6) In case of a thermal accommodation facilities together with thermal facilities are realized on the special parcels subject to allocation A-B-C-D-E ;

- a) For all kinds of geothermal application; Law of Geothermal Springs and Natural Mineral Waters which was published in Official Gazette in 13.06.2007 with 26551 number and Application Regulations are going to be applied.
- b) All requirements for facility and management permissions are going to be taken by completing the requirements in the regulation of thermal springs operated by the Ministry of Health which was published in Official Gazette in 24.07.2001 with 24472 number.

7) The parcel subject to allocation shall take Tourism Investment and Tourism Management Certificate according to article 29 of the *Regulations Regarding Certification and Qualifications of Tourism Facilities*.

8) All the opinions that have to be taken and the surveys that has to be done determined in the Environment Master Plan in scale of 1/25.000 and in the development statute, are going to be done by the investor for the subject to allocation.

9) In case of building cure center on the parcels subject to allocation, health and thermal facility besides the accommodation facility, the closed construction area shall be submitted to the Ministry with the site plan. In addition to the rent value, the cost of these closed areas shall be added to the rent.

10) The application is going to be done by determining the facility class with the scope of “*Regulations Regarding Certification and Qualifications of Tourism Facilities*”. Total investment cost and definite letter of guarantee unlimited time, which is calculated according to the formula given below is shown in the table:

**Total investment cost = Bed capacity X Unit cost of 2011 year according to type of the facility**  
**Definite letter of guarantee unlimited in time = Total investment cost X 5 %**

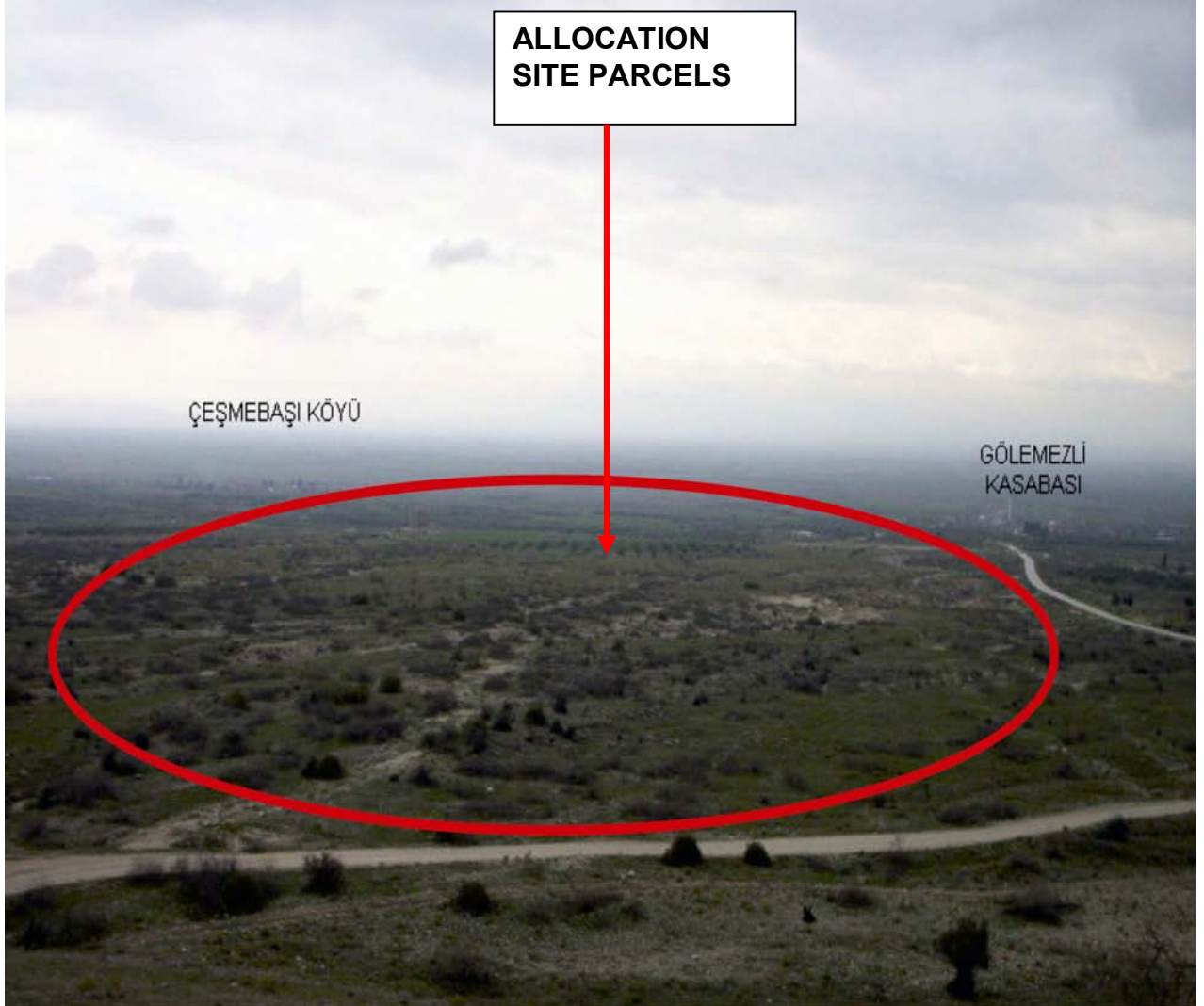
SORT AND TYPE OF FACILITY	UNIT COST (TL/Bed)	CAPACITY (Bed)	TOTAL INVESTMENT COST (TL)	DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)
5 Star Hotel	82.680,00	750	62.010.000,00	3.100.500,00
4 Star Hotel	57.133,00		42.849.750,00	2.142.487,50
3 Star Hotel	42.368,00		31.776.000,00	1.588.800,00
2 Star Hotel	17.752,00		13.314.000,00	665.700,00

SORT AND TYPE OF FACILITY	UNIT COST (TL/Bed)	CAPACITY (Bed)	TOTAL INVESTMENT COST (TL)	DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)
5 Star Hotel	82.680,00	300	24.804.000,00	1.240.200,00
4 Star Hotel	57.133,00		17.139.900,00	856.995,00
3 Star Hotel	42.368,00		12.710.400,00	635.520,00
2 Star Hotel	17.752,00		5.325.600,00	266.280,00

# DENİZLİ THERMAL CULTURE AND TOURISM CONSERVATION AND DEVELOPMENT REGION (Akköy Gölemezli Zone)

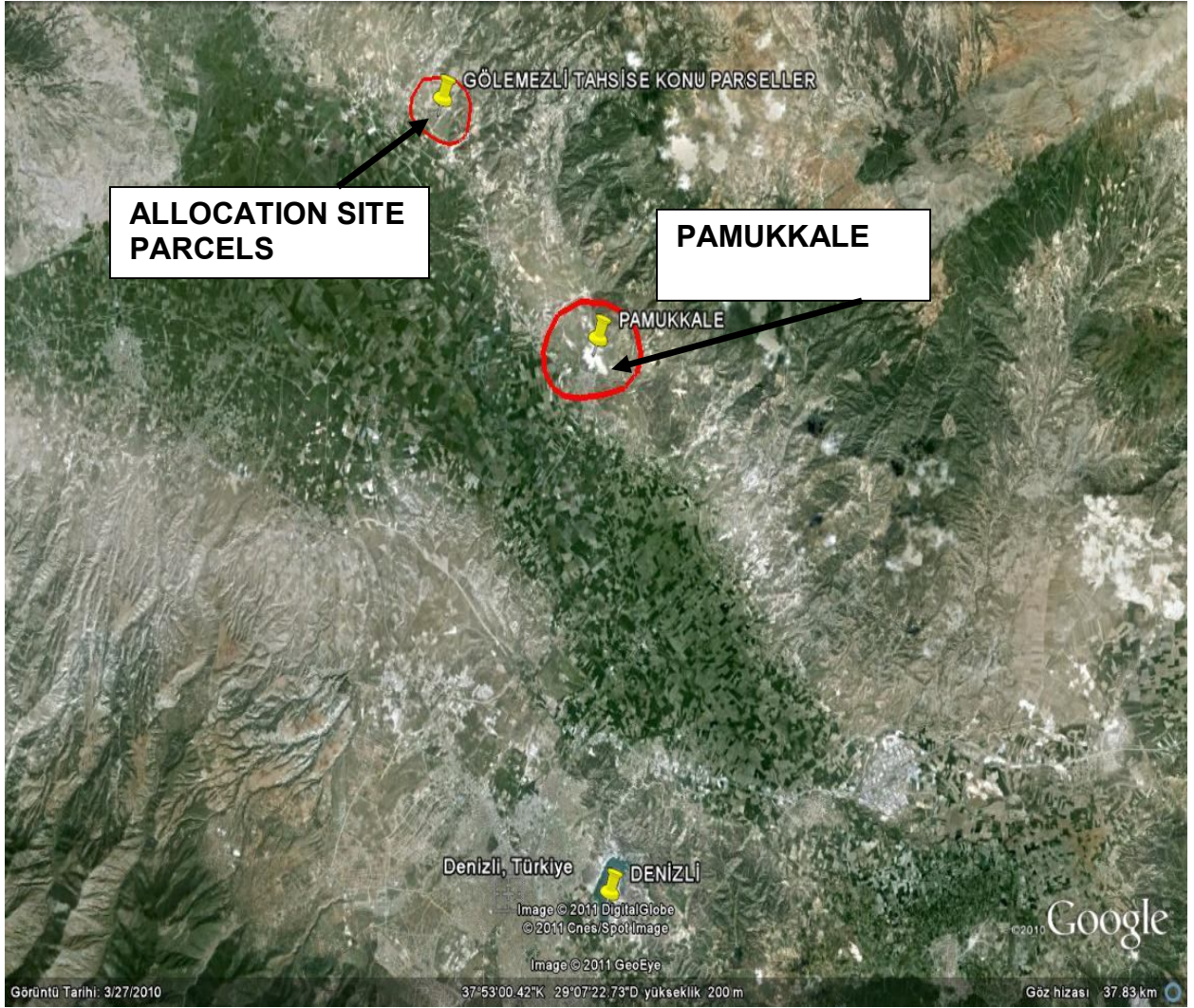
**PROVINCE:** Denizli **SUB-PROVINCE:** Akköy **VILLAGE/NEIGHBOURHOOD:** Gölemezli-Çeşmebaşı Village **LOCATION:** Ömerölen-Sarımustafayıkığı

## GENERAL VIEW OF THE PARCELS SUBJECT TO ALLOCATION



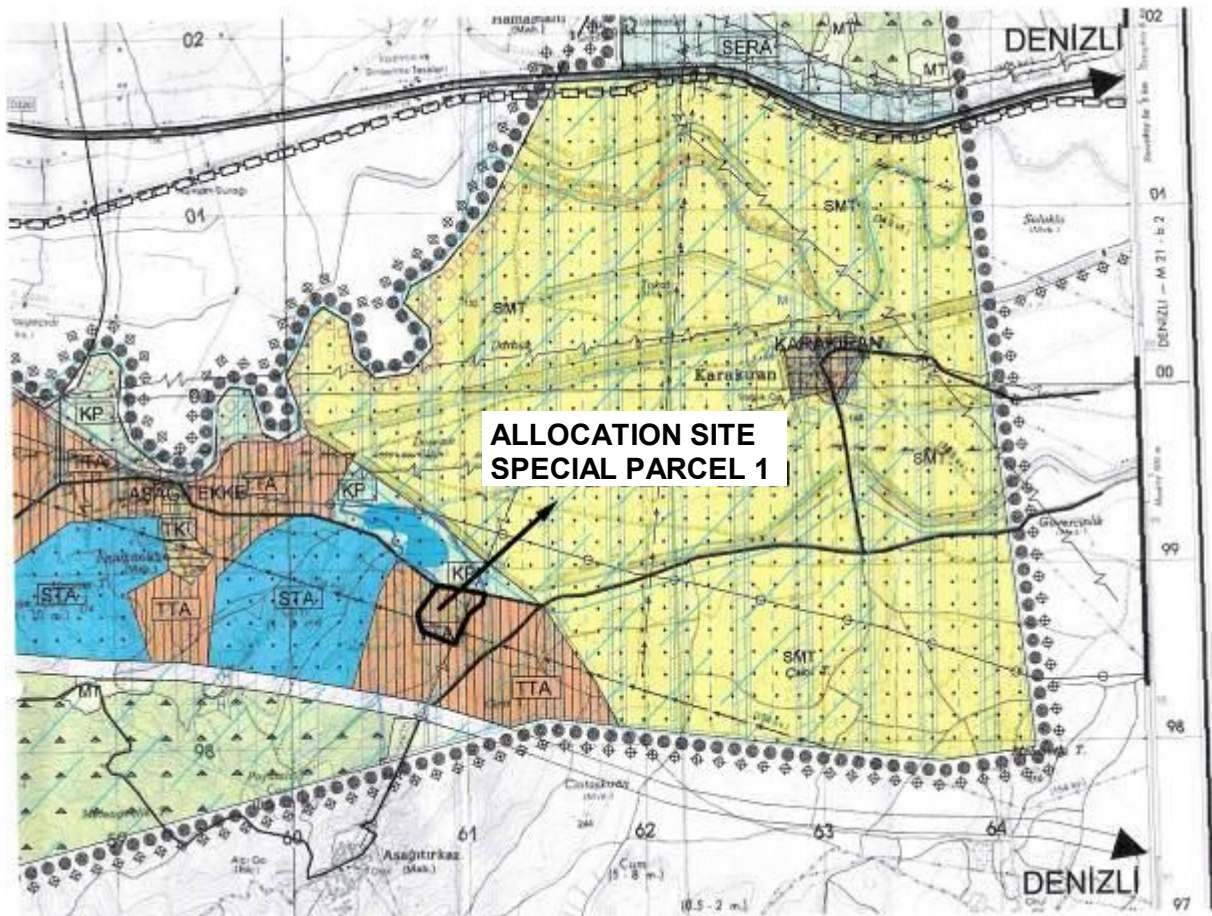
# DENİZLİ THERMAL CULTURE AND TOURISM CONSERVATION AND DEVELOPMENT REGION (Akköy Gölemezli Zone)

**PROVINCE:** Denizli **SUB-PROVINCE:** Akköy **VILLAGE/NEIGHBOURHOOD:** Gölemezli-Çeşmebaşı Village **LOCATION:** Ömerölen-Sarımustafayıkığı



# DENİZLİ THERMAL CULTURE AND TOURISM CONSERVATION AND DEVELOPMENT REGION SARAYKÖY THERMALSPRINGS ZONE GERENLIK LAKE LOCATION

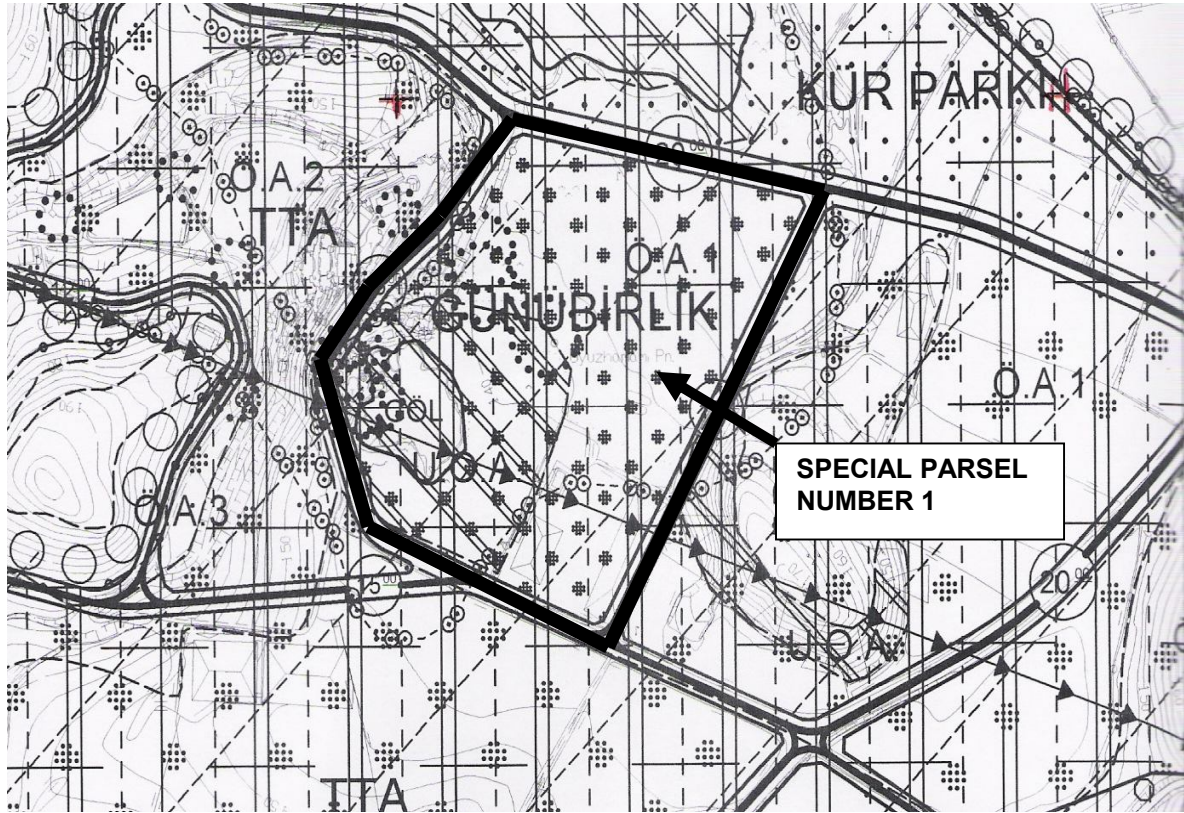
PROVINCE: Denizli SUB-PROVINCE: Sarayköy VILLAGE/NEIGHBOURHOOD: Tırkaz Village  
LOCATION:Göl



1/25.000 SCALE DENİZLİ THERMAL CULTURE AND TOURISM CONSERVATION AND DEVELOPMENT REGION SARAYKÖY THERMAL SPRINGS ZONE ENVIRONMENT MASTER PLAN

**DENİZLİ THERMAL CULTURE AND TOURISM CONSERVATION AND  
DEVELOPMENT REGION  
SARAYKÖY THERMALSPRINGS ZONE GERENLIK LAKE LOCATION**

**PROVINCE:** Denizli **SUB-PROVINCE:** Sarayköy **VILLAGE/NEIGHBOURHOOD:** Tırkaz Village  
**LOCATION:**Göl



**1/5.000 SCALE DENİZLİ THERMAL CULTURE AND TOURISM CONSERVATION AND  
DEVELOPMENT REGION  
SARAYKÖY THERMAL GERENLIK LAKE LOCATION SPRINGS ZONE MASTER PLAN**

## INFORMATION SHEET:

### ALLOCATION SITE

#### **DENİZLİ THERMAL CULTURE AND TOURISM CONSERVATION AND DEVELOPMENT REGION (SARAYKÖY THERMAL SPRINGS ZONE GERENLIK LAKE LOCATION)**

**PROVINCE** : Denizli  
**SUB-PROVINCE** : Sarayköy  
**VILLAGE/NEIGHBOURHOOD** : Tırkaz Village  
**LOCATION** : Gerenlik Lake

**OWNERSHIP STATUS** : Treasury

### **THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / DATE – NO.:**

The Ministry of Finance / 31.08.2010-851

**ALLOCATION PERIOD** : 20 Years

### **PLANNING STATUS**

**1/25.000 SCALE** : Denizli Thermal Culture and Tourism Conservation and Development Region  
(Sarayköy Thermal Springs Zone) Environment Master Plan  
(Approval Date: 27.08.2008)

**1/5.000 SCALE** : Denizli Thermal Culture and Tourism Conservation and Development Region  
(Sarayköy Thermal Springs Zone Gerenlik Lake Location) Master Plan  
(Approval Date: 12.02.2010 )

**1/1.000 SCALE** : Denizli Thermal Culture and Tourism Conservation and Development Region  
(Sarayköy Thermal Springs Zone Gerenlik Lake Location) Implementation Plan  
(Approval Date: 12.02.2010 )

**PLAN DECISION** : Daily Facility Area

<b>SPECIAL PARCEL</b>	<b>AREA (m<sup>2</sup>)</b>	<b>LAND USE STATUS</b>	<b>CONST. RATIO</b>	<b>MAX. HEIGHT</b>	<b>CAPACITY</b>
1	68.040	Daily-Use Facility	0,10	6,50	5.000 Closed Construction Area

### **INFRASTRUCTURE STATUS**

The Sarayköy-Buharkent geothermal area subject to allocation is located 25 km from Denizli city center. The existing urban infrastructure services such as drinking-serving water, sewage system, electrification, telecommunication etc. might be used. Urban infrastructure services that are inefficient for the requirements or which require renovation shall be realized by the Municipality, the related public institutions and/or the investors or the required financial contribution shall be made.

## **EXPLANATION AND GENERAL CONDITIONS**

1) The special parcel no 1 subject to allocation, which is placed in "Tourism Facility Use" in Environment Master Plan, is 68.040 m<sup>2</sup> of 158 block and, parcel number of 1 of 124.928 m<sup>2</sup> area. "**Wetlands Protection Regulation**" has to be taken into account, due to the fact that the parcel subject to allocation is take place in the wetland buffer zone.

2) In accordance with Master Plan in scale of 1/5.000 and Implementation Plan in scale of 1/1000, construction ratio value is 0, 10 and minimum closed building area is determined 5000 m<sup>2</sup> value by taking into account of geological structure of the land.

3) All the opinions that have to be taken and the surveys that has to be done determined in the Master Plan in scale of 1/5.000 and Implementation Plan in scale of 1/1000 and in the construction statute, are going to be done by the investor for the subject to allocation.

4) In case of a thermal thermal cure establishment is realized on the special parcels subject to allocation number 1;

a) For all kinds of geothermal application; Law of Geothermal Springs and Natural Mineral Waters which was published in Official Gazette in 13.06.2007 with 26551 number and Application Regulations are going to be applied.

b) All requirements for facility and management permissions are going to be taken by completing the requirements in the regulation of thermal springs operated by the Ministry of Health which was published in Official Gazette in 24.07.2001 with 24472 number.

5) The parcel subject to allocation shall take Tourism Investment and Tourism Management Certificate according to article 29 of the *Regulations Regarding Certification and Qualifications of Tourism Facilities*.

6) In case of building cure center on special parcel 1 subject to allocation, health and thermal facility, the closed construction area shall be submitted to the Ministry with the site plan. In addition to the rent value, the cost of these closed areas shall be added to the rent.

7) The application is going to be done by determining the facility class with the scope of "*Regulations Regarding Certification and Qualifications of Tourism Facilities*". Total investment cost and definite letter of guarantee unlimited time, which is calculated according to the formula given below, is shown in the table:

<b>Parcel</b>	<b>1</b>
<b>Total Area (m<sup>2</sup>)</b>	68.040 m <sup>2</sup>
<b>TOTAL INVESTMENT COST (TL)</b>	<b>748.440 TL</b>
<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL) (Total Investment Cost X %5)</b>	<b>37.422 TL</b>

Closed Area Unit Cost : 5.320 TL/m<sup>2</sup>

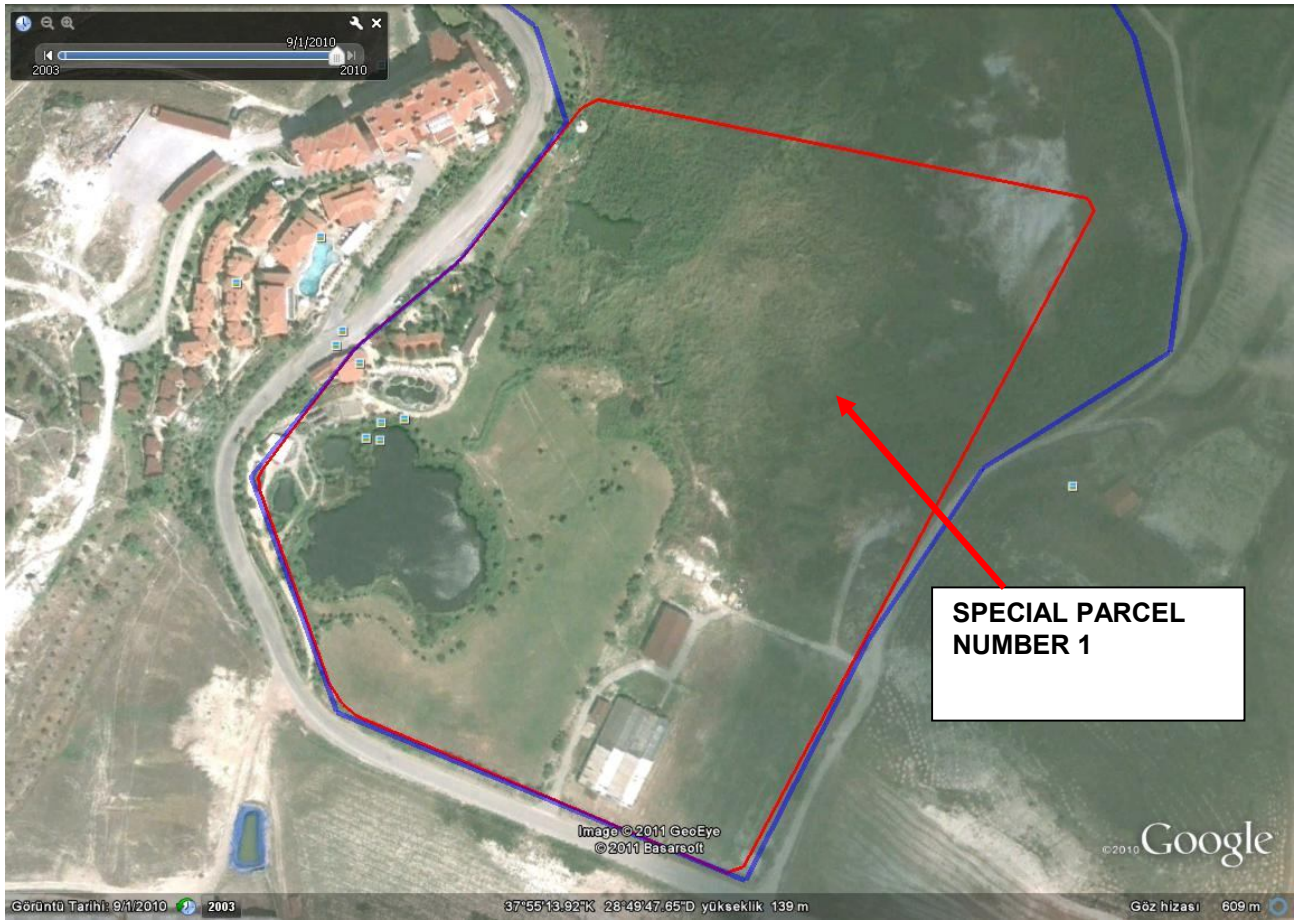
Open Area Unit Cost : 11 TL/m<sup>2</sup>

- **The maximum closed area of the Special Parcel number 1 is 5.000 m<sup>2</sup>.**
- The closed areas of the daily use facilities on the parcel subject to allocation shall be submitted to the Ministry with the site plan during the preliminary permit. The investment cost shall be re-calculated for the closed areas in the site plan and shall be added to the total investment cost and the definite letter of guarantee in time shall be revised.

# DENİZLİ THERMAL CULTURE AND TOURISM CONSERVATION AND DEVELOPMENT REGION

## SARAYKÖY THERMALSPRINGS ZONE GERENLIK LAKE LOCATION

PROVINCE: Denizli SUB-PROVINCE: Sarayköy VILLAGE/NEIGHBOURHOOD: Tırkaz Village  
LOCATION:Göl





## INFORMATION SHEET:

### ALLOCATION SITE

#### ERZURUM PALANDÖKEN WINTER SPORTS TOURISM CENTER

**PROVINCE** : Erzurum  
**SUB-PROVINCE** : Center  
**VILLAGE** : Konaklı  
**LOCATION** : Köyiçi

**OWNERSHIP STATUS** : Governorship of Erzurum – Directorate of Provincial Administration

### THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / DATE – NO.:

Governorship of Erzurum / 08.08.2000 -2000/411

**ALLOCATION PERIOD** : 49 Years

### PLANNING STATUS

**1/ 25.000 SCALE** : Erzurum Palandöken Winter Sports Center Environment Plan  
(Approval Date: 15.02.1993)

**1/ 1.000 SCALE** : Erzurum Palandöken Winter Sports Center (Konaklı Settlement)  
Implementation Plan Revision  
(Approval Date: 28.08.2000)

**PLAN DECISION** : Tourism Facility Area

LOT/PARCEL	SPECIAL PARCEL	LAND USE STATUS	AREA (M <sup>2</sup> )	CONST. RATIO	NO. OF STOREYS	CAPACITY
115 / 4	7	Hotel	14.123	0.90	5	500 Beds
115 / 5	8	Hotel	14.337	0.90	5	500 Beds

### INFRASTRUCTURE STATUS

The distance of Konaklı settlement to the Erzurum centrum is 18 km. Construction of two new roads to for access to the settlement and the technical structure and stabilization covering have been completed. Urban infrastructure such as drinking and usage water, sewage system, telecommunication, electricity etc. exist in the plot. Urban infrastructure services that are inefficient for the requirements or which require renovation shall be realized by the Governorship, related public institutions and/or the investors or the required financial contribution shall be made.

Construction activities of social facilities of Boarding Ski Education School built Ministry of Youth and Sports have been continuing at 1,5 km away from the parcel subject to allocation. 7 mechanical transport facilities have been planned by Ministry of Youth and Sports and 6 of them are finished. The Artificial snow equipment and 3 irrigation ponds were completed..

## **EXPLANATION AND GENERAL CONDITIONS**

1) The 5 mechanical facilities which were constructed by the Youth and sport Ministry were used in the World University Olympics.

2) “**Palandöken Konaklı Tatil Kenti ve İşletmeleri A.Ş.**” Joint Stock Company has been incorporated by the companies obtaining a preliminary permit from the Ministry of Tourism at the Konaklı Region of the Tourism Center. The new investors who shall receive allocation shall be obliged to become shareholders of said company by payment of the required contribution shares and dues. The allocation procedures for the potential investors failing to become a shareholder of the company or fulfilling the shareholder’s requirements in the preliminary permit period.

3) The Common Use Facilities Area of the Holiday Center shall be allocated to **the “Palandöken Konaklı Tatil Kenti ve İşletmeleri A.Ş.”** and said area and the infrastructure facilities, mechanical facilities related with common use shall be realized by said company.

4) In the event of cancellation of the preliminary permit/Definite allocation due to failure in becoming a shareholder of “**Palandöken Konaklı Tatil Kenti ve İşletmeleri A.Ş.**” or not fulfillment of the liabilities, the Ministry shall not have any liabilities other than returning of the bond. The investor shall not be entitled to any rights in this case.

5) No collections shall be made by the Governorship of Erzurum (Provincial Administration) from the investor to whom the allocation is made until the Tourism License Certificate is obtained. Subsequent to obtaining of the Tourism Management Certificate, the sale of the plots to the investors shall be realized by the Governorship of Erzurum (if required). The value determination of the plots shall be determined by the Governorship on the basis of the unit costs and related legislations.

6) The required clause shall be implemented at the Land Register in order to provide for continuation of the liabilities of investors towards “Palandöken Konaklı Tatil Kenti ve İşletmeleri A.Ş.” following the sale.

7) Bed capacities are determined in the implication plan in scale 1/1.000.

8) The parcel subject to allocation shall take Tourism Investment and Tourism Management Certificate according to the *Regulations Regarding Certification and Qualifications of Tourism Facilities*.

9) The application is going to be done by determining the facility class with the scope of “*Regulations Regarding Certification and Qualifications of Tourism Facilities*”. Total investment cost and definite letter of guarantee unlimited time, which is calculated according to the formula given below is shown in the table:

**Total investment cost = Bed capacity X Unit cost of 2011 year according to type of the facility**  
**Definite letter of guarantee unlimited in time = Total investment cost X 5 %**

<b>SORT AND TYPE OF FACILITY</b>	<b>UNIT COST (TL/Bed)</b>	<b>CAPACITY (Bed)</b>	<b>TOTAL INVESTMENT COST (TL)</b>	<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)</b>
5 Star Hotel	82.680,00	500	41.340.000,00	2.067.000,00
4 Star Hotel	57.133,00		28.566.500,00	1.428.325,00
3 Star Hotel	42.368,00		21.184.000,00	1.059.200,00
2 Star Hotel	17.752,00		8.876.000,00	443.800,00

# ERZURUM PALANDÖKEN WINTER SPORTS TOURISM CENTER

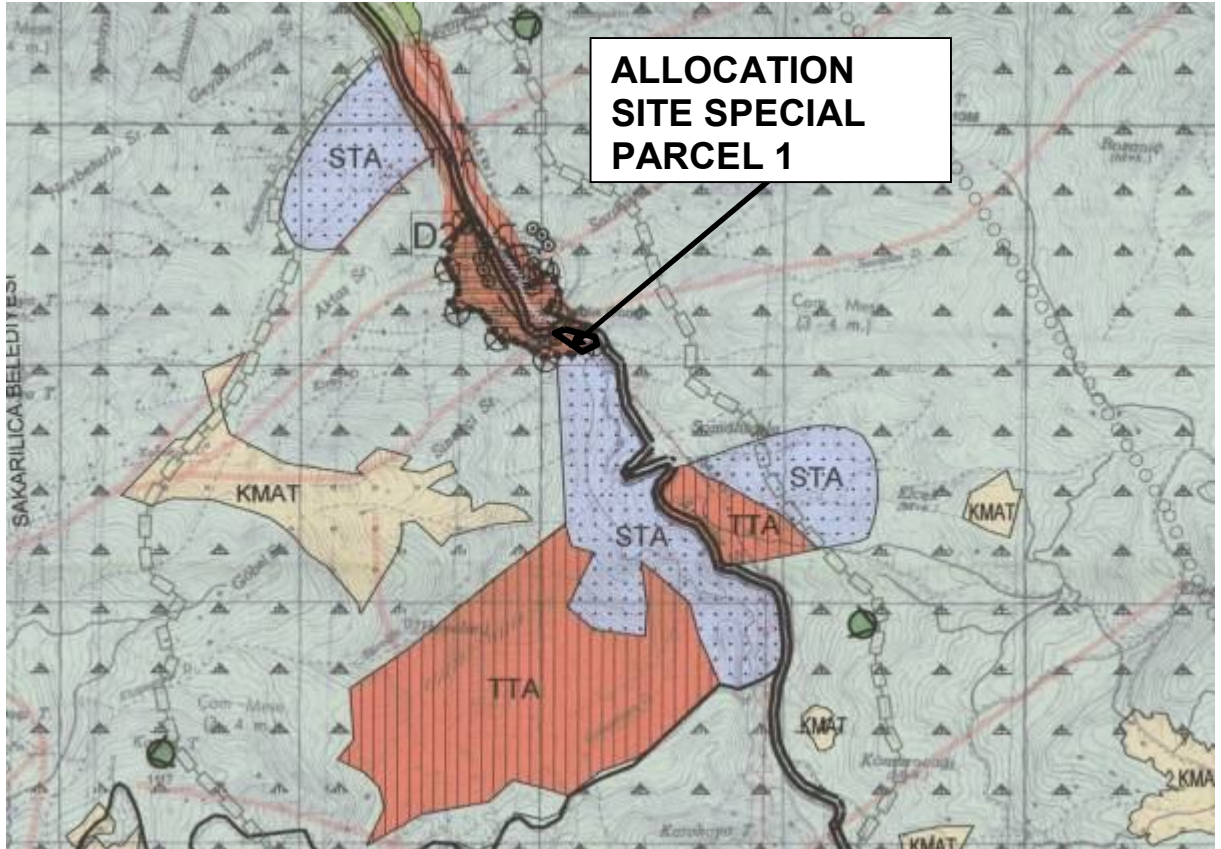
PROVINCE: Erzurum SUBPROVINCE: Center VILLAGE/NEIGHBOURHOOD: Konaklı

## GENERAL VIEWS OF SPECIAL PARCELS 7 AND 8



# ESKİŞEHİR MİHALGAZİ SAKARILICA THERMAL TOURISM CENTER

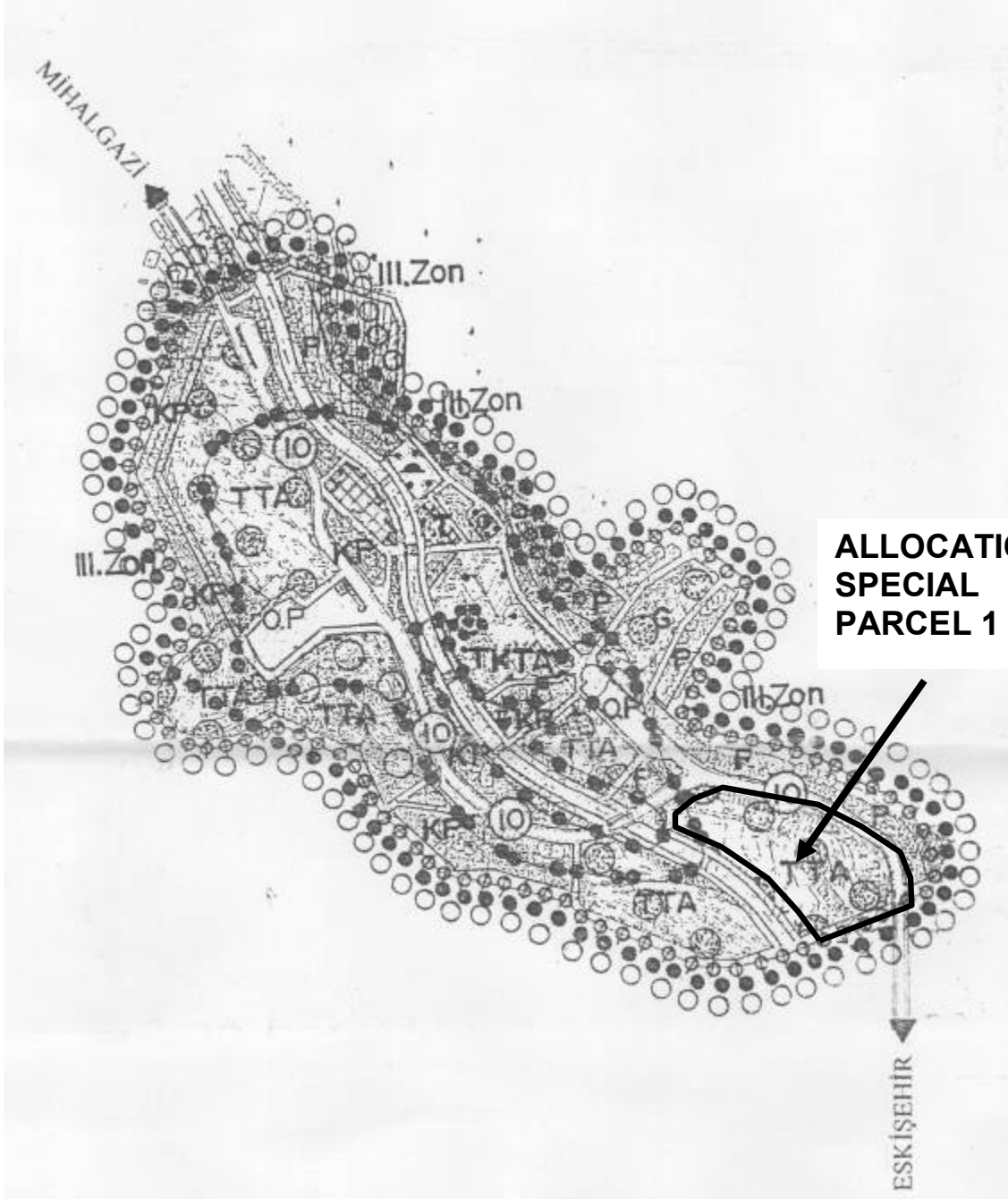
PROVINCE: Eskişehir SUB-PROVINCE: Mihalgazi TOWN: Sakarılıca



1/ 25.000 SCALE ESKİŞEHİR MİHALGAZİ SAKARILICA THERMAL TOURISM CENTER ENVIRONMENT MASTER PLAN

# ESKİŞEHİR MİHALGAZİ SAKARILICA THERMAL TOURISM CENTER

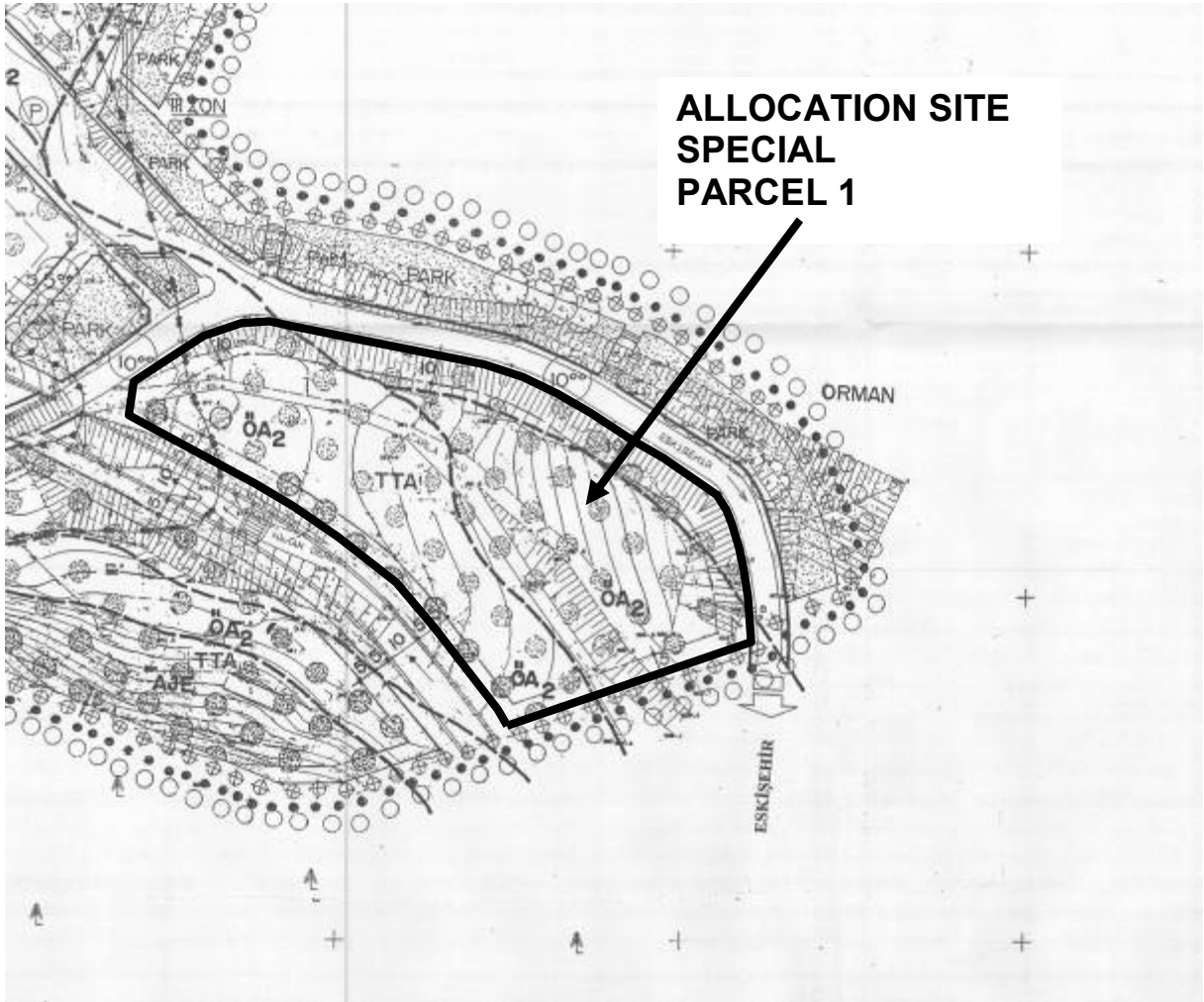
PROVINCE: Eskişehir SUB-PROVINCE: Mihalgazi TOWN: Sakarılıca



1/ 5.000 SCALE ESKİŞEHİR SAKARILICA THERMAL TOURISM CENTER MASTER PLAN REVISION

# ESKİŞEHİR MİHALGAZİ SAKARILICA THERMAL TOURISM CENTER

PROVINCE: Eskişehir SUB-PROVINCE: Mihalgazi TOWN: Sakarılıca



1/ 1.000 SCALE ESKİŞEHİR SAKARILICA THERMAL TOURISM CENTER IMPLEMENTATION  
PLAN REVISION

## INFORMATION SHEET:

### ALLOCATION SITE

#### ESKİŞEHİR MİHALGAZİ SAKARILICA THERMAL TOURISM CENTER

**PROVINCE** : Eskişehir  
**SUB-PROVINCE** : Mihalgazi  
**TOWN** : Sakarılıca

**OWNERSHIP STATUS** : Forest

### THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / DATE – NO.:

The Ministry of Environment and Forestry / 17.04.2006-166

**ALLOCATION PERIOD** : 49 Years

### PLANNING STATUS

**1/ 25.000 SCALE** : Eskişehir Mihalgazi Sakarılıca Thermal Tourism Center Environment Master Plan  
(Approval Date: 25.09.2008)  
**1/ 5.000 SCALE** : Eskişehir Sakarılıca Thermal Tourism Center Master Plan Revision  
(Approval Date: 25.07.2006)  
**1/ 5000 SCALE** : Eskişehir Sakarılıca Thermal Tourism Center Master Plan Revision Plan Note Revision  
(Approval Date: 23.10.2009)  
**1/ 1.000 SCALE** : Eskişehir Sakarılıca Thermal Tourism Center Implementation Plan Revision  
(Approval Date: 25.07.2006)  
**1/ 1.000 SCALE** : Eskişehir Sakarılıca Thermal Tourism Center Implementation Plan Revision Plan Note Revision  
(Approval Date: 23.10.2009)

**PLAN DECISION** : Tourism Facility Area

SPECIAL PARCEL	AREA (m <sup>2</sup> )	CONST. RATIO	LAND USE STATUS	NO. OF STOREYS	MAX. HEIGHT (m)	CAPACITY
1	10.750	0,30	Hotel	3	11,00	100 Beds

### INFRASTRUCTURE STATUS

The area subject to allocation is placed on the road of Eskişehir City, Sakarılıca District and 35 km. to Eskişehir City Center.

The area subject to allocation is placed within the borders of Sakarılıca Municipality. In the area, services such as electricity, telephone, water are found and sewage is done by septic tanks. The demands that cannot be solved or the urban infrastructure services that have to be renovated are going to be realized by municipality, related public bodies and/or investors and the required earthly contribution is going to be provided.

## **EXPLANATION AND GENERAL CONDITIONS**

1) The Special Parcel number 1 is left over from the parcel number 1770. The 15.137 m<sup>2</sup> area is allocated to the Ministry. The exact area of the special Parcel Number 1 is going to be determined after the relinquishment, joining etc. according to the Implementation Plan in scale of 1/1.000 and the definite allocation is going to be realized afterwards.

2) In case of a thermal accommodation facility together with thermal facility is realized on the special parcel subject to allocation number 1 ;

a) For all kinds of geothermal application; Law of Geothermal Springs and Natural Mineral Waters which was published in Official Gazette in 13.06.2007 with 26551 number and Application Regulations are going to be applied.

b) All requirements for facility and management permissions are going to be taken by completing the requirements in the regulation of thermal springs operated by the Ministry of Health which was published in Official Gazette in 24.07.2001 with 24472 number.

3) The parcel subject to allocation shall take Tourism Investment and Tourism Management Certificate according to the article 29 of the *Regulations Regarding Certification and Qualifications of Tourism Facilities*.

4) According to the Act 5761 enacted in 15.05.2008 as an Amendment to the law 2634 “the construction ratio on the forest allocation land shall not exceed this ratio 0,30 (E).

5) In case of building cure center on special parcel 1 subject to allocation, health and thermal facility besides the accommodation facility, the closed construction area shall be submitted to the Ministry with the site plan. In addition to the rent value, the cost of these closed areas shall be added to the rent.

6) Within the scope of the 8<sup>th</sup> article of the Tourism Incentive Law numbered 2634; the plantation fee which is the 3 times bigger area of the land subject to allocation and the maintenance fee of this area for 3 years have to be paid in the account of General Directorate of Forest by the investor and it will be kept as revenue in order to be used for the plantation and maintenance works; and the value of income is kept as subsidy. Otherwise tourism investment or management license is not going to be given to the investor.

7) Forestry Peasant Development Revenue shall be taken for once only and it shall be entered as receipt to the budget as per the article 5 of the Provisions and Procedures Corresponding the Forestry Peasants Development Services published in the Official Gazette dated 31/12/2005 and no. 26040. The Forestry Peasant Development Revenue is at amount of 3% (tree percent) of the part of the total project which is located in the forest area.

In addition in the event of a change in type, sort or capacity of the facility, the cost to be calculated according to the unit costs in the date of issuing the investment or operation certificate shall be paid each time.

8) The parcels subject to allocation is placed in 2<sup>nd</sup> degree Natural Site areas. It has to be taken the permission of Eskişehir Regional Conservation Council of Cultural and Natural Properties before any physical application or giving construction license should.

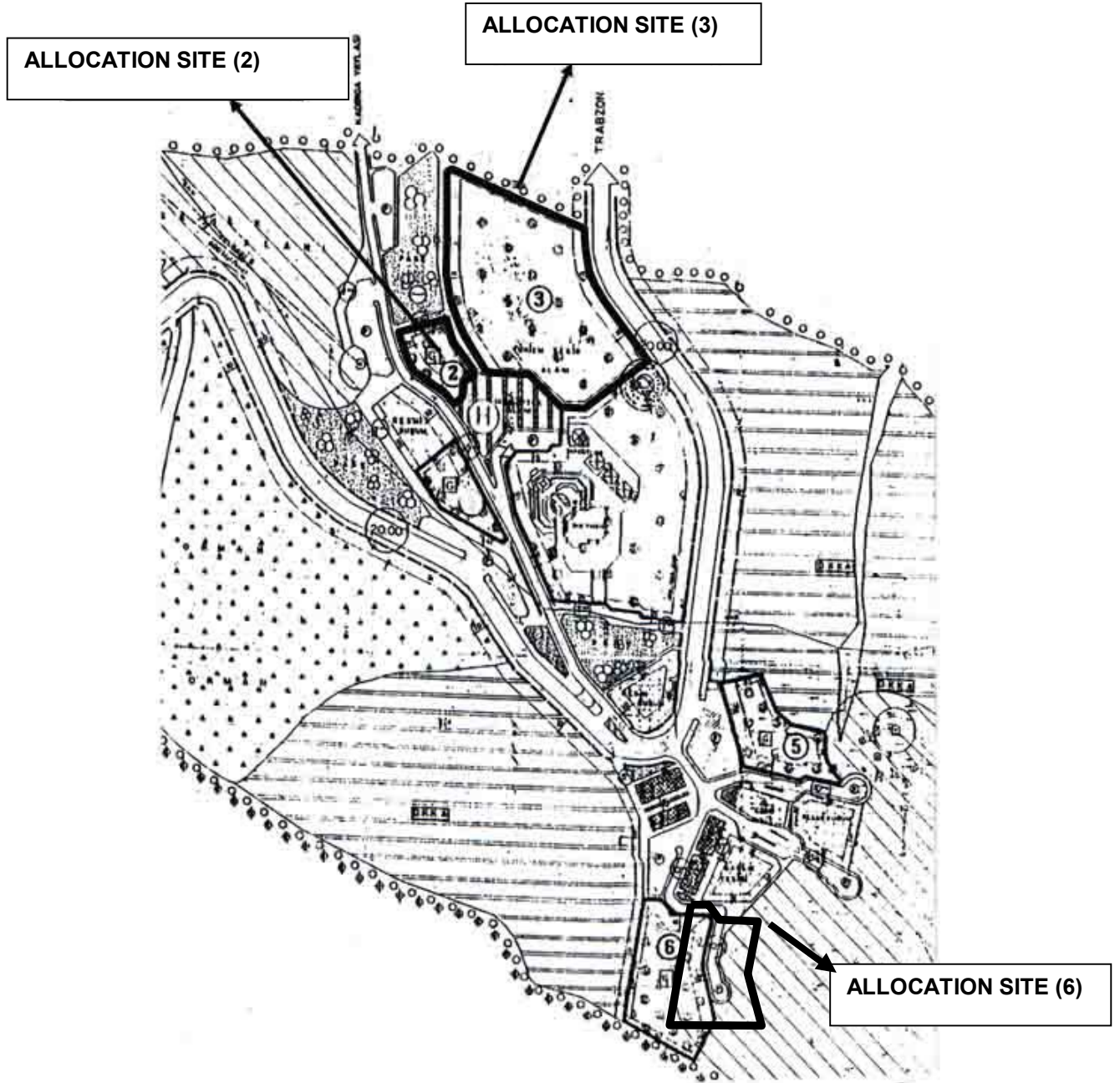
9) The application is going to be done by determining the facility class with the scope of “*Regulations Regarding Certification and Qualifications of Tourism Facilities*”. Total investment cost and definite letter of guarantee unlimited time, which is calculated according to the formula given below is shown in the table:

**Total investment cost = Bed capacity X Unit cost of 2011 year according to type of the facility**  
**Definite letter of guarantee unlimited in time = Total investment cost X 5 %**

<b>SORT OF FACILITY</b>	<b>UNIT COST (TL/Bed)</b>	<b>CAPACITY (Bed)</b>	<b>TOTAL INVESTMENT COST (TL)</b>	<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)</b>
4 Star Hotel	57,133.00	100	5,713,300.00	285,665.00
3 Star Hotel	42,368.00		4,236,800.00	211,840.00
2 Star Hotel	17,752.00		1,775,200.00	88,760.00

# GÜMÜŞHANE ZIGANA WINTER SPORTS TOURISM CENTER

PROVINCE: Gümüşhane SUB-PROVINCE : Torul VILLAGE: Kalkanlı LOCATION: Zigana



1/ 1.000 SCALE GÜMÜŞHANE WINTER SPORTS TOURISM CENTER IMPLEMENTATION PLAN

## INFORMATION SHEET:

### ALLOCATION SITE:

#### **GÜMÜŞHANE ZIGANA WINTER SPORTS TOURISM CENTER**

**PROVINCE** : Gümüşhane  
**SUB-PROVINCE** : Torul  
**VILLAGE** : Kalkanlı Village  
**LOCATION** : Çakmakkaya

**OWNERSHIP STATUS** : Treasury

### THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / DATE – NO.:

The Ministry of Finance / 26.02.1997- 7426

**ALLOCATION PERIOD** : 49 Years (Tourism Facility Area)  
20 Years (Daily-Use Facility Area)

### PLANNING STATUS

**1/25.000 SCALE** :Gümüşhane Zigana Ski Center Environment Plan  
(Approval Date: 27.2.1996)  
**1/5.000 SCALE** :Gümüşhane Zigana Ski Center Master Plan  
(Approval Date: 27.2.1996)  
**1/1.000 SCALE** :Zigana (Gümüşhane) Ski Center Implementation Plan  
(Approval Date: 4.6.1996)

**PLAN DECISION** : Tourism Facility Area  
Daily Use Facility Area

SPECIAL PARCEL	LAND USE STATUS	AREA (M <sup>2</sup> )	CONST. RATIO	NO. OF STOREYS	CAPACITY
2	Daily Use Facility Area	1.900	0.05	1	95 m <sup>2</sup> . Const. area
3	Hotel	14.500	0.60	3	200 Beds
6	Daily Use Facility Area	4.200	0.05	1	210 m <sup>2</sup> . Const. area

### INFRASTRUCTURE STATUS

The area subject to allocation is located 50 km from Gümüşhane city center. Urban infrastructure such as road, telecommunication, electricity etc. exist in the plot. The 30 ton water depot existing in area was built by Ministry of Youth and Sports to the Ski House. Drinking and serving water systems do not exist in the area for the new establishing facilities. Drainage in the form of septic tank belongs to the Ski House. Urban infrastructure services that are inefficient for the requirements or which require renovation shall be realized by the Governorship, related public institutions and/or the investors or the required financial contribution shall be made.

## **EXPLANATION AND GENERAL CONDITIONS**

- 1) The teleski of 750 person/hour capacity and 600mt. length and ski house are allocated to Gümüşhane Youth and Sport Province Directory for 29 years of special management.
- 2) Incorporation of joint stock company shall be compulsory for the allocated firms, as it is the case in other Winter sports Tourism Centers for completion of the inefficient infrastructure investments, operation of mechanical facilities and acting in coordination. Becoming a shareholder of said company shall be compulsory in the event of incorporation of the company as stipulated by the Governorship. The allocation procedures for the potential investors failing to become a shareholder of the company or fulfilling the shareholder's requirements in the preliminary permit period. The teleskis system, having 600 m line fiber length, 750 persons carrying capacity, and The Ski House have been rented for 29 years to the private enterprise.
- 3) The number of floors shall be 1 floor with max h: 4.50 at daily use facility areas.
- 4) The Special parcel 2 subject to allocation consists of 1.900 m<sup>2</sup> remaining Daily Facility Area Usage part of 115 block, parcel number 1 with the area of 68.393,69 m<sup>2</sup>, the special parcel 3 consists of 14.500 m<sup>2</sup> remaining daily facility area usage part and the special parcel 6 consists of 4.200 m<sup>2</sup> remaining daily facility area usage part of 115 block, parcel number 2 with the area of 4.700,12 m<sup>2</sup>.
- 5) The surface areas of special parcels 2-3-4-6 subject to allocation were given approximately. The definite surface areas shall be determined after the formation of the parcellation according to the 1/1000 scale Implementation Plan, and the definite allocation shall be made thereafter.
- 6) The parcel subject to allocation shall take Tourism Investment and Tourism Management Certificate according to the *Regulations Regarding Certification and Qualifications of Tourism Facilities*.
- 7) The closed areas of the daily use facilities on the parcels 2-6 subject to allocation shall be submitted to the Ministry with the site plan. In addition to the rent value, the cost of these closed areas shall be added to the rent.
- 8) The application is going to be done by determining the facility class with the scope of "*Regulations Regarding Certification and Qualifications of Tourism Facilities*". Total investment cost and definite letter of guarantee unlimited time, which is calculated according to the formula given below is shown in the table:

**Total investment cost = Bed capacity X Unit cost of 2011 year according to type of the facility**  
**Definite letter of guarantee unlimited in time = Total investment cost X 5 %**

<b>SORT OF FACILITY</b>	<b>UNIT COST (TL/Bed)</b>	<b>CAPACITY (Bed)</b>	<b>TOTAL INVESTMENT COST (TL)</b>	<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)</b>
4 Star Hotel	57.133,00	200	11.426.600,00	571.330,00
3 Star Hotel	42.368,00		8.473.600,00	423.680,00
2 Star Hotel	17.752,00		3.550.400,00	177.520,00

<b>Special Parcel</b>	<b>2</b>
<b>Total Area (m<sup>2</sup>)</b>	1.900 m <sup>2</sup>
<b>TOTAL INVESTMENT COST (TL)</b>	<b>20.900 TL</b>
<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL) (Total Investment Cost X %5)</b>	<b>1.045 TL</b>

Closed Area Unit Cost : 5.320 TL/m<sup>2</sup>  
Open Area Unit Cost : 11 TL/m<sup>2</sup>

- **The maximum closed area of the Special Parcel number 2 is 95 m<sup>2</sup> in the Implementation Plan.**
- The closed areas of the daily use facilities on the parcel subject to allocation shall be submitted to the Ministry with the site plan during the preliminary permit. The investment cost shall be re-calculated for the closed areas in the site plan and shall be added to the total investment cost and the definite letter of guarantee in time shall be revised.

<b>Special Parcel</b>	<b>6</b>
<b>Total Area (m<sup>2</sup>)</b>	4.200 m <sup>2</sup>
<b>TOTAL INVESTMENT COST (TL)</b>	<b>46.200 TL</b>
<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL) (Total Investment Cost X %5)</b>	<b>2.310 TL</b>

Closed Area Unit Cost : 5.320 TL/m<sup>2</sup>  
Open Area Unit Cost : 11 TL/m<sup>2</sup>

- **The maximum closed area of the Special Parcel number 6 is 210 m<sup>2</sup> in the Implementation Plan.**
- The closed areas of the daily use facilities on the parcel subject to allocation shall be submitted to the Ministry with the site plan during the preliminary permit. The investment cost shall be re-calculated for the closed areas in the site plan and shall be added to the total investment cost and the definite letter of guarantee in time shall be revised.

## GÜMÜŞHANE ZIGANA WINTER SPORTS TOURISM CENTER

PROVINCE: Gümüşhane SUB-PROVINCE : Torul VILLAGE: Kalkanlı LOCATION: Zigana

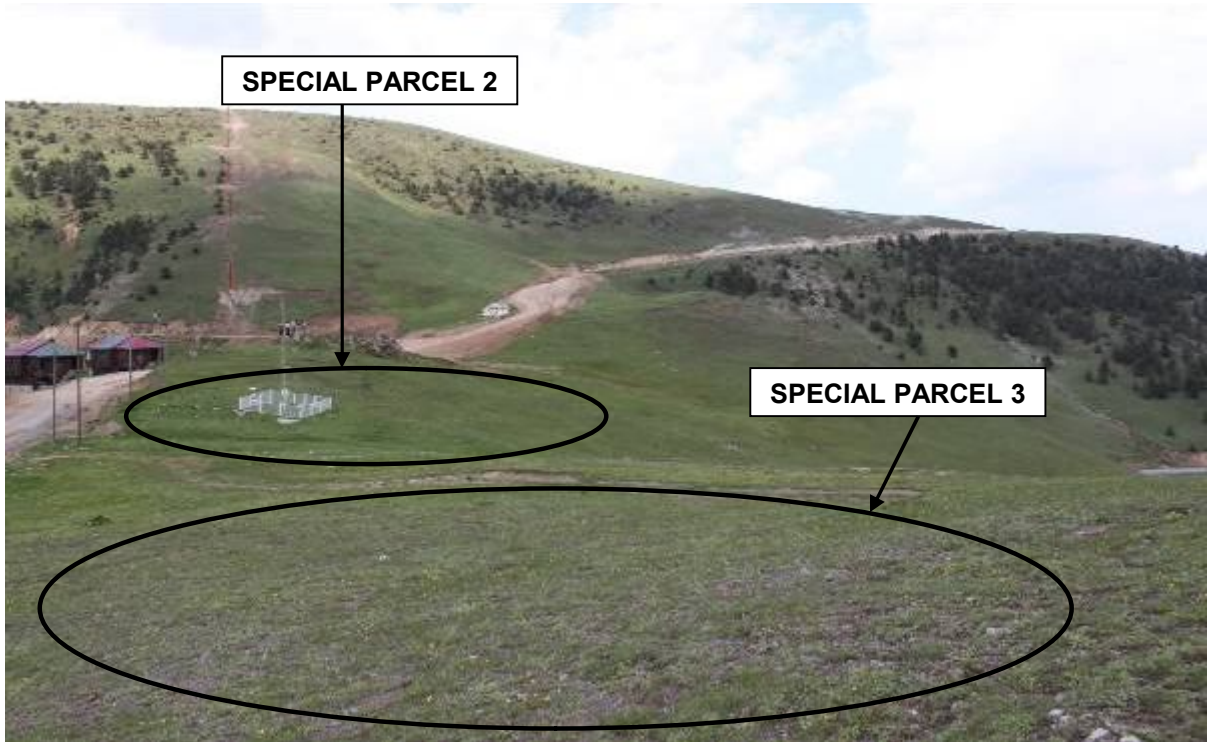
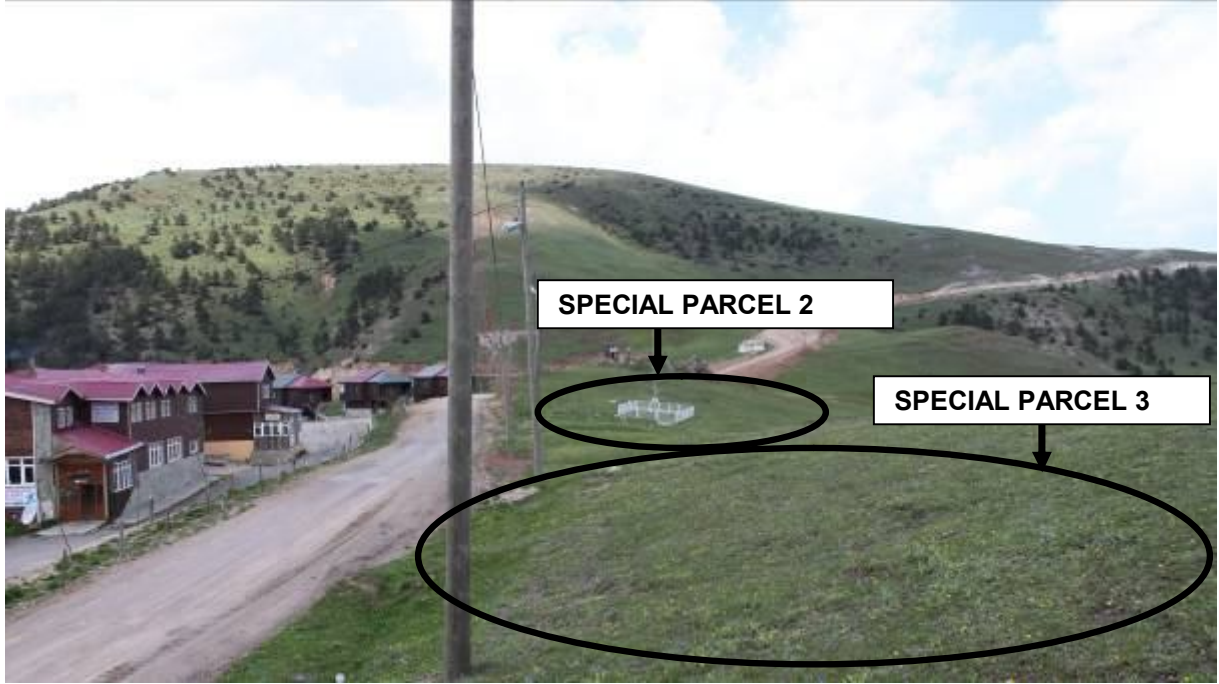
### THE GENERAL VIEW OF SPECIAL PARCELS SUBJECT TO ALLOCATION FROM THE GÜMÜŞHANE LİMNİ LAKE



# GÜMÜŞHANE ZIGANA WINTER SPORTS TOURISM CENTER

PROVINCE: Gümüşhane SUB-PROVINCE : Torul VILLAGE: Kalkanlı LOCATION: Zigana

## GENERAL VIEWS OF SPECIAL PARCELS 2 AND 3



# GÜMÜŞHANE ZIGANA WINTER SPORTS TOURISM CENTER

PROVINCE: Gümüşhane SUB-PROVINCE : Torul VILLAGE: Kalkanlı LOCATION: Zigana

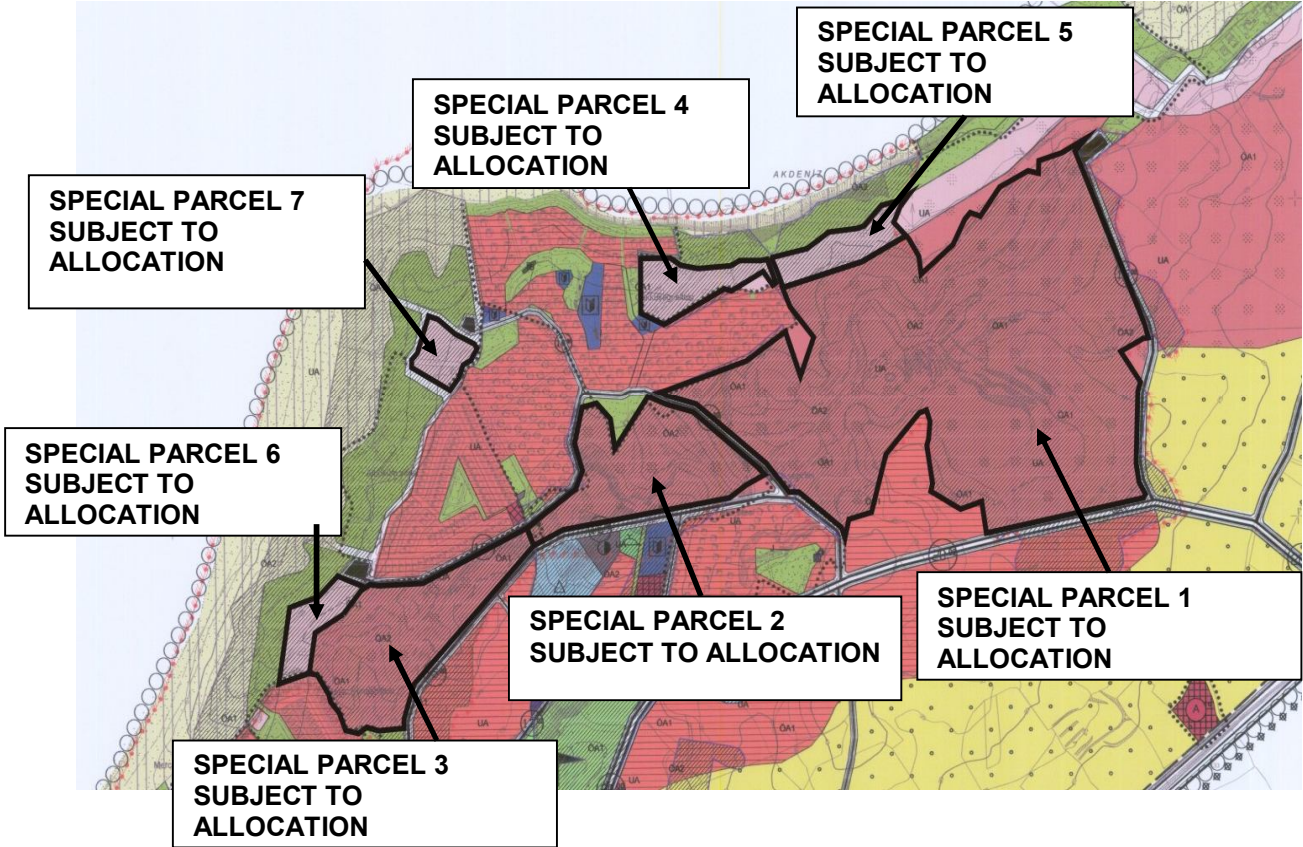
## THE GENERAL VIEW OF SPECIAL PARCEL 6



# HATAY İSKENDERUN SHORE TOURISM CENTER

PROVINCE: Hatay SUB-PROVINCE: İskenderun NEIGHBOURHOOD: Akçalı

N



İSKENDERUN SHORE TOURISM CENTER  
AKÇALI 1/5.000 SCALE MASTER PLAN FOR PRESERVATION

**INFORMATION SHEET:****ALLOCATION SITE****HATAY İSKENDERUN SHORE TOURISM CENTER**

**PROVINCE** : Hatay  
**SUB-PROVINCE** : İskenderun  
**VILLAGE/NEIGHBOURHOOD** : Akçalı

**OWNERSHIP STATUS** : Treasury

**ASSIGNMENT DATE OF THE POWER OF DISPOSAL / DATE – NO.:**

The Ministry of Finance / 18.09.2010 - 930

**ALLOCATION PERIOD** : 49 Years (Accommodation Facility Area)  
: 20 Years (Daily Use Facility Area)

**PLANNING STATUS**

**1/25.000 SCALE** : İskenderun Shore Tourism Center Akçalı Location İskenderun Bay and nearby Environment Master Plan Revision (Approval Date: 10.01.2011)  
**1/5.000 SCALE** : İskenderun Shore Tourism Center Akçalı Master Plan (Approval Date: 10.01.2011)

**PLAN DECISION** : Tourism Facility Area  
Daily Use Facility

SPECIAL PARCEL	AREA (m <sup>2</sup> )	LAND USE STATUS	H MAX (m)	CONST. RATIO	CAPACITY
1	284.109	Hotel	5 Floors ( 16.50 m. )	0,45	800 Beds
		Holiday Village	2 Floors ( 6.50 m. )	0,30	
2	46.991	Hotel	5 Floors ( 16.50 m. )	0,45	250 Beds
		Holiday Village	2 Floors ( 6.50 m. )	0,30	
3	51.448	Hotel	5 Floors ( 16.50 m. )	0,45	300 Beds
		Holiday Village	2 Floors ( 6.50 m. )	0,30	

SPECIAL PARCEL	AREA (m <sup>2</sup> )	LAND USE STATUS	H MAX ( m )	CONST. RATIO	CAPACITY
4	13.774	Daily Use Facility	4,50	0,05	688,7 m <sup>2</sup> . Closed Const. Area
5	12.882	Daily Use Facility	4,50	0,05	644,1 m <sup>2</sup> . Closed Const. Area
6	10.231	Daily Use Facility	4,50	0,05	511,6 m <sup>2</sup> . Closed Const. Area
7	7.546	Daily Use Facility	4,50	0,05	377,3 m <sup>2</sup> . Closed Const. Area

### **INFRASTRUCTURE STATUS**

The parcels subject to allocation are 20km. away from the sub-province and placed 700m. West of İskenderun - Arsuz road.

The existing urban infrastructure services such as drinking-serving water, sewage system, electrification, telecommunication etc. do not exist in the parcel whereas exist in the nearby cooperation houses. Urban infrastructure services that are inefficient for the requirements or which require renovation shall be realized by the Municipality, the related public institutions and/or the investors or the required financial contribution shall be made.

### **EXPLANATION AND GENERAL CONDITIONS**

1) The cadastral parcel of approximately 631.407 m<sup>2</sup> area is composed of as special parcel 1 of approximately 284.109 m<sup>2</sup>, special parcel 2 of approximately 46.991 m<sup>2</sup> in tourism facility area use, special parcel 4 of approximately 13.774 m<sup>2</sup> and special parcel 5 of approximately 12.882 m<sup>2</sup> in daily use facility.

The cadastral parcel 515 of approximately 246.004 m<sup>2</sup> area is composed of as special parcel 3 of approximately 51.448 m<sup>2</sup>, in tourism facility area use, special parcel 6 of approximately 10.231 m<sup>2</sup> and special parcel 7 of approximately 7.546 m<sup>2</sup> in daily use facility.

The lost by the Shore Law in the determination of these areas are not taken into consideration.

3) Implementation Plan in scale of 1/1.000 consistent with the Environment Master Plan in scale of 1/25.000 and Master Plan in scale of 1/5.000 is going to be prepared by the investor according to the Tourism Incentive Law and Regulations of the Implementation Plan Preparation in the "Culture and Tourism Preservation and Development Regions and Tourism Centers"; and according to the development statute, and are going to be submitted for the approval of the Ministry.

4) The exact area of the allocation land is going to be determined by the Implementation Plan in scale of 1/1.000. The Definite allocation is going to be realized after the required leaving, subdivision, and joining etc. construction applications done by the investor.

5) The closed areas of the daily use facilities on the special parcels 4-5-6-7 subject to allocation shall be submitted to the Ministry with the site plan. In addition to the rent value, the cost of these closed areas shall be added to the rent.

6) The parcel subject to allocation shall take Tourism Investment and Tourism Management Certificate according to the *Regulations Regarding Certification and Qualifications of Tourism Facilities*.

7) The parcels subject to allocation is placed in 3<sup>rd</sup> degree Archeological Site areas. It has to be taken the permission of Eskişehir Regional Conservation Council of Cultural and Natural Properties before any physical application or giving construction license should.

8) The application is going to be done by determining the facility class with the scope of "*Regulations Regarding Certification and Qualifications of Tourism Facilities*". Total investment cost and definite letter of guarantee unlimited time, which is calculated according to the formula given below, is shown in the table:

**Total investment cost = Bed capacity X Unit cost of 2011 year according to type of the facility**  
**Definite letter of guarantee unlimited in time = Total investment cost X 5 %**

SORT AND TYPE OF FACILITY	UNIT COST (TL/Bed)	CAPACITY (Bed)	TOTAL INVESTMENT COST (TL)	DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)
5 Star Hotel	82.680,00	800	66.144.000,00	3.307.200,00
4 Star Hotel	57.133,00		45.706.400,00	2.285.320,00
5 Star Holiday Village	47.485,00		37.988.000,00	1.899.400,00
4 Star Holiday Village	35.625,00		28.500.000,00	1.425.000,00

SORT AND TYPE OF FACILITY	UNIT COST (TL/Bed)	CAPACITY (Bed)	TOTAL INVESTMENT COST (TL)	DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)
5 Star Hotel	82.680,00	250	20.670.000,00	1.033.500,00
4 Star Hotel	57.133,00		14.283.250,00	714.162,50
5 Star Holiday Village	47.485,00		11.871.250,00	593.562,50
4 Star Holiday Village	35.625,00		8.906.250,00	445.312,50

SORT AND TYPE OF FACILITY	UNIT COST (TL/Bed)	CAPACITY (Bed)	TOTAL INVESTMENT COST (TL)	DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)
5 Star Hotel	82.680,00	300	24.804.000,00	1.240.200,00
4 Star Hotel	57.133,00		17.139.900,00	856.995,00
5 Star Holiday Village	47.485,00		14.245.500,00	712.275,00
4 Star Holiday Village	35.625,00		10.687.500,00	534.375,00

<b>Special Parcel</b>	<b>4</b>
<b>Total Area (m<sup>2</sup>)</b>	13.774 m <sup>2</sup>
<b>TOTAL INVESTMENT COST (TL)</b>	<b>151.514 TL</b>
<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL) (Total Investment Cost X %5)</b>	<b>7.575,7 TL</b>

Closed Area Unit Cost : 5.320 TL/m<sup>2</sup>  
Open Area Unit Cost : 11 TL/m<sup>2</sup>

- **The maximum closed area of the Special Parcel number 4 is 688,7 m<sup>2</sup> in the Implementation Plan.**
- The closed areas of the daily use facilities on the parcel subject to allocation shall be submitted to the Ministry with the site plan during the preliminary permit. The investment cost shall be re-calculated for the closed areas in the site plan and shall be added to the total investment cost and the definite letter of guarantee in time shall be revised.

<b>Special Parcel</b>	<b>5</b>
<b>Total Area (m<sup>2</sup>)</b>	12.882 m <sup>2</sup>
<b>TOTAL INVESTMENT COST (TL)</b>	<b>141.702 TL</b>
<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL) (Total Investment Cost X %5)</b>	<b>7.085,10 TL</b>

Kapalı Alan Birim Maliyeti : 5.320 TL/m<sup>2</sup>  
Açık Alan Birim Maliyeti : 11 TL/m<sup>2</sup>

- **The maximum closed area of the Special Parcel number 5 is 644,1 m<sup>2</sup> in the Implementation Plan.**
- The closed areas of the daily use facilities on the parcel subject to allocation shall be submitted to the Ministry with the site plan during the preliminary permit. The investment cost shall be re-calculated for the closed areas in the site plan and shall be added to the total investment cost and the definite letter of guarantee in time shall be revised.

<b>Special Parcel</b>	<b>6</b>
<b>Total Area (m<sup>2</sup>)</b>	10.231 m <sup>2</sup>
<b>TOTAL INVESTMENT COST (TL)</b>	<b>112.541 TL</b>
<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL) (Total Investment Cost X %5)</b>	<b>5.627,05 TL</b>

Closed Area Unit Cost : 5.320 TL/m<sup>2</sup>  
Open Area Unit Cost : 11 TL/m<sup>2</sup>

- **The maximum closed area of the Special Parcel number 6 is 511,6 m<sup>2</sup> in the Implementation Plan.**
- The closed areas of the daily use facilities on the parcel subject to allocation shall be submitted to the Ministry with the site plan during the preliminary permit. The investment cost shall be re-calculated for the closed areas in the site plan and shall be added to the total investment cost and the definite letter of guarantee in time shall be revised.

<b>Special Parcel</b>	<b>7</b>
<b>Total Area (m<sup>2</sup>)</b>	7.546 m <sup>2</sup>
<b>TOTAL INVESTMENT COST (TL)</b>	<b>83.006 TL</b>
<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL) (Total Investment Cost X %5)</b>	<b>2.490,18 TL</b>

Closed Area Unit Cost : 5.320 TL/m<sup>2</sup>  
Open Area Unit Cost : 11 TL/m<sup>2</sup>

- **The maximum closed area of the Special Parcel number 7 is 377,3m<sup>2</sup> in the Implementation Plan.**
- The closed areas of the daily use facilities on the parcel subject to allocation shall be submitted to the Ministry with the site plan during the preliminary permit. The investment cost shall be re-calculated for the closed areas in the site plan and shall be added to the total investment cost and the definite letter of guarantee in time shall be revised.

# HATAY İSKENDERUN SHORE TOURISM CENTER

**PROVINCE:** Hatay **SUB-PROVINCE:** İskenderun **NEIGHBOURHOOD:** Akçalı

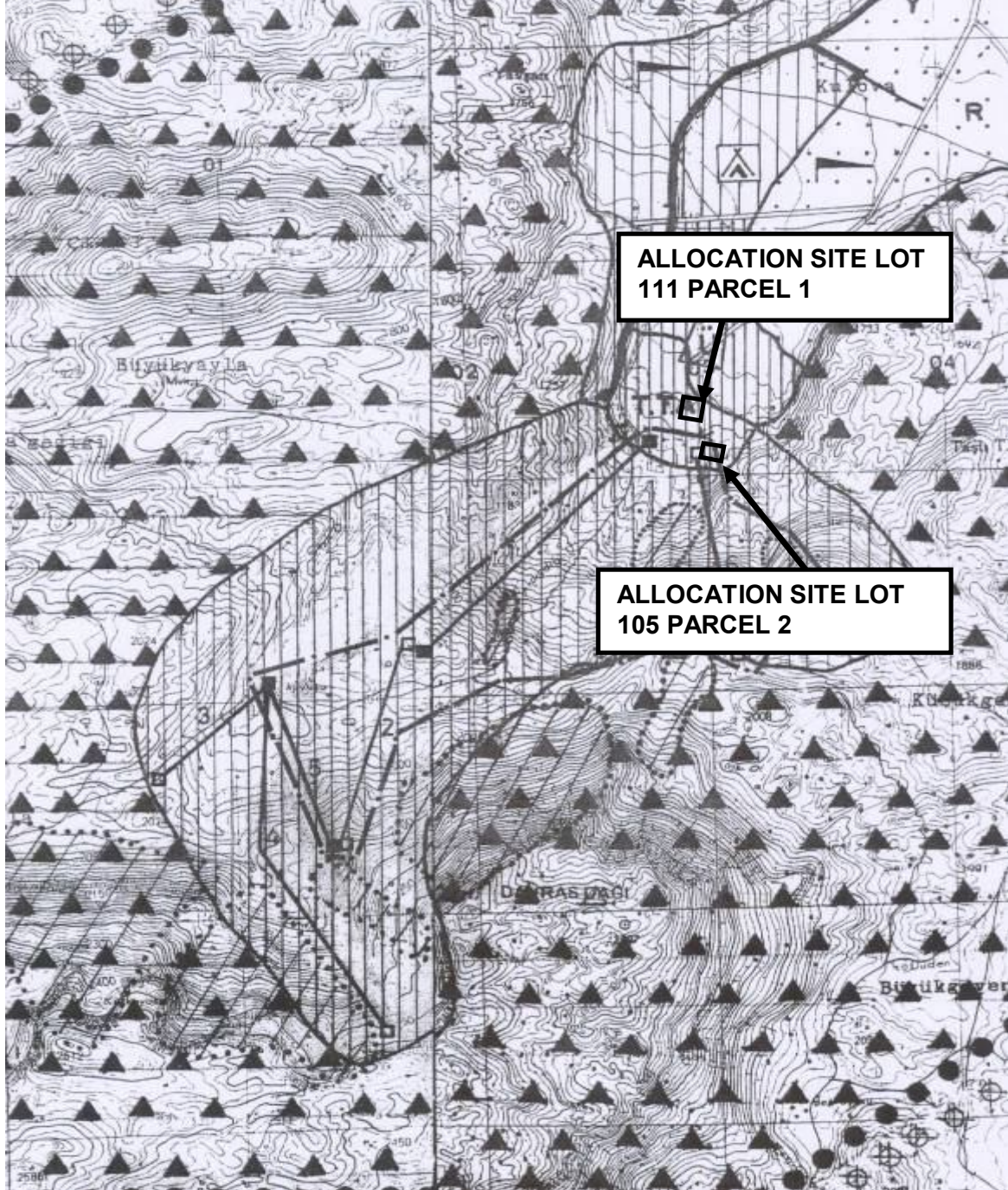
## GENERAL IEWS OF THE PARCELS SUBJECT TO ALLOCATION



# ISPARTA DAVRAZ MOUNTAIN WINTER SPORTS TOURISM CENTER



PROVINCE: Isparta SUB-PROVINCE: Center VILLAGE/NEIGHBOURHOOD: Büyükhacılar  
LOCATION: Davraz Mountain

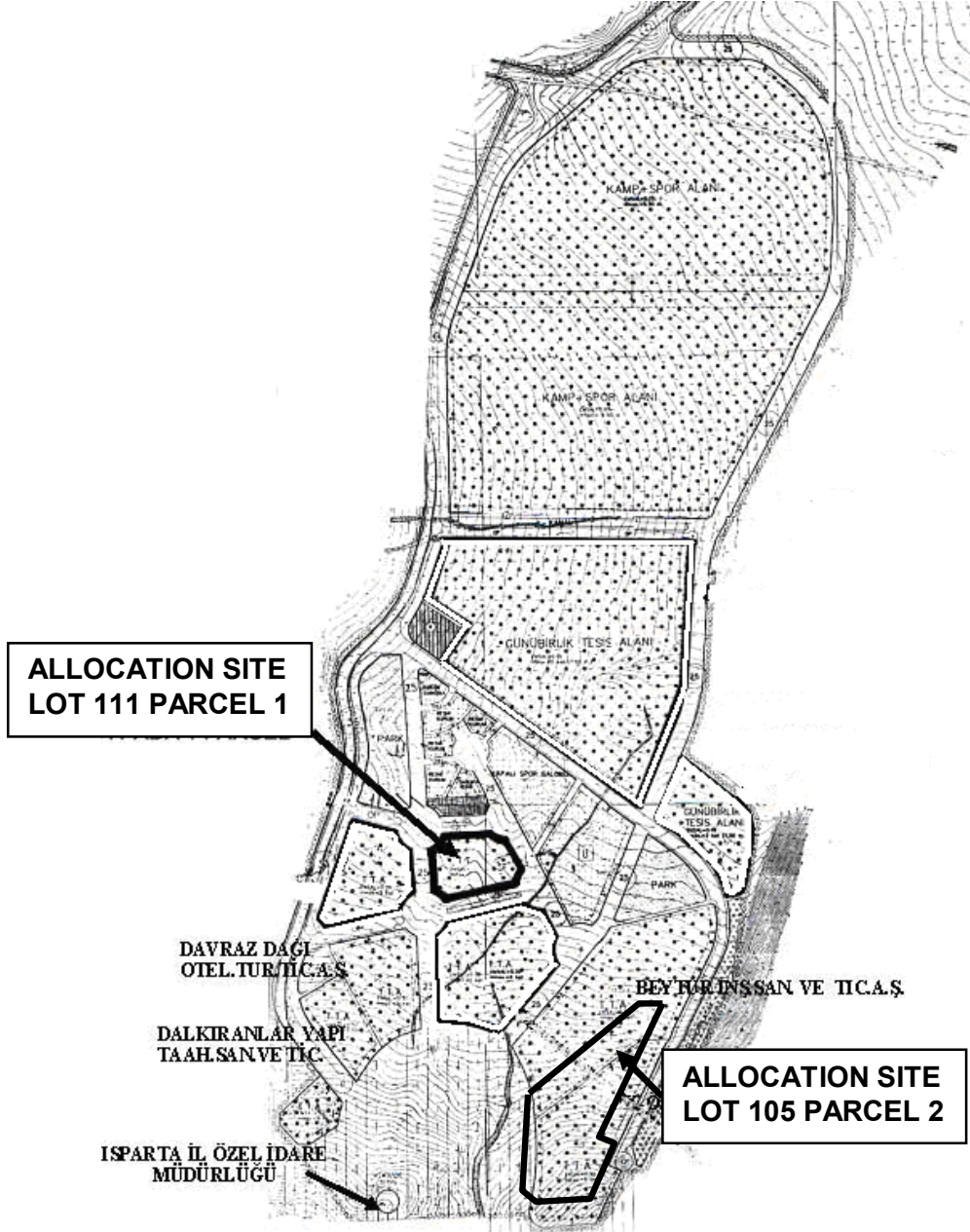


1/25.000 SCALE ISPARTA DAVRAZ MOUNTAIN WINTER SPORTS TOURISM CENTER ENVIRONMENT MASTER PLAN

# ISPARTA DAVRAZ MOUNTAIN WINTER SPORTS TOURISM CENTER



PROVINCE: Isparta SUB-PROVINCE: Center VILLAGE/NEIGHBOURHOOD: Büyükhacılar  
LOCATION: Davraz Mountain



1/1.000 SCALE ISPARTA DAVRAZ MOUNTAIN WINTER SPORTS TOURISM CENTER  
IMPLEMENTATION PLAN REVISION

## INFORMATION SHEET:

### ALLOCATION SITE

#### ISPARTA DAVRAZ MOUNTAIN WINTER SPORTS TOURISM CENTER

**PROVINCE** : Isparta  
**SUB-PROVINCE** : Center  
**VILLAGE/NEIGHBOURHOOD** : Büyükhacılar  
**LOCATION** : Davraz Mountain

**OWNERSHIP STATUS** : Treasury (111 Lot 1 Parcel)  
Forest ( 105 Lot 2 Parcel)

### ASSIGNMENT DATE OF THE POWER OF DISPOSAL / DATE – NO.:

The Ministry of Finance / 30.10.1997 – 42125  
The Ministry of Forest / 15.05.1997- 280

**ALLOCATION PERIOD** : 49 Years

### PLANNING STATUS

**1/25.000 SCALE** : Isparta Davraz Mountain Winter Sports Tourism Center Environment Master Plan (Approval Date: 03.07.2002)  
**1/1.000 SCALE** : Isparta Davraz Mountain Winter Sports Tourism Center Implementation Plan Revision (Approval Date: 07.10.2002)

**PLAN DECISION** : Tourism Facility Area

LOT	PARCEL	AREA (m <sup>2</sup> )	LAND USE STATUS	CONST. RATIO	NO. OF STOREYS	CAPACITY
111	1	12.762	Hotel	0,30	5	100 Beds
105	2	31.148	Hotel	0,30	5	300 Beds

### INFRASTRUCTURE STATUS

The parcels subject to allocation are placed within the city center of Isparta and at 25 km. south east of the center. The asphalt covered road from Isparta Centrum to Davraz Mountain Ski Center exists. Electrification and high-tension line exist in the area subject to the allocation. The sewage system, drinking water with a capacity of 20 liters/second and telecommunication are present.

### EXPLANATION AND GENERAL CONDITIONS

1) The 4 star Hotel which is allocated to the Ministry is placed in the parcel subject to allocation.

By the Ministry for the Special province;

- 1000 person/hour capacity, 1211 metre length chair lift,
- 800 person/hour capacity, 936 metre length chair lift,
- 800 person/hour capacity, 850 metre length chair lift,
- 800 person/hour capacity, 635 metre length chair lift,

Preliminary permission is given.

Besides Education and Application Facility of süleyan Demirel University is found on the area.

Four mechanic installation lines at the tourism center have been allocated to The Special Provincial Administration by The Ministry of Culture and Tourism. Chair-lift line of 1.211 mt in length and the tele-ski (t-bar) line of 624 mt have been built with a capacity of 1.000 persons/hour by The Special Provincial Administration. Besides, a new mechanical line having 930 meters lengths is ready to use.

2) A joint stock company shall be incorporated under the leadership of The Special Provincial Administration in order to undertake the construction and operation of mechanical facilities along with the infrastructure and the other activities. Following the definite allocation process, the investor shall become a shareholder of said company. Failure in becoming a shareholder of the company shall be cause to the cancellation of the definite allocation. In the event of the joint stock company not being incorporated or the shareholding status of the investor not becoming officially applicable, the conditions for benefiting from the mechanical installations by the investor shall be determined jointly by The Special Provincial Administration and the investor, in the event of disputes the issue shall be settled under the arbitration of The Ministry of Culture and Tourism.

3) The area sizes subject to the allocation have been given approximately. The exact area of the parcels are going to be determined after the procedures of subdivision leaving etc. according the Implementation plan in scale of 1/1000, and the definite allocations going to be realized afterwards.

4) The parcels subject to allocation shall take Tourism Investment and Tourism Management Certificate according to the *Regulations Regarding Certification and Qualifications of Tourism Facilities*.

5) According to the Act 5761 enacted in 15.05.2008 as an Amendment to the law 2634 “the construction ratio on the forest allocation land shall not exceed 0,30 (E).

6) Within the scope of the 8<sup>th</sup> article of the Tourism Incentive Law numbered 2634; the plantation fee which is the 3 times bigger area of the land subject to allocation and the maintenance fee of this area for 3 years have to be paid in the account of General Directorate of Forest by the investor and it will be kept as revenue in order to be used for the plantation and maintenance works; and the value of income is kept as subsidy. Otherwise tourism investment or management license is not going to be given to the investor.

7) Forestry Peasant Development Revenue shall be taken for once only and it shall be entered as receipt to the budget as per the article 5 of the Provisions and Procedures Corresponding the Forestry Peasants Development Services published in the Official Gazette dated 31/12/2005 and no. 26040. The Forestry Peasant Development Revenue is at amount of 3% (tree percent) of the part of the total project which is located in the forest area.

In addition in the event of a change in type, sort or capacity of the facility, the cost to be calculated according to the unit costs in the date of issuing the investment or operation certificate shall be paid each time.

8) The application is going to be done by determining the facility class with the scope of “*Regulations Regarding Certification and Qualifications of Tourism Facilities*”. Total investment cost and definite letter of guarantee unlimited time, which is calculated according to the formula given below, is shown in the table:

**Total investment cost = Bed capacity X Unit cost of 2011 year according to type of the facility**  
**Definite letter of guarantee unlimited in time = Total investment cost X 5 %**

<b>SORT OF FACILITY</b>	<b>UNIT COST (TL/Bed)</b>	<b>CAPACITY (Bed)</b>	<b>TOTAL INVESTMENT COST (TL)</b>	<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)</b>
4 Star Hotel	57.133,00	100	5.713.300,00	285.665,00
3 Star Hotel	42.368,00		4.236.800,00	211.840,00
2 Star Hotel	17.752,00		1.775.200,00	88.760,00

<b>SORT OF FACILITY</b>	<b>UNIT COST (TL/Bed)</b>	<b>CAPACITY (Bed)</b>	<b>TOTAL INVESTMENT COST (TL)</b>	<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)</b>
4 Star Hotel	57.133,00	300	17.139.900,00	856.995,00
3 Star Hotel	42.368,00		12.710.400,00	635.520,00

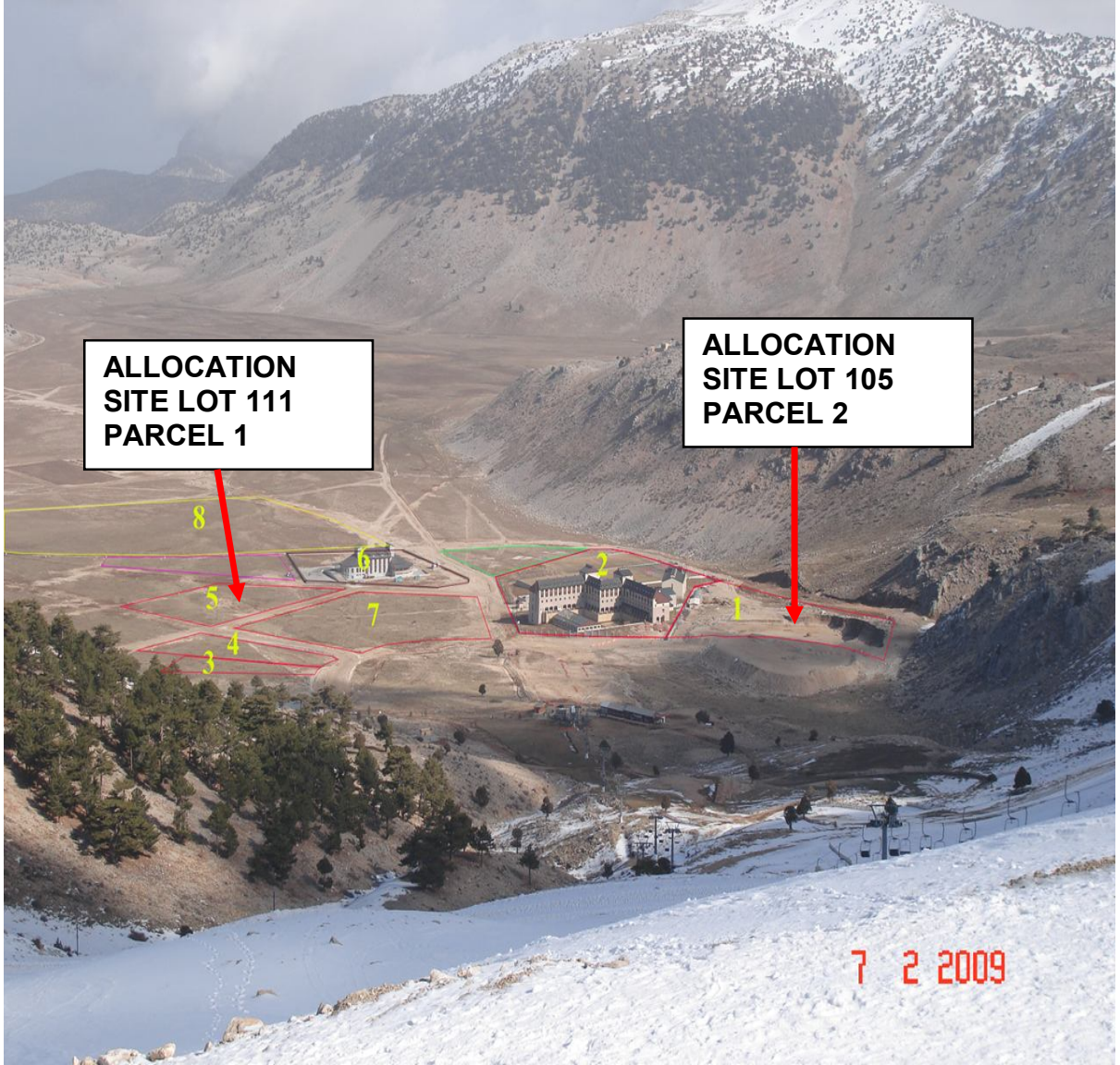
# ISPARTA DAVRAZ MOUNTAIN WINTER SPORTS TOURISM CENTER

PROVINCE: Isparta SUB-PROVINCE: Center VILLAGE/NEIGHBOURHOOD: Büyükhacılar  
LOCATION: Davraz Mountain



# ISPARTA DAVRAZ DAĐI KIŐ SPORLARI TURİZM MERKEZİ

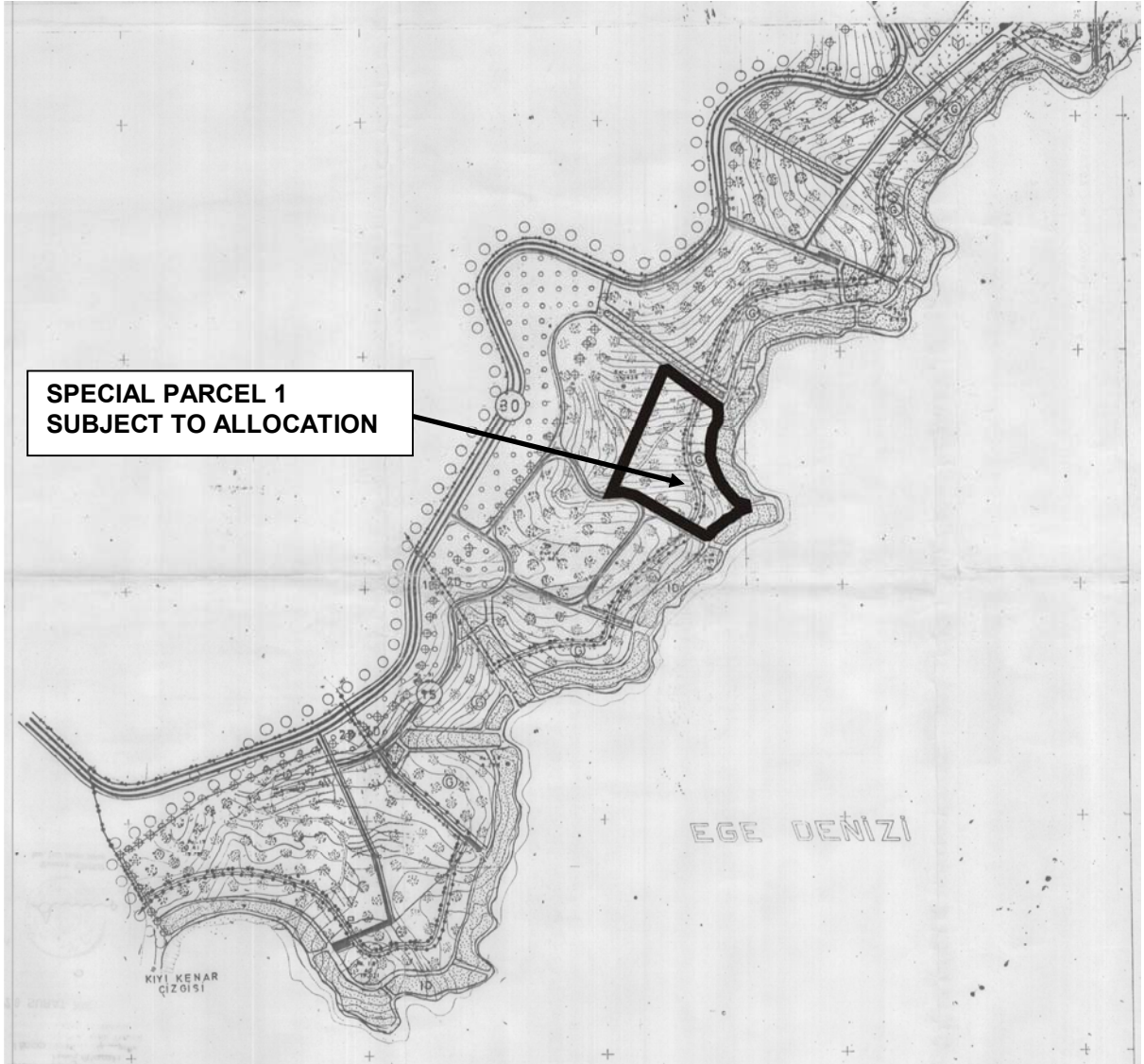
İL : Isparta İLÇE : Merkez KÖY/MAH. : Büyükhacılar MEVKİİ : Davraz Dađı



# İZMİR ALAÇATI TOURISM CENTER

PROVINCE: İzmir SUB-PROVINCE: Çeşme NEIGHBOURHOOD: Alaçatı LOCATION: Liman

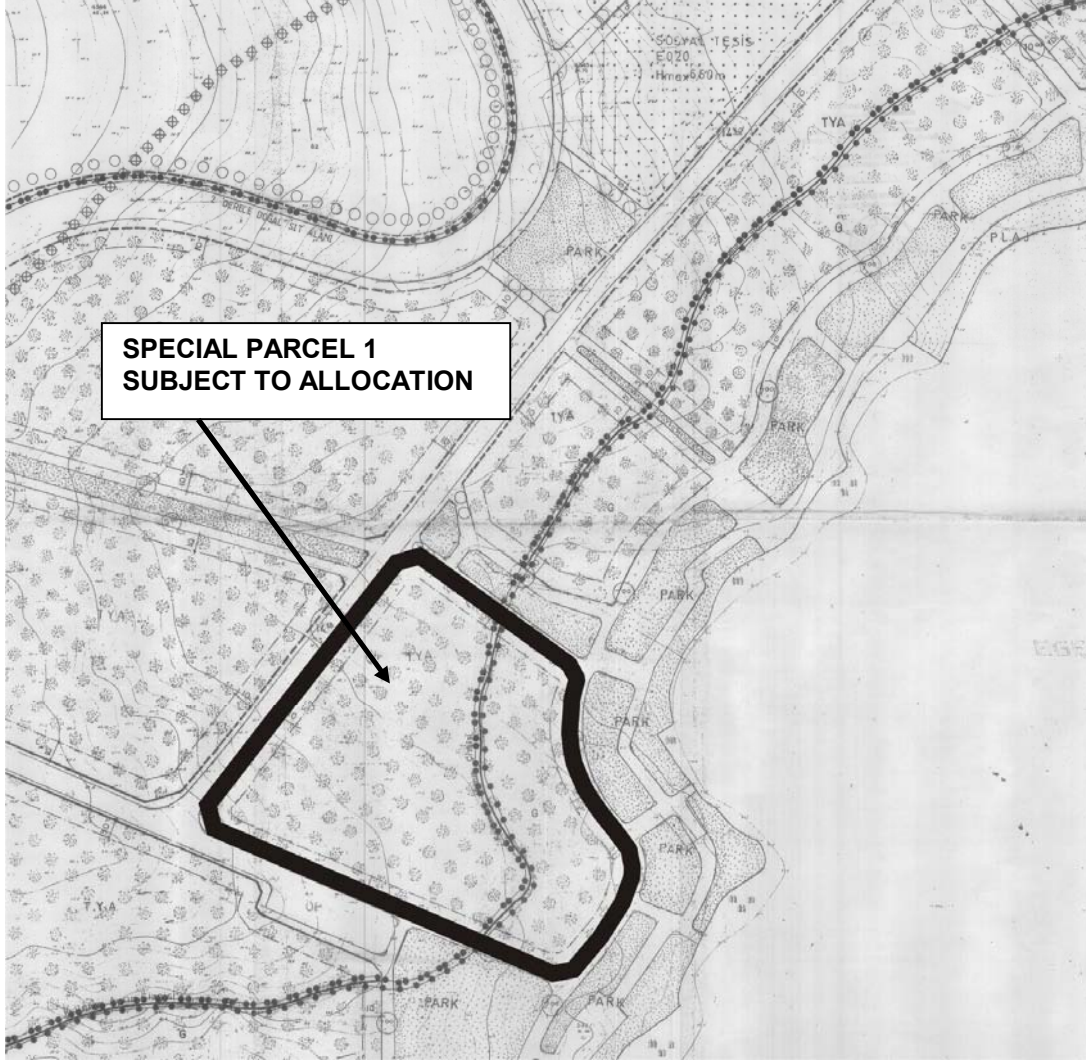
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1/5000 SCALE ALAÇATI (İZMİR) TOURISM CENTER MASTER PLAN REVISION OF PRESERVATION

# İZMİR ALAÇATI TOURISM CENTER

PROVINCE: İzmir SUB-PROVINCE: Çeşme NEIGHBOURHOOD: Alaçatı LOCATION: Liman



1/1000 ÖLÇEKLİ ALAÇATI (İZMİR) TOURISM CENTER IMPLEMENTATION PLAN REVISION  
OF PRESERVATION

## INFORMATION SHEET:

### ALLOCATION SITE

#### İZMİR ALAÇATI TOURISM CENTER

**PROVINCE** : İzmir  
**SUB-PROVINCE** : Çeşme  
**NEIGHBOURHOOD** : Alaçatı  
**LOCATION** : Liman

**OWNERSHIP STATUS** : Treasury

### ASSIGNMENT DATE OF THE POWER OF DISPOSAL / DATE – NO.:

The Ministry of Finance / 18.09.2010/ 928

**ALLOCATION PERIOD** : 49 Years

### PLANNING STATUS

**1/5000** : Alaçatı (İzmir) Tourism Center Master Plan of Preservation  
(Approval Date: 28.02.2002)

**1/1000** : Alaçatı (İzmir) Tourism Center Implementation Plan Revision of Preservation  
(Approval Date: 15.03.2002)

### PLAN DECISION:

Tourism Facility Area

SPECIAL PARCEL	AREA (m2)	LAND USE STATUS	CONST. RATIO	HMAX	CAPACITY
1	29.575	Holiday village	0.30	6,50	300 beds
		Hotel		9.50	

### INFRASTRUCTURE STATUS

The special parcel 1 subject to allocation is situated in the shore of Alaçatı Tourism Center and close to the sea.

Urban infrastructure such as drinking and serving water, sewage system, telecommunication, electricity etc. does not exist in the plot. The demands that cannot be solved or the urban infrastructure services that have to be renovated are going to be realized by municipality, governorship and/or investors and the required earthly contribution is going to be provided. The telecommunication and electrification facilities of the operation period shall be constructed by the investor.

## **EXPLANATION AND GENERAL CONDITIONS**

1) The special parcel subject to allocation is composed of the part of 20.764 m<sup>2</sup> of the cadastral parcel tourism facility area 3784 lot 1 parcel of 36.463 m<sup>2</sup> and 37.240 m<sup>2</sup> of the cadastral parcel of 3783 lot parcel 1 of 8.720m<sup>2</sup>.

Besides, a road of 91m<sup>2</sup> is placed between 3784lot parcel 1 and 3783 lot parcel 1.

2) The area of the allocation land is given approximately. The Definite Allocation is going to be realized after the required leaving, subdivision, and joining according to the implementation plan in scale of 1/1.000 for preservation after the realization of the final areas.

4) The approximately 8.720 m<sup>2</sup> part of the special parcel 1 is placed in first degree natural site and the approximately 20.764 m<sup>2</sup> part is placed in second degree natural site.

5) Before all the applications, the view of İzmir Cultural and natural preservation Council has to be taken due to the fact that the special parcel 1 subject to allocation is placed in first and second degree natural sites and the cadastral parcels of 3783 and 3784 is noted as first and second degree cultural asset of preservation

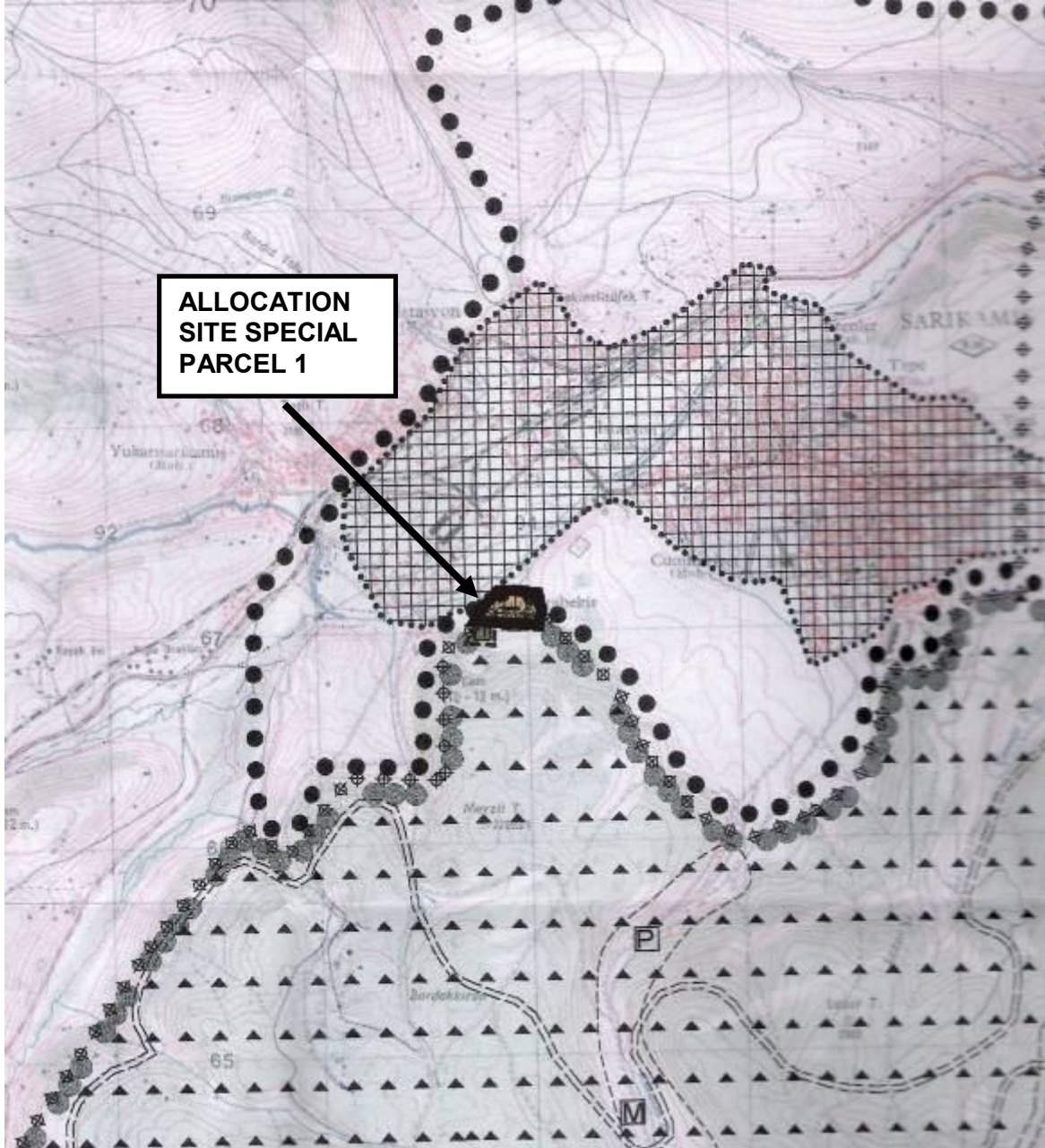
6) The application is going to be done by determining the facility class with the scope of "Regulations Regarding Certification and Qualifications of Tourism Facilities". Total investment cost and definite letter of guarantee unlimited time, which is calculated according to the formula given below is shown in the table:

**Total investment cost = Bed capacity X Unit cost of 2011 year according to type of the facility**  
**Definite letter of guarantee unlimited in time = Total investment cost X 5 %**

<b>SORT OF FACILITY</b>	<b>UNIT COST (TL/Bed)</b>	<b>CAPACITY (Bed)</b>	<b>TOTAL INVESTMENT COST (TL)</b>	<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)</b>
5 Star Hotel	82,680.00	300	24,804,000.00	1,240,200.00
4 Star Hotel	57,133.00		17,139,900.00	856,995.00
5 Star Holiday Village	47,485.00		14,245,500.00	712,275.00
4 Star Holiday Village	35,625.00		10,687,500.00	534,375.00

# KARS SARIKAMIŞ WINTER SPORTS TOURISM CENTER

PROVINCE: Kars SUB-PROVINCE: Sarıkamış NEIGHBOURHOOD: İnönü STREET: Şehitler Street



1/25.000 SCALE SARIKAMIŞ (CIBILTEPE) SKI CENTER ENVIRONMENT MASTER PLAN REVISION

## INFORMATION SHEET:

### ALLOCATION SITE

#### KARS SARIKAMIŞ WINTER SPORTS TOURISM CENTER

PROVINCE : Kars  
SUB-PROVINCE : Sarıkamış  
VILLAGE/NEIGHBOURHOOD : İnönü Mahallesi  
STREET : Şehitler Street

OWNERSHIP STATUS : Treasury

### ASSIGNMENT DATE OF THE POWER OF DISPOSAL / DATE – NO.:

The Ministry of Finance /19.10.2009-46303

ALLOCATION PERIOD : 49 Years

### PLANNING STATUS

**1/25.000 SCALE:** 1/25.000 Scale Sarıkamış (Cıbiltepe) Ski Center Environment Master Plan Revision  
(Approval Date: 13.04.2010)

PLAN DECISION : Tourism Facility Area

SPECIAL PARCEL	AREA (m <sup>2</sup> )	LAND USE STATUS	CONST. RATIO	CAPACITY
1	40.804	Special Accommodation Facility	0,10	Bed Capacity According to the Restoration Project + 50 beds

### INFRASTRUCTURE STATUS

Sarıkamış region is important region of first degree for winter sports ve winter tourism. Sarıkamış Ski Center is the biggest ski ring of Turkey and 3rd ski ring of the world. The special parcel 2 subject to allocation, which exists on the west side of Sarıkamış sub-province, is situated 4km far away from Cıbiltepe Ski Center, 2,5 km. far away from city center and reached by the forest road at the and of the Emek Street of Kazım Karabekir neighbourhood.

Urban infrastructure such as drinking and serving water, sewage system, telecommunication, electricity etc. exist in the plot. Urban infrastructure services shall be realized by the municipality, the related public institutions and/or the investors shall be made.

## **EXPLANATION AND GENERAL CONDITIONS**

1) The special parcel 1 subject to allocation 24 block number 2 and 3 cadastral parcels placed Katerina and Şişman Villas, 24 block number 1, 4, 5, 6 cadastral parcels and 75 block number 10,11,12 cadastral parcels.

2) According to the construction rate of 0,10 within the special parcel number 1 subject to allocation. Katerina and Şişman Villas is going to be restored with the functions of accommodations and eating-drinking; besides accommodation units of 50 beds shall be designed. The facility shall serve high quality standard and quality for management and service.

3) Due to the Katerina and Şişman Villas, placed on block 24 and number 2 and 3 parcels, which are labeled as 1<sup>st</sup> group cultural asset according to the decisions of Erzurum Cultural and Natural Heritage Conservation Council with date of 17.03.2009 and number of 136, and with date of 09.11.1989 and number of 189, permission of the related Cultural and Natural Asset Conservations for all the applications before the construction and council physical practices had to be taken.

4) During the preliminary permission period, 1/5000 scale Master Plan and 1/1000 scale Implementation Plan in suitable with 1/25000 scale Environmental Master Plan shall be prepared by the investors, by the decisions of related Regional Conservation Council of Cultural and Natural Properties and shall be submitted to the Ministry.

5) The allotment in the special parcel 1 shall be realized by the investor. The exact area of parcel is going to be determined after the procedures of allotments leaving etc. according to the implementation plan in scale of 1/1000, and the definite allocation is going to be realized afterwards.

6) The site plan as a preliminary project of the tourism facility in special parcel number 1 according to the implementation plan is going to be submitted to the Ministry after the approval of the related Conservation Council.

7) The total bed capacity and closed area of the restoration in the area shall be realized in the preliminary permission period.

8) Tourism Investment Certificate and Tourism Operation Certificate shall be obtained according to the "Regulations Regarding Certifications and Qualifications of Tourism Facilities".

9) Before the definite allocation for the investor having the preliminary permit, new total investment cost, definite guarantee amount and the annual rent cost shall be calculated on the basis of the restoration project. After the submission of the definite letter of guarantee calculated cost to be determined and the letter of performance security approved by the notary public concerning the payment of annual leasing cost to the Ministry; after completing the other duties definite allocation shall be realized by the Ministry and the easement right shall be established by the Ministry of Finance.

10)

a) For the registered buildings, 5% of the total investment cost, according to the clause (a) of the 22<sup>nd</sup> Article of the Regulations of the Land Allocations of the Public Immovables, is going to be paid to Ministry of Finance and 1% annual of the Business Proceeds shall be paid after the operations of the facility. However, 50% of a discount shall be applied in the annual rent cost as Kars Province is within the scope of the 2<sup>nd</sup> article of the Law of Incentive of Investment and Employment, and Related Alterations number 5084.

b) The use cost, for the 50 beds accommodations unit within the allocation parcel, which is the 0,5% of the unit costs of following the definite allocations shall be paid and %1 of annual rent of the operation income shall be paid after the operation of the facility. However, 50% of a discount shall be applied in the annual rent cost as Kars Province is within the scope of the 2<sup>nd</sup> article of the Law of Incentive of Investment and Employment, and Related Alterations number 5084.

## **SPECIAL CONDITIONS FOR RE-FUNCTIONING OF THE REGISTERED BUILDINGS OF THE KATERINA AND ŞIŞMAN VILLAS PLACED ON THE SPECIAL PARCEL NUMBER 1**

The investor who has an application should follow the following special conditions besides the conditions defined in the "General Conditions for the Public Land Allocation".

1) The south part of the subject land allocation has a Sarıçam Forest view and north part of it has taraction workshops view. In order not to spoil the natural and cultural value of the parcel enviromental design is considered and especially the architectural silhouette of Karentina Villa is preserted. The new buildings in this region shall be designed according with the harmony of the registered buildings.

2) Katerina Villa which has not a historical construction record, is thought as built during the period of Russian Czar Nikola 2<sup>nd</sup> between 1900-1902 years has a rectangular plan and built totally as wooden. Only the main part namely the main entrance of which has the column is constructed by stone. The basement floor and the foundation walls placed on the right and left side of the main part are made up of wood: In the construction of villa naol had not been used and the heating system was a kind of stove which had been used widely in Russian Architecture. It is going to be restored with accommodation usage. The physical alterations according to the functional requiremants shall be determined by the restoration project.

3) Şişman Villa, placed near by the Katerina Villa, has approximately 312 m<sup>2</sup> closed construction area. Villa, which has a rectangular plan, has been built as a guest house. The foundation walls were built as stone and facade walls were wooden like as in the Katerina Villa. It is going to be restored with the functions of eating and drinking. The physical alterations according to the functional requirements shall be determined by the restoration project.

4) Before beginning the project phase (restoration) the investor qualified for preliminary permit shall take sufficient number of digital photographs and record videos concerning the actual conditions, exterior elevetions, interior spaces, and the details of the buildings in a month beginning from qualifying the preliminary permit. The investor shall sign a statement with the authorized representatives of Kars Provincial Directorate of Culture and Tourism. Three copies of photographs in the mediums of cd and paper shall be submitted to General Directorate of Cultural Properties and Museums of the Ministry, Kars Provincial Directorate of Culture and Tourism and Kars Regional Conservation Council of Cultural and Natural Properties, together with the video tapes in the annex of the statement. Then, Public Land Allocation Department of General Directorate of Investments and Establishments of the Ministry shall be informed about the submission. This procedure shall be repeated after completing the phase of the restoration.

5) The investor is responsible for examining the building massively, every space of the building in general and every component of the building in detail during and after preliminary restoration applications; getting the necessary samples, making the necessary measures, tests and analyses for determining material deteriorations and static problems in the course of time; suspending ventilating, constructing teöporary covers in spaces significant and denagerous in terms of static and endurance and all the precautions relevant the fire and safety shall be taken by the investor.

6) The investor to be qualified for allocation shall prepare Restoration Project, Static-Strengthening Report (Civil Engineering), material Deterioration Report (Building Chemistry), Electrical Accessories and Installation Report (Electrical Engineering), Conservation and Renovation principles Report, Preliminary projects of Architecture and Landscape Design indicating new utilities of the building in the period of preliminary permit. Projects and reports shall be submitted to the Related Regional Conservation Council. In case of necessity, additional information, documentation and modification shall be submitted to the Council. Following the approval, application could begin.

7) The buildings shall be restored in compliance with the original architectural characteristics and historical environment. The original architectural characteristics of interior spaces shall be preserved as much as possible by having the new utilities into consideration. Exterior elevations shall be restored in completely accordance with the original. All applications shall be made in compliance with the decisions of related Conservation Council.

8) The registered buildings should be insured according to the theft, fire, vandalism and natural disasters. The sample of insurance should be submitted to the Ministry.

**REGISTERED BUILDINGS IN THE PARCEL:**

<b>BLOCK 24 PARCEL:2 KATERİNA VILLA</b>	FLOOR NUMBER: BASEMENT + 1 FLOOR APPROXIMATELY CLOSED CONSTRUCTION AREA: 860 M2
<b>BLOCK 24 PARCEL:3 ŞİŞMAN VILLA</b>	FLOOR: 1 FLOOR APPROXIMATELY CLOSED CONSTRUCTION AREA: 312 M2
<b>APPROXIMATELY CLOSED CONSTRUCTION RESTORATION AREA</b>	TOTAL : 1172 M2

9) Total Investment Cost and Definite Letter of Guarantee in Time is calculated according to the unit cost of restoration closed and open construction area of 2011 and according to the unit cost of 2011 year of the type of the facility and type unit cost which are given following formule shown in the table. (In special Accomodation Facilities, the unit cost is taken as a five star hotel unit cost)

<b>Special Parcel</b>	<b>1</b>
<b>Total Area of the Cadastral Parcel 2 and 3 of Plot 24 within the scope of the special parcel number 1 which Katerin and Şişman Villas are placed.</b>	<b>6.351 m<sup>2</sup></b>
<b>Closed Area (m<sup>2</sup>)</b>	<b>1.172 m<sup>2</sup></b>
<b>Open Area (m<sup>2</sup>) (Total Area of the Cadastral Parcel 2 and 3 of Plot 24 – Closed Area)</b>	<b>5.179 m<sup>2</sup></b>
<b>Open Area Restoration Investment Cost (Open Area X Unit Cost) ( I )</b>	<b>699.165 TL</b>
<b>Closed Area Restoration Investment Cost (Closed Area X Unit Cost) ( II )</b>	<b>2.668.644 TL</b>
<b>TOTAL INVESTMENT COST (TL) ( I+II )</b>	<b>3.367.809 TL</b>
<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL) (Total Investment Cost X %5)</b>	<b>168.390,45 TL</b>

Closed Area Unit Cost : 2.277 TL/m<sup>2</sup>  
Open Area Unit Cost : 135 TL/m<sup>2</sup>

- In case of constructing additional facility of 50 beds in the preliminary period or in the definite allocation period; the definite letter of guarantee unlimited in time shall be submitted to the Ministry calculated according to the unit prices of that year.

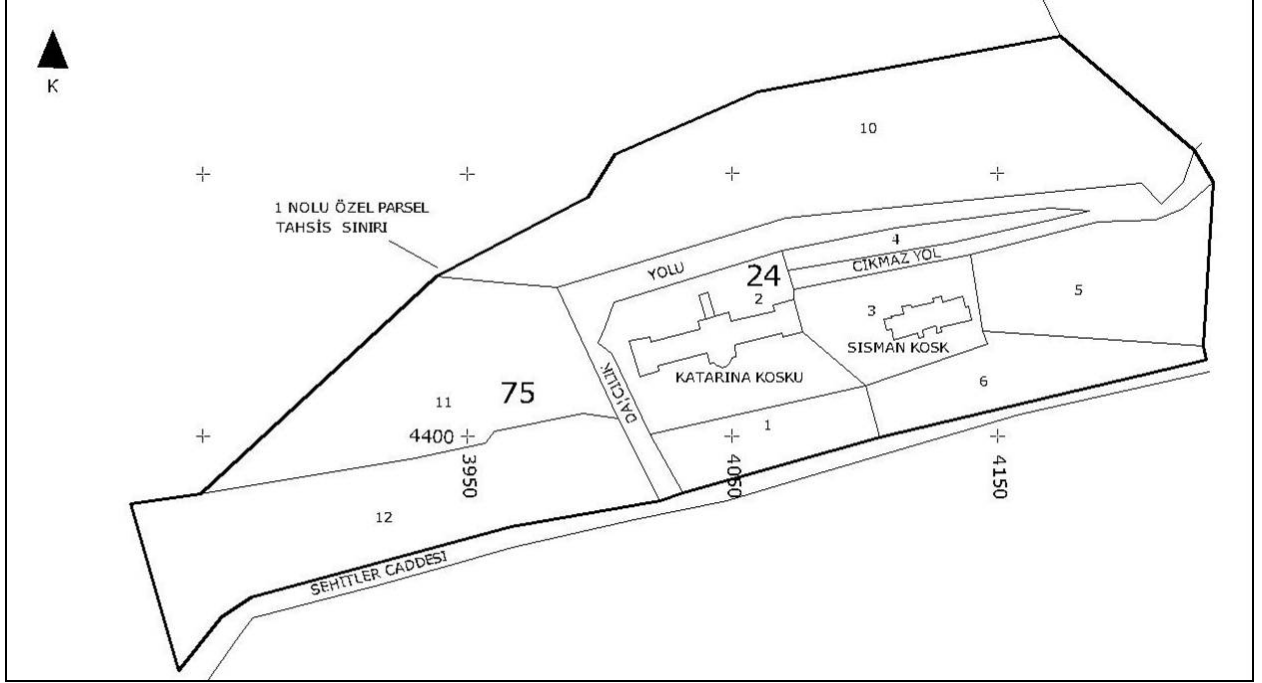
- In case of 50 Additional 50 Beds:

Special Parcel	1
Total Area of the Cadastral Parcel 2 and 3 of Plot 24 within the scope of the special parcel number 1 which Katerin and Şişman Villas are placed.	6.351 m <sup>2</sup>
Closed Area (m <sup>2</sup> )	1.172 m <sup>2</sup>
Open Area (m <sup>2</sup> ) (Total Area of the Cadastral Parcel 2 and 3 of Plot 24 – Closed Area)	5.179 m <sup>2</sup>
Open Area Restoration Investment Cost (Open Area X Unit Cost) ( I )	699.165 TL
Closed Area Restoration Investment Cost (Closed Area X Unit Cost) ( II )	2.668.644 TL
UNIT COST of 5* Hotel (TL/Bed)	82.680 TL
CAPACITY (Bed)	50 Beds
ACCOMODATION FACILITY INVESTMENT COST	4.134.000 TL
TOTAL INVESTMENT COST (TL) ( I+II+III )	7.501.809 TL
DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL) (Total Investment Cost X %5)	375.090,45 TL

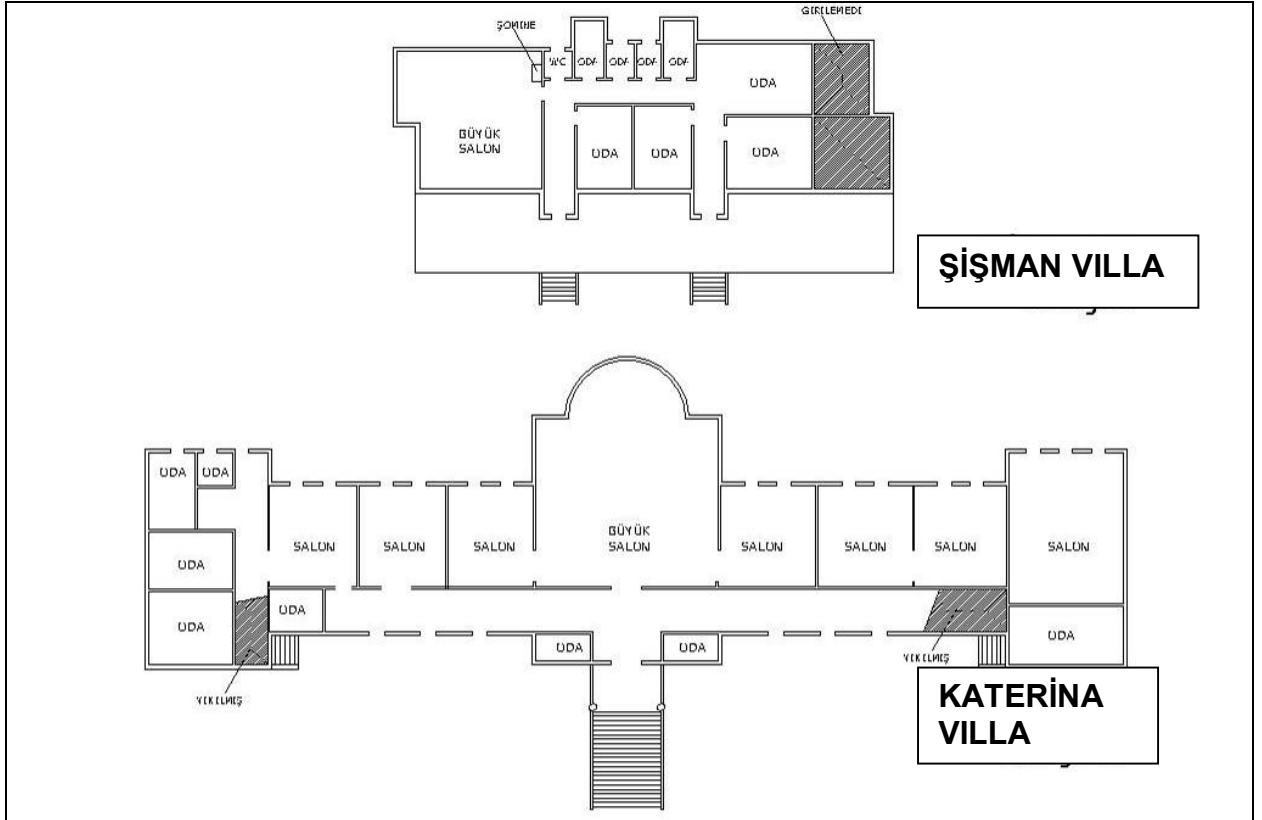
Closed Area Unit Cost : 2.277 TL/m<sup>2</sup>  
 Open Area Unit Cost : 135 TL/m<sup>2</sup>  
 Special Accommodation Facility Unit Cost (5\* Hotel Unit Cost) : 82.680 TL/Yatak

**KARS SARIKAMIŞ WINTER SPORTS TOURISM CENTER**

**PROVINCE: KARS SUB-PROVINCE: SARIKAMIŞ VILLAGE/NEIGHBOURHOOD: İNÖNÜ**  
**STREET: ŞEHİTLER STREET**



**CADASTRAL PARCELS SUBJECT TO ALLOCATION**



**FLOOR PLAN OF KATERİNA VE ŞİŞMAN VILLAS (Off-Scale)**

**KARS SARIKAMIŞ WINTER SPORTS TOURISM CENTER**

**PROVINCE: KARS    SUB-PROVINCE: SARIKAMIŞ    VILLAGE/NEIGHBOURHOOD: İNÖNÜ**  
**STREET: ŞEHİTLER STREET**



**GENERAL VIEW OF SPECIAL PARCEL NUMBER 1**



**GENERAL VIEW OF SPECIAL PARCEL NUMBER 1**

**KARS SARIKAMIŞ WINTER SPORTS TOURISM CENTER**

**PROVINCE: KARS      SUB-PROVINCE: SARIKAMIŞ      VILLAGE/NEIGHBOURHOOD: İNÖNÜ  
STREET: ŞEHİTLER STREET**



VIEW OF KATERİNA VILLA FROM CER WORKSHOPS



KATERİNA VILLA

**KARS SARIKAMIŞ WINTER SPORTS TOURISM CENTER**

**PROVINCE: KARS    SUB-PROVINCE: SARIKAMIŞ    VILLAGE/NEIGHBOURHOOD: İNÖNÜ  
STREET: ŞEHİTLER STREET**



**KATERİNA VILLA**



**KATERİNA VILLA**

**KARS SARIKAMIŞ WINTER SPORTS TOURISM CENTER**

**PROVINCE: KARS    SUB-PROVINCE: SARIKAMIŞ    VILLAGE/NEIGHBOURHOOD: İNÖNÜ  
STREET: ŞEHİTLER STREET**



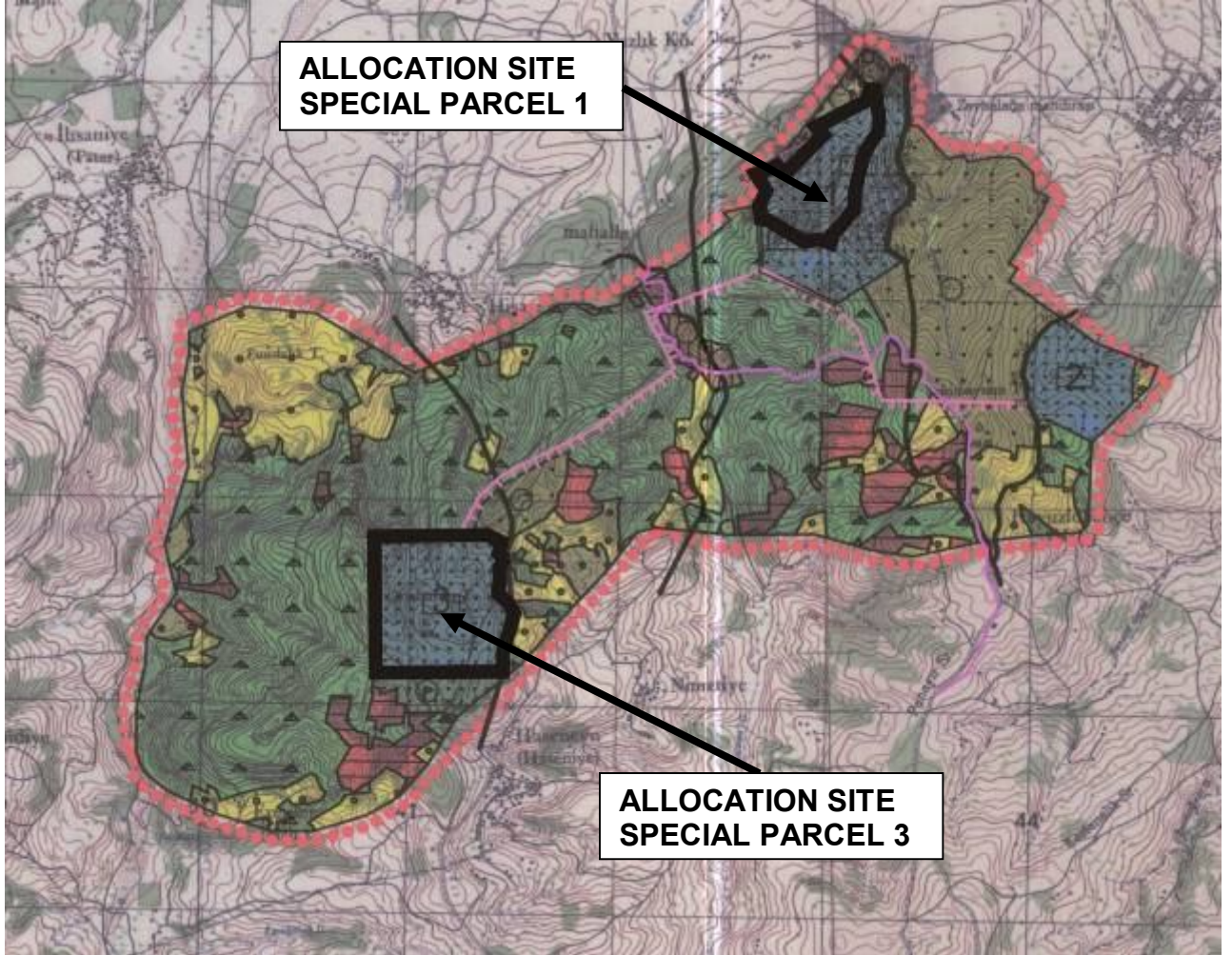
**ŞİŞMAN VILLA**



**ŞİŞMAN VILLA**

# KOCAELİ GÖLCÜK SUMMER THERMAL TOURISM CENTER

**PROVINCE:** Kocaeli **SUB-PROVINCE:** Gölcük **VILLAGE/NEIGHBOURHOOD:** Hasaneyn-Hisarönü Village, Yazlık  
**LOCATION:**Yasakdüzü-Kadırga



**1/25.000 SCALE KOCAELİ GÖLCÜK SUMMER THERMAL TOURISM CENTER  
ENVIRONMENT MASTER PLAN**

## INFORMATION SHEET:

### ALLOCATION SITE

#### KOCAELİ GÖLCÜK SUMMER THERMAL TOURISM CENTER

**PROVINCE** : Kocaeli  
**SUB-PROVINCE** : Gölcük  
**VILLAGE/NEIGHBOURHOOD** : Hasaneyn - Hisarönü Village, Yazlık  
**LOCATION** : Yasakdüzü - Kadırga

**OWNERSHIP STATUS** : Forest

### THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / DATE – NO.:

The Ministry of Environment and Forestry / 11.01.2010 -15

**ALLOCATION PERIOD** : 49 Years

### PLANNING STATUS

**1/25.000 SCALE** : Kocaeli Gölcük Summer Thermal Tourism Center Environment Master Plan  
(Approval Date: 19.12.2008)

**PLAN DECISION** : Health and Tourism Facility Area

SPECIAL PARCEL	AREA (m <sup>2</sup> )	LAND USE STATUS	CONST. RATIO	CAPACITY
1	220.000	Hotel	0.30	200 beds
3	414.000	Hotel	0.30	300 beds

### INFRASTRUCTURE STATUS

Kocaeli Gölcük Summer Thermal Tourism Center is nearly 10 km far away Gölcük city center. The special parcel number 1 subject to allocation is placed 2.5 km south of Yazlık Junction which is placed at 12 km. of izmit-Gölcük Junction; whereas the special parcel 3 is placed 5 km south of Yazlık Junction which is placed at 15 km. of izmit-Gölcük Junction

The existing urban infrastructure services such as drinking-serving water, sewage system, electrification, telecommunication etc. are going to be used. Urban infrastructure services that are inefficient for the requirements or which require renovation shall be realized by the Municipality, the related public institutions and/or the investors or the required financial contribution shall be made.

### EXPLANATION AND GENERAL CONDITIONS

1) Master Plan in scale of 1/5.000 and Implementation Plan in scale of 1/1.000 consistent with the Environment Master Plan in scale of 1/25.000 are going to be prepared by the investor according to the Tourism Incentive Law and Regulations of the Implementation Plan Preparation in the "Culture and Tourism Conservation and Development Regions and Tourism Centers;" and according to the development statute, and are going to be submitted for the approval of the Ministry.

2) The exact area of the allocation land is going to be determined by the Master Plan in scale of 1/5.000 and Implementation Plan in scale of 1/1.000. the maximum number of floors and building height are going to be determined in the sub scale plans.

3) In case of building cure center, health and thermal facility besides the accommodation facility, the closed construction area shall be submitted to the Ministry with the site plan. In addition to the rent value, the cost of these closed areas shall be added to the rent.

4)

a) For all kinds of geothermal application; Law of Geothermal Springs and Natural Mineral Waters which was published in Official Gazette in 13.06.2007 with 26551 number and Application Regulations are going to be applied. Maximum 2 floor high limitation is ruled in the area of first degree preservation area for the named parcel.

b) All requirements for facility and management permissions are going to be taken by completing the requirements in the regulation of thermal springs operated by the Ministry of Health which was published in Official Gazette in 24.07.2001 with 24472 number.

5) The parcel subject to allocation shall take Tourism Investment and Tourism Management Certificate according to article 29 of the *Regulations Regarding Certification and Qualifications of Tourism Facilities*.

6) All the opinions that have to be taken and the surveys that has to be done determined in the Environment Master Plan in scale of 1/25.000 and in the development statute, are going to be done by the investor for the subject to allocation.

7) According to the Act 5761 enacted in 15.05.2008 as an Amendment to the law 2634 “the construction ratio on the forest allocation land shall not exceed 0,30 (E).

8) Within the scope of the 8<sup>th</sup> article of the Tourism Incentive Law numbered 2634; the plantation fee which is the 3 times bigger area of the land subject to allocation and the maintenance fee of this area for 3 years have to be paid in the account of General Directorate of Forest by the investor and it will be kept as revenue in order to be used for the plantation and maintenance works; and the value of income is kept as subsidy. Otherwise tourism investment or management license is not going to be given to the investor.

9) Forestry Peasant Development Revenue shall be taken for once only and it shall be entered as receipt to the budget as per the article 5 of the Provisions and Procedures Corresponding the Forestry Peasants Development Services published in the Official Gazette dated 31/12/2005 and no. 26040. The Forestry Peasant Development Revenue is at amount of 3% (tree percent) of the part of the total project which is located in the forest area.

In addition in the event of a change in type, sort or capacity of the facility, the cost to be calculated according to the unit costs in the date of issuing the investment or operation certificate shall be paid each time.

10) The application is going to be done by determining the facility class with the scope of “*Regulations Regarding Certification and Qualifications of Tourism Facilities*”. Total investment cost and definite letter of guarantee unlimited time, which is calculated according to the formula given below is shown in the table:

**Total investment cost = Bed capacity X Unit cost of 2011 year according to type of the facility**  
**Definite letter of guarantee unlimited in time = Total investment cost X 5 %**

<b>SORT OF FACILITY</b>	<b>UNIT COST (TL/Bed)</b>	<b>CAPACITY (Bed)</b>	<b>TOTAL INVESTMENT COST (TL)</b>	<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)</b>
5 Star Hotel	82.680,00	200	16.536.000,00	826.800,00
4 Star Hotel	57.133,00		11.426.600,00	571.330,00
3 Star Hotel	42.368,00		8.473.600,00	423.680,00
2 Star Hotel	17.752,00		3.550.400,00	177.520,00

<b>SORT OF FACILITY</b>	<b>UNIT COST (TL/Bed)</b>	<b>CAPACITY (Bed)</b>	<b>TOTAL INVESTMENT COST (TL)</b>	<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)</b>
5 Star Hotel	82.680,00	300	24.804.000,00	1.240.200,00
4 Star Hotel	57.133,00		17.139.900,00	856.995,00
3 Star Hotel	42.368,00		12.710.400,00	635.520,00
2 Star Hotel	17.752,00		5.325.600,00	266.280,00

# KOCAELİ GÖLCÜK YAZLIK TERMAL TURİZM MERKEZİ

PROVINCE : KOCAELİ SUB-PROVINCE: GÖLCÜK VILLAGE/NEIGHBOURHOOD: YAZLIK  
LOCATION: KADIRGA



GENERAL VIEW OF SPECIAL PARCEL 1



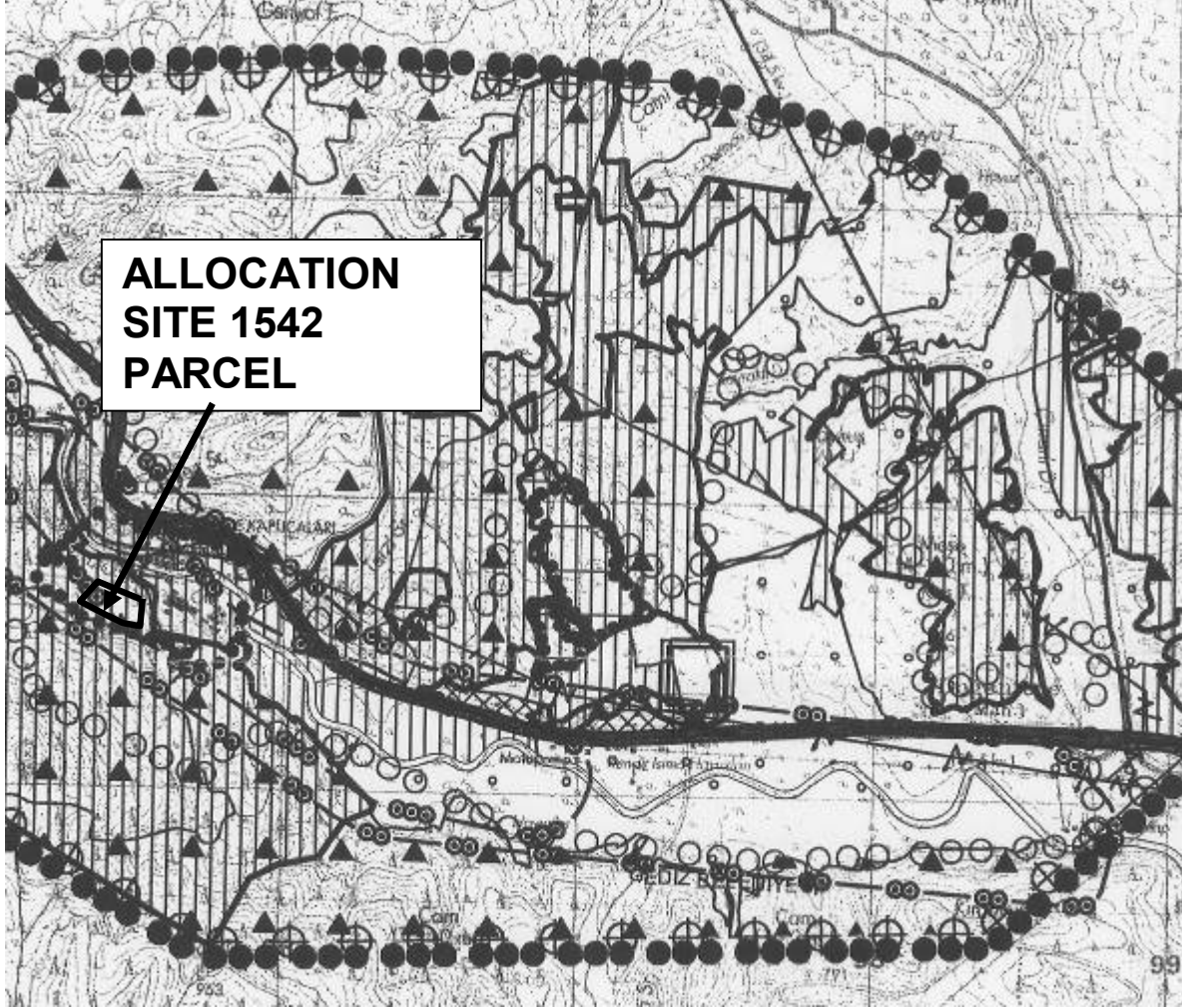
GENERAL VIEW OF  
SPECIAL PARCEL 1 FROM  
GÖLCÜK



GENERAL VIEW OF SPECIAL PARCEL 3

# KÜTAHYA GEDİZ ILICASI THERMAL TOURISM CENTER

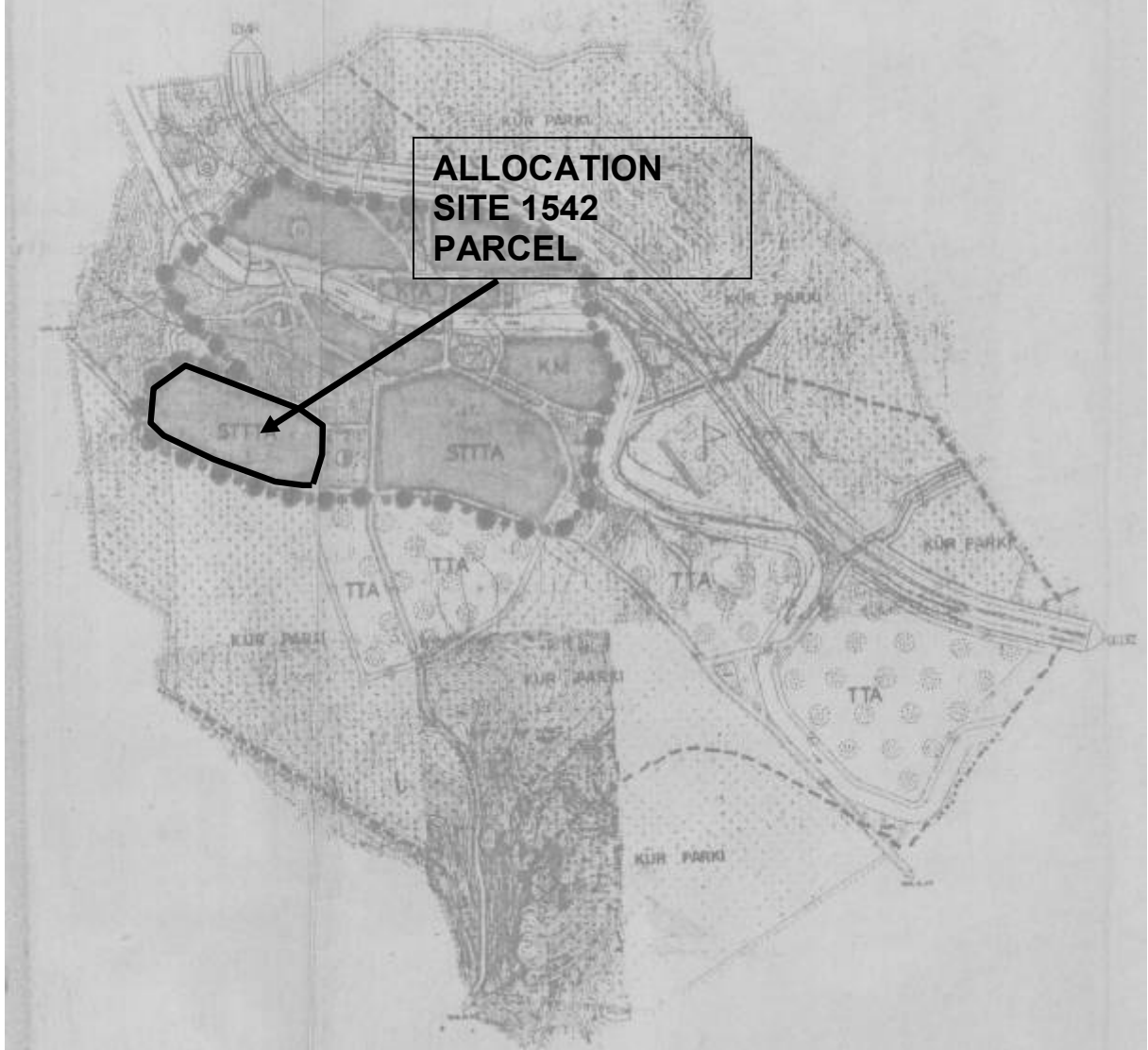
PROVINCE: Kütahya SUB-PROVINCE: Gediz LOCATION: Ilıca



1/ 25.000 SCALE KÜTAHYA-GEDİZ ILICASU THERMAL TOURISM CENTER ENVIRONMENT MASTER PLAN

# KÜTAHYA GEDİZ ILICASI THERMAL TOURISM CENTER

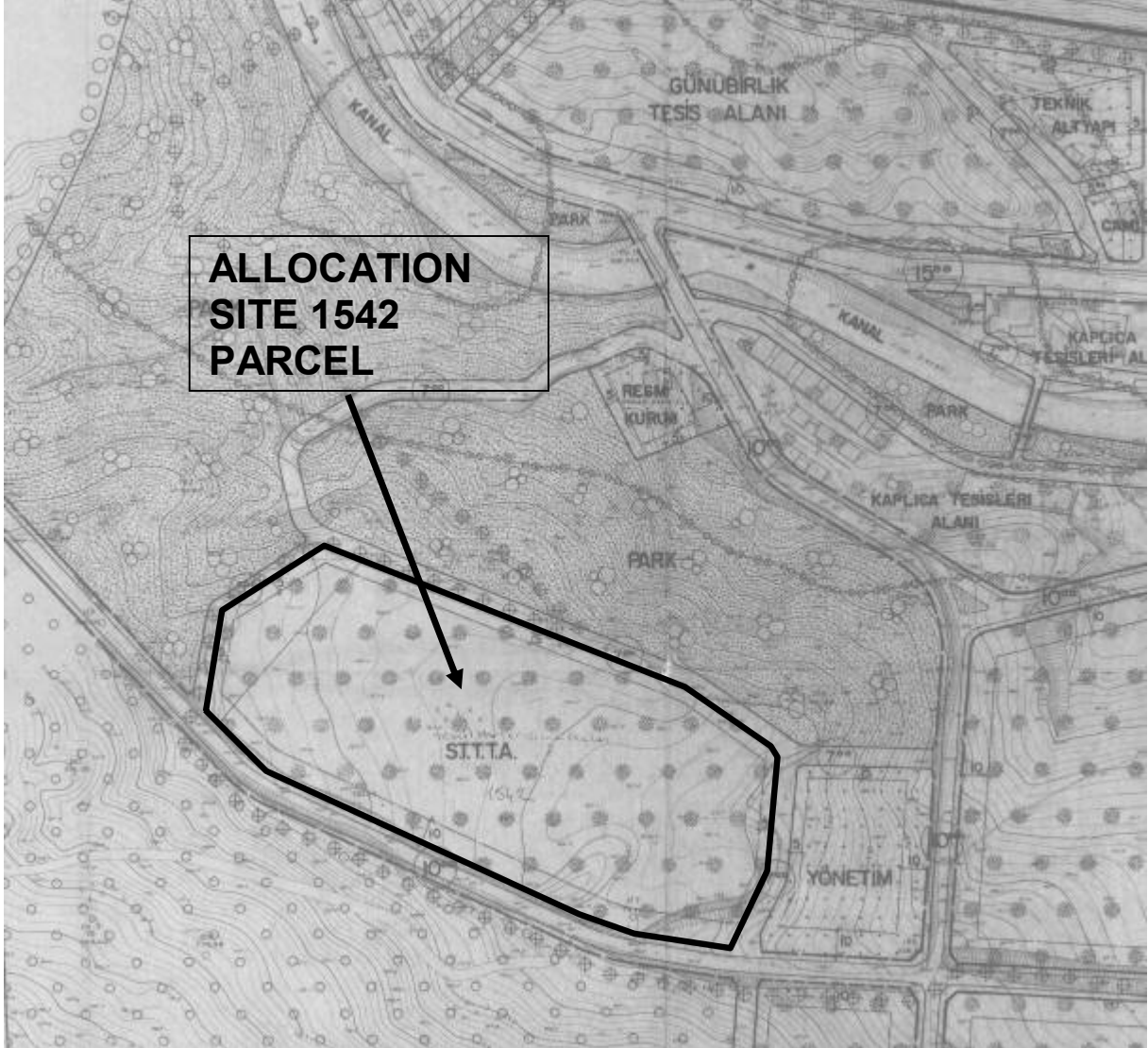
PROVINCE: Kütahya SUB-PROVINCE: Gediz LOCATION: Ilıca



1/5.000 SCALE GEDİZ ILICASI THERMAL TOURISM CENTER MASTER PLAN

# KÜTAHYA GEDİZ ILICASI THERMAL TOURISM CENTER

PROVINCE: Kütahya SUB-PROVINCE: Gediz LOCATION: Ilıca



1/1.000 SCALE GEDİZ ILICASI THERMAL TOURISM CENTER MASTER PLAN REVISION

## INFORMATION SHEET:

### ALLOCATION SITE

#### KÜTAHYA GEDİZ ILCASI THERMAL TOURISM CENTER

**PROVINCE** : Kütahya  
**SUB-PROVINCE** : Gediz  
**LOCATION** : Ilıca

**OWNERSHIP STATUS** : Forest

### THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / DATE - NO.

The Ministry of Environment and Forestry / 02.07.1992-1325

**ALLOCATION PERIOD** : 49 Years

### PLANNING STATUS

**1/ 25.000 SCALE** : Kütahya-Gediz Ilıcasu Thermal Tourism Center Environment Master Plan  
(Approval Date: 19.12.2006)  
**1/25.000 SCALE** : Kütahya-Gediz Ilıcasu Thermal Tourism Center Environment Master Plan  
(Approval Date: 23.10.2009)  
**1/5.000 SCALE** : Gediz Ilıcası Thermal Tourism Center Master Plan  
(Approval Date: 04.09.2000)  
**1/5.000 SCALE** : Kütahya Gediz Ilıcası Thermal Tourism Center Master Plan Note Revision  
(Approval Date: 23.10.2009)  
**1/1.000 SCALE** : Gediz Ilıcası Thermal Tourism Center Master Plan Revision  
(Approval Date: 21.09.2000)  
**1/1.000 SCALE** : Kütahya Gediz Ilıcası Thermal Tourism Center Master Implementation Plan  
Note Revision  
(Approval Date: 23.10.2009)

**PLAN DECISION** : Health and Thermal Tourism Facility Area

PARCEL	AREA (m <sup>2</sup> )	LAND USE STATUS	CONST. RATIO	CAPACITY
1542	18.600	Hotel	0.30	150 beds

### INFRASTRUCTURE STATUS

Gediz Ilıca is placed 15 km far from the Gediz district center, 36 km far away from Ankara İzmir Highway and placed on Gediz Simav Road. The periphery area of the thermal allocation land is surrounded by forest. Accommodation facilities of mostly apart units which are operated by municipality are placed in the thermal area.

Urban infrastructure services that is inefficient for the requirements or Urban infrastructure services that have to be required shall be realized by municipality, the related public institutions and/or the investors or the required financial contribution shall be made.

## **EXPLANATION AND GENERAL CONDITIONS**

- 1)
- c) For all kinds of geothermal application; Law of Geothermal Springs and Natural Mineral Waters which was published in Official Gazette in 13.06.2007 with 26551 number and Application Regulations are going to be applied. Maximum 2 floor high limitation is ruled in the area of first degree preservation area for the named parcel.
  - d) All requirements for facility and management permissions are going to be taken by completing the requirements in the regulation of thermal springs operated by the ministry of health which was published in Official Gazette in 24.07.2001 with 24472 number.
- 2) The parcel subject to allocation shall take Tourism Investment and Tourism Management Certificate according to article 29 of the *Regulations Regarding Certification and Qualifications of Tourism Facilities*.
- 3) In case of building cure center, health and thermal facility besides the accommodation facility, the closed construction area shall be submitted to the Ministry with the site plan. In addition to the rent value, the cost of these closed areas shall be added to the rent.
- 4) According to the Act 5761 enacted in 15.05.2008 as an Amendment to the law 2634 “the construction ratio on the forest allocation land shall not exceed this ratio 0,30 (E).
- 5) Within the scope of the 8<sup>th</sup> article of the Tourism Incentive Law numbered 2634; the plantation fee which is the 3 times bigger area of the land subject to allocation and the maintenance fee of this area for 3 years have to be paid in the account of General Directorate of Forest by the investor and it will be kept as revenue in order to be used for the plantation and maintenance works; and the value of income is kept as subsidy. Otherwise tourism investment or management license is not going to be given to the investor.
- 6) Forestry Peasant Development Revenue shall be taken for once only and it shall be entered as receipt to the budget as per the article 5 of the Provisions and Procedures Corresponding the Forestry Peasants Development Services published in the Official Gazette dated 31/12/2005 and no. 26040. The Forestry Peasant Development Revenue is at amount of 3% (tree percent) of the part of the total project which is located in the forest area.
- In addition in the event of a change in type, sort or capacity of the facility, the cost to be calculated according to the unit costs in the date of issuing the investment or operation certificate shall be paid each time.
- 7) The application is going to be done by determining the facility class with the scope of “*Regulations Regarding Certification and Qualifications of Tourism Facilities*”. Total investment cost and definite letter of guarantee unlimited time, which is calculated according to the formula given below is shown in the table:

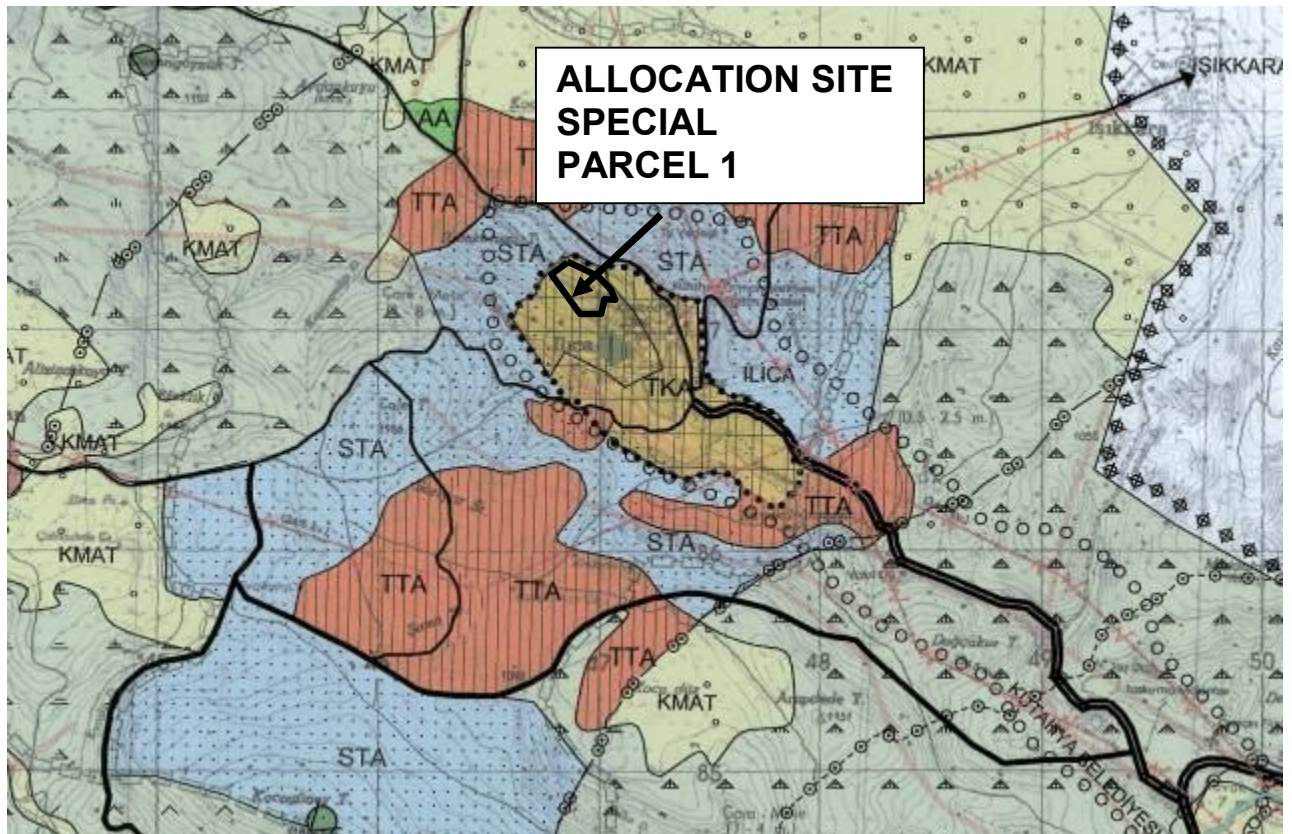
**Total investment cost = Bed capacity X Unit cost of 2011 year according to type of the facility**  
**Definite letter of guarantee unlimited in time = Total investment cost X 5 %**

<b>SORT OF FACILITY</b>	<b>UNIT COST (TL/Bed)</b>	<b>CAPACITY (Bed)</b>	<b>TOTAL INVESTMENT COST (TL)</b>	<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)</b>
4 Star Hotel	57.133,00	150	8.569.950,00	428.497,50
3 Star Hotel	42.368,00		6.355.200,00	317.760,00
2 Star Hotel	17.752,00		2.662.800,00	133.140,00

# KÜTAHYA ILICA HARLEK THERMAL TOURISM CENTER

PROVINCE: Kütahya SUB-PROVINCE: Center VILLAGE/NEIGHBOURHOOD: Avdan

N



1/25.000 SCALE KÜTAHYA ILICA HARLEK THERMAL TOURISM CENTER ENVIRONMENT MASTER PLAN

# KÜTAHYA ILICA HARLEK THERMAL TOURISM CENTER

PROVINCE: Kütahya SUB-PROVINCE: Center VILLAGE/NEIGHBOURHOOD: Avdan

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1/1.000 SCALE HARLEK REVISION IMPLEMENTATION PLAN

## INFORMATION SHEET:

### ALLOCATION SITE

#### KÜTAHYA ILICA HARLEK THERMAL TOURISM CENTER

PROVINCE : Kütahya  
SUB-PROVINCE : Center  
VILLAGE/NEIGHBOURHOOD : Avdan Village

OWNERSHIP STATUS : Forest

### THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / DATE - NO.

The Ministry of Environment and Forestry / 13.12.2004-771

ALLOCATION PERIOD : 49 Years

### PLANNING STATUS

**1/25.000 SCALE** : Kütahya Ilica Harlek Thermal Tourism Center Environment Master Plan  
(Approval Date: 15.10.2008)  
**1/2.000 SCALE** : Kütahya Ilica Harlek Thermal Tourism Center Master Plan  
(Approval Date: 25.09.1995)  
**1/2.000 SCALE** : Kütahya Ilica (Harlek) Thermal Springs Master Plan Note Revision  
(Approval Date:23.10.2009)  
**1/1.000 SCALE** : Harlek Revision Implementation Plan  
(Approval Date: 06.10.1995)  
**1/1.000 SCALE** : Kütahya Ilica (Harlek) Thermal Springs Implementation Plan Note Revision  
(Approval Date:23.10.2009)

PLAN DECISION : Health and Thermal Tourism Facility Area

SPECIAL PARCEL	AREA (m <sup>2</sup> )	LAND USE STATUS	CONST. RATIO	NO. OF STOREYS	CAPACITY
1	34.000	Hotel	0,30	5	250 Beds

### INFRASTRUCTURE STATUS

Area subject to allocation is placed within the borders of Kütahya Municipality contiguous area. Number of 1 allocated to special parcel 25 km away from Eskişehir-Kütahya city center and 3 km. away from Eskişehir – Kütahya road. Electricity, serving water and telecommunication infrastructure exist in the parcel. Urban infrastructure services that is inefficient for the requirements or which require shall be realized by municipality, the related public institutions and/or the investors or the required financial contribution shall be made.

### EXPLANATION AND GENERAL CONDITIONS

- 1)
  - a) For all kinds of geothermal application; Law of Geothermal Springs and Natural Mineral Waters which was published in Official Gazette in 13.06.2007 with 26551 number and Application Regulations are going to be applied.
  - b) All requirements for facility and management permissions are going to be taken by completing the requirements in the regulation of thermal springs operated by the ministry of health which was published in Official Gazette in 24.07.2001 with 24472 number.

2) The parcel subject to allocation shall take Tourism Investment and Tourism Management Certificate according to article 29 of the *Regulations Regarding Certification and Qualifications of Tourism Facilities*.

3) In case of building cure center, health and thermal facility besides the accommodation facility, the closed construction area shall be submitted to the Ministry with the site plan. In addition to the rent value, the cost of these closed areas shall be added to the rent.

4) According to the Act 5761 enacted in 15.05.2008 as an Amendment to the law 2634 "the construction ratio on the forest allocation land shall not exceed this ratio 0,30 (E).

5) Within the scope of the 8<sup>th</sup> article of the Tourism Incentive Law numbered 2634; the plantation fee which is the 3 times bigger area of the land subject to allocation and the maintenance fee of this area for 3 years have to be paid in the account of General Directorate of Forest by the investor and it will be kept as revenue in order to be used for the plantation and maintenance works; and the value of income is kept as subsidy. Otherwise tourism investment or management license is not going to be given to the investor.

6) Forestry Peasant Development Revenue shall be taken for once only and it shall be entered as receipt to the budget as per the article 5 of the Provisions and Procedures Corresponding the Forestry Peasants Development Services published in the Official Gazette dated 31/12/2005 and no. 26040. The Forestry Peasant Development Revenue is at amount of 3% (tree percent) of the part of the total project which is located in the forest area.

In addition in the event of a change in type, sort or capacity of the facility, the cost to be calculated according to the unit costs in the date of issuing the investment or operation certificate shall be paid each time.

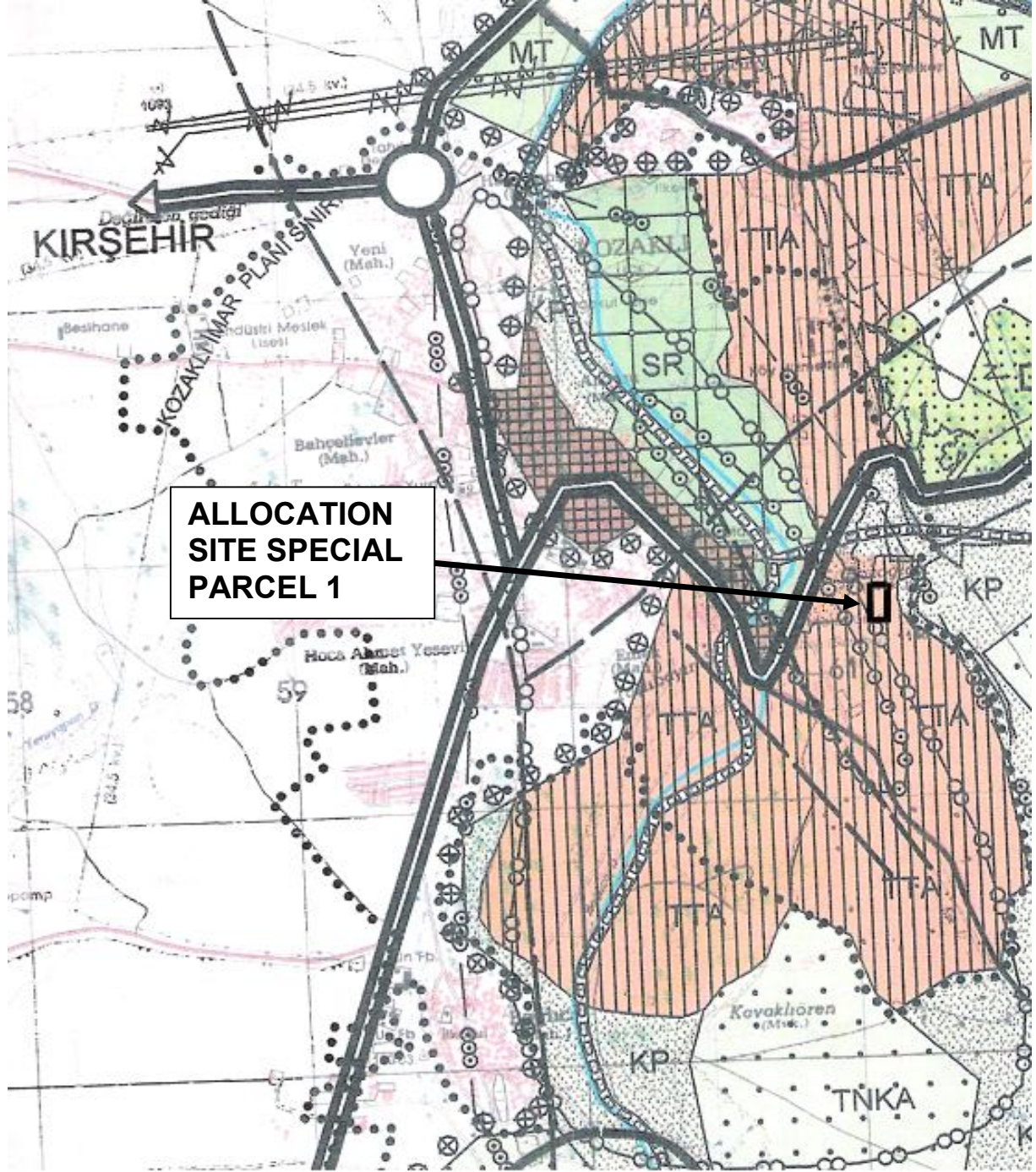
7) The application is going to be done by determining the facility class with the scope of "*Regulations Regarding Certification and Qualifications of Tourism Facilities*". Total investment cost and definite letter of guarantee unlimited time, which is calculated according to the formula given below is shown in the table:

**Total investment cost = Bed capacity X Unit cost of 2011 year according to type of the facility**  
**Definite letter of guarantee unlimited in time = Total investment cost X 5 %**

SORT AND TYPE OF FACILITY	UNIT COST (TL/Bed)	CAPACITY (Bed)	TOTAL INVESTMENT COST (TL)	DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)
5 Star Hotel	82,680.00	250	20,670,000.00	1,033,500.00
4 Star Hotel	57,133.00		14,283,250.00	714,162.50
3 Star Hotel	42,368.00		10,592,000.00	529,600.00
2 Star Hotel	17,752.00		4,438,000.00	221,900.00

# NEVŞEHİR KOZAKLI THERMAL TOURISM CENTER

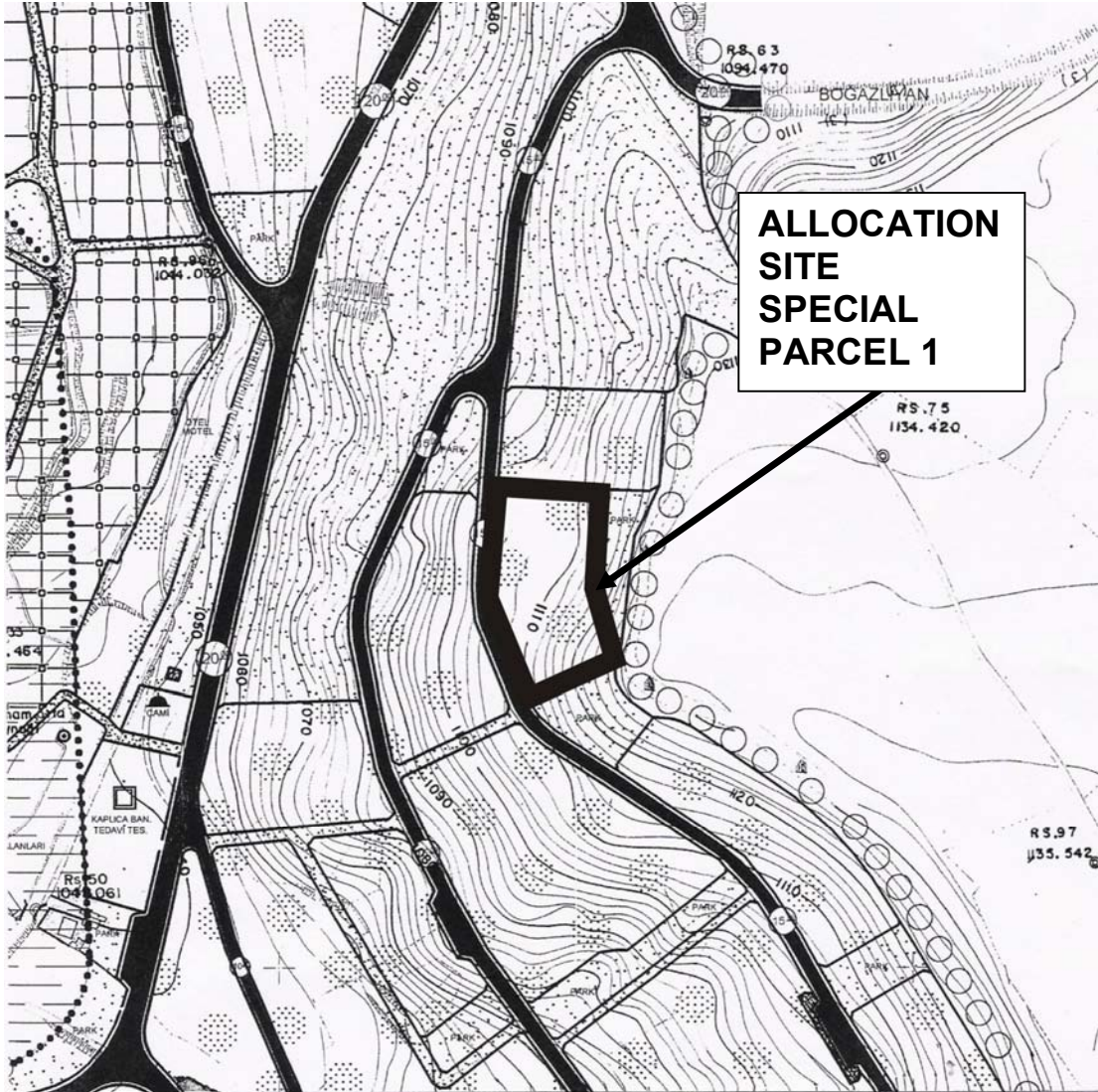
PROVINCE: Nevşehir SUB-PROVINCE: Kozaklı VILLAGE/: Buruncuk NEIGHBOURHOOD:  
Bozoğlan



1/25.000 SCALE NEVŞEHİR KOZAKLI THERMAL TOURISM CENTER ENVIRONMENT MASTER PLAN

# NEVŞEHİR KOZAKLI THERMAL TOURISM CENTER

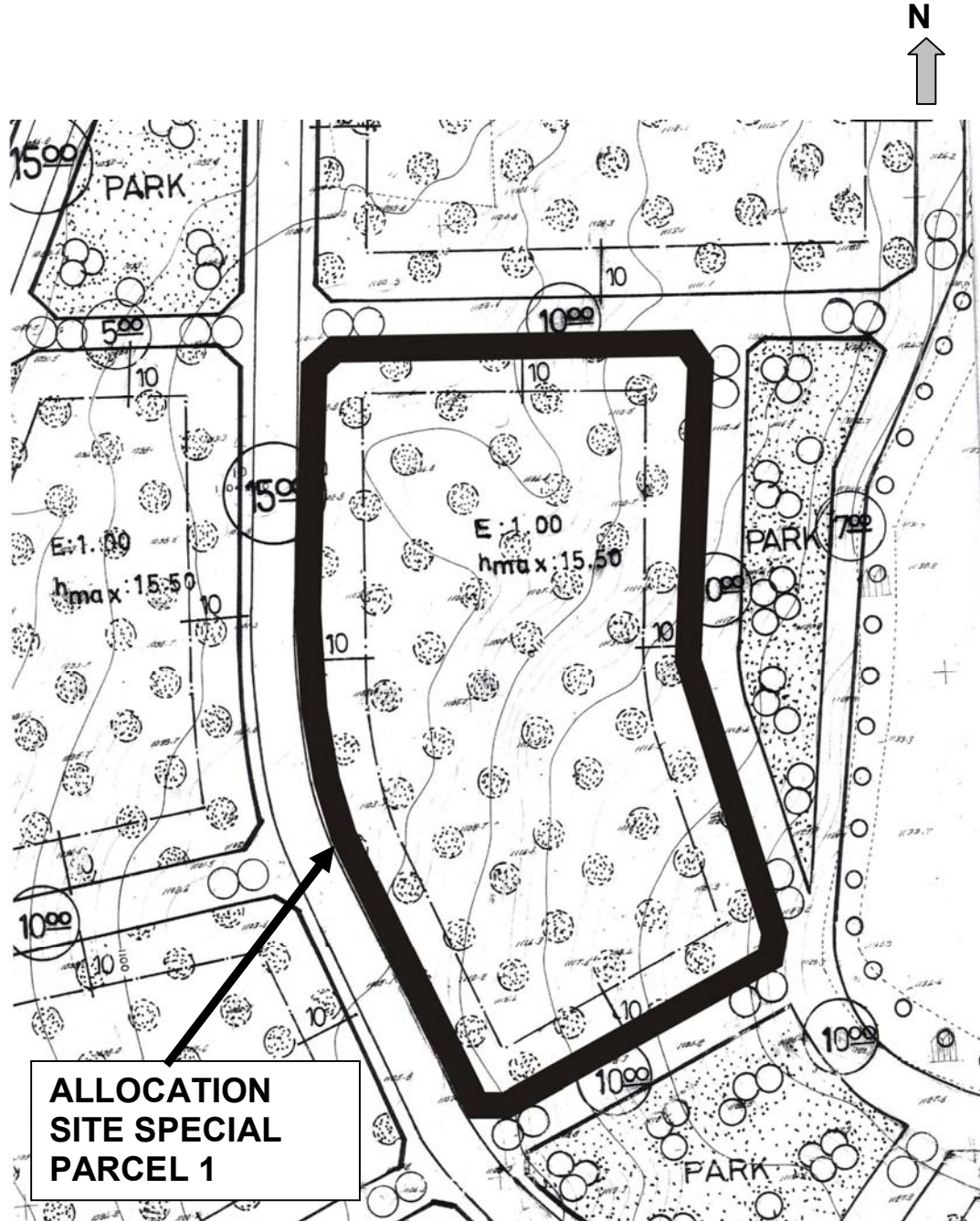
PROVINCE: Nevşehir SUB-PROVINCE: Kozaklı VILLAGE/: Buruncuk NEIGHBOURHOOD:  
Bozoğlan



1/5.000 SCALE KOZAKLI VILLAGE (NEVŞEHİR) MASTER PLAN

# NEVŞEHİR KOZAKLI THERMAL TOURISM CENTER

PROVINCE: Nevşehir SUB-PROVINCE: Kozaklı VILLAGE/: Buruncuk NEIGHBOURHOOD: Bozoğlan



1/1.000 SCALE KOZAKLI (NEVŞEHİR) IMPLEMENTATION PLAN

## INFORMATION SHEET:

### ALLOCATION SITE

#### NEVŞEHİR KOZAKLI THERMAL TOURISM CENTER

**PROVINCE** : Nevşehir  
**SUB-PROVINCE** : Kozaklı  
**VILLAGE** : Buruncuk  
**NEIGHBOURHOOD** : Bozoğlan

**OWNERSHIP STATUS** : Treasury

### THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / DATE – NO.:

The Ministry of Finance / 07.06.2010 - 554

**ALLOCATION PERIOD** : 49 years

### PLANNING STATUS

**1/25.000** : Nevşehir Kozaklı Thermal Tourism Center Environment Master Plan  
(Approval Date: 25.08.2008 )

**1/5.000** : Kozaklı İlçesi ( Nevşehir) Nazım İmar Planı  
(Approval Date: 04.05.2005 )

**1/1.000** : Kozaklı / Nevşehir Revision Implementation Master Plan  
(Approval Date: 06.04.2007 )

**PLAN DECISION** : Tourism Facility Area

SPECIAL PARCEL	AREA (m <sup>2</sup> )	LAND USE STATUS	CONST. RATIO	H.MAX (mt.)	CAPACITY
1	11.765	Hotel	0,30	15.50	150 Beds

### INFRASTRUCTURE STATUS

Area subject to allocation is located in the boundaries of Kozaklı Municipality, Yaylabağı Village and placed 2.5 km. to the city center.

Urban infrastructure such as drinking and usage water, sewage system, telecommunication, electricity etc. does not exist in the plot. Urban infrastructure services shall be realized by the municipality, the related public institutions and/or the investors or the required financial contribution shall be made.

## **EXPLANATION AND GENERAL CONDITIONS**

1) The special parcel number 1 subject to allocation is composed 659 plot of; 1 parcel of approximately 2.945,58 m<sup>2</sup> area, approximately 2.939,56 m<sup>2</sup> area of 2 parcel, approximately 2.937,99 m<sup>2</sup> area of 3 parcel and, approximately 2.941,80 m<sup>2</sup> area of 4 parcel. The required leaving, subdivision, and joining in the special parcel number 1 shall be done by the investor during the preliminary phase.

2) The area of the allocation land is given approximately. The Definite Allocation is going to be realized after the required leaving, subdivision, and joining by 18<sup>th</sup> item application according to the plots and land arrangements of the Development Law number 3194 has been done by the investor.

3) In case of building cure center, health and thermal facility besides the accommodation facility, the closed construction area shall be submitted to the Ministry with the site plan. In addition to the rent value, the cost of these closed areas shall be added to the rent.

4) In case of a thermal accommodation facility together with thermal facility is realized on the special parcel subject to allocation number 1;

- a) For all kinds of geothermal application; Law of Geothermal Springs and Natural Mineral Waters which was published in Official Gazette in 13.06.2007 with 26551 number and Application Regulations are going to be applied.
- b) All requirements for facility and management permissions are going to be taken by completing the requirements in the regulation of thermal springs operated by the Ministry of Health which was published in Official Gazette in 24.07.2001 with 24472 number.

5) The parcel subject to allocation shall take Tourism Investment and Tourism Management Certificate according to article 29 of the *Regulations Regarding Certification and Qualifications of Tourism Facilities*.

6) Taking all the required visions and making the study placed within the Environment Master Plan in scale of 1/25.000 and in the development law shall be done by the investor.

7) The application is going to be done by determining the facility class with the scope of "*Regulations Regarding Certification and Qualifications of Tourism Facilities*". Total investment cost and definite letter of guarantee unlimited time, which is calculated according to the formula given below is shown in the table:

**Total investment cost = Bed capacity x unit cost of 2010 year according to type of the facility**  
**Definite letter of guarantee unlimited in time = Total investment cost X 5 %**

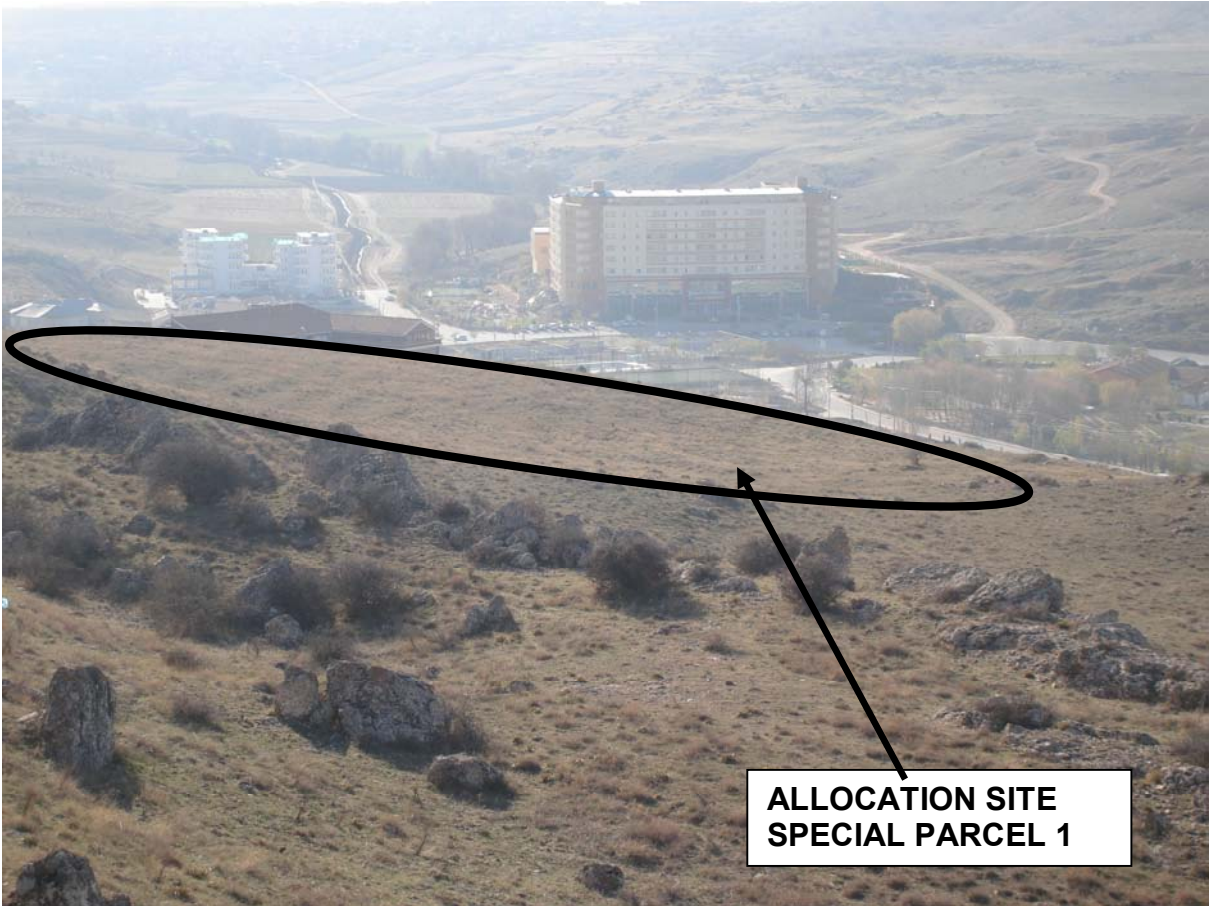
<b>SORT AND TYPE OF FACILITY</b>	<b>UNIT COST (TL/Bed)</b>	<b>CAPACITY (Bed)</b>	<b>TOTAL INVESTMENT COST (TL)</b>	<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)</b>
4 Star Hotel	57.133,00	150	8.569.950,00	428.497,50
3 Star Hotel	42.368,00		6.355.200,00	317.760,00

**NEVŞEHİR KOZAKLI THERMA TOURISM CENTER**

**PROVINCE:** Nevşehir **SUB-PROVINCE:** Kozaklı **VILLAGE/:** Buruncuk **NEIGHBOURHOOD:** Bozoğlan



**ALLOCATION SITE  
SPECIAL PARCEL 1**

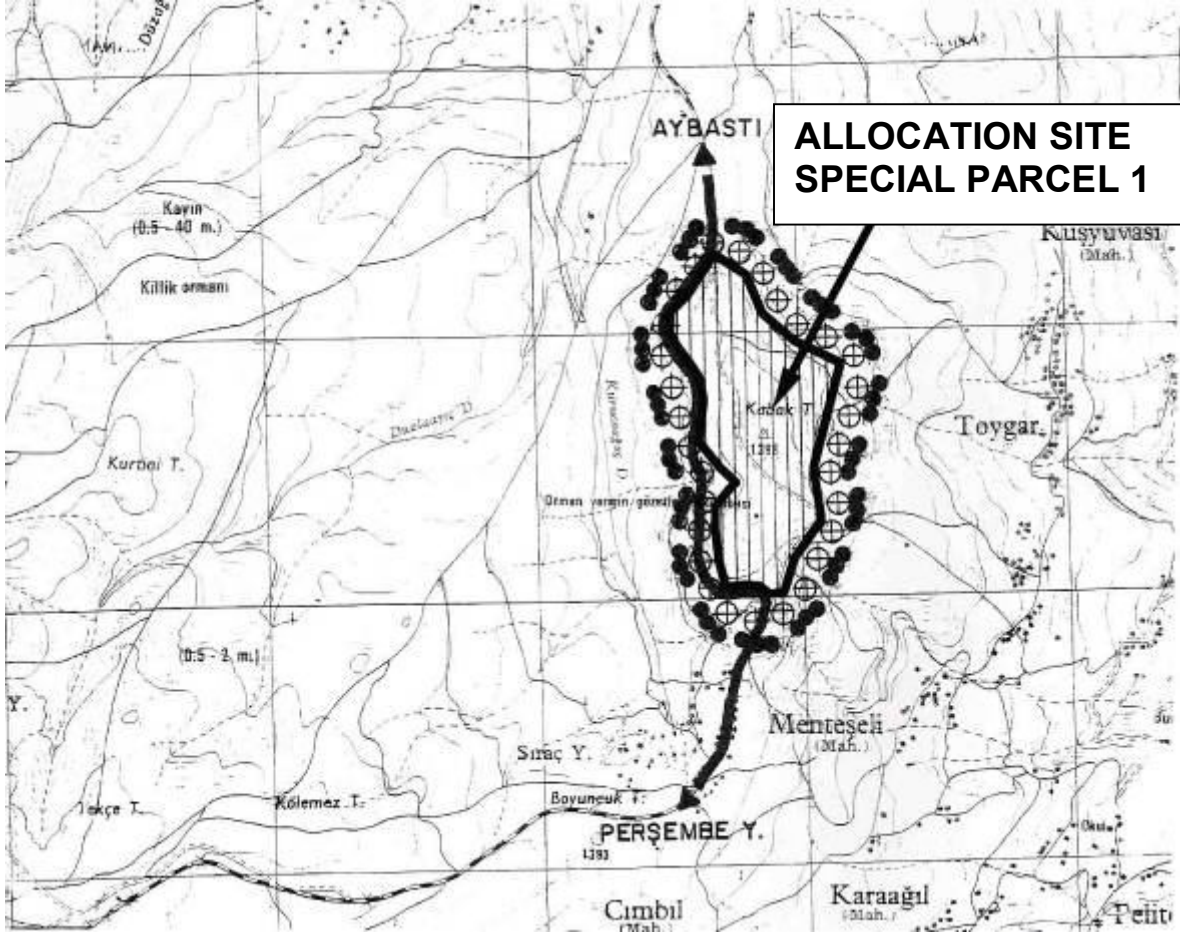


**ALLOCATION SITE  
SPECIAL PARCEL 1**

# ORDU AYBASTI TOYGAR KABAKTEPE TOURISM CENTER

PROVINCE: Ordu SUB-PROVINCE: Aybastı SUB-PROVINCE: Toygar Village LOCATION: Kabaktepe

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1/25.000 SCALE ORDU AYBASTI TOYGAR KABAKTEPE TOURISM CENTER ENVIRONMENT MASTER PLAN

## INFORMATION SHEET:

### ALLOCATION SITE

#### ORDU AYBASTI TOYGAR KABAKTEPE TOURISM CENTER

**PROVINCE** : Ordu  
**SUB-PROVINCE** : Aybastı  
**TOWN** : Toygar Köyü  
**LOCATION** : Kabaktepe

**OWNERSHIP STATUS** : Forest

### THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / DATE – NO.:

The Ministry of Environment and Forestry / 10.05.2006-292

**ALLOCATION PERIOD** : 49 Years

### PLANNING STATUS

**1/25.000 SCALE** : Ordu Aybastı Toygar Kabaktepe Tourism Center Environment Master Plan  
(Approval Date: 04.01.2007)

**PLAN DECISION** :Tourism Facility Area

<b>SPECIAL PARCEL</b>	<b>AREA (m<sup>2</sup>)</b>	<b>LAND USE STATUS</b>	<b>CONST. RATIO</b>	<b>NO. OF STOREYS</b>	<b>CAPACITY</b>
1	367.200	Rural Tourism Facility Or Holiday Village Or Plateu House	0.30	3	250 beds

### INFRASTRUCTURE STATUS

The area subject to allocation is located at an 11 km. distance from Aybastı District. Serving and drinking water, and sewage system do not exist in the parcel.

Water and sewage system do not exist in the parcel. Urban infrastructure services that is inefficient for the requirements or which require shall be realized by municipality, the related public institutions and/or the investors or the required financial contribution shall be made.

The operation and management of the treatment plant for wastewater of the facilities to be constructed on Special Parcel No 1 must be obligatory. Bulding Occupation Permission shall not be granted before the mentioned wastewater treatment is realized.

### EXPLANATION AND GENERAL CONDITIONS

1) All buildings on Special Parcel No 1 shall be constructed of wooden and Stone materials in compliance with traditional local environment. The facades shall comply with this condition. Stone material shall be used for terracing and garden walls.

2) Master Plan in scale of 1/5.000 and Implementation Plan in scale of 1/1.000 consistent with the Environment Master Plan in scale of 1/25.000 are going to be prepared by the investor according to the Tourism Incentive Law and Regulations of the Implementation Plan Preparation in the "Culture and Tourism Conservation and Development Regions and Tourism Centers;" and according to the development statute, and are going to be submitted for the approval of the Ministry.

3) The area sizes subject to the allocation have been given approximately. The exact area of the parcel is going to be determined after the procedures of subdivision leaving etc. according the Implementation plan in scale of 1/1000, and the definite allocations going to be realized afterwards.

4) The parcel subject to allocation shall take Tourism Investment and Tourism Management Certificate according to the *Regulations Regarding Certification and Qualifications of Tourism Facilities*.

5) According to the Act 5761 enacted in 15.05.2008 as an Amendment to the law 2634 "the construction ratio on the forest allocation land shall not exceed this ratio 0,30 (E).

6) Local endemis and natural vegetation special to the environment shall be protected.

7) Within the scope of the 8<sup>th</sup> article of the Tourism Incentive Law numbered 2634; the plantation fee which is the 3 times bigger area of the land subject to allocation and the maintenance fee of this area for 3 years have to be paid in the account of General Directorate of Forest by the investor and it will be kept as revenue in order to be used for the plantation and maintenance works; and the value of income is kept as subsidy. Otherwise tourism investment or management license is not going to be given to the investor.

8) Forestry Peasant Development Revenue shall be taken for once only and it shall be entered as receipt to the budget as per the article 5 of the Provisions and Procedures Corresponding the Forestry Peasants Development Services published in the Official Gazette dated 31/12/2005 and no. 26040. The Forestry Peasant Development Revenue is at amount of 3% (tree percent) of the part of the total project which is located in the forest area.

In addition in the event of a change in type, sort or capacity of the facility, the cost to be calculated according to the unit costs in the date of issuing the investment or operation certificate shall be paid each time.

9) The application is going to be done by determining the facility class with the scope of "*Regulations Regarding Certification and Qualifications of Tourism Facilities*". Total investment cost and definite letter of guarantee unlimited time, which is calculated according to the formula given below is shown in the table:

**Total investment cost = Bed capacity X Unit cost of 2011 year according to type of the facility**  
**Definite letter of guarantee unlimited in time = Total investment cost X 5 %**

SORT AND TYPE OF FACILITY	UNIT COST (TL/Bed)	CAPACITY (Bed)	TOTAL INVESTMENT COST (TL)	DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)
Rural Tourism Facility	13.430,00	250	3.357.500,00	167.875,00
4 Star Holiday Village	35.625,00		8.906.250,00	445.312,50

- **Unit price for Rural Tourism Facility (PlateuHouse) is Pension**

# ORDU AYBASTI TOYGAR KABAKTEPE TOURISM CENTER

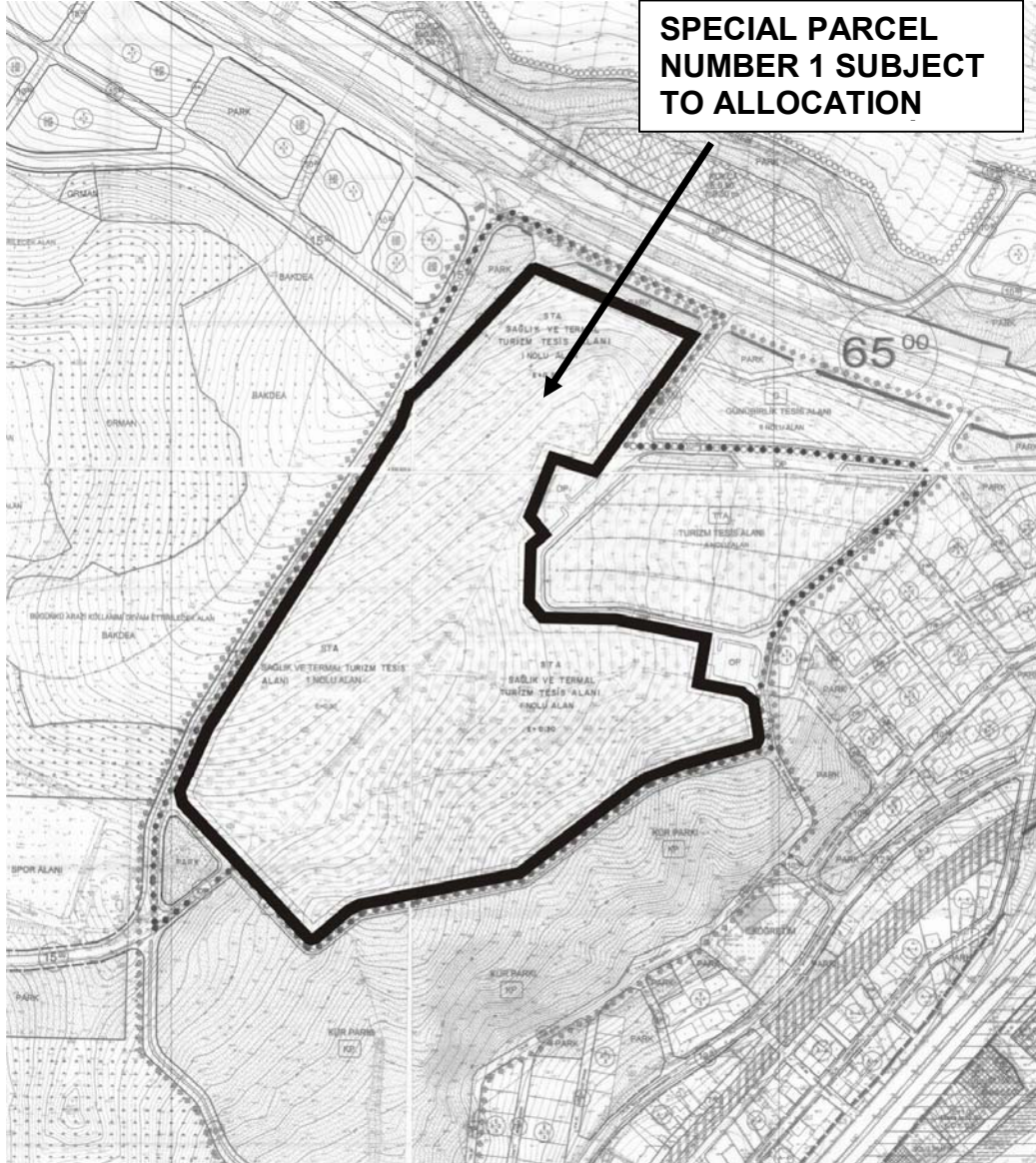
PROVINCE: Ordu SUB-PROVINCE: Aybastı SUB-PROVINCE: Toygar Köyü LOCATION: Kabaktepe

## GENERAL VIEWS OF SPECIAL PARCEL 1



# SAMSUN HAVZA 25 MAYIS THERMAL TOURISM CENTER

PROVINCE : Samsun SUB-PROVINCE: Havza VILLAGE/NEIGHBOURHOOD: Yenimahalle  
LOCATION: Kilavuz



**1/1.000 SCALE SAMSUN HAVZA 25 MAYIS THERMAL TOURISM CENTER IMPLEMENTATION  
PLAN REVISION**

## INFORMATION SHEET:

### ALLOCATION SITE

#### SAMSUN HAVZA 25 MAYIS THERMAL TOURISM CENTER

**PROVINCE** : Samsun  
**SUB-PROVINCE** : Havza  
**VILLAGE/NEIGHBOURHOOD** : Yeni Mahalle  
**LOCATION** : Kılavuz

**OWNERSHIP STATUS** : Forest

### THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / DATE - NO.

The Ministry of Forestry / 26.06.1997-399

**ALLOCATION PERIOD** : 49 Years

### PLANNING STATUS

**1/1.000 SCALE** : Samsun Havza 25 Mayıs Thermal Tourism Center Implementation Plan  
(Approval Date: 07.08.1997)

**1/1.000 SCALE** : Samsun Havza 25 Mayıs Thermal Tourism Center Implementation Plan Note  
Revision  
(Approval Date: 23.10.2009)

**PLAN DECISION** : Health and Thermal Tourism Facility Area

SPECIAL PARCEL	CADASTRAL PARCEL	AREA (m <sup>2</sup> )	LAND USE STATUS	CONST. RATIO	MAX. HEIGHT (m)	CAPACITY
1	67	133.800	Hotel	0,30	17,00	500 beds

### INFRASTRUCTURE STATUS

Samsun Havza 25 Mayıs Thermal Tourism Center is located on the Samsun Ankara Highway, and the parcel subject to allocation is located on the junction of Samsun Ankara Highway and Vezirköprü County Road.

Subject parcel of allocation is located within the borderline of Havza Municipality. The roads in the Implementation Plan haven't been constructed yet. They are going to be paved by Havza Municipality as soon as the allocation is realized. Subject parcel of allocation does not have water system and sewage system. Sewage system, drinking water facility and purification plant will be built urgently by Havza Municipality as soon as the allocation is realized.

According to said parcel in the area is placed near to the Sub-Province electricity-system energy transmission line information that is obtained from Yeşilirmak Electricity Distribution Inc. Co. depending on Samsun Institution Havza Establishment Head-engineering. The existing tension-lines are inefficient and the energy necessity can be provided by building a middle tension-line and transformer facility. The distances of No.25 and No.27 type of utility poles and of No.6 energy cabin to the region are 500 mt, 1.300 mt and 1.000 mt respectively. 31.5 kw middle tension-line exists in all the parcels, and it is possible to build energy transmission line transformer facility by using No.6 energy cabin in order to supply the requirement of the area subject to the allocation.

## **EXPLANATION AND GENERAL CONDITIONS**

1) The special parcel subject to allocation is composed of the part of approximately 133.800 m<sup>2</sup> of the cadastral parcel no. 67 with an area of approximately 554.040 m<sup>2</sup>. The actual area sizes shall be determined after the parcellation following the required processes such as, subdivision leaving etc. to be prepared by the investor in line with the in scale of 1/1.000 Implementation Plan. The definite allocation shall be realized thereafter.

2) 4 lt/ sec. Thermal water is allocated to tourism center and thermal investment area by Samsun Governor.

3)

- a) For all kinds of geothermal application; Law of Geothermal Springs and Natural Mineral Waters which was published in Official Gazette in 13.06.2007 with 26551 number and Application Regulations are going to be applied.
- b) All requirements for facility and management permissions are going to be taken by completing the requirements in the regulation of thermal springs operated by the ministry of health which was published in Official Gazette in 24.07.2001 with 24472 number.

4) The parcel subject to allocation shall take Tourism Investment and Tourism Management Certificate according to article 29 of the *Regulations Regarding Certification and Qualifications of Tourism Facilities*.

5) In case of building cure center, health and thermal facility besides the accommodation facility, the closed construction area shall be submitted to the Ministry with the site plan. In addition to the rent value, the cost of these closed areas shall be added to the rent.

6) According to the Act 5761 enacted in 15.05.2008 as an Amendment to the law 2634 “the construction ratio on the forest allocation land shall not exceed this ratio 0,30 (E).

7) Within the scope of the 8<sup>th</sup> article of the Tourism Incentive Law numbered 2634; the plantation fee which is the 3 times bigger area of the land subject to allocation and the maintenance fee of this area for 3 years have to be paid in the account of General Directorate of Forest by the investor and it will be kept as revenue in order to be used for the plantation and maintenance works; and the value of income is kept as subsidy. Otherwise tourism investment or management license is not going to be given to the investor.

8) Forestry Peasant Development Revenue shall be taken for once only and it shall be entered as receipt to the budget as per the article 5 of the Provisions and Procedures Corresponding the Forestry Peasants Development Services published in the Official Gazette dated 31/12/2005 and no. 26040. The Forestry Peasant Development Revenue is at amount of 3% (tree percent) of the part of the total project which is located in the forest area.

In addition in the event of a change in type, sort or capacity of the facility, the cost to be calculated according to the unit costs in the date of issuing the investment or operation certificate shall be paid each time.

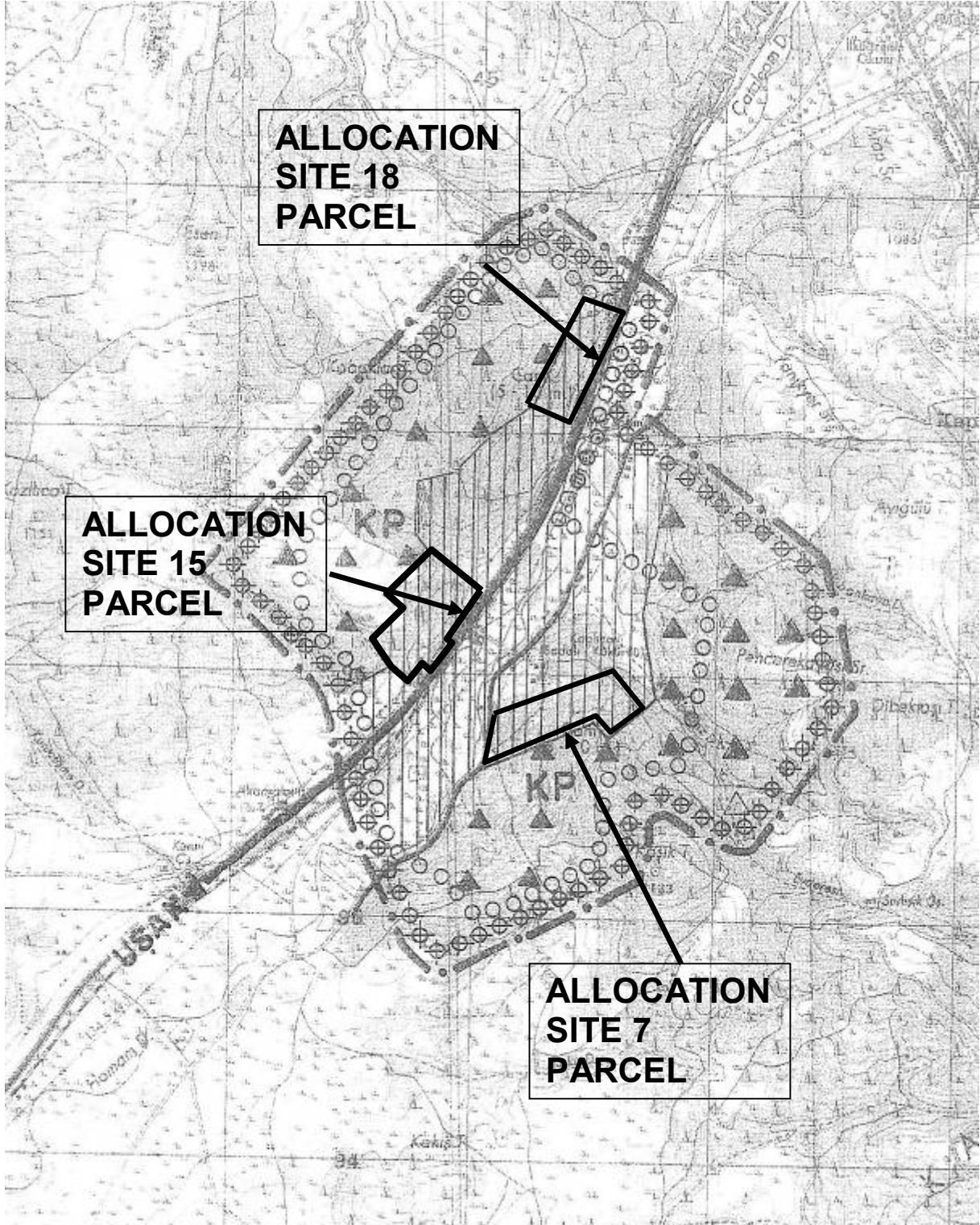
9) The application is going to be done by determining the facility class with the scope of “*Regulations Regarding Certification and Qualifications of Tourism Facilities*”. Total investment cost and definite letter of guarantee unlimited time, which is calculated according to the formula given below is shown in the table:

**Total investment cost = Bed capacity X Unit cost of 2011 year according to type of the facility**  
**Definite letter of guarantee unlimited in time = Total investment cost X 5 %**

<b>SORT OF FACILITY</b>	<b>UNIT COST (TL/Bed)</b>	<b>CAPACITY (Bed)</b>	<b>TOTAL INVESTMENT COST (TL)</b>	<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)</b>
5 Star Hotel	82.680,00	500	41.340.000,00	2.067.000,00
4 Star Hotel	57.133,00		28.566.500,00	1.428.325,00

# UŞAK BANAZ HAMAMBOĞAZI THERMAL TOURISM CENTER

PROVINCE: Uşak SUB-PROVINCE: Banaz VILLAGE/NEIGHBOURHOOD: Hasanköy

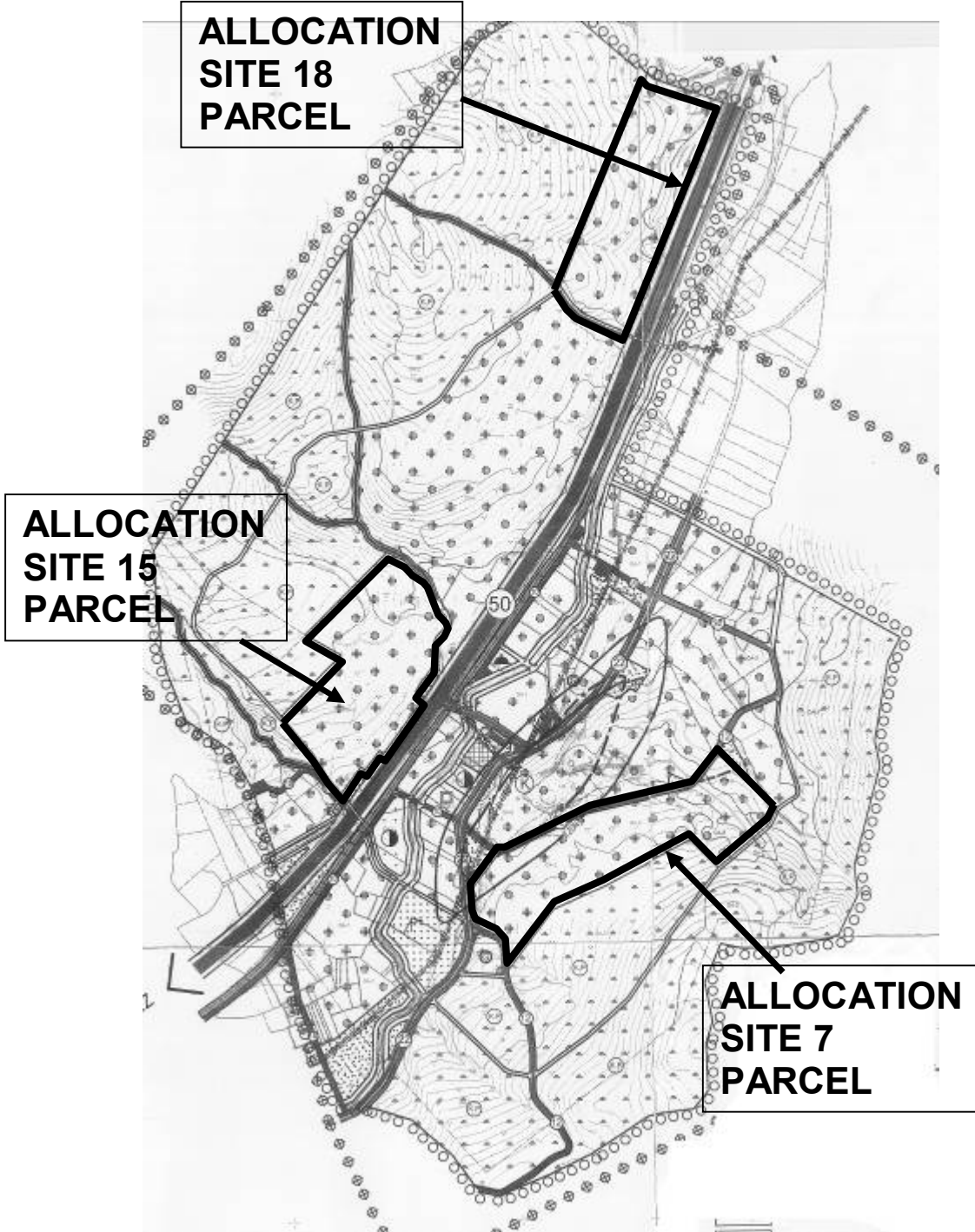


1/25.000 SCALE UŞAK BANAZ HAMAMBOĞAZI THERMAL TOURISM CENTER ENVIRONMENT  
MASTER PLAN REVISION

# UŞAK BANAZ HAMAMBOĞAZI THERMAL TOURISM CENTER

PROVINCE: Uşak SUB-PROVINCE: Banaz VILLAGE/NEIGHBOURHOOD: Hasanköy

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1/5.000 SCALE UŞAK BANAZ HAMAMBOĞAZI THERMAL TOURISM CENTER MASTER PLAN

## INFORMATION SHEET:

### ALLOCATION SITE

#### UŞAK BANAZ HAMAMBOĞAZI THERMAL TOURISM CENTER

PROVINCE : Uşak  
SUB-PROVINCE : Banaz  
VILLAGE : Hasanköy

**OWNERSHIP STATUS** : Forest

### THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / DATE - NO.

The Ministry of Environment and Forestry / 22.06.2004-262

**ALLOCATION PERIOD** : 49 Years

### PLANNING STATUS

**1/25.000 SCALE** : Uşak Banaz Hamamboğazi Thermal Tourism Center Environment Master Plan Revision  
(Approval Date: 18.12.2006)  
**1/25.000 SCALE** : Uşak Banaz Hamamboğazi Thermal Tourism Center Environment Master Plan Revision  
(Approval Date: 23.10.2009)  
**1/5.000 SCALE** : Uşak Banaz Hamamboğazi Thermal Tourism Center Master Plan  
(Approval Date: 18.12.2006)  
**1/5.000 SCALE** : Uşak Banaz Hamamboğazi Thermal Tourism Center Master Plan  
(Approval Date: 23.10.2009)  
**1/1.000 SCALE** : Uşak Banaz Hamamboğazi Thermal Tourism Center Implementation Plan  
(Approval Date: 18.12.2006)  
**1/1.000 SCALE** : Uşak Banaz Hamamboğazi Thermal Tourism Center Implementation Plan  
(Approval Date: 23.10.2009)

**PLAN DECISION** : Tourism Facility Area

SPECIAL PARCEL	AREA (m <sup>2</sup> )	LAND USE STATUS	CONST. RATIO	CAPACITY
7	107.000	Hotel	0,30	300 Beds
15	100.600	Hotel	0.30	300 Beds
18	96.000	Hotel	0.30	300 Beds

### INFRASTRUCTURE STATUS

Uşak Banaz Hamamboğazi Thermal Tourism Center placed in Afyonkarahisar city, on Uşak city road and had a distance 7 km to Banaz city center.

Subject parcels of allocation are located within the borderline of Banaz Municipality. The existing infrastructure in the settlement area is going to be used. Urban infrastructure services that are inefficient for the requirements shall be realized by The Municipality, the related public institutions and/or the investors or the required financial contribution shall be made.

## **EXPLANATION AND GENERAL CONDITIONS**

1) The exact area of the allocation land is going to be determined by the Master Plan in scale of 1/5.000 and Implementation Plan in scale of 1/1.000 and the definite allocation is going to be realized after this.

2) In case of a thermal accomodation facilities together with thermal facilities are realized on the special parcels subject to allocation number 7-15-18;

a) For all kinds of geothermal application; Law of Geothermal Springs and Natural Mineral Waters which was published in Official Gazette in 13.06.2007 with 26551 number and Application Regulations are going to be applied.

b) All requirements for facility and management permissions are going to be taken by completing the requirements in the regulation of thermal springs operated by the ministry of health which was published in Official Gazette in 24.07.2001 with 24472 number.

3) The parcel subject to allocation shall take Tourism Investment and Tourism Management Certificate according to article 29 of the *Regulations Regarding Certification and Qualifications of Tourism Facilities*.

4) In case of building cure center, health and thermal facility besides the accommodation facility, the closed construction area shall be submitted to the Ministry with the site plan. In addition to the rent value, the cost of these closed areas shall be added to the rent.

5) The area subject to the allocation is situated in the areas "Preventive Area-1 (ÖA1)", "Preventive Area-2 (ÖA2)", "Preventive Area-3 (ÖA3)" in the map of appropriateness of the settlement. The applications shall be made according to the clauses of the "Geological Conditions" of approved plan.

6) According to the Act 5761 enacted in 15.05.2008 as an Amendment to the law 2634 "the construction ratio on the forest allocation land shall not exceed this ratio 0,30 (E).

7) Within the scope of the 8<sup>th</sup> article of the Tourism Incentive Law numbered 2634; the plantation fee which is the 3 times bigger area of the land subject to allocation and the maintenance fee of this area for 3 years have to be paid in the account of General Directorate of Forest by the investor and it will be kept as revenue in order to be used for the plantation and maintenance works; and the value of income is kept as subsidy. Otherwise tourism investment or management license is not going to be given to the investor.

8) Forestry Peasant Development Revenue shall be taken for once only and it shall be entered as receipt to the budget as per the article 5 of the Provisions and Procedures Corresponding the Forestry Peasants Development Services published in the Official Gazette dated 31/12/2005 and no. 26040. The Forestry Peasant Development Revenue is at amount of 3% (tree percent) of the part of the total project which is located in the forest area.

In addition in the event of a change in type, sort or capacity of the facility, the cost to be calculated according to the unit costs in the date of issuing the investment or operation certificate shall be paid each time.

9) The application is going to be done by determining the facility class with the scope of "*Regulations Regarding Certification and Qualifications of Tourism Facilities*". Total investment cost and definite letter of guarantee unlimited time, which is calculated according to the formula given below is shown in the table:

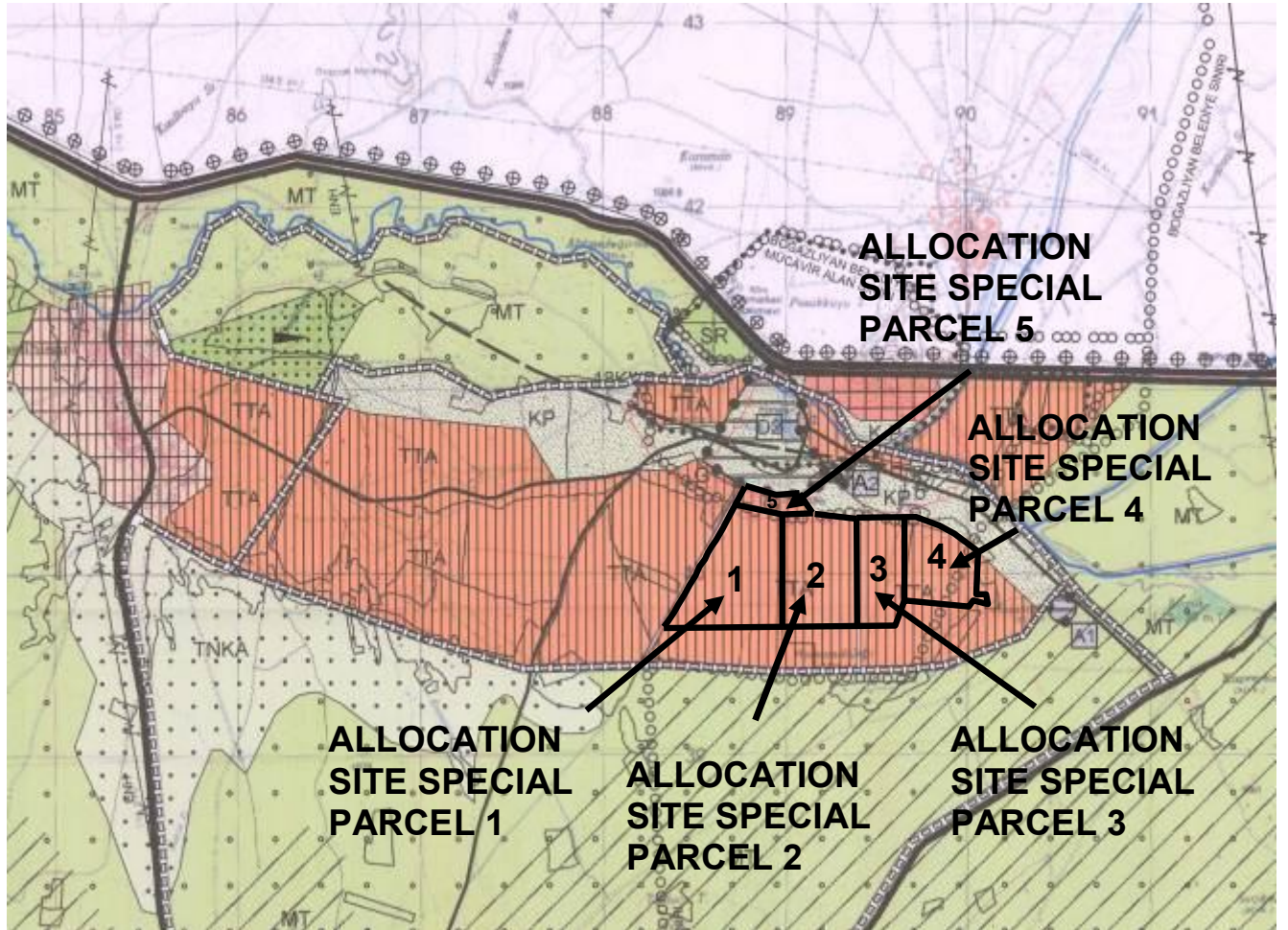
**Total investment cost = Bed capacity X Unit cost of 2011 year according to type of the facility**  
**Definite letter of guarantee unlimited in time = Total investment cost X 5 %**

<b>SORT OF FACILITY</b>	<b>UNIT COST (TL/Bed)</b>	<b>CAPACITY (Bed)</b>	<b>TOTAL INVESTMENT COST (TL)</b>	<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)</b>
4 Star Hotel	57.133,00	300	17.139.900,00	856.995,00
3 Star Hotel	42.368,00		12.710.400,00	635.520,00

# YOZGAT BOĞAZLIYAN BAHARİYE THERMAL TOURISM CENTER

PROVINCE: Yozgat SUB-PROVINCE: Boğazlıyan VILLAGE/NEIGHBOURHOOD: Bahariye  
LOCATION: Hamambaşı

N



1/25.000 SCALE YOZGAT BOĞAZLIYAN BAHARİYE THERMAL TOURISM CENTER  
ENVIRONMENT MASTER PLAN

## INFORMATION SHEET:

### ALLOCATION SITE

#### YOZGAT BOĞAZLIYAN BAHARİYE THERMAL TOURISM CENTER

**PROVINCE** : Yozgat  
**SUB-PROVINCE** : Boğazlıyan  
**VILLAGE/NEIGHBOURHOOD** : Bahariye  
**LOCATION** : Hamambaşı

**OWNERSHIP STATUS** : Treasury

### THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / DATE - NO.

The Ministry of Finance / 03.09.2008-893

**ALLOCATION PERIOD** : 49 Years (Tourism Facility Area)  
20 Years (Daily-Use Facility Area)

### PLANNING STATUS

**1/25.000 SCALE** : Yozgat Boğazlıyan Bahariye Thermal Tourism Center Environment Master Plan  
(Approval Date: 25.08.2008)

**PLAN DECISION** : Tourism Facility Area  
Daily-Use Facility Area

SPECIAL PARCEL	AREA (m <sup>2</sup> )	LAND USE STATUS	CONST. RATIO	CAPACITY
1	315.000	Hotel	0,80	500 Beds
2	240.000	Hotel	0,80	500 Beds
3	140.000	Hotel	0,80	350 Beds
4	170.000	Hotel	0,80	350 Beds
5	38.000	Daily-Use Facility Area	0,40	15.200 m <sup>2</sup> Closed Construction Area

If the thermal cure establishment is built within the accomodation establishment the Construction Ratio will be applied as 0.90.

## **INFRASTRUCTURE STATUS**

The sites subject to allocation are placed on road between Yenifakılı sub-province and Boğazlıyan sub- province. The infrastructure in the settlement area is not available. Urban infrastructure services that are inefficient for the requirements shall be realized by the Municipality, the related public institutions and/or the investors or the required financial contribution shall be made.

There is hot water source of 33 °C temperature and 300 lt./sec. flow in the immovables subject to the allocation exist Yozgat Boğazlıyan Bahariye Cavlak Thermal Tourism Center. Moreover a geothermal source having 35,5 °C temperature and 100 lt./sec. flow is assured from two hot water wellbores that was probed by the Boğazlıyan Municipality in the area.

## **EXPLANATION AND GENERAL CONDITIONS**

1) The special parcel 5 subject to the allocation is located in the boundaries of the contiguous areas of Boğazlıyan Municipality.

2) Master Plan in scale of 1/5.000 and Implementation Plan in scale of 1/1.000 consistent with the Environment Master Plan in scale of 1/25.000 are going to be prepared by the investor according to the Tourism Incentive Law and Regulations of the Implementation Plan Preparation in the "Culture and Tourism Conservation and Development Regions and Tourism Centers"; and according to the development statute, which are going to be submitted for the approval of the Ministry.

3) All the opinions that have to be taken and the surveys that has to be done determined in the Master Plan in scale of 1/5.000 and Implementation Plan in scale of 1/1.000 and in the development statute, are going to be done by the investor for the subject to allocation.

4) The maximum number of floors and building height are going to be determined in the sub scale plans.

5) The parcels are composed of cadastral parcel number 1527 and the area sizes subject to the allocation have been given approximately. The exact area of the parcel is going to be determined after the procedures of subdivision leaving etc. according to the Master Plan in scale of 1/5.000 and the Implementation plan in scale of 1/1000, and the definite allocations going to be realized afterwards.

6) The special parcels subject to allocation 1-2-3-4 are made on the thermal accommodation facilities;

- a) For all kinds of geothermal application; Law of Geothermal Springs and Natural Mineral Waters which was published in Official Gazette in 13.06.2007 with 26551 number and Application Regulations are going to be applied.
- b) All requirements for facility and management permissions are going to be taken by completing the requirements in the regulation of thermal springs operated by the Ministry of Health which was published in Official Gazette in 24.07.2001 with 24472 number.

7) The parcel subject to allocation shall take Tourism Investment and Tourism Management Certificate according to article 29 of the *Regulations Regarding Certification and Qualifications of Tourism Facilities*.

8) In case of building cure center on the parcels1-2-3-4 subject to allocation, health and thermal facility besides the accommodation facility, the closed construction area shall be submitted to the Ministry with the site plan.

The closed areas of the daily use facilities on the parcels 5 subject to allocation shall be submitted to the Ministry with the site plan.

In addition to the rent value, the cost of these closed areas shall be added to the rent. In addition to the rent value, the cost of these closed areas shall be added to the rent.

9) In addition to the units belonging to the cure center, use facilities such as restaurant, kitchen, shower bath, sports may be constructed in the special parcel no. 5

10) The Soil Protection Projects in accordance with Soil Conservation Law should be prepared and approved and the implementation should be made according to these projects before the tourism facilities are realized on the parcels subject to the allocation.

11) All the opinions that have to be taken and the surveys that has to be done determined in the Environment Master Plan in scale of 1/25.000 and in the development statute, are going to be done by the investor for the subject to allocation.

12) The application is going to be done by determining the facility class and type with the scope of "Regulations Regarding Certification and Qualifications of Tourism Facilities". Total investment cost and definite letter of guarantee unlimited time, which is calculated according to the formula given below is shown in the table:

**Total investment cost = Bed capacity X Unit cost of 2011 year according to type of the facility**  
**Definite letter of guarantee unlimited in time = Total investment cost X 5 %**

SORT AND TYPE OF FACILITY	UNIT COST (TL/Bed)	CAPACITY (Bed)	TOTAL INVESTMENT COST (TL)	DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)
4 Star Hotel	57.133,00	500	28.566.500,00	1.428.325,00
3 Star Hotel	42.368,00		21.184.000,00	1.059.200,00

SORT AND TYPE OF FACILITY	UNIT COST (TL/Bed)	CAPACITY (Bed)	TOTAL INVESTMENT COST (TL)	DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)
4 Star Hotel	57.133,00	350	19.996.550,00	999.827,50
3 Star Hotel	42.368,00		14.828.800,00	741.440,00

<b>Special Parcel</b>	<b>5</b>
<b>Total Area (m<sup>2</sup>)</b>	<b>38.000 m<sup>2</sup></b>
<b>TOTAL INVESTMENT COST (TL)</b>	<b>418.000 TL</b>
<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)</b> <b>(Total Investment Cost X %5)</b>	<b>20.900 TL</b>

Closed Area Unit Cost : 5.320 TL/m<sup>2</sup>  
Open Area Unit Cost : 11 TL/m<sup>2</sup>

- **The maximum closed area of the Special Parcel number 5 is 15.200 m<sup>2</sup> in the Implementation Plan.**
- The closed areas of the daily use facilities on the parcel subject to allocation shall be submitted to the Ministry with the site plan during the preliminary permit. The investment cost shall be re-calculated for the closed areas in the site plan and shall be added to the total investment cost and the definite letter of guarantee in time shall be revised.

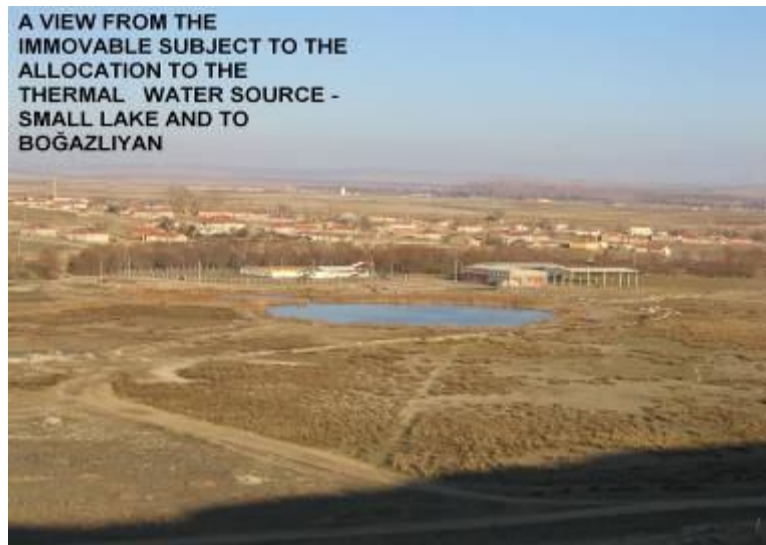
# YOZGAT BOĞAZLIYAN BAHARİYE THERMAL TOURISM CENTER

**PROVINCE:** Yozgat **SUB-PROVINCE:** Boğazlıyan **VILLAGE/NEIGHBOURHOOD:** Bahariye  
**LOCATION:** Hamambaşı



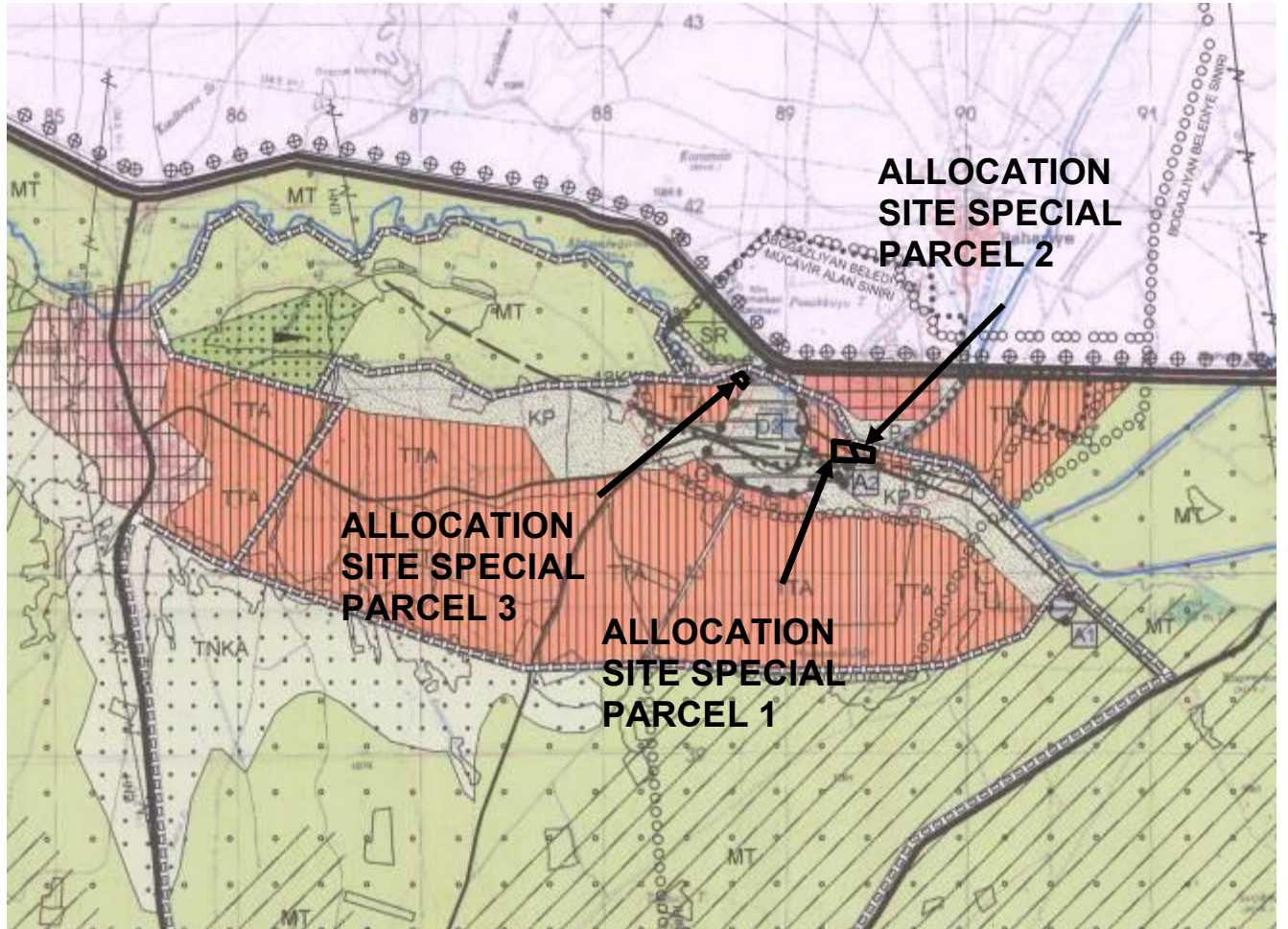
# YOZGAT BOĞAZLIYAN BAHARİYE THERMAL TOURISM CENTER

**PROVINCE:** Yozgat **SUB-PROVINCE:** Boğazlıyan **VILLAGE/NEIGHBOURHOOD:** Bahariye  
**LOCATION:** Hamambaşı



# YOZGAT BOĞAZLIYAN BAHARİYE THERMAL TOURISM CENTER

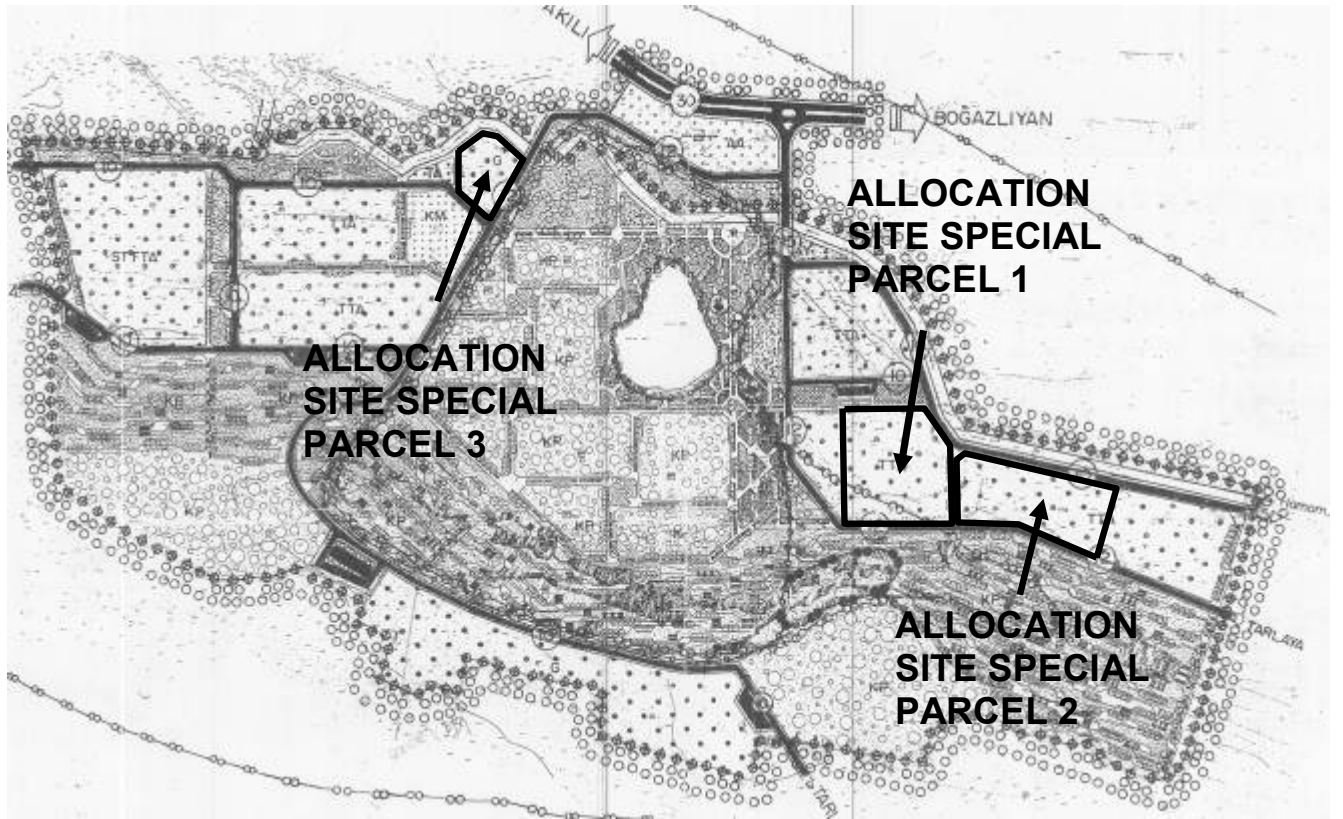
PROVINCE: Yozgat SUB-PROVINCE: Boğazlıyan VILLAGE/NEIGHBOURHOOD: Bahariye  
LOCATION: Cavlak



1/25.000 SCALE YOZGAT BOĞAZLIYAN BAHARİYE THERMAL TOURISM CENTER  
ENVIRONMENT MASTER PLAN

# YOZGAT BOĞAZLIYAN BAHARİYE THERMAL TOURISM CENTER

PROVINCE: Yozgat SUB-PROVINCE: Boğazlıyan VILLAGE/NEIGHBOURHOOD: Bahariye  
LOCATION: Cavlak



1/5.000 SCALE BOĞAZLAYAN-BAHARİYE CAVLAK (YOZGAT) THERMAL TOURISM CENTER  
MASTER PLAN

## INFORMATION SHEET:

### ALLOCATION SITE

#### YOZGAT BOĞAZLIYAN BAHARİYE THERMAL TOURISM CENTER

**PROVINCE** : Yozgat  
**SUB-PROVINCE** : Boğazlıyan  
**VILLAGE/NEIGHBOURHOOD** : Bahariye  
**LOCATION** : Cavlak

**OWNERSHIP STATUS** : Treasury

### THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / DATE - NO.

The Ministry of Finance / 23.09.2010-893

**ALLOCATION PERIOD** : 49 Years (Tourism Facility Area)  
20 Years (Daily-Use Facility Area)

### PLANNING STATUS

**1/25.000 SCALE** : Yozgat Boğazlıyan Bahariye Thermal Tourism Center Environment Master Plan  
(Approval Date: 25.08.2008)  
**1/5.000 SCALE** : Boğazlıyan-Bahariye Cavlak (Yozgat) Thermal Tourism Center Master Plan  
(Approval Date: 02.07.2001)  
**1/1.000 SCALE** : Boğazlıyan-Bahariye Cavlak (Yozgat) Thermal Tourism Center Implementation  
Plan  
(Approval Date: 18.07.2001)

**PLAN DECISION** : Tourism Facility Area  
Daily-Use Facility Area

SPECIAL PARCEL	LOT/ PARCEL	AREA (m <sup>2</sup> )	LAND USE STATUS	MAX. HEIGHT (m)	CONST. RATIO	CAPACITY
1	120/2 120/3	18.500	Hotel	17.00	0,45	300 Beds
2	121/1 121/2	15.000	Hotel	17.00	0,45	250 Beds
3	105/1	5.430	Daily-Use Facility Area	4.50	0,15	814 m <sup>2</sup> Closed Construction Area

### INFRASTRUCTURE STATUS

Special parcels of allocation are placed on between Yenifakılı subprovince and Boğazlıyan province roads. The infrastructure in the settlement area is not in use. Urban infrastructure services that are inefficient for the requirements shall be realized by the Municipality, the related public institutions and/or the investors or the required financial contribution shall be made.

There is hot water source having 33 °C temperature and 300 lt./sn. flow in the Yozgat Boğazlıyan Bahariye Cavlak Thermal Tourism Center where the immovables subject to the allocation exist. Moreover geothermal source having 35,5 °C temperature and 100 lt./sn. flow is assured from two hot water wellbores that was probed by the Boğazlıyan Municipality in the area.

### **EXPLANATION AND GENERAL CONDITIONS**

1) The subject to the allocation is located in the boundaries of the contiguous areas of Boğazlıyan Municipality.

2) Special parcel 1 of allocation is composed of lot number 120/2 and 120/3, special parcel 2 of allocation is composed of cadastral parcels 121/1 and 121/2, special parcel 3 of allocation is composed of lot 105/1 and surfaces areas of the special parcels have been given approximately. The exact area of the parcel is going to be determined after the procedures of subdivision leaving etc. according to the Master Plan in scale of 1/5.000 and the Implementation plan in scale of 1/1000, and the definite allocations going to be realized afterwards.

3) In case of a thermal accommodation facilities together with thermal facilities are realized on the special parcels subject to allocation number 1-2;

- a) For all kinds of geothermal application; Law of Geothermal Springs and Natural Mineral Waters which was published in Official Gazette in 13.06.2007 with 26551 number and Application Regulations are going to be applied.
- b) All requirements for facility and management permissions are going to be taken by completing the requirements in the regulation of thermal springs operated by the Ministry of Health which was published in Official Gazette in 24.07.2001 with 24472 number.

4) The parcel subject to allocation shall take Tourism Investment and Tourism Management Certificate according to article 29 of the *Regulations Regarding Certification and Qualifications of Tourism Facilities*.

5) In case of building cure center on the parcels 1-2 subject to allocation, health and thermal facility besides the accommodation facility, the closed construction area shall be submitted to the Ministry with the site plan.

The closed areas of the daily use facilities on the parcels 3 subject to allocation shall be submitted to the Ministry with the site plan.

In addition to the rent value, the cost of these closed areas shall be added to the rent. In addition to the rent value, the cost of these closed areas shall be added to the rent.

6) In addition to the units belonging to the cure center, use facilities such as restaurant, kitchen, shower bath, sports may be constructed in the special parcel no. 3

7) Among the parcels subject to allocation the parcel number 1 is placed in the II. Degree Natural Site Area. In this area before any physical intervention and construction and building permits, the opinion of the related Regional Conservation Council of Cultural and Natural Properties is going to be taken.

8) The application is going to be done by determining the facility class and type with the scope of "*Regulations Regarding Certification and Qualifications of Tourism Facilities*". Total investment cost and definite letter of guarantee unlimited time, which is calculated according to the formula given below is shown in the table:

**Total investment cost = Bed capacity X Unit cost of 2011 year according to type of the facility**  
**Definite letter of guarantee unlimited in time = Total investment cost X 5 %**

<b>SORT AND TYPE OF FACILITY</b>	<b>UNIT COST (TL/Bed)</b>	<b>CAPACITY (Bed)</b>	<b>TOTAL INVESTMENT COST (TL)</b>	<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)</b>
4 Star Hotel	57.133,00	300	17.139.900,00	856.995,00
3 Star Hotel	42.368,00		12.710.400,00	635.520,00

<b>SORT AND TYPE OF FACILITY</b>	<b>UNIT COST (TL/Bed)</b>	<b>CAPACITY (Bed)</b>	<b>TOTAL INVESTMENT COST (TL)</b>	<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)</b>
4 Star Hotel	57.133,00	250	14.283.250,00	714.162,50
3 Star Hotel	42.368,00		10.592.000,00	529.600,00

<b>Special Parcel</b>	<b>3</b>
<b>Total Area (m<sup>2</sup>)</b>	<b>5.430 m<sup>2</sup></b>
<b>TOTAL INVESTMENT COST (TL)</b>	<b>59.730 TL</b>
<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)</b> <b>(Total Investment Cost X %5)</b>	<b>2.986,5 TL</b>

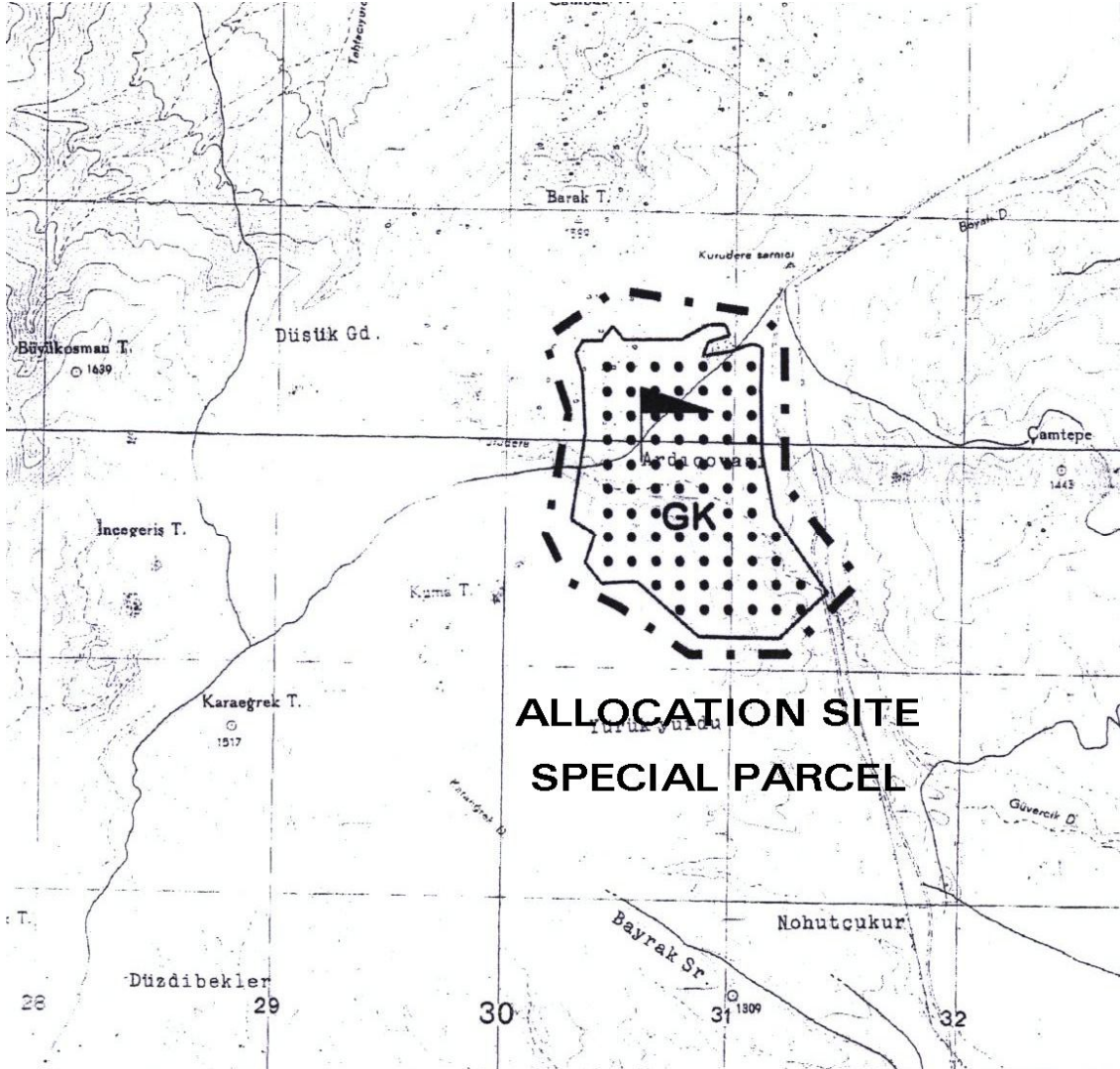
Closed Area Unit Cost : 5.320 TL/m<sup>2</sup>  
Open Area Unit Cost : 11 TL/m<sup>2</sup>

- **The maximum closed area of the Special Parcel number 3 is 814m<sup>2</sup> in the Implementation Plan.**
- The closed areas of the daily use facilities on the parcel subject to allocation shall be submitted to the Ministry with the site plan during the preliminary permit. The investment cost shall be re-calculated for the closed areas in the site plan and shall be added to the total investment cost and the definite letter of guarantee in time shall be revised.

**DETAILED INFORMATION AND SPECIAL CONDITIONS  
FOR PUBLIC IMMOVABLE TO BE ALLOCATED  
OUTSIDE  
CULTURE AND TOURISM CONSERVATION,  
DEVELOPMENT REGION AND TOURISM CENTER**

**PROVINCE:** Muğla **SUB-PROVINCE:** Center **VILLAGE/NEIGHBOURHOOD:** Şenyayla  
**LOCATION:** Yılanlı Ardiçovası

N



**MINISTRY OF CULTURE AND TOURISM GENERAL DIRECTORATE OF INVESTMENTS AND ESTABLISHMENTS**

## INFORMATION SHEET:

### ALLOCATION SITE

**PROVINCE** : Muğla  
**SUB-PROVINCE** : Center  
**VILLAGE/NEIGHBOURHOOD** : Şenyayla  
**LOCATION** : Yılanlı Ardiçovası

**OWNERSHIP STATUS** : Forest

### ASSIGNMENT DATE OF THE POWER OF DISPOSAL:

07.11.2005 / 1263 (The Ministry of Environment and Forestry)

**ALLOCATION PERIOD** : 49 Years

### PLANNING STATUS

**1/ 25.000 SCALE** : Muğla Merkez Ardiçovası Location Environment Master Plan  
(Approval Date: 02.07.2001)

**PLANNING DECISION** : Golf and Accomodation Area

SPECIAL PARCEL	AREA (m <sup>2</sup> )	LAND USE STATUS	CONST. RATIO	MAX.H (m)	CAPACITY
G1	1.051.500	Golf + Accomodation (Hotel or Holiday Village)	0,05	9,50	27 holes Golf and 420 Beds

### INFRASTRUCTURE STATUS

The area subject to allocation is situated 30 km distance to the city center, coded 1350, and the road has asphalt road cover. Electricity infrastructure, sewage and purification system, drinking and usage water does not exist in the plot.

The nearest electricity source is the pillar no. 91 of the electricity line in Kırıkhan Neighbourhood in Özlüce Village. In order to feed the facilities in the area, a new Incisory Measurement Cabin needs to be established in the pillar and a 7 km. new Electricity Transplantation Line needs to be established beginning from that point.

Drinking and serving water systems do not exist in the area. In accordance with the drillings by the General Directorate of Rural Affairs, the possibility of the water utilization has been determined as maximum 2-3 lt/second water in the ground of İkizce Village, which has the same lithologic structure with the subject area of allocation. In addition, Mortuma Stream, at the southeast of the area, in Yemişendere Village, which has 280 mt denim difference with the area, has a 2.000 lt/second flow (125 lt/second in dry seasons) could be utilized alternatively.

There are lime-stones and loose conglomerate cements which presents in layers, in piece and karstic; and there are gray, thick layering lime-stones on slopes and mountain within the borders of the land subject to allocation.

The main urban infrastructure services such as telecommunication, electricity, purification and sewage shall be realized by the investors.

## **EXPLANATION AND GENERAL CONDITIONS**

1) 1/5.000 scale Master Plan and 1/1.000 scale Implementation Plan do not exist. Unless the area has land use; land use maps tree survey plans (to be evaluated by the related regional directorates of the Ministry of Environment and Forestry and the report shall be provided), 1/5.000 scale Master Plan and 1/1.000 scale Implementation Plan shall be prepared by the investor. Master and Implementation Plans could not be prepared before the allowance of the Ministry of Environment and Forestry.

At the submission phase of the plans for the approval, geological and geo-technical survey reports approved by the related administration for the area shall be approved by the *General Directorate of Disaster Affairs* by preparing.

The subjects that is defined in the Geological and Geo-technical Survey Reports approved by the General Directorate of Disaster Affairs shall be complied with in the 1/5.000 scale and 1/1.000 scale plans. Construction permit could not be granted before preparing Geological and Geo-technical Survey Reports.

2) The area size of the G1 parcel no. 1 subject to the allocation has been given approximately. The actual size shall be determined following the establishment of the parcellation to be realized after relinquishment, integration, parceling etc. processes by the investor as per 1/1.000 scale Implementation Plan and definite allocation shall be realized thereafter.

3) A Golf Club in 27 hole golf area, which has a maximum construction area of 6.000 m<sup>2</sup> **golf club** could be constructed.

4) In case of building **golf club** besides the accommodation facility on the G1 parcel, the closed construction area shall be submitted to the Ministry with site plan. In addition to the rent value, the cost of these closed areas shall be added to the rent.

5) While preparing the architectural projects of the facility, solutions shall be appropriate with the topography and natural vegetation and the natural assets shall be protected.

6) The wastewater channel network that will provide the requirement and complies with the health regulations around the buildings and facilities to be constructed in the area subject to the allocation shall be connected to the existing wastewater network which has been connected with the buildings and facilities if there is. Otherwise, general or independent (for each building) fosseptic pits shall be constructed in accordance with qualifications and conditions determined in *the Regulations on Fosseptic Pits to Be Constructed in Areas Lacking Sewer System*.

7) All sorts of buildings shall comply with the provisions of *The Regulations on Buildings to Be Constructed in Earthquake Zones* published in the Official Gazette No.23098.

8) Within the scope of the 8<sup>th</sup> article of the Tourism Incentive Law numbered 2634; the plantation fee which is the 3 times bigger area of the land subject to allocation and the maintenance fee of this area for 3 years have to be paid in the account of General Directorate of Forest by the investor and it will be kept as revenue in order to be used for the plantation and maintenance works; and the value of income is kept as subsidy. Otherwise tourism investment or management license is not going to be given to the investor.

9) Forestry Peasant Development Revenue shall be taken for once only and it shall be entered as receipt to the budget as per the article 5 of the Provisions and Procedures Corresponding the Forestry Peasants Development Services published in the Official Gazette dated 31/12/2005 and no. 26040. The Forestry Peasant Development Revenue is at amount of 3% (tree percent) of the part of the total project which is located in the forest area.

In addition in the event of a change in type, sort or capacity of the facility, the cost to be calculated according to the unit costs in the date of issuing the investment or operation certificate shall be paid each time.

10) The parcel subject to allocation shall take Tourism Investment and Tourism Management Certificate according to the *Regulations Regarding Certification and Qualifications of Tourism Facilities*.

11) According to the Act 5761 enacted in 15.05.2008 as an Amendment to the law 2634 "the construction ratio on the forest allocation land shall not exceed this ratio 0,30 (E).

12) The application is going to be done by determining the facility class with the scope of "*Regulations Regarding Certification and Qualifications of Tourism Facilities*". Total investment cost and definite letter of guarantee unlimited time, which is calculated according to the formula given below is shown in the table:

**Total investment cost = Bed capacity X Unit cost of 2011 year according to type of the facility**  
**Definite letter of guarantee unlimited in time = Total investment cost X 5 %**

SORT AND TYPE OF FACILITY	UNIT COST (TL/Bed)	CAPACITY (Bed)	TOTAL INVESTMENT COST (TL)	DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL)
5 Star Hotel	82.680,00	420	34.725.600,00	1.736.280,00
4 Star Hotel	57.133,00		23.995.860,00	1.199.793,00
5 Star holiday Village	47.485,00		19.943.700,00	997.185,00
4 Star holiday Village	35.625,00		14.962.500,00	748.125,00

SPECIAL PARCEL	G1
Total Area (m <sup>2</sup> )	1.051.500 m <sup>2</sup>
TOTAL INVESTMENT COST (TL)	33.648.000 TL
DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL) (Total Investment Cost X %5)	1.682.400 TL

Closed Area Unit Cost : 5.320 TL/m<sup>2</sup>

Open Area Unit Cost : 32 TL/m<sup>2</sup>

- **The maximum closed area of the Special Parcel number 1 is 6.000 m<sup>2</sup> in the Implementation Plan.**
- The closed areas of the daily use facilities on the parcel subject to allocation shall be submitted to the Ministry with the site plan during the preliminary permit. The investment cost shall be re-calculated for the closed areas in the site plan and shall be added to the total investment cost and the definite letter of guarantee in time shall be revised.

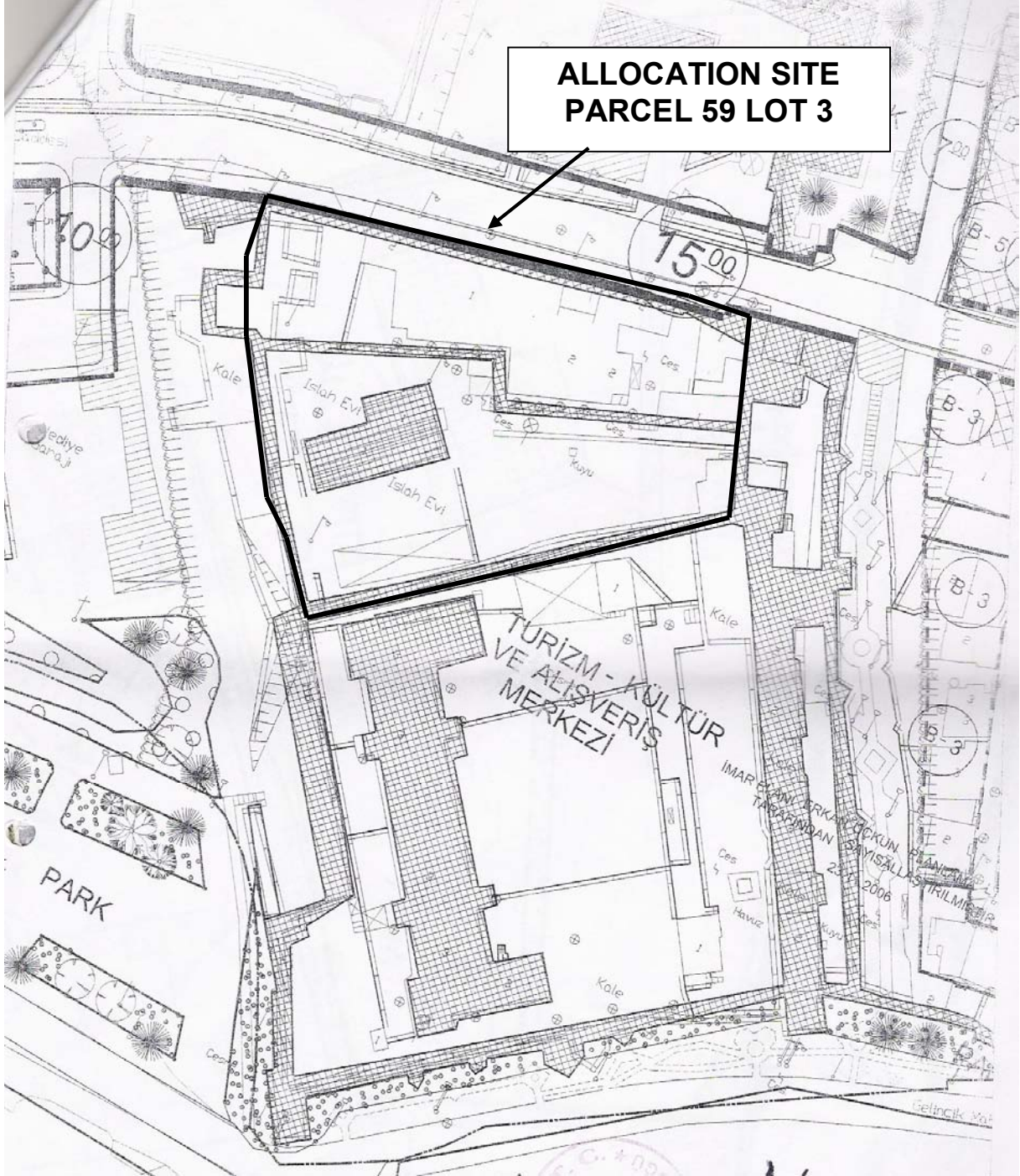
**\* The definite letter of guarantee unlimited in time for golf and accommodation shall be submitted as one letter**

VIEWS FROM MUĞLA MERKEZ ŞENYAYALA VILLAGE YILANLI ARDIÇ OVASI LOCATION



# SİNOP CHILD PRISON

PROVINCE: Sinop SUB-PROVINCE: Merkez VILLAGE/NEIGHBOURHOOD: Kaleyazi STREET: -



1/1000 SCALE SİNOP IMPLEMENTATION PLAN

## INFORMATION SHEET:

### ALLOCATION SITE

**SINOP PRISON**  
**PROVINCE** : Sinop  
**SUB-PROVINCE** : Merkez  
**VILLAGE/NEIGHBOURHOOD** : Kaleyazi Mahallesi  
**STREET** : -

**OWNERSHIP STATUS** : Treasury

### ASSIGNMENT DATE OF THE POWER OF DISPOSAL / DATE – NO.:

The Ministry of Finance /15.06.2010 -21202

**ALLOCATION PERIOD** : 49 Years

### PLANNING STATUS

**1/5.000 SCALE:** Sinop Master Plan  
(Approval Date: 17.02.1988)

**1/1.000 SCALE:** Sinop Implementation Plan  
(Approval Date: 17.02.1988)

**PLAN DECISION** : Tourism-Culture and Shopping Center

LOT	PARCEL	AREA (m <sup>2</sup> )	USE TYPE	CAPACITY
59	3	5.699,81	Special Accomodation Unit	Bed capacity according to the restoration project

### INFRASTRUCTURE STATUS

The subject immovable to allocation of Sinop Child Prison is located in Sinop Province, Merkez Sub-province, Cumhuriyet Street.

Urban infrastructure such as drinking and serving water, sewage system, telecommunication, electricity etc. exist in the plot. On the other hand, if these services are insufficient, urban infrastructure services shall be realized by the municipality, the related public institutions and/or the investors shall be made.

## **EXPLANATION AND GENERAL CONDITIONS**

1) The parcel subject to allocation 59 plot, parcel 3, which is composed of Child Prison and 1<sup>st</sup> and 2<sup>nd</sup> Observation Buildings, is adjacent to historical Sinop Prison.

2) The registered immovable is not placed within the 1st degree archeological site, and there is not any implementation plan for preservation.

3) Sinop Prison is registered as "Historical Assest for Preservation" by the decision of 12.01.1979 and A-1499 by the High Commission of historical Immovables and Statute High Commission. The fortifications of the prison andthe Child prison on plot 59 parcel 3 are registered by the decision of 23.10.1987 and 3771 of Cultural and Natural Heritage Immovables High Council

4) The restoration Project, in which the child Prison on plot 59 parcel 3 is functioned as Sinop Village Culture and Tourism Service Building, Sinop Prison as in three parts on plot 59, parcel 54 is functioned as Cultural Center in 1st and 2nd parts , and Museum in 3rd part within the scope of "Sinop Historical prison roleve, Restitution, Restoration and Environemnt Arrangement Project Works" which is prepared by Sinop Special City Administration and KÖYDES was aproved by Samsun Cultural and Natural Heritage Conservation Council of 30.01.2008 date and 1522 number.

5) The revision restoration projects for Sinop Child prison fro the functions of eating-drinking and accomodation shall be realized by the investor. 18 beds accomodation unit (boutique hotel) and adjacent units of closed-open reataurant and shopping units shall be arranged. The facility shall serve high Standard quality in management and service.

Before all the application for the immovable, required permissions have to be taken from Samsun Cultural and Natural Heritage Conservation Council within the scope of the law of Conservation of Cultural and Natural Assests of law number 3386 and 5226. the restoration projects shall be submitted to the related Conservation Council, function revision and all usages are decided by this conservation council.

6) The site plan as a preliminary project of the tourism facility for Sinop Prison is going to be submitted to the Ministry after the approval of the related Conservation Council.

7) The total bed capacity and closed area of the restoration in the area shall be realized in the preliminary permission period.

8) Tourism Investment Certificate and Tourism Operation Certificate shall be obtained according to the "Regulations Regarding Certifications and Qualifications of Tourism Facilities".

9) Before the definite allocation for the investor having the preliminary permit, new total investment cost, definite guarantee amount and the annual rent cost shall be calculated on the basis of the restoration project. After the submission of the definite letter of qaratee calculated cost tobe determined and the letter of performance security approved by the notary public concerning the payment of annual leasing cost to the Ministry; after completing the other duties definite allocation shall be realized by the Ministry and the easement right shall be established by the Ministry of Finance.

10) For the registered buildings, 5% of the total investment cost, according to the clause (a) of the 22<sup>nd</sup> Article of the Regulations of the Land Allocations of the Public Innovables, is going to be paid to Ministry of Finance and 1% annual of the business proceeds shall be paid after the operations of the facility. However, 50% of a discount shall be applied in the annual rent cost as Sinop Province is within the scope of the 2<sup>nd</sup> article of the Law of Incentive of Investment and Employment, and Related Alterations number 5084.

## **SPECIAL CONDITIONS FOR RE-FUNCTIONING AND ENVIRONMENT DESIGN OF THE HISTORICAL SINOP CHILD PRISON REGISTERED BUILDINGS OF THE KATARİNA AND ŞİŞMAN VILLAS PLACED ON THE SPECIAL PARCEL NUMBER 1**

The investor who has an application should follow the following special conditions besides the conditions defined in the "General Conditions for the Public Land Allocation".

1) Sinop, which is placed on the last northern part of Anatolia, is also placed at the center of Blacksea. It has a good nature with dense forests, rivers, springs, lakes, shores and clean sea for every kind of tourism. Sinop has been remembered with the sea trade, because of two natural harbours as interior and exterior harbours, and having different civilizations on its lands. Sinop, which has the reminiscents of the civilizations, has enormous historical richness. Sinop is a world heritage with the buildings since the Bronze Era and the unique style of each civilization.

2) The historical Sinop Prison, which is remembered with Sinop city, has an important position due to the difficulties of escaping from the prison and the important names in the history who have been jailed in this prison.

3) The area of Sinop Prison is constructed due to the memory that the city has been captured by İzzeddin Keykavus of Seljukid commander/ruler and formed by the fortification of a high slope that is going from North to South. This historical region is found on a slope area which is placed at western part of the city, southern part of the inner castle. The southern part of the prison is the biggest ship yard of Blacksea, whereas the northern part is composed of military storage, castle and mosque. The shipyard which is placed useless at the southern part, was constructed Veysel Pasha of Sinop governorship and used as a prison for the first time.

4) As the building used as prison in 1882, the u shape building with cut-stone and a turkish bath with single dome have been constructed. There are 28 rooms in the building.

5) In 1939, the second building of two floor, with 9 rooms was constructed on the north of the inner castle as Child prison. The entrance of the building is through two leaf door that is reached by five stairs on the northeast.

6) This building, which has been used as a child prison till present, shall be designed as boutique hotel by the restoration which is used from now on. The named building has 700 m2 closed construction area. The restoration shall be done with the boutique hotel function. The physical alterations shall be defined by the restoration Project.

7) The observation buildings are two as First and second Parts. These are placed as symmetrical to each other and each building has 570 m2 totally 1.140 m2 closed construction area. The functioning of these observation buildings has not been defined, hence the functioning of these buildings shall be defined within the parcel composition by the investor and the project shall be submitted to the Related (Samsun) Regional Conservation Council.

8) Before beginning the project phase (restoration) the investor qualified for preliminary permit shall take sufficient number of digital photographs and record videos concerning the actual conditions, exterior elevations, interior spaces, and the details of the buildings in a month beginning from qualifying the preliminary permit. The investor shall sign a statement with the authorized representatives of Kars Provincial Directorate of Culture and Tourism. Three copies of photographs in the mediums of cd and paper shall be submitted to General Directorate of Cultural Properties and Museums of the Ministry, Sinop Provincial Directorate of Culture and Tourism and Sinop Regional Conservation Council of Cultural and Natural Properties, together with the video tapes in the annex of the statement. Then, Public Land Allocation Department of General Directorate of Investments and Establishments of the Ministry shall be informed about the submission. This procedure shall be repeated after completing the phase of the restoration.

9) The investor is responsible for examining the building massively, every space of the building in general and every component of the building in detail during and after preliminary restoration applications; getting the necessary samples, making the necessary measures, tests and analyses for determining material deteriorations and static problems in the course of time; suspending ventilating,

constructing temporary covers in spaces significant and dangerous in terms of static and endurance and all the precautions relevant the fire and safety shall be taken by the investor.

10) The investor to be qualified for allocation shall prepare Restoration Project, Static-Strengthening Report (Civil Engineering), material Deterioration Report (Building Chemistry), Electrical Accessories and Installation Report (Electrical Engineering), Conservation and Renovation principles Report, Preliminary projects of Architecture and Landscape Design indicating new utilities of the building in the period of preliminary permit. Projects and reports shall be submitted to the Related Regional Conservation Council. In case of necessity, additional information, documentation and modification shall be submitted to the Council. Following the approval, application could begin.

11) The buildings shall be restored in compliance with the original architectural characteristics and historical environment. The original architectural characteristics of interior spaces shall be preserved as much as possible by having the new utilities into consideration. Exterior elevations shall be restored in completely accordance with the original. All applications shall be made in compliance with the decisions of related Conservation Council.

12) The registered buildings should be insured according to the theft, fire, vandalism and natural disasters. The sample of insurance should be submitted to the Ministry.

**REGISTERED BUILDINGS IN THE PARCEL:**

<b>LOT:59 PARCEL: 3</b>	APPROXIMATELY OPEN CONSTRUCTION AREA: 4.780 M2
<b>CHILD PRISON</b>	FLOOR NUMBER: GROUND FLOOR+ 1 FLOOR APPROXIMATELY CLOSED CONSTRUCTION AREA: 700,00 M2
<b>FIRST OBSERVATION BUILDING</b>	FLOOR NUMBER: GROUND FLOOR+ 1 FLOOR APPROXIMATELY CLOSED CONSTRUCTION AREA: 570,00 M2
<b>SECOND OBSERVATION BUILDING</b>	FLOOR NUMBER: GROUND FLOOR+ 1 FLOOR APPROXIMATELY CLOSED CONSTRUCTION AREA: 570,00 M2
<b>APPROXIMATELY CLOSED CONSTRUCTION RESTORATION AREA</b>	TOTAL : 1.840 M2

13) Total Investment Cost and Definite Letter of Guarantee in Time is calculated according to the unit cost of restoration closed construction area of 2011 and according to the unit cost of 2011 year of the type of the facility and type unit cost which are given following formule shown in the table. (in special Accomodation Facilities, the unit cost is taken as a five star hotel unit cost)

<b>Lot/ Parcel</b>	<b>59/3</b>
<b>Total Area (m<sup>2</sup>)</b>	<b>5.699,81 m<sup>2</sup></b>
<b>Approximately Closed Area (m<sup>2</sup>)</b>	<b>1.840 m<sup>2</sup></b>
<b>Base Area (m<sup>2</sup>)</b>	<b>920 m<sup>2</sup></b>
<b>Open Area (m<sup>2</sup>) (Total Area of the Parcel – Base Area)</b>	<b>4.779,81 m<sup>2</sup></b>
<b>Open Area Restoration Investment Cost (Open Area X Unit Cost) ( I )</b>	<b>645.274,35 TL</b>
<b>Closed Area Restoration Investment Cost (Closed Area X Unit Cost) ( II )</b>	<b>4.189.680 TL</b>
<b>TOTAL INVESTMENT COST (TL) ( I+II )</b>	<b>4.834.954,35 TL</b>
<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL) (Total Investment Cost X %5)</b>	<b>241.747,718 TL</b>

Closed Area Unit Cost : 2.277 TL/m<sup>2</sup>  
Open Area Unit Cost : 135 TL/m<sup>2</sup>

**PROVINCE:** Sinop **SUB-PROVINCE:** Merkez **VILLAGE/NEIGHBOURHOOD:** Kaleyazı **STREET:** -

**GENERAL VIEW OF CHILD PRISON**



**GENERAL VIEWS OF CHILD PRISON**



**VIEW FROM 1ST FLOOR FROM CHILD PRISON**





**GENERAL VIEWS OF 1ST AND 2ND OBSERVATION BUILDINGS**

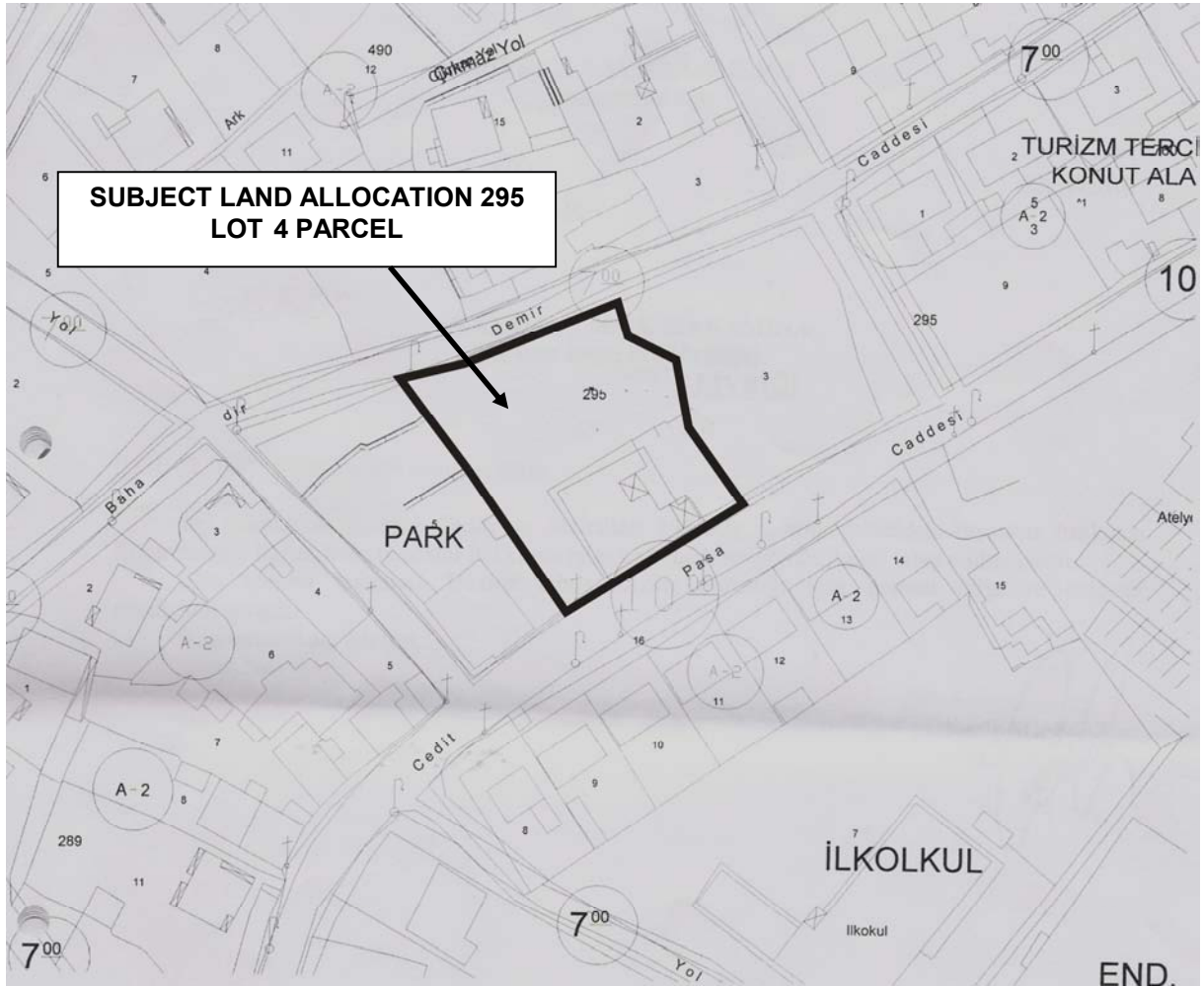


**GENERAL VIEWS OF 1ST AND 2ND OBSERVATION BUILDINGS**



# SİVAS ABDULLAHPAŞA VILLA

PROVINCE : Sivas SUB-PROVINCE : Divriği VILLAGE/NEIGHBOURHOOD : Ceditpaşa Mahallesi  
STREET : Paşa Camii



PLAN

## INFORMATION SHEET:

### ALLOCATION SITE

#### SİVAS ABDULLAHPAŞA VILLA

PROVINCE : Sivas  
SUB-PROVINCE : Divriği  
VILLAGE/NEIGHBOURHOOD : Ceditpaşa Neighbourhood  
STREET : Paşa Mosque

**OWNERSHIP STATUS** : Divriği Municipality

### **ASSIGNMENT DATE OF THE POWER OF DISPOSAL / DATE – NO.:**

Divriği Municipality / 07.12.2010 date and 14 Number Council Decision  
Sivas Cultural and Natural Heritage Conservation Council / 24.02.2011 date and 2213 Number Council Decision

**ALLOCATION PERIOD:** 49 Years

### **PLANNING STATUS**

Boutique Hotel Accommodation Facility of Tourism Usage is determined by the decision of Divriği Municipality Decision of 14.12.2010 date. In this site, the usage and the conditions of Sivas Cultural and Natural Heritage Conservation Council are in operation.

LOT	PARCEL	AREA (m <sup>2</sup> )	USE TYPE	CAPACITY
295	4	1.864,52	Special Accomodation Unit	16 beds

### **INFRASTRUCTURE STATUS**

The subject immovable to allocation of Abdullah Paşa Villa is located in Sivas Province, Divriği Sub-province, Ceditpaşa Neighborhood, Paşa Camii Street, with Çaltı Valley view.

Urban infrastructure such as drinking and serving water, sewage system, telecommunication, electricity etc. exist in the plot. On the other hand, if these services are insufficient, urban infrastructure services shall be realized by the municipality, the related public institutions and/or the investors shall be made.

### **EXPLANATION AND GENERAL CONDITIONS**

- 1) Divriği Ulu Mosque and its health house of importance of Seljuk's period is present at Sivas Province, Divriği Sub-province. The Kumbet and historical castle is not in the previous vivid, however the iron-steel factory is increases the need for an accommodation facility.
- 2) The Abdullah Paşa villa subject to allocation is constructed by Abdullah Paşa (1876-1909) whom given as an honoree pasha by II. Abdulhamit. The date construction date of building is 1902.
- 3) The building has been used as military office, hospital and police station. The building as the last villa of Divriği pashas and gentlemen has been abandoned for years.
- 4) The restoration of villa has been completed and little incompleteness can be finished within a short period.
- 5) There are 8 bedrooms, lobby, breakfast room, kitchen in the villa. The blind well near is placed on the left of the door and fountain with writings on the right

6) the open stair combining ground floor and first floor, the thick walls, summer-winter rooms, star lounge are the important reminiscent of the Anatolian civic architecture. Besides, the wooden ceiling, long windows, and garden doors are the richness of the building.

7) The council decision of Divriği Municipality of date 14.12.2010 decided to use the building as “Boutique Hotel Accommodation Facility of tourism purpose” and this decision has been sent to Sivas Culture and Natural Preservation Council for approval.

8) Abdullah Paşa Villa has been restored as an accommodation facility with 16 beds, and additional units as closed open restaurant, lobby etc. the facility shall serve high quality and service in operation management.

9) Before all the application for the immovable, required permissions have to be taken from Sivas Cultural and Natural Heritage Conservation Council within the scope of the law of Conservation of Cultural and Natural Assets of law number 3386 and 5226. the restoration projects shall be submitted to the related Conservation Council, function revision and all usages are decided by this conservation council.

10) Tourism Investment Certificate and Tourism Operation Certificate shall be obtained according to the “Regulations Regarding Certifications and Qualifications of Tourism Facilities”.

11) a) For the registered buildings, 5% of the total investment cost, according to the clause (a) of the 22<sup>nd</sup> Article of the Regulations of the Land Allocations of the Public Innovables, is going to be paid to Municipality and 1% annual of the business proceeds shall be paid after the operations of the facility. However, 50% of a discount shall be applied in the annual rent cost as (Sivas) Province is within the scope of the 2<sup>nd</sup> article of the Law of Incentive of Investment and Employment, and Related Alterations number 5084.

Within this scope, the use cost, for the 16 beds accommodations unit within the allocation parcel, which is the 0,5% of the unit costs of following the definite allocations shall be paid and %1 of annual rent of the operation income shall be paid after the operation of the facility. However, 50% of a discount shall be applied in the annual rent cost as Sivas Province is within the scope of the 2<sup>nd</sup> article of the Law of Incentive of Investment and Employment, and Related Alterations number 5084.

12) The registered buildings should be insured according to the theft, fire, vandalism and natural disasters. The sample of insurance should be submitted to the Ministry.

#### REGISTERED BUILDINGS IN 295 LOT 4 NUMBERED PARCEL;

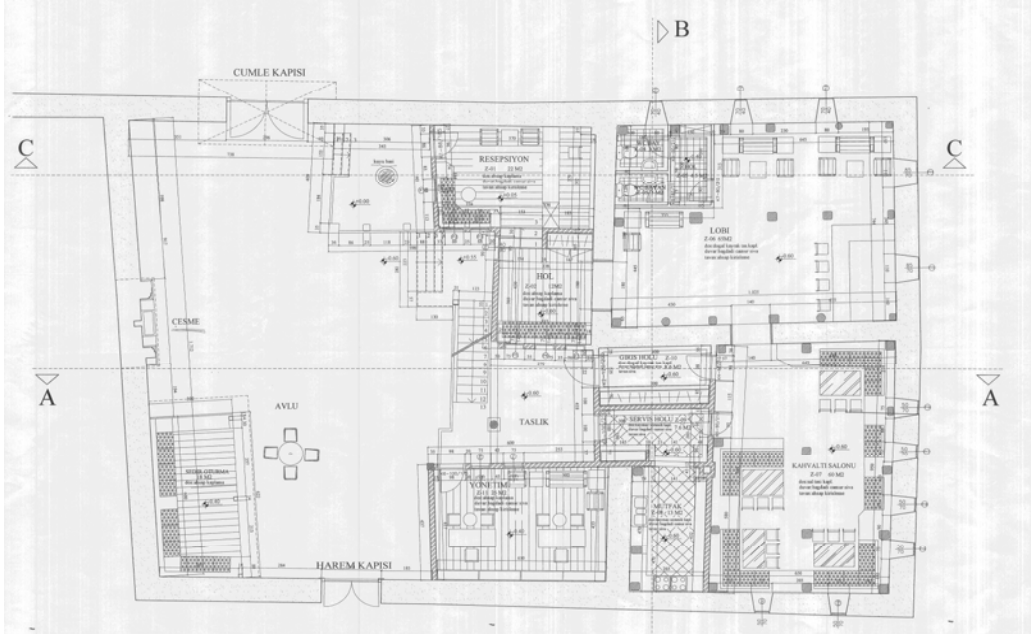
LOT 295 PARCEL:4	PARCEL AREA: 1.864,52 M2
ABDULLAH PAŞA VILLA	FLOOR NUMBER: GROUND FLOOR+ 2 FLOOR

13) Total Investment Cost and Definite Letter of Guarantee in Time is calculated according to the unit cost of 2011 year of the type of the facility and type unit cost which are given following formula shown in the table. **(In special Accommodation Facilities, the unit cost is taken as a five star hotel unit cost)**

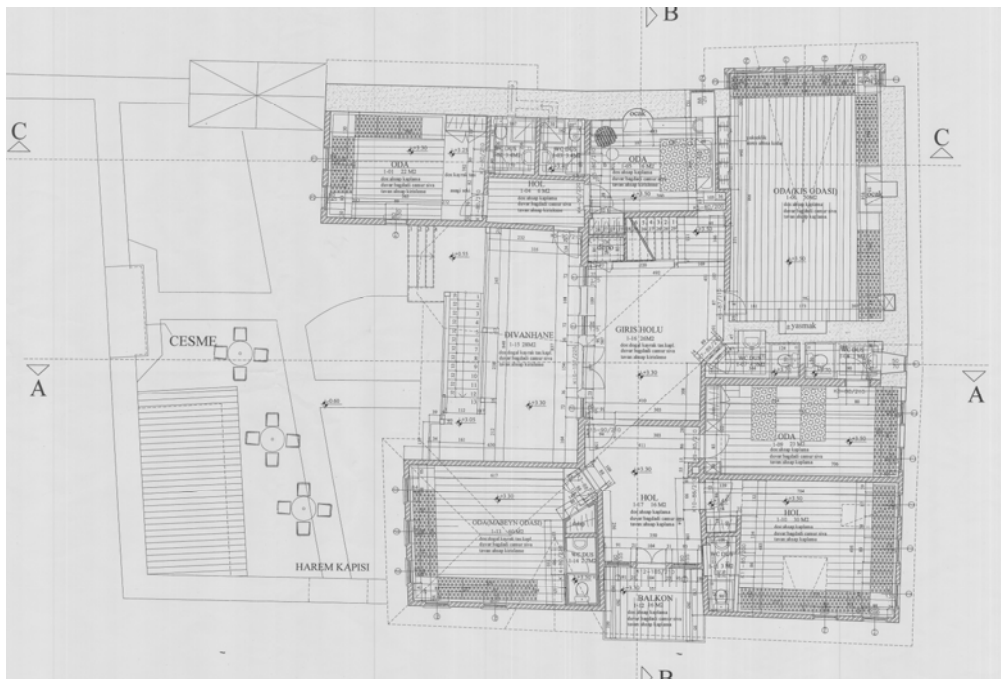
SPECIAL ACCOMODATION FACILITY INVESTMENT COST	= Bed number X Unit Cost = 16 Beds X 82.680TL/m2 = 1.322.880 TL
DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (TL) (Total Investment Cost X %5)	= Total Investment Cost X %5 = 1.322.880 X %5 = 66.144 TL

PROVINCE : Sivas SUB-PROVINCE : Divriği VILLAGE/NEIGHBOURHOOD : Ceditpaşa Mahallesi  
STREET : Paşa Camii

### PLANS

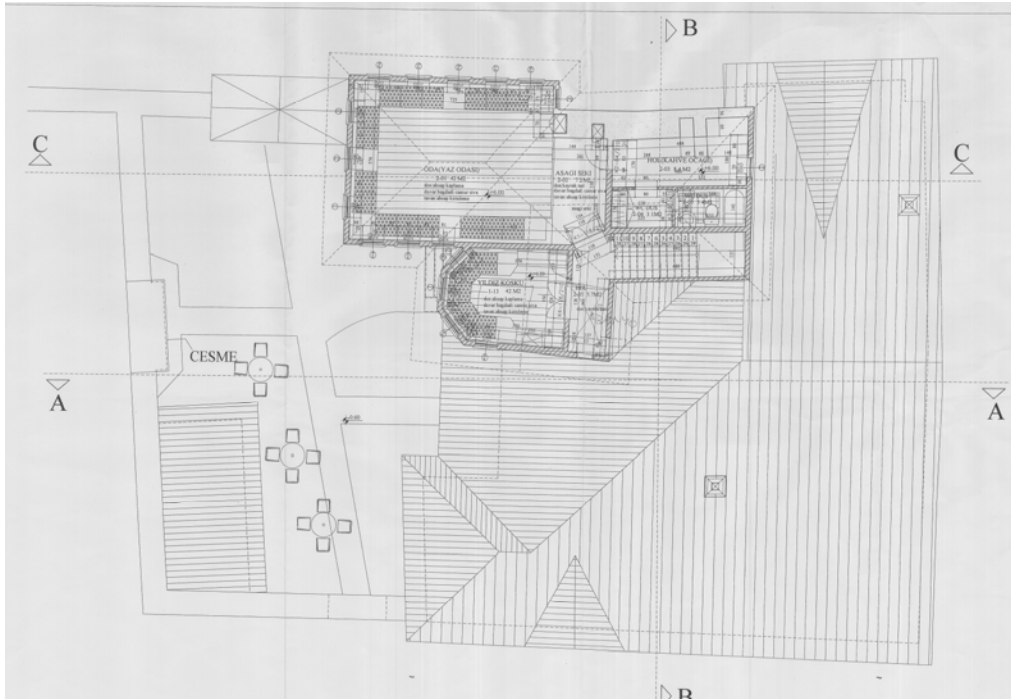


GROUND FLOOR PLAN



FIRST FLOOR PLAN

**PROVINCE :** Sivas **SUB-PROVINCE :** Divriği **VILLAGE/NEIGHBOURHOOD :** Ceditpaşa Mahallesi  
**STREET :** Paşa Camii



**SECOND FLOOR PLAN**

**VIEWS**



**FRONT FACADE**

**PROVINCE :** Sivas **SUB-PROVINCE :** Divriği **VILLAGE/NEIGHBOURHOOD :** Ceditpaşa Mahallesi  
**STREET :** Paşa Camii



**RIGHT FACADE**



**LEFT FACADE**