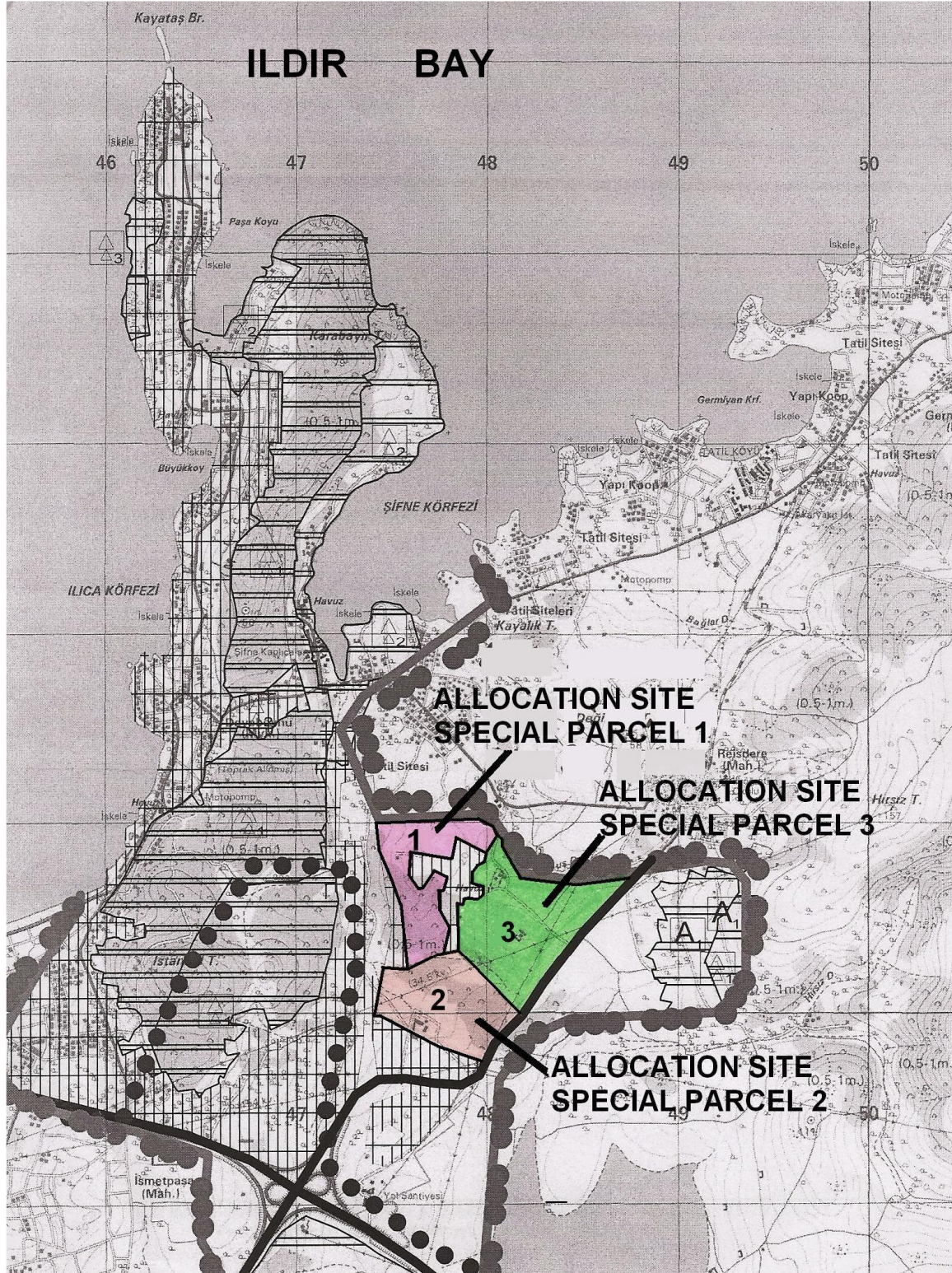


# ÇEŞME - ALAÇATI - PAŞALIMANI CULTURE AND TOURISM CONSERVATION AND DEVELOPMENT REGION

PROVINCE: İzmir SUB-PROVINCE: Çeşme LOCATION: Paşalimanı



## INFORMATION SHEET

### ALLOCATION SITE

#### ÇEŞME ALAÇATI-PAŞALİMANI CULTURE AND TOURISM CONSERVATION AND DEVELOPMENT REGION

**PROVINCE** : İzmir  
**SUB-PROVINCE** : Çeşme  
**LOCATION** : Paşalimanı

**OWNERSHIP** : Treasury

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

The Ministry of Finance / 03.07.2006 - 668

**ALLOCATION PERIOD** : 49 Years

**ENDORSEMENT SHARE OF THE MINISTRY** : 1%

### PLANNING STATUS

**1/ 25.000 SCALE** : Çeşme Alaçatı – Paşalimanı Culture and Tourism Conservation and Development Environment Master Plan  
(Approval Date : 25.04.2006)

**PLANNING DECISION** : Cure Center and Daily Use Facility Area

	<b><u>CONSTRUCTION RATIO</u></b>	<b><u>H MAX (m)</u></b>
Thermal Cure Facility	0,30	6,50
Daily Use Facility	0,05	5,50

<b>SPECIAL PARCEL</b>	<b>AREA (m<sup>2</sup>)</b>	<b>LAND USE STATUS</b>	<b>CAPACITY</b>
1	220.000	Thermal Cure Facility and Daily Use Facility	66.000 m <sup>2</sup> Closed Construction Area
2	265.000	Thermal Cure Facility and Daily Use Facility	66.000 m <sup>2</sup> Closed Construction Area
3	410.000	Thermal Cure Facility and Daily Use Facility	66.000 m <sup>2</sup> Closed Construction Area

### INFRASTRUCTURE STATUS

Existing urban infrastructure services such as drinking and 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.

All the infrastructure connections of the main infrastructure facilities such as telecommunication, electrification, drinking water, treatment plant, sewage system shall be realized by the investor.

## **EXPLANATIONS AND GENERAL CONDITIONS**

1) 1/5.000 scale Master Plan and 1/1.000 scale Implementation Plan do not exist. In the case of the land use map not being available, these shall be elaborated by the investor along with the tree surveys (to be approved by the relevant Forestry Administration of the Ministry of Environment and Forestry) and submitted to the Ministry of Culture and Tourism in a six months period. Detailed land-use and construction decisions, required social and technical infrastructure (highway, park etc.) to be prepared providing not being exceeded the capacity determined by our Ministry shall be determined by the Master and the Implementation Plans to be approved by our Ministry.

Before the preparation of the 1/5.000 scale Master Plan and 1/1.000 scale Implementation Plan phases, it is compulsory to get geological and geo-technical surveys done and to be approved by the General Directorate of Disaster Affairs. Sub-scale plans could not be approved providing that the geological and geo-technical surveys basis for the Implementation Plan do not approved.

2) The surface area subject to the allocation has been given approximately. Actual area sizes shall be determined after the parcellation following the required processes such as 18<sup>th</sup> Article of the Construction Law, relinquishment, integration and allotment etc., to be realized by the investor as per 1/5.000 scale Master Plan and 1/1.000 scale Implementation Plan that shall be prepared and submitted to the Ministry for the approval by the investor. The definite allocation shall be realized thereafter. The specification of the borderline of the unregistered area and the registration processes shall be realized by the investor.

In the event of the existence of the registered or unregistered areas which are not allocated to our Ministry in the immovable subject to the allocation, the allocation of these areas aforesaid to our Ministry shall be waited for the approval of the Master and Implementation Plans.

3) At the allocation site Thermal Cure Facility or Daily Use Facility shall be realized together. Closed construction area to be specified shall be determined after the approval of the 1/5.000 scale Master Plan and 1/1.000 scale Implementation Plan.

4) The possibility of the thermal water allocation shall be evaluated in the definite allocation phase as per *the Regulation for Utilization Rights and Operation Conditions and Rules for Thermal Waters Within the Tourism Areas and Centers* published in the Official Gazette dated 31.12.1993 and No. 21805.

5) All the necessary processes shall be realized and the required facility and operation permits shall be obtained according to the *Regulation of Thermal Springs* published in Official Gazette no: 24472 of 24.07.2001, enforced by the Ministry of Health.

6) Applications shall be made by defining the sort and class of the facility determined within the scope of *the Regulations on Certification and Qualifications of Tourism Facilities*.

Total Investment Cost and Definite Letter of Guarantee Unlimited in Time have been calculated according to sort of facility by using the method indicated at the table below :

<b>SPECIAL PARCEL</b>	<b>1</b>	<b>2</b>	<b>3</b>
<b>Total Area (m<sup>2</sup>)</b>	220.000	265.000	410.000
<b>Closed Area (m<sup>2</sup>)</b>	66.000	79.500	123.000
<b>Open Area (m<sup>2</sup>) (Total Area - Closed Area)</b>	154.000	185.500	287.000
<b>Open Area Investment Cost (Open Area X Unit Cost ) ( I )</b>	1.181.180	1.422.785	2.201.290
<b>Closed Area Investment Cost (Closed Area X Unit Cost ) ( II )</b>	253.836.000	305.757.000	473.058.000
<b>TOTAL INVESTMENT COST (YTL) ( I+II )</b>	<b>255.017.180</b>	<b>307.179.785</b>	<b>475.259.290</b>
<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (YTL) (Total Investment Cost X %5)</b>	<b>12.750.859</b>	<b>15.358.989,25</b>	<b>23.762.964,50</b>

Closed Area Unit Cost : 3.846,00 Ytl/m<sup>2</sup>  
Open Area Unit Cost : 7,67 Ytl/m<sup>2</sup>