



**Republic of Türkiye Ministry of  
Environment, Urbanization and Climate Change  
General Directorate of Construction Affairs**

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## **TURKIYE EARTHQUAKE RECOVERY AND RECONSTRUCTION PROJECT (TERRP)**

### **PROVINCE OF KAHRAMANMARAŞ, NURHAK DISTRICT BAHÇELIEVLER (KULLAR) NEIGHBORHOOD SUB-PROJECT (TERRP-WORKS-REC- P05) RESETTLEMENT PLAN**

**JANUARY 2025**

## ABBREVIATIONS AND ACRONYMS

AFAD	: Disaster and Emergency Management Presidency
Aol	: Area of Influence
CHS	: Community Health & Safety
CIMER	: Presidential Communication Centre
DESSUP	: Design & Supervision
EM	: Entitlement Matrix
ESMP	: Environmental and Social Management Plan
ESHS	: Environmental, Social, Health and Safety
ESCP	: Environmental and Social Commitment Plan
E&S	: Environmental and Social
ESSs	: Environmental and Social Standards
GBVH	: Gender-Based Violence and Harassment
GDCA	: General Directorate for Construction Affairs (MoEUCC)
GoT	: Government of Türkiye
GRM	: Grievance Redress Mechanism
PAP	: Project Affected People
PAH	: Project Affected Household
PIU	: Project Implementation Unit
MoEUCC	: Ministry of Environment, Urbanization and Climate Change
MoTF	: Ministry of Treasury and Finance
NGO	: Non-governmental Organization
OHS	: Occupational Health and Safety
OHSP	: Occupational Health and Safety Plan
Project	: Türkiye Earthquake Recovery and Reconstruction Project
RP	: Resettlement Plan
TERRP	: Türkiye Earthquake Recovery and Reconstruction Project
SEP	: Stakeholder Engagement Plan
SEM	: Stakeholder Engagement Meeting
SuTPs	: Syrians under Temporary Protection
WB	: World Bank
YIMER	: Communication Center For Foreigners

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## GLOSSARY

**Adequate Housing:** Adequate housing means housing which meets minimum structural, heating, lighting, ventilation, sanitary, occupancy, and maintenance standards compatible with applicable building and housing codes, as determined under rules of the authority/government.

**Affected Persons:** Persons (whether natural or legal) experiencing either physical or economic displacement. *See also displaced person and project-affected person.*

**Allowance:** Cash paid in respect of losses or resettlement-related expenses other than losses of immoveable assets. For example, tenants can be provided with a cash allowance to support their effort to secure alternative housing. A moving allowance can be paid to people who have to relocate as a result of project land access. An allowance should be distinguished from compensation, which is aimed at replacing specific lost assets due to land acquisition in the project, especially immoveable assets.

**Area of Influence:** The project area of influence encompasses, as appropriate: The area likely to be affected by: (i) the project and the client's activities and facilities that are directly owned, operated or managed (including by contractors) and that are a component of the project (ii) impacts from unplanned but predictable developments caused by the project that may occur later or at a different location; or (iii) indirect project impacts on biodiversity or on ecosystem services upon which project-affected communities' livelihoods are dependent.

**Compensation:** Payment in cash or in kind for loss of an immoveable asset or a resource that is acquired or affected by the project. It is typically understood to include all forms of compensation, including the provision of replacement land, housing, structures, crops and other assets affected by the land acquisition for the project. In some jurisdictions, compensation in cash is referred to as indemnification to distinguish it from other forms of compensation. Compensation does not include allowances paid or provided for various inconveniences not directly related to the loss of an immoveable asset or vulnerability. It may include livelihood-restoration allowances or activities, though these are usually managed separately through livelihood restoration plans.

**Cut-off Date:** The date that establishes eligibility for compensation and other benefits related to land acquisition. The date refers to the commencement of date of the census of persons and inventory of assets affected by the Project. If (a) person(s) should occupy the project area after the cut-off date, they will not be eligible for compensation and/or resettlement assistance. Similarly, fixed assets (such as built structures, crops, fruit trees, and woodlots) established after the cut-off date will not be compensated. The Borrower will establish a cut-off date for eligibility. Information regarding the cut-off date will be well documented and will be disseminated throughout the project area at regular intervals in written and (as appropriate) non-written forms and in relevant local languages. This will include posted warnings that persons settling in the project area after the cut-off date may be subject to removal without compensation.

**Environmental and Social Management Framework (ESMF):** The framework that defines E&S activities that the MoEUCC, the Supervision Consultants and Contractors will have to implement to meet MoEUCC and World Bank environmental and social standards.

**Expropriation:** Refers to a dispossession or a limitation of ownership rights on property with compensation pursuant to market value of the property, as well as other valuation criteria.

**Economic Displacement:** Refers to loss of income streams or means of livelihood due to land acquisition or obstructed access to resources (land, water, etc.) resulting from the construction or operation of a project or its associated facilities.

**Eligibility:** Refers to criteria identifying which affected persons are entitled to receive compensation, resettlement assistance and/or other benefits as a result of resettlement. Usually established either by law or via policies.

**Footprint:** Land that is directly affected by the project and has to be acquired (per the definition of land acquisition in this glossary).

**Informal Right Holder:** Person or group of persons recognized by custom, unwritten rules, or other socially accepted processes as holding certain ownership or usufruct rights over an asset or resource, although these usufruct rights are neither formalized in a legal document, such as a title, nor officially registered.

Informal ownership or occupation of agricultural land may or may not enjoy a certain level of recognition in written law. Land-tenure legislation in some jurisdictions does recognize customary community rights over land or other resources and formally empowers traditional institutions to informally manage these resources. Other jurisdictions ignore customary rights completely.

Informality of occupation or ownership is not a black-and-white situation: informal right holders may be illegal from the standpoint of some authorities and legal or even encouraged by others (both of which can be the case for roadside businesses above).

As opposed to informal right holders: Formal right holders include those people with a formal title to land and/or other immoveable assets (typically a registered ownership deed).

Squatters include those people whose occupation is recognized neither by law nor by socially accepted processes: for example, opportunistic settlers that move into an area after it has been lawfully and broadly declared prohibited for settlement.

**Involuntary Resettlement:** ESS5 of the World Bank recognizes that project-related land acquisition and restrictions on land use can have adverse impacts on communities and persons. Project-related land acquisition or restrictions on land use may cause physical displacement (relocation, loss of residential land, or loss of shelter), economic displacement (loss of land, assets, or access to assets leading to loss of income sources or other means of livelihood), or both. The term “involuntary resettlement” refers to these impacts. Resettlement is considered involuntary when affected persons or communities do not have the right to refuse land acquisition or restrictions on land use that result in displacement. This occurs in cases of expropriation or restrictions on land use based on eminent domain and negotiated settlements in which the buyer can resort to expropriation. Resettlement understood as a compensation measure is often used in a broad sense that covers all forms of compensation, not only those entailing physical relocation to replacement housing.

**Land Access:** The ability to use land and other natural resources, to control the resources and to transfer the rights to the land and take advantage of other opportunities.

**Land Acquisition:** Refers to all methods of obtaining land for project purposes, which may include outright purchase, expropriation of property and acquisition of access rights, such as easements or rights of way. Land acquisition may also include: (a) acquisition of unoccupied or unutilized

land whether or not the landholder relies upon such land for income or livelihood purposes; (b) repossession of public land that is used or occupied by individuals or households; and (c) project impacts that result in land being submerged or otherwise rendered unusable or inaccessible. “Land” includes anything growing on or permanently affixed to land, such as crops, buildings and other improvements, and appurtenant water bodies.

**Land-Based:** The term “land-based” includes livelihood activities such as rotational cropping and grazing of livestock as well as the harvesting of natural resources.

**Livelihood:** Refers to the full range of means that individuals, families, and communities utilize to make a living, such as wage-based income, agriculture, fishing, foraging, other natural resource-based livelihoods, petty trade, and bartering.

**Livelihood Restoration:** The term includes all efforts to be undertaken to assist PAPs impacted by physical or economical displacement to improve their livelihoods and standards of living or at least to restore to levels before displacement or to a level prior to the beginning of project implementation, whichever is higher.

**Orphan Land:** Land that is not directly located within the project’s direct footprint, but becomes uneconomic as a result of land acquisition and should be acquired and compensated as a result.

**Project-Affected Person (PAP):** Same as Affected Person

**Physical Displacement:** Refers to the loss of shelter and assets resulting from the expropriation of land associated with the Project, that requires PAPs to move from home, workplace or business premises to another location.

**Replacement Cost:** “Replacement cost” is defined as a method of valuation yielding compensation sufficient to replace assets, plus necessary transaction costs associated with asset replacement. Where functioning markets exist, replacement cost is the market value as established through independent and competent real estate valuation, plus transaction costs and any economic or other improvements to the land. Where functioning markets do not exist, replacement cost may be determined through alternative means, such as calculation of output value for land or productive assets, or the undepreciated value of replacement material and labor for construction of structures or other fixed assets, plus transaction costs.

**Resettlement:** Relates to all cases of land acquisition and compensation for loss of assets, whether it involves actual relocation, loss of land, shelter, assets, economic displacement or other means of livelihood and includes all the measures taken to mitigate any and all adverse impacts of the Project on PAP’s property and/or livelihood, including compensation, relocation (where relevant), and rehabilitation.

**RP (Resettlement Plan):** Refers to the document consistent with the principles and objectives ESS5 and with the RF.

**Restrictions on Land Use:** Refers to limitations or prohibitions on the use of agricultural, residential, commercial, or other land that are directly introduced and put into effect as part of the project. These may include restrictions on access to legally designated parks and protected areas, restrictions on access to other common property resources, and restrictions on land use within utility easements or safety zones.



**Security of Tenure:** “Security of tenure” means that resettled individuals or communities are resettled to a site that they can legally occupy, where they are protected from the risk of eviction and where the tenure rights provided to them are socially and culturally appropriate.

**Vulnerable Groups:** Vulnerable or at-risk groups include people who, by virtue of gender, ethnicity, age, physical or mental disability, economic disadvantage, or social status may be more adversely affected by displacement than others and who may be limited in their ability to claim or take advantage of resettlement assistance and related development benefits. Vulnerable groups in the context of displacement also include people living below the poverty line, the landless, the elderly, women - and children-headed households, ethnic minorities, natural resource - dependent communities, or other displaced persons who may not be protected through national land compensation or land titling legislation.

## EXECUTIVE SUMMARY

The 2023 earthquakes in Türkiye resulted in unprecedented damage to housing, public infrastructure, and service delivery systems across multiple provinces, most severely affecting rural and remote areas. Many communities lost access to critical services, experienced displacement, and faced compounded vulnerabilities, particularly in regions with high concentrations of SuTPs. The Türkiye Earthquake Recovery and Reconstruction Project (TERRP) was conceptualized and launched as a comprehensive response to these urgent needs, grounded in the principles of resilience, equity, and sustainability.

The project adopts a multi-sectoral approach to recovery, recognizing that long-term resilience depends not only on physical reconstruction but also on strengthening institutional capacity, ensuring social inclusion, and building back better. In this context, the emphasis on rural housing is especially significant. Rural communities have historically been underserved in terms of infrastructure investment, and post-disaster recovery often presents an opportunity to close such gaps.

Component 3 of the project, focusing on Rural Housing Reconstruction and Recovery, therefore plays a dual role: restoring shelter and livelihood structures, while also enhancing disaster risk preparedness in rural settlements. It promotes seismic-resistant designs, incorporates climate adaptation features, and aims to revive rural economies by restoring critical structures like barns and small workshops. In alignment with the World Bank's Environmental and Social Framework (ESF), this component is supported by comprehensive social and environmental management tools, including the present Resettlement Plan (RP).

The RP is tailored to address site-specific challenges encountered during the project's implementation, especially those related to land availability and ownership. In the case of the Dessup-02 sub-project in Bahçelievler (Kullar), Nurhak District, a detailed technical assessment revealed that the original land plots designated for reconstruction were insufficient to accommodate the planned number of housing units. As a result, a need arose to expropriate additional parcels (specifically 178/33, 178/37, 178/39, and 178/45) to proceed with the safe and compliant construction of 129 rural housing units. These units are being built to modern standards and will be allocated to earthquake-affected households in accordance with eligibility criteria established by the Ministry of Environment, Urbanization, and Climate Change.

The expropriation process has been carried out in accordance with the Expropriation Law of Türkiye and is aligned with ESS-5, ensuring that all affected parties are fairly compensated and given adequate opportunity to voice their concerns or objections. Efforts were made to identify all landowners and relevant stakeholders, and the process included meaningful consultation with local communities to explain the rationale, procedures, and potential impacts of land acquisition. Particular attention was paid to minimizing displacement and avoiding the acquisition of productive agricultural land wherever feasible.

Beyond compensation, the RP also outlines livelihood restoration measures for any households that may experience adverse economic impacts due to the land acquisition process. These measures are context-specific and may include cash support, relocation assistance, or access to livelihood programs in cooperation with other project components or local development initiatives. The RP also commits to a robust Grievance Redress Mechanism (GRM) to provide a timely, accessible, and transparent channel for resolving complaints, whether related to compensation, construction impacts, or broader project implementation concerns.

Monitoring and Evaluation (M&E) will be conducted throughout the resettlement process to ensure compliance with the agreed-upon procedures and to address any unforeseen challenges promptly. Progress will be reported regularly to both national authorities and the World Bank. Third-party monitoring may also be employed to enhance transparency and build public trust.

In summary, the TERRP represents not only a recovery operation but also a long-term investment in resilience and social cohesion. Through its integrated approach — spanning infrastructure, health, housing, and institutional strengthening — it provides a model for comprehensive disaster recovery. The Resettlement Plan, while focused on a specific project component and location, exemplifies the project’s broader commitment to human-centered recovery, participatory planning, and adherence to international standards.

By ensuring that land acquisition is carried out in a transparent, equitable, and rights-based manner, this RP contributes to the overall goal of restoring secure, dignified, and sustainable living conditions for communities impacted by the 2023 earthquakes.

## 1. Description of Project and Potential Impacts

This Resettlement Plan (RP) has been developed to reduce the physical and economic impacts of land acquisition necessary for constructing 129 rural homes under the TERRP DESSUP-02 sub-project (P05) in Bahçelievler (Kullar), Nurhak District, Kahramanmaraş Province. The project requires full acquisition of four parcels of land. These parcels are privately owned and fall within the designated expropriation area. The land acquisition does not involve the displacement of any residences.

### 1.1. Background of the Project

On February 6, 2023, two powerful earthquakes with magnitudes of 7.7 and 7.6 struck the Pazarcık and Elbistan districts of Kahramanmaraş, severely impacting 11 Provinces in Southeastern Türkiye. The tremors were felt across as many as 18 Provinces, causing widespread devastation. These catastrophic earthquakes led to a tragic loss of life, thousands of injuries, and damage amounting to billions of dollars. The disasters also triggered thousands of aftershocks, including another significant earthquake of magnitude 6.7 in Hatay later in February 2023.

The earthquakes caused the widespread collapse of buildings, infrastructure, and vital public facilities, rendering many areas uninhabitable. In the aftermath, the Government of Türkiye (GoT) prioritized the protection and well-being of affected populations by launching large-scale emergency response measures. These included the provision of temporary shelters, the initiation of resettlement programs, and the reconstruction of critical infrastructure and public services.

The earthquakes not only exposed but also exacerbated pre-existing vulnerabilities, such as inadequate housing standards, limited access to basic services, and entrenched social inequalities. These challenges underscored the urgent need for a recovery strategy that is both resilient and sustainable.

In response, the Türkiye Earthquake Recovery and Reconstruction Project (TERRP) was initiated as an emergency operation. Financed by the World Bank and implemented by the Ministry of Environment, Urbanization and Climate Change (MoEUCC) in coordination with the Disaster and Emergency Management Presidency (AFAD), TERRP is designed to support the recovery and reconstruction of the most affected regions. The primary aim of TERRP is to restore access to essential municipal and healthcare services and to construct new, earthquake-resistant rural housing in selected provinces impacted by the February 2023 earthquakes. A core principle of the project is to rebuild homes directly on their original sites in rural areas, preserving community ties and supporting continuity in livelihoods.

As part of TERRP, the Bahçelievler (Kullar) Neighborhood in the Nurhak District of Kahramanmaraş Province has been designated as a sub-project area. Initially, the project design included 151 housing units. However, due to spatial constraints on Treasury-owned land, this number was revised to 129 units. Of these, 98 homes will be built on Treasury parcels numbered 214/51 and 178/142. The remaining 31 units are planned for construction on parcels 178/33, 178/37, 178/39, and 178/45—lands that were subject to expedited expropriation on February 17, 2025, to facilitate timely implementation.

## 1.2. Expropriation Process

As part of the TERRP-WORKS-REC-P05 sub-project, four privately owned properties were transferred to the Treasury through an emergency expropriation process under Article 27 of Expropriation Law No. 2942. This expropriation was necessary because the existing Treasury land (parcel no. 178/142) was not large enough to accommodate the planned 129 rural housing units under Phase 1 of the project. Technical assessments showed that only 98 units could fit on the current parcel, leaving a need for space for 31 additional homes.

Initially, authorities considered building these 31 homes on another, more distant Treasury parcel. However, local residents strongly opposed the idea of splitting the village into separate housing areas. They emphasized the importance of constructing all houses in one integrated location to preserve the village's social fabric and spatial integrity. These concerns were clearly conveyed during stakeholder meetings and through the village headman.

In response to these justified demands and to maintain social cohesion, the Ministry of Environment, Urbanization and Climate Change (MoEUCC) initiated the emergency expropriation of privately owned plots adjacent to the current Treasury land.

Pursuant to the letter of the Ministry of Environment, Urbanization and Climate Change dated 17.02.2025 and numbered 159 (787), parcels 178/33, 178/37, 178/39 and 178/45 were registered to the Treasury through urgent expropriation (SEE Annex 1). Information on the lands registered to the Treasury through urgent expropriation is shown in Table 1 below.

**Table 1. Information on expropriated lands**

Parcel Number	Type of land	Total area (m <sup>2</sup> )
178/33	Farmland	6.143,33 m <sup>2</sup>
178/37	Farmland	5.480,02 m <sup>2</sup>
178/39	Farmland	6.742,06 m <sup>2</sup>
178/45	Farmland	17.391,59 m <sup>2</sup>

Figure 1 below shows the satellite image of the expropriated parcels. Figure 2 shows the drone image of these lands. Hata! Başvuru kaynağı bulunamadı. presents the map of the impact area of the expropriated parcels



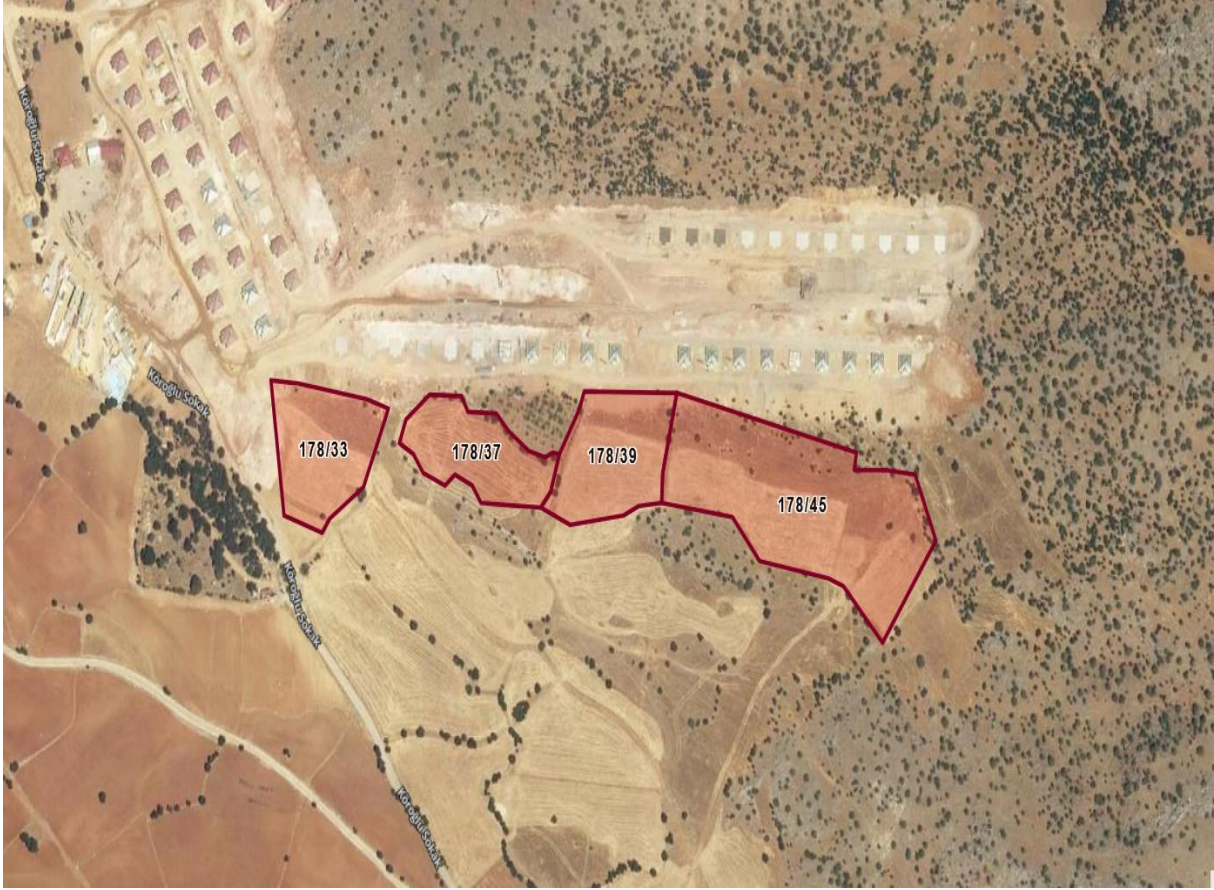


Figure 1. Satellite image of expropriated parcels

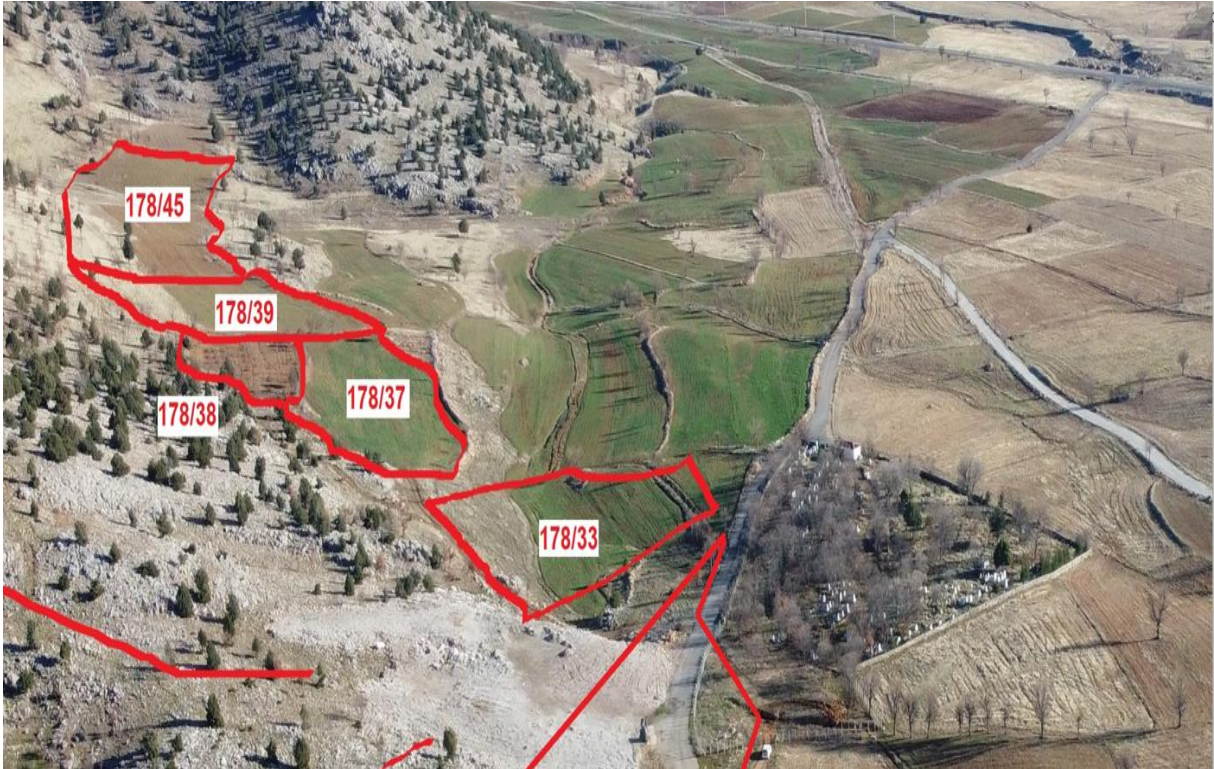


Figure 2. Drone image of expropriated parcels



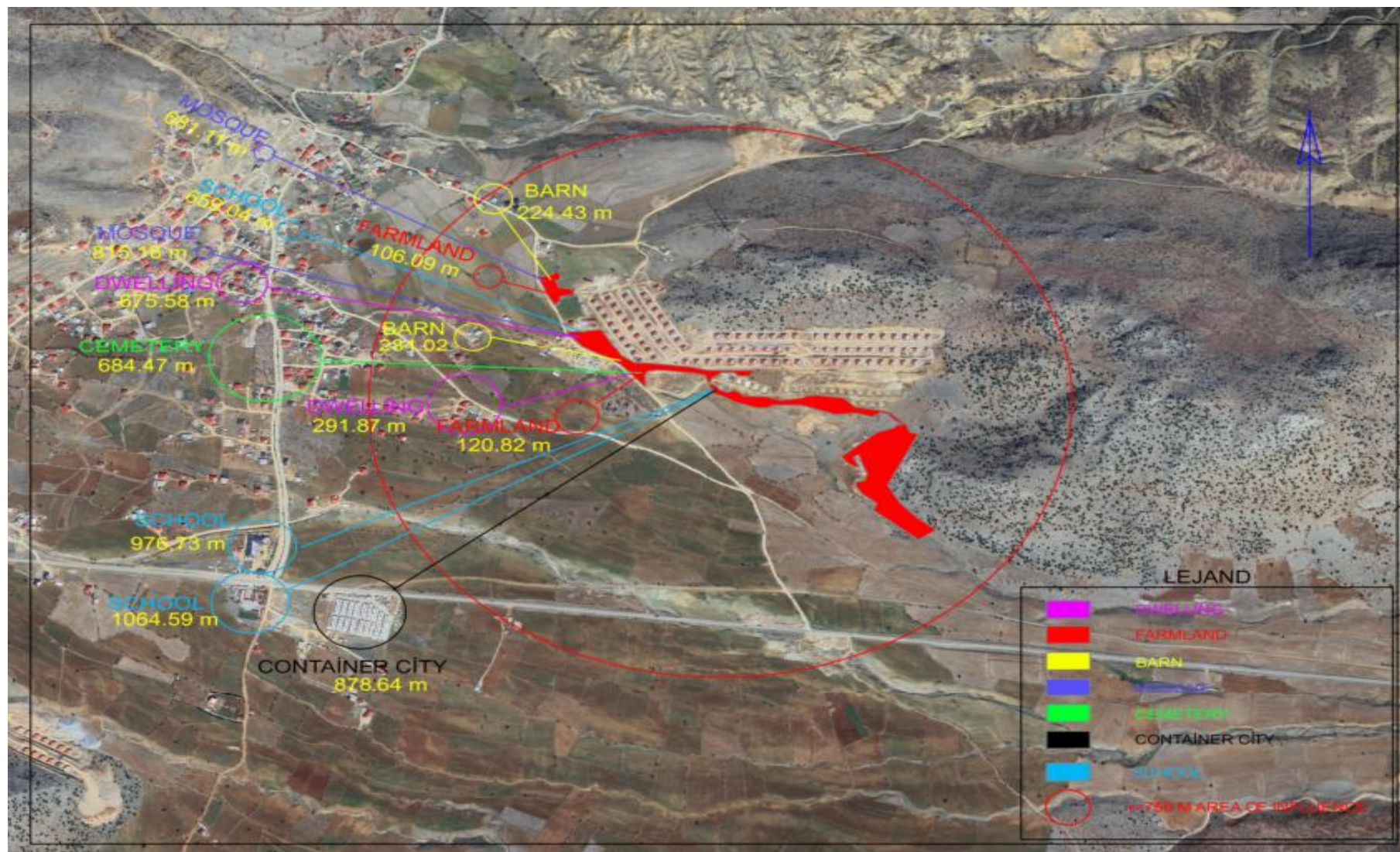


Figure 3. Impact area of the expropriated parcels

## 2. Objective and Rationale for Preparing RP

### 2.1 Resettlement Context and Key Objectives

A Resettlement Plan is a document typically prepared for development projects that may cause physical or economic displacement of people. It outlines how affected people will be compensated, relocated, and supported in accordance with national legislation and international safeguards.

This Resettlement Plan (RP) has been prepared to define the main principles and institutional arrangements for resettlement, and to identify the necessary measures to avoid or minimize potential impacts on the livelihoods of Project Affected Persons (PAPs).

This plan addresses potential social risks and impacts related to land acquisition requirements of the proposed sub-project, as identified in the environmental and social assessment. The RP outlines eligibility criteria, compensation procedures and standards, and also includes provisions for stakeholder consultation, monitoring, and grievance redress mechanisms.

The RP has been developed in line with the Resettlement Framework (RF) prepared by MoEUCC and submitted in November 2023. It is based on both national legislation and internationally accepted standards and requirements.

The main objectives of this RP are as follows:

- To provide information on national laws and international standards governing land acquisition,
- To identify potential land-related impacts, assess their scale, and determine the affected parties, including vulnerable groups,
- To define the steps and institutional arrangements related to the land acquisition process,
- To identify potential entitlements and develop strategies to achieve resettlement and land acquisition objectives,
- To establish a framework for the timely provision of asset acquisition, compensation, and other entitlements to PAPs,
- To inform PAPs about consultation, participation, and grievance mechanisms during project planning and implementation,
- To ensure the provision of necessary resources for the implementation of the Resettlement Plan,
- To provide an accessible grievance mechanism and a system for managing complaints,
- To develop a framework for the monitoring, evaluation, and oversight of resettlement implementation,
- To offer guidance for the preparation of the resettlement budget.

Initially, acquisition of privately owned land was not planned for the project components assessed under this RP. However, in the case of the P05 sub-project in Kullar Neighborhood of Nurhak District, the allocated public land was insufficient for the number of rural housing units planned, making the use of private land unavoidable. In this context, involuntary land acquisition is expected to affect some private landowners through expropriation.



The potential resettlement impacts of land acquisition on landowners have been analyzed. The livelihoods and land use practices of PAPs were assessed, along with the potential social risks and impacts related to land-based livelihoods.

## 2.2 Need for Resettlement Planning

Within the scope of the TERRP-WORKS-REC-P05 sub-project, a total of four privately owned land parcels were transferred to the Treasury through emergency expropriation, as authorized under Article 27 of Expropriation Law No. 2942. The primary justification for initiating this expropriation process was that the designated Treasury parcel (parcel no. 178/142) was physically insufficient to accommodate the planned 129 rural housing units under the project's first phase.

Following technical assessments, it was determined that only 98 out of the 129 units could be fitted within parcel 178/142. As a result, an additional 31 units required a supplementary land area. Initially, constructing these 31 units on a different, more remote Treasury parcel was considered. However, this proposal was firmly rejected by the local community, who opposed the idea of dividing their village into separate residential zones.

Village residents strongly advocated for all housing units to be constructed in a single, consolidated location to preserve the social fabric and spatial integrity of the community. These concerns were clearly communicated to the relevant authorities during stakeholder consultation meetings and through the village headman (muhtar).

In response to these legitimate demands and to avoid social disruption, the Ministry of Environment, Urbanization and Climate Change (MoEUCC) initiated the emergency expropriation of the following privately owned parcels, which are directly adjacent to the existing Treasury land:

- Parcel No. 178/45
- Parcel No. 178/39
- Parcel No. 178/37
- Parcel No. 178/33

By incorporating these parcels, the construction of the remaining 31 units became feasible within the immediate vicinity of the initial housing cluster, ensuring a cohesive and unified settlement layout.

A core principle of all sub-projects under TERRP is to avoid land acquisition involving private ownership to the greatest extent possible. Site selection for rural housing is typically conducted through a participatory approach, prioritizing available Treasury lands and securing the free, prior, and informed consent of local communities. Nevertheless, in the case of Bahçelievler (Kullar) Neighborhood of Nurhak District, land acquisition through expropriation emerged as an unavoidable necessity due to specific geographic and social circumstances.

This decision reflects a commitment to preserving community integrity, addressing local expectations, and ensuring that the project is socially sustainable and locally accepted.

### **3. Legal Framework**

This Chapter describes the legal framework that will be effective throughout the land acquisition and complementary RP works. In this context, the Turkish legislations and World Bank (WB) Performance Standards.

#### **3.1. National Legal Framework for Land Acquisition and Resettlement**

##### **3.1.1. Land Acquisition**

The legal basis for the acquisition of the land will be as follows:

1. Expropriation Law (Law No. 2942-approval date: 04.11.1983) and Laws concerning amendments to the Expropriation Law (which includes Law No. 4650-approval date: 24.4.2001 and other laws);

In the scope of Turkish legal framework, land acquisition/expropriation is based on the Expropriation Law No: 2942 (amended by Law No: 4650 in 2001). In addition, Article 46 of the Turkish Constitution explains that state and legal public entities, in cases of public benefit, are entitled to entirely or partially expropriate immovable properties in private possession, on condition that the real value of those immovable properties are paid in advance and in cash; and to establish easement rights on these immovable properties in compliance with the procedures and principles set by expropriation law. In other words, the Constitution implies that any immovable property cannot be confiscated unless its expropriation compensation is paid to the owner/s in advance and in cash.

Compensation for the expropriated estate is determined pursuant to procedures and principles in Articles 8, 10 and 11 of the Expropriation Law No 2942. Valuation criteria are stated in the Article 11 of the Law. The Expropriation Law defines that determination of the compensation for the expropriated land depends on average annual net income derived from that land by taking into account rotation system, valuation of structures includes the calculation of construction unit prices, and valuation of plots (housing) depends on peer assessment. The valuation commission is internally established by the organization responsible for land acquisition and comprised of at least three members. In case of a necessity, this commission can get information from the Chamber of Industry and Commerce, real estate agencies and other individual or institutional authorities that are specialized on those points.

##### **Announcement**

The valuation commission delivers the valuation document to the negotiation commission, which is internally established by the responsible agency. This negotiation commission is also comprised of three members (from the Provincial Directorate of Environment, Urbanization and Climate Change) and conducts negotiations with property owners on the compensation package for the acquired land and assets that will be lost/displaced. Then, the GDCA notifies the affected people through an official registered mail and invites them for negotiations. In the case of land and property owners, the notification mentions the intent of the GDCA to purchase the land (or to establish easement right on the land in question) through a negotiated settlement and clearly describe steps in the land acquisition process. The notification also sets out provisions for litigation available to the landowner and relevant steps, should the landowner wish to petition the courts for a higher compensation amount.

In case of the owners who do not live on the land, reasonable efforts are made to reach them by: 1) Local inquiries for current address research from villagers and village head (mukhtars), 2) Inquiry of last known residence from land registry and cadaster records, and law enforcement records through their national identification number, and 3) Official advertisement in newspaper pursuant to Article 10 of the Expropriation Law 2942. If the owners can still not be reached, the compensation for the land is deposited in their name to a Bank account. The owner can withdraw the compensation from the deposited Bank account at any point in time.

If the land has multiple owners, each owner is notified and compensated in the same manner as described above, according to their percentage ownership as recorded in the title deed in government records. If there is an active dispute among multiple owners as to the ownership percentage of each, the entirety of the compensation will be placed in an escrow account and paid out to each after the dispute is resolved.

### **Transaction**

The purchase of land and affected properties can take place through two processes: negotiated settlement, or court settlement.

**Negotiated Settlement:** The process for purchasing the land and the related immovable property through negotiated reconciliation, pursuant to the principles and procedures set out in Article 8 of Expropriation Law No.2942 and this RP. If the owner agrees to a negotiated settlement, then discussions between the owners and the GDCA take place to finalize the transaction. Minutes of the proceedings regarding this agreement are signed by two sides. Then the expropriation compensation is paid to the rightful owner within 45 days and the property is registered in the name of government following alienation. This way of purchase is considered as expropriation and right to sue against this expropriation and amount of expropriation compensation cannot be processed. The GDCA should make it clear that negotiations will last for no more than 3 months and will provide the landowner a description of the land acquisition steps and the owner's rights to due process and litigation at each step. Failure to reach a negotiated settlement will result in a court settlement.

**Court Settlement:** A court settlement will occur if: a) the negotiated settlement fails; or b) the owner, after receiving notification from the GDCA, declines to negotiate; c) in case of customary rights; d) in case of deceased or absentee owners. Prior to requesting a court settlement, rights to due process and litigation will be explained fully to the landowner.

A lawsuit will be filed by the GDCA with a relevant court of first instance for valuation and registration, pursuant to (Article 10 of the Expropriation Law). The costs of the court process are borne by the responsible agency according to the Expropriation Law. Particularly, in case of the court process cannot be concluded within 4 months, legal interest rate is applied to determined compensation amount as from this deadline.

In general, according to the Article 12 of the Expropriation Law, if a land is partially expropriated and in case of the remaining part is not usable, this part shall also be expropriated upon the request of the owner within 30 days following receiving expropriation decision.

### **Urgent Expropriation**

Article 27 of the Expropriation Law authorizes the organization responsible for expropriation to confiscate the immovable assets required by the project earlier than the time needed in normal expropriation procedure. This process does not prevent challenges of the property owners against the determined valuation. If the urgent expropriation is unavoidable, right owners (displaced persons)

should be meaningfully informed about the expropriation of needed immovable properties and initial compensation at initial phase of land acquisition by responsible agency.

### 3.1.2. Involuntary Resettlement

In case of physical or economic resettlement comes into agenda in any project, GDCA can provide collaboration with other organizations related with resettlement planning and implementation according to the Expropriation Law (Law No.2942).

## 3.2. The WB Standard on Resettlement (ESS-5)

The World Bank ESS-5 on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement includes safeguards to address and mitigate risks resulting from involuntary resettlement under development projects and covers any involuntary land taking<sup>1</sup>.

The overall objectives of the Bank's policy on involuntary resettlement are the following:

- To avoid involuntary resettlement or, when unavoidable, minimize involuntary resettlement by exploring project design alternatives.
- To avoid forced eviction.
- To mitigate unavoidable adverse social and economic impacts from land acquisition or restrictions on land use by: (a) providing timely compensation for loss of assets at replacement cost and (b) assisting displaced persons in their efforts to improve, or at least restore, their livelihoods and living standards, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.
- To improve living conditions of poor or vulnerable persons who are physically displaced, through provision of adequate housing, access to services and facilities, and security of tenure.
- To conceive and execute resettlement activities as sustainable development programs, providing sufficient investment resources to enable displaced persons to benefit directly from the project, as the nature of the project may warrant.
- To ensure that resettlement activities are planned and implemented with appropriate disclosure of information, meaningful consultation, and the informed participation of those affected.

To address the impacts covered under involuntary settlements of this policy, the policy requires the borrower to prepare the RF whereas the Supervision Consultant will prepare the RPs where necessary. RP will cover the following:

- a) The resettlement plan or resettlement policy framework includes measures to ensure that the displaced persons are:
  - i. informed about their options and rights pertaining to resettlement;
  - ii. consulted on, offered choices among, and provided with technically and economically feasible resettlement alternatives; and
  - iii. provided prompt and effective compensation at full replacement cost for losses of assets attributable directly to the project.
- b) If the impacts include physical relocation, the resettlement plan or resettlement policy framework includes measures to ensure that the displaced persons are:

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<sup>1</sup> The full text of the policy and guidance on implementation can be accessed at: <http://go.worldbank.org/ZDIJXP7TQ0>

- i. provided assistance (such as moving allowances) during relocation; and
- ii. provided with residential housing, or housing sites, or as required, agricultural sites for which a combination of productive potential, locational advantages, and other factors is at least equivalent to the advantages of the old site, compensation for their losses at full replacement cost and assistance in improving their former living standards, income earning capacity and production levels or at least restoring them.

ESS-5 requires that no land shall be acquired before compensation is paid completely to the affected people. Moreover, ESS-5 requires the Project to create and implement a resettlement plan, the preparation of which involves those who will be resettled and hosts in planning. In this regard, ESS-5 requires the Project to systematically inform and consult affected persons about their options and rights during the preparation of the resettlement plan.

**“Replacement cost”** is the method of valuing assets endorsed by ESS-5: “For agricultural land, it is the pre-project market value of land of equal productive potential or use located in the vicinity of the affected land, plus the cost of preparing the land to levels similar to those of the affected land, plus the cost of any registration and transfer taxes.”

ESS-5 also recognizes that some types of loss, such as access to public services, customers and suppliers, grazing or forest areas, cannot easily be compensated for in monetary terms and, therefore requires the Project to attempt to make or establish access to equivalent and acceptable resources and earning opportunities.

While ESS-5 covers all affected people, it calls on the project to pay particular attention to the needs of the vulnerable people.

### 3.3. Gap Analysis

National legislation and processes regarding land acquisition have a long-lasting history in Türkiye. They have been updated in the years of implementation to improve the process to solve the problems encountered and to incorporate some requirements from international best practice. However, there are still some issues creating gaps between Turkish legislation and World Bank ESS-5. In this regard main gaps can be summarized under the following issues:

- a) **Compensation/assistance to renters, and other informal users of lands, who do not own property:** According to Bank’s ESSs, as well as official users of the land, unofficial users of the land are also defined as PAPs. Turkish legislation does not require payment of compensation to tenants and unofficial users of land/properties<sup>2</sup>. However, according to Bank’s procedures, persons who have spent money, planted crops, or constructed buildings or other structures on the lands of other persons are compensated at full replacement cost. They are also compensated for standing crops and economic trees they planted on the land they use unofficially, and assistance if needed to restore income/livelihood lost as a result of being displaced from the land in question.

Compensation provided will ensure that the livelihoods of renters and other informal users of land are not affected. In addition to the legal compensation amount for the official landowners, for other people who have no legal rights, costs will be provided from Ministry of Treasury and Finance.

<sup>2</sup> According to the amendment on article 19 of Expropriation Law, persons who have spent money and constructed/erected buildings or other structures on the lands of other persons are compensated at full cost for trees and material costs for buildings. But material costs need to be reached replacement cost according to Bank’s operational policies.

- b) **Replacement Cost:** According to the World Bank's policies, loss of immovable such as land and other fixed assets should be compensated at full replacement cost before the construction starts. Considering that the cash equivalent to replacement cost will be used as a compensation method, legal landowners will be compensated for loss of land and tenants, public land users and squatters would be entitled to the replacement cost of what they have invested in the land. According to Turkish legislation, only the legal property owners can get monetary compensation and there is a clause in the law indicating that depreciation shall be deducted in the valuation process for the buildings (for expropriation), which may cause the expropriation value to be less than the full replacement cost as defined in ESS-5 (which does not allow for applying depreciation). The compensation for the loss of income, access to common properties or social losses (such as opportunity costs) are not clearly stated in the Turkish legislation. The difference between full replacement cost and compensation to be paid will be provided from Ministry of Treasury and Finance.
- c) **Request for the expropriation of unviable land due to partial expropriation:** According to the law, landowners subject to partial expropriation have a right to request the expropriation of the remaining land within 30 days. ESS5 does not define a time limit for such requests. During the notification of land acquisition stage, GDCA will clearly communicate to land owners that they have 30 days to make such a request and offer to provide legal services if they need such services.
- d) **Scope of project affected people:** According to Turkish legislation, only people who lose legally owned land are considered as project affected people (PAP). Thus, the possible losses of other project affected persons such as non-title holders and users of public lands, host populations, nomadic people/migrants(using the project area) or economically displaced people are not recognized and there are no provisions to mitigate the adverse effects of the projects on these people. In Turkish legislations, most of these groups are not considered as PAP.

For such people who are affected and fall under the definition of ESS5, mitigation measures such as occupational education, job opportunities or assistance in using or working on land legally etc. will be provided. Such mitigation measures should ensure that livelihoods of affected people are, at a minimum, restored to pre-project levels, all of their affected assets are compensated for, and their housing, at a minimum, is restored to a pre-project level of quality and tenure.

- e) **Resettlement Action Planning:** There is no statutory arrangement for preparation of a Resettlement Action Plan covering all displaced persons and host families. Therefore, the preparation of RPs by the supervision consultant will be required. If government or private land is acquired before the supervision consultant agreement is signed, Ex-post social audit (retroactively) reporting procedures will be carried out. Also, for the projects that entail additional land acquisition in the future, proactive study and reporting will be carried out by the supervision consultant.
- f) **Public Information Disclosure, Consultation and Participation:** There are no provisions regarding information disclosure to public, public consultation and participation in the Turkish legislation regarding land acquisition. In the scope of normal expropriation procedures, an invitation letter is sent to property owners with the aim of informing and inviting rightful owner to negotiations within 15 days. Therefore, the rightful owner becomes aware of land acquisition and has the opportunity to negotiate and/or challenge the proposed compensation amount.

ESS-5 requires full public disclosure of RF and RPs.

For this project, Supervision Consultant in collaboration with GDCA is responsible for arranging consultation meetings with affected persons before land acquisition procedures begin to inform them about the land requirements of the sub-projects as well as the availability of a RF, the draft RPs that include entitlements, and resettlement planning and implementation if any.

In addition, the RF and RPs will be disclosed at the local level and on Project website. GDCA will also notify the other affected groups and stakeholders without formal rights, including those who have made investments in the public land or are occupying the land without formal rights, as well as tenants, through an official letter which would be sent at the same time as they are notifying the land and property owners. In the letter, information about the related sub-projects and impacts due to land requirements will be provided.

- g) **Grievance Redress Mechanism (GRM):** There are channels for lodging grievances under different laws of Türkiye (2942 Expropriation Law, 3071 Grievances Law, and 4982 Access to Information Law), but these are through more formal and legalistic mechanisms.

For this project, grievance mechanisms will be developed within the MoEUCC, consisting of accessible and documented grievance handling at sub-project and Supervision Consultant, Contractor Level and PDoEUCC levels. These project level grievance mechanisms are supplementary, but do not substitute for the formal legal mechanisms, which remain available to PAPs who choose to pursue them.

**Table 2** below gives further details about the gaps between ESS5 and pertinent national legislation.



Table 2. Gap Analysis on Legislative Framework

Gap	Turkish Legal Framework	Word Bank ESF Requirements	Measures to Bridge the GAPS
Replacement cost land	Valuation of agricultural lands depends on capitalization of annual net income which is calculated by taking into account the market prices.	Full replacement cost will be applied.	As the process takes into account the value of equal productive potential (such as; distance to location centers and access roads, irrigation status and easiness of irrigation, health conditions, shape and size of the land, pieces composition of the land, cadaster, location/position of the land) during valuation and complementary parts on the land are separately valued and added on the land value, there is no gap at this point, but the cost of any registration and transfer taxes regarding new land will be added to reach full compensation value in line with WB requirements.
Replacement cost buildings/structures	Construction cost approach is used and depreciation (for wear and tear) of the building/structure is deducted. Valuation methodology is the same both in rural and urban area.	Full replacement cost will be applied.ESS-5 Annex A. Involuntary Resettlement Sourcebook. (Compensation is evaluated in net terms, and should allow the affected person to obtain replacement assets of equivalent value. In areas with functioning secondary markets, this does not imply compensation at the cost of new structures. Depreciation is not appropriate if it would result in under- compensation.  In these cases, some combination of supplemental devices can be used to reach replacement value. Salvage material should be left the owner.	Depreciation will not be deducted.  Since the Expropriation Law entails deduction of depreciation, compensation at replacement value will be sought to secure replacement assets of equivalent value in line with WB requirements.
Entitlement to expropriation compensation	Renters of house and / or work places, tenant users of the land, legal / illegal users of forest areas and merchants without immovable property are not entitled to expropriation compensation.	They should be compensated for immovable assets, in addition assisted in their efforts to restore (if possible improve) their livelihoods. In this respect, ESS-5 states that lack of full legal title should not be a barrier to assistance.	Assistance by the RP will be provided for them. It is essential that all persons adversely affected are identified, and that resettlement plans will provide a context-specific description of relevant issues relating to compensation and, if relevant, livelihoods restoration measures. For these kinds of assistance, project specific mechanisms e.g. alternative forms of assistance will also be provided.
Entitlement to expropriation	Persons building structures or	Full replacement cost will be applied.	Compensation will be paid to cover the full replacement cost for entitled people in line with WB requirements.



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compensation	planting trees on the land titled in the name of other persons or ownerless, and / or has not been acquired by its customary owner are entitled to receive expropriation compensation as the minimum material value and valuated value of trees.		
Pastureland and/or forest users' compensation	Displaced persons benefiting from public properties area are not being compensated since the compensation is paid by the organization (or Borrower)	They should be provided assistance within the content of RP.	Sub project's simplified resettlement plans will provide Project specific mechanisms for those persons, under Project's Grant Program such as providing animal feed supports and alternate income generation tools.
Resettlement planning	There is no statutory arrangement for preparation of a RP covering all displaced persons and host families.	World Bank policy requires preparation of RP.	Preparation of a RP by the Supervision Consultant. This will be a full or abbreviated RP depending on the number of people affected and whether physical relocation involved. If government or private land is identified/acquired before financial assistance is sought, ex-post (retroactively) reporting procedures will be carried out. Also, for the projects that entail additional land acquisition in the future, proactive study and reporting will be carried out.
Institutional status, capacity and coordination training	A number of different private and government institutions legally deal with one segment (e.g. cadaster / land registry, drillings, operations, power generation, land acquisition and resettlement; activities of various ministries, local governorates and private bodies) of the land acquisition and involuntary resettlement processes, with a lack of coordination between all agencies involved	World Bank Policy requests a coordinated organizational framework for resettlement implementation between all agencies involved.	Responsible organizations will provide such co-ordination under Project Implementation Unit (PIU). Technical assistance, in the form of training and on the job support will be provided.
Public information, consultation, participation	There are inadequate provisions regarding public information, consultation and	PAPs, their communities, and any host communities are to be provided with timely and relevant information, consulted on resettlement options, and offered	This will be done by the Supervision Consultant through application of SEP.

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	participation in the Expropriation procedure while Resettlement procedure includes more activities on public information, consultation and participation	opportunities to participate in planning, implementing, and monitoring resettlement.	
Monitoring	There are no provisions for monitoring land acquisition activities in the Turkish legal framework.	Arrangements for monitoring, implementation of RPs and an evaluation of its impacts should be developed in line with the WB policy requirements.	Project specific monitoring and evaluation program will be established and included in RP. Also, monitoring and grievance redress mechanism will include information on how grievances were addressed.
Grievance Mechanism	The existing system does not match the WB requirements	Appropriate and accessible grievance mechanisms are to be established.	Mechanism will be established by MoEUCC. Also, the RPs will include a detailed GRM.

## 4. Socio-Economic Baseline, Survey of Affected Persons and Assets

This chapter aims to present the socio-economic baseline conditions of the Project Affected Persons (PAPs), derived from field studies conducted during the preparation of the Resettlement Plan (RP).

### 4.1. Methodology

The Resettlement Plan (RP) methodology outlines the approach to identifying, addressing and mitigating the adverse impacts of land acquisition and involuntary resettlement in a project.

The RP methodology is based on field studies. The information used in the preparation of this RP is derived from primary data collected through fieldwork and existing secondary data sources. Primary data was collected through in-depth interviews with project affected people. The information collected from these in-depth interviews was analyzed to produce social and economic data on the affected people.

The field study was conducted between 17-25.01.2025, to engage with PAPs in the provinces of Kahramanmaraş Kullar District. The purpose of this study was to identify potential social impacts resulting from the Project's land acquisition requirements and to collect essential data for planning and developing alternative policy options. Input was gathered through consultations with PAPs and other relevant stakeholders. The field study comprised the following components:

- A quantitative socio-economic household survey targeting owners and users of immovable assets;
- Surveys employing both quantitative and qualitative methods conducted with the Mukhtars of settlements directly impacted by the Project;
- Qualitative focus group discussions held with vulnerable groups residing in areas affected by land acquisition;
- In-depth qualitative interviews and comprehensive consultation meetings with various stakeholders;
- Interviews conducted with Project workers.

The purpose of the field studies described above was to:

- Identify the Project Affected Persons (PAPs), including vulnerable groups, and assess their socio-economic characteristics;
- Gain insight into land and asset ownership, analyze land use patterns, and evaluate income generated from the lands impacted by the Project;
- Examine the demographic structure of households and assess their income levels and expenditure patterns.

### 4.2. Analysis of households and properties affected by the Project

In order to identify the households affected by the project, landowners were interviewed on 17-25.01.2025. During the interviews, information on the socio-economic structures and income sources of the households was collected. A quantitative socio-economic household survey was administered to Project Affected Persons (PAPs) who are owners/users of immovable property or land affected by

the Project. The survey was prepared by the social expert based on land acquisition data and focused on the current socio-economic status of the PAPs. It was conducted with all land users who experienced land and/or immovable property loss as a result of permanent land acquisition. It was observed that some users reside abroad and others outside the city. In such cases, interviews were conducted with individuals considered to be representatives of those users.

The purpose of the survey is to determine the demographic structure of households, socio-economic indicators, the impact of the Project on properties, and the level of stakeholder engagement. To better understand the livelihoods, socio-economic status, concerns, perceptions, and expectations of the PAPs regarding the Project, the survey included both closed-ended and open-ended questions.

The socio-economic household survey collected data on the following topics:

- Demographic profile of the settlement and households (residency status, household size, gender, age, marital status, education levels, number of employed individuals and their occupations, social security status, disability status, etc.)
- Information related to housing,
- Main livelihood activities of PAPs,
- Average income and expenditures, perceptions regarding sources of livelihood,
- Key problems/shortcomings and expectations of the PAPs,
- Information related to improving livelihood activities,
- Ownership/user information related to land and immovable property affected by the Project,
- Structure of expropriated lands and land use profile,
- Identification of vulnerable groups,
- Level of impact of the Project on households,
- PAPs' level of knowledge about the Project,
- PAPs' attitudes toward the Project, including positive/negative perceptions,
- PAPs' suggestions and expectations regarding the Project.

**Table 3** below provides information on parcels expropriated, cut-off date, property analysis and number of PAPs. The cut-off date was determined based on the field studies conducted between 17-25 January 2025, just before the expropriation process was formalised. In these field studies, property inventories were made and household level interviews were conducted with the owners.

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**Table 3. Cut-off date, property analysis and number of PAPs**

District	Neighborhood	Parcel(s)	Number and size of parcel	Land to be expropriated (%)	Type of property	Cut-off Date	Date of land acquisition	Number of owners	Type of land acquisition	Number of PAPs	Compensation amount (TL)
Nurhak	Bahçelievler (Kullar)	178/45	One parcel 17391,59 m <sup>2</sup>	100%	Private property, Farmland	17-25.01.2025	17.02.2025	3	Urgent Expropriation	9	1.739.159,00
Nurhak	Bahçelievler (Kullar)	178/39	One parcel 6742,06 m <sup>2</sup>	100%	Private property, Farmland	17-25.01.2025	17.02.2025	1	Urgent Expropriation	3	809.047,20
Nurhak	Bahçelievler (Kullar)	178/37	One parcel 5840,02 m <sup>2</sup>	100%	Private property, Farmland	17-25.01.2025	17.02.2025	1	Urgent Expropriation	3	657.602,40
Nurhak	Bahçelievler (Kullar)	178/33	One parcel 6143,33 m <sup>2</sup>	100%	Private property, Farmland	17-25.01.2025	17.02.2025	1	Urgent Expropriation	6	737.199,60

**Parcel 178/45:**

The land is a 150 years old family property and is used for agricultural purposes. There are 2 people aged 65 and 68 in the interviewed household. The land has 3 owners, husband and wife and the brother of the male owner. One of the owners lives abroad.

As a result of the interviews, it was reported that the land brings the family an annual income of 150.000-200.000 TL from barley, wheat, chickpea crops and also from the sale of hay. The owner stated that if the land had not been expropriated, he would have sold the land and started animal husbandry, but he had postponed this plan due to the earthquake. Apart from land income, the owners have pension income. The owner who lives abroad receives a disability pension. Attempts were made to contact this owner by telephone, but he could not be reached.

The number of PAPs according to household size is 9. There is no structure or facility on the land. Irrigation is done from a well. Since his house was destroyed in the earthquake, he is entitled to rural housing.

**Parcel 178/39 :**

The land has been in the family for 100 years and is used for agricultural purposes. The owner lives in France and the land is managed by his brothers. He stated that his annual earnings from barley, wheat and chickpea cultivation is 45.000-50.000 TL. There is no structure or facility on the land.

**Parcel 178/37:**

The land has a single owner, and it is used for agricultural purposes. There are 3 people in the interviewed household. They declared that they have an annual income of 35.000 TL from barley, wheat and straw. In addition to land income, there is also livestock income. There is no structure or facility on the land. However, the owner has enclosed the land with wire and demands compensation for this. He wants to buy an equivalent land after expropriation. He is also entitled to rural earthquake housing as his house was destroyed in the earthquake. He lives in Kahramanmaraş.

**Parcel 178/33 :**

The land has a single owner and the land is used for agricultural purposes. The land was given by the owner to the sharecropper. For this reason, the sharecropper and his family will also be considered as PAP. It is stated that the annual income from the land is 14.000 TL. The owner lives with his wife and 3 children. They migrated to Kayseri after the earthquake and settled there. Apart from the land income, they live on his daughter's salary.

#### 4.3. Vulnerable Groups Analysis

**Table 4** below shows data and information on vulnerable individuals among PAPs affected by the expropriation process carried out under TERRP-WORKS-REC-P05.

**Table 4. Analysis of Vulnerable People**

Name <sup>3</sup>	Age	Elderly (65+)	Disabled	Household Composition	Key Vulnerabilities	Remarks
A. Ş.	66	Yes	No	Wife (68), Son (30, widowed), 2 married children (not living together)	Elderly couple; dependent son; earthquake-affected	House destroyed; entitled to rural housing
M. Ş.	Unknown	Unknown	Yes	Wife and 5 children (living abroad)	Disabled; lives abroad; co-owner of expropriated land	Receives disability pension
C. Ç.	50	No	No	Wife, 4 adult children (3F housewives, 1M construction worker)	Large family; moderate income	Not classified as vulnerable under ESS-5
M.A.K.	56	No	No	Wife (48), 3 daughters (nurse, midwife, student), 1 son (13)	Low income; partial dependency on daughter	Migrated to Kayseri after earthquake
S. İ.	39	No	No	Single; no dependents	Lives alone abroad; limited participation in local process	Represented by family members

<sup>3</sup> Pursuant to Law No. 6698 on the Protection of Personal Data, only the initials of the names and surnames of the PAPs were used in the reporting.



#### 4.3.1. Summary of Vulnerable Groups Analysis (Including Households)

##### Disabled Individuals:

- M.Ş is disabled and lives abroad. He is co-owner of the land with his brother A.Ş.

##### Elderly Individuals (65+):

- A.Ş. (66) and his wife (68) are both elderly and live together.
- Others in the dataset are below 65 years of age.

##### Household Composition & Support Needs:

- A.Ş's household includes elderly members and a widowed son (30), indicating a higher vulnerability.
- M.A.K's household is financially supported by his working daughter, though no elderly or disabled members are present.
- S.İ lives alone abroad, which may pose challenges for participation in local processes or decisions.

##### Most Vulnerable Household:

A.Ş & M.Ş's household is the most vulnerable, due to:

- Elderly individuals,
- Disability in the extended household (co-owner),
- Recent trauma in the family (loss due to earthquake),
- Limited mobility and relocation challenges.

## 5. Valuation and Compensation

### 5.1. Legal Framework and Entitlement Matrix

Under Turkish Law, when a government agency needs to acquire land for a public investment, the government agency sets up a valuation committee to oversee this process. This committee needs to determine the estimated expropriation value of an asset, based on reports by expert persons, institutions and organizations or, if needed, information from chambers of industry and commerce. The Expropriation Law defines that the compensation for the expropriated estate equals the commercial value of the asset.

The valuation commission determines the estimated ceiling value of immovable properties in the expropriation area. During the valuation of immovable assets or resources, the valuation commission has to take into account the following valuation criteria, which is mentioned in Article 11 of the Expropriation Law:

- The nature of the immovable property or resource,
- The size of the immovable property or resource,
- All characteristics and elements, which could affect the value of the immovable property or resource, including the individual value of each element,
- Tax declaration (taxes paid on that immovable property or resource), if any,
- Previous values of property determined by official bodies at the date of expropriation,
- For lands, the net income that could be derived from the immovable asset or resource (without undertaking any changes, using the immovable property or resource in the same conditions as of the expropriation date),
- For trees, there is criteria of being a fruit orchard or not. If the trees in a land are meeting the criteria of being a fruit orchard the valuation method of that land will be valuation of the land as a fruit orchard otherwise, value of each tree will be added to the value of the land.
- For house plots, the amount for which equal (similar) house plots have been sold without any special purpose, prior to the date of expropriation,
- For structures, official unit prices (annually issued by the Ministry of Environment and Urbanization) at the expropriation date, calculations of the cost of building, and depreciation for wear and tear, and Any other objective criteria that could affect the value of the property or resource.

#### Valuation of Easement Rights

As a basic principle for the indemnification of temporarily acquired land, the landowner shall be compensated for the restricted access and usage rights as well as the loss of productivity and income experienced during the period of limited or restricted land usage.

During the production of expropriation plans, the area on which an easement right will be established is determined together with its coordinates, and then the plan is produced.

In areas where a permanent easement right will be established; the loss of value caused on the property by the easement (for example, due to loss of productive land) is taken as the cost of easement right. Permanent easement right is annotated to the land register and its cost is paid to the right-holder.

In areas where temporary easement right will be established; the loss of income caused on the property by the easement is taken as the cost of easement right and paid to the right-holder.

For easement rights, the procedures required under ownership rights shall be applied; however, the areas subjected to establishment of temporary and permanent easement right are restored before they are handed over to their owner.

To ensure accurate calculations, appraisers firstly visit the expropriation area, take account of its current status of use and determine all the factors (soil structure, status of use, topography, climate, proximity to settlements and roads, favorable transportation conditions, location, current pattern of rotating plants in the region and whether or not irrigated and dry agricultural activities are carried out) that may affect the value of the relevant immovable property in accordance with Article 11 of the Expropriation Law.

For long term easement, the plot price determination for compensation cannot surpass 50% of value of the market price of the whole parcel in an urban area if the land were sold (35% in a rural area). This represents the top allowable price according to Turkish law. There is no change in ownership and restrictions are removed when the use of the area ends. In those exceptional cases where the market value of the land acquired for the long-term easement is higher than the 50% (or 35%) threshold for compensation, then the project will expropriate the entire parcel of land and provide full compensation to the owner for the land.

During implementation, the GDCA will determine the compensation amount according to the entitlement matrix below by using the gap analysis. If there are further gaps to be found by GDCA, measures will be taken to meet the ESS-5 standard of replacement cost.

There might be individual cases where negative or severe impacts are not addressed through providing full compensation at replacement cost. In such cases, additional assistance for livelihood restoration will need to be provided to PAPs. **Table 5** given below, provides the Entitlement Matrix in cases where proposed government land has informal occupation and where private land acquisition may be required for construction of infrastructure such as roads and utilities.

**Table 5. Project Entitlement Matrix**

Affected Categories	Entitlement
Loss of entire land holding	Full replacement cost (market prices + transaction costs). Maximum effort to avoid land take before harvest (on agricultural lands)
Partial loss of land	Full replacement cost of the part of land lost (market prices + transaction costs). Maximum effort to avoid land take before harvest (on agricultural lands)
Loss of land for the establishment of easement rights	Easement value for permanent and temporary easement right determined by GDCA in accordance with criteria specified by law, considering the decrease of the total land value as a consequence of the installation and relevant land use restrictions. Loss of future land productivity for the construction period considered during determination of easement value and included in the payment for the easement to the landowner.
Loss of common land usage i.e., pasture	The losses and damages will be assessed by independent expert from the Provincial Directorate of Agriculture and Forestry, contracted, verified and funded by GDCA.

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Unviable, redundant parcels of land/structures	If the remaining parcel of land after expropriation of a part of it is not economically viable, it will also be acquired and compensated (at full replacement cost), if the owner so desires.
Structures and other fixed assets on the land (barns, shacks, wells, fences, etc.)	All above ground assets at full replacement cost. Depreciation will not be deducted.
Crops, trees, and other land-based products	The crop value (market price) and investment amount made for the crop (input, labor, age of trees). Each crop and/or tree will be considered according to its characteristics(annual or perennial, maturity, average yield of a minimum of 3 years etc.)
Land needed on temporary basis	The market rental price for the duration of the lease. The land should be returned to the project affected individual in the same condition as it was taken. If agricultural land and crops are lost during the lease, the owner should be compensated for the crop losses for the duration of lease. If land is used for business and income is affected during the lease, the business shall be compensated for losses for the duration of the lease.
House	Full compensation based on the replacement cost in a similar/comparable area plus moving and transitional allowance (depending on the case, income restoration assistance package such as equivalent of 6 months of minimum wage or a job opportunity or other social support mechanisms facilitated by government agency/municipality). Depreciation will not be deducted.
Legal Renters	Assistance with finding a new place and moving and transition allowance. If the lease is terminated early, compensation to ensure that renters do not suffer losses.
Employees or workers on the land or businesses	Compensated for their income earned from the land, crops, and any investments made on the land in a manner that they will be the same or better off than before the project. For employees and workers additional allowance (depending on the case, income restoration assistance package such as equivalent of 6 months of minimum wage or a job opportunity or other social support mechanisms facilitated by the Municipality and/ or other institutions) will be paid.
Informal users	Compensated for the crops and the value (at full replacement cost) of other investments made on the subject land. Assisted in their effort to improve their livelihoods and standard of living to restore them to pre-displacement levels.
Businesses affected, including informal businesses	Full replacement cost of affected business place. Transitional assistance to re-establish business in new location and compensation for lost income (depending on case and time lost), as necessary.
People who have lost more than 10% of their total land holdings	Assist PAPs to ensure that livelihoods are restored. Replacement cost of the loss of land/assets; additional compensation measures, as required
Community lands	Rehabilitation/substitution or cash compensation at full replacement cost of the affected structures and utilities
Vulnerable groups (such as single women headed households, households with disabled members, households under poverty line as determined by household receiving	Assist PAPs to ensure that their livelihoods are restored. Depending on case, livelihood restoration package such as Equivalent of 6 months of minimum wage or depending on case, a job opportunity or other social support mechanisms facilitated by the Municipality and/or other institutions.

social assistance) who demonstrate they have suffered negative livelihood impact

In addition to the national legal requirements, the GDCA will follow the Entitlement Matrix above which details the entitlements in accordance with the World Bank's ESS-5.

## 5.2. Valuation and Methodology

During the on-site valuation studies, comparable property data with similar characteristics in the region were taken as reference. Criteria such as the supply-demand balance of the real estate, its location and level of demand, and the intended use of the property were taken into consideration. No restrictive encumbrances were encountered on the parcels subject to the report, and it was concluded that the relevant parcels are vendable.

The "*Comparable Sales Method*" was used in determining the market value of the immovable properties. In the comparable sales method, current market information was utilized, and similar real estate properties that were recently listed or sold in the region were taken into consideration. A unit price was determined for the subject lands by also taking into account the criteria that may affect their market value.

According to information obtained from the Real Estate Department of the Nurhak Municipality, the 2025 Market Value per Square Meter, which forms the basis for the Property Tax in the neighborhood where the relevant parcels are located, has been determined as 23.88 TL/m<sup>2</sup>.

As a result of assessments and interviews conducted in the vicinity of the subject property, comparable real estate assets of similar size and characteristics were investigated. Based on one-on-one interviews with local real estate agents, municipal officials, and residents, as well as market research, it was found that parcels with similar zoning characteristics in the nearby area are being marketed and sold at prices ranging between 100 and 140 TRY/m<sup>2</sup>, depending on their location, size, and frontage.

Based on the foregoing information, recent sales transactions that occurred in the vicinity of the expropriated parcels were reviewed and considered in the valuation process. In addition, the appraisal took into account key factors influencing land value—such as location, total surface area, topographical characteristics, and other relevant positive or negative attributes. Accordingly, a unit value of 120.00 TRY/m<sup>2</sup> was assessed for parcels 178/33, 178/37, and 178/39. For parcel 178/45, due to its differing characteristics, a unit value of 100.00 TRY/m<sup>2</sup> was deemed appropriate.

As a result of the examinations conducted on the expropriated parcels; based on their location, size, physical characteristics, zoning status, current condition, the factors specified in the valuation section, and market research conducted in the surrounding area, the appraised unit price per square meter and the total value calculated for each parcel under current economic conditions are presented in the **Hata! Başvuru kaynağı bulunamadı.** below.

**Table 6. Appraised unit prices per m<sup>2</sup> and total value**

Item no	Block/Parcel No	Area (m <sup>2</sup> )	Type of the land	Appraised Unit Value per m <sup>2</sup> (TL/m <sup>2</sup> )	Total amount (TL)
1	178/33	6.143,33	Agricultural land	120,00	737.199,60
2	178/37	5.480,02	Agricultural land	120,00	657.602,40

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3	178/39	6.742,06	Agricultural land	120,00	809.047,20
4	178/45	17.391,59	Agricultural land	100,00	1.739.159,00
<b>TOTAL</b>					3.943.008,20

## 6. Livelihood Restoration

The Entitlement Matrix in this RP includes commitments aligned with WB ESS-5 to mitigate the effects of land acquisition on livelihoods. However, the project's impacts may vary across different groups, with some facing more significant effects. As a result, it might be essential to provide ongoing support or restore the livelihoods of these particular groups.

### 6.1. Improvement Measures

Livelihood restoration measures were established through a participatory approach. The consultations conducted during the field study gathered information regarding the needs of the local community and households. Household representatives and mukhtars, who are elected community representatives, were asked for their input on how to support livelihoods, and the following responses were received:

- All kinds of financial support.
- Consideration of households whose homes were destroyed in the earthquake.
- Expropriation should be fair and carried out in a way that benefits both parties.
- Providing guidance for alternative livelihood sources.
- Compensation should be paid in line with the value of the land (replacement costs as per ESS5).
- The process should proceed quickly, and information should be provided regarding compensation.

As can be understood from the points reflected in the meeting notes regarding livelihoods, participants do not have concerns about the expropriation process if land compensation is paid, but they believe that the process related to compensation should proceed quickly, transparently, and fairly. In addition to these, the measures and precautions to be taken by MoEUCC are listed below;

- Local employment priority for the directly affected PAPs,
- Vocational trainings,
- On loan and grant support.

### 6.2. Local Employment

Household members who lose total land/ownership due to the project may be given priority in local employment. This principle can be included in subcontractor agreements, and positive discrimination can be applied in the job application process for PAPs.

### 6.3. Trainings

The supervision consultant, in coordination with the PIU, will organize training for PAPs (Project-Affected Persons) whose livelihoods are affected by the Project. The subject of the training will be determined based on the requests and needs of the PAPs. In line with the objectives of the TERRP, the training topics may include, but are not limited to, the following:

- Vocational training,

- Training on credit and grant supports,
- Training on the development of alternative agricultural activities.

**Table 7** below presents an income restoration programme designed for PAPs adversely affected by expropriation.

**Table 7. livelihood Restoration Programme**

Vulnerable PAP Category	Estimated PAP number	Type of instrument	Implementation Responsibilities	Time
PAPs whose livelihood sources are affected by the Project	21	Local Employment	<ul style="list-style-type: none"> <li>• Project-affected persons (PAPs) whose livelihoods are impacted by the Project will be informed about their entitlements under the Livelihood Restoration by the social specialist.</li> <li>• Livelihood restoration entitlements will be disclosed to the local population during stakeholder engagement activities envisaged under the Stakeholder Engagement Plan (SEP) and during the disclosure phase of the Resettlement Plan (RP).</li> <li>• Members of households who lose land assets due to the Project will be given priority in local employment.</li> </ul>	When the application is received.
		Trainings	<ul style="list-style-type: none"> <li>• The livelihood restoration rights of the Project Affected Persons (PAPs) will be explained by the social expert.</li> <li>• Livelihood restoration rights will be communicated to the local population during the stakeholder engagement activities outlined in the Stakeholder Engagement Plan (SEP) and during the disclosure phase of the Resettlement Plan (RP).</li> <li>• The Supervision Consultant will organize vocational trainings in line with the requests of PAP members affected by the Project and will invite these individuals to participate in the training.</li> <li>• The subject of the training to be provided will be determined based on the demands and needs of the PAPs.</li> </ul>	When the application is received.



## **7. Public Consultation and Disclosure Activities for RP**

Public disclosure is a key component of effective stakeholder engagement. In line with World Bank standards, providing stakeholders with clear and accessible information about the Project enables them to understand its potential risks, impacts, and opportunities. To ensure broad reach and comprehension, verbal, written, and visual materials were employed as disclosure tools. Among these, verbal communication methods were most frequently utilized, reflecting stakeholder preferences.

The primary verbal disclosure activities included stakeholder engagement meetings held prior to the initiation of expropriation under the sub-project, as well as focused group discussions with affected property owners. Additionally, the sub-project's social specialist maintained regular communication with stakeholders regarding the expropriation process through phone calls and WhatsApp messages.

All village-level meetings and interviews were coordinated by the Ministry of Environment and Urbanization and Climate Change (MoEUCC) and Koltek. Feedback gathered during these sessions was documented by the Social Expert and used to finalize this Resettlement Plan (RP).

### **7.1. Stakeholder engagement meetings under TERRP-WORKS-REC-P05**

Within the scope of TERRP-WORKS-REC-P05, a stakeholder engagement meeting was held on 29.09.2024 in Bahçelievler (Kullar) Neighborhood of Nurhak District, Kahramanmaraş Province. A total of 30 people from the rights holders, including 12 men and 18 women, attended the meeting. Some of the rights holders live in the village settlement affected by the earthquake, some in nearby urban centers, and some in container cities. For this reason, the majority of the participants consisted of earthquake survivors living in container cities. During the Q&A session of the meeting, the concerns raised by the village head (muhtar) were discussed. Muhtar expressed concern about the height of the retaining walls. He shared his opinion with experts that the excessively high retaining walls pose safety risks. The technical team participating in the meeting answered these questions within the framework of scientific data. Social Specialist explained how stakeholder participation will be managed within the framework of the Stakeholder Engagement Plan prepared for the project. In this context:

- Project stakeholders were identified.
- The importance of stakeholder engagement meetings and effective communication with stakeholders throughout the project process was emphasized.
- The Grievance Redress Mechanism and its legal basis were explained.
- It was clarified that the Stakeholder Engagement Plan includes documents outlining how directly and indirectly affected stakeholders will be informed about the project and its processes, and how feedback (such as suggestions, complaints, etc.) will be collected, reviewed, and responded to.
- The channels through which stakeholders can submit complaints, suggestions, and requests were explained.
- Information was provided on how to access details about the TERR Project, environmental and social management plans, and other relevant documents.
- It was explained that complaints related to gender-based violence (harassment, abuse, etc.) and gender-based discrimination will also be addressed through the complaint resolution mechanism.
- Brochures distributed before the meeting were shown, and communication channels were reiterated. It was explained that suggestions and complaints can be submitted via digital

forms, phone, email, and QR codes.

- It was clarified that complaints can also be submitted through complaint boxes located in the container kits, where complaint forms will also be available.



**Figure 4. Photos from stakeholder engagement meeting held for TERRP-WORKS-P05**

Within the scope of TERRP-WORKS-REC-P05, a second stakeholder participation meeting was held on 20.05.2025 in order to inform the stakeholders and share the changes in the sub-project. The revised layout plan of the sub-project and the change in the number of housing units were presented to the stakeholders with a power-point presentation. In addition, brochures with up-to-date information about the project were distributed to the participants. **Figure 5** below shows the photos of the second stakeholder consultation meeting organised under TERRP-WORKS-REC-P05.



**Figure 5. Photos from 2<sup>nd</sup> stakeholder engagement meeting held for TERRP-WORKS-P05**

The meeting took place in the meeting hall of the container area, where earthquake victims were sheltered. Those in attendance included social, environmental and OHS experts, as well as technical experts working with the Contractor. The owners of the expropriated plots also attended the meeting. However, as some owners were out of town and abroad, the social expert provided them with the information over the telephone.

A total of 55 individuals attended the P05 meeting, including 19 women and 36 men. The meeting saw strong participation, thanks to the engagement and support of the mukhtar and local residents. During the meeting, detailed information was shared regarding environmental impacts, occupational health and safety measures, social impact management, and the grievance redress mechanisms established as part of the project. The structure of public institutions and technical stakeholders involved in the project was also introduced and explained to the local community.

Participants were informed that a total of 129 housing units are planned for construction in the P05 area—98 on treasury land and 31 on expropriated land. Plot and parcel details were presented during the session, and related brochures were distributed to attendees.

Key feedback and requests from participants included the following:

- Request for reinforcement of retaining walls (3 individuals); it was noted that a petition regarding this issue had already been submitted to the Ministry of Environment, Urbanization and Climate Change.
- Inquiries about housing debt criteria and payment schedules (2 individuals).
- Requests for barns to be reconstructed under the project by beneficiaries who owned barns prior to the earthquake (2 individuals).
- Reports of structural cracks in some houses, along with requests for repair.
- Requests for household goods and questions regarding the inclusion of water heaters in the project.
- Questions about the timeline for the completion and delivery of the houses (2 individuals).
- Requests for tenant eligibility to be considered in the list of beneficiaries (3 individuals).
- Request for information on when compensation will be paid to the owners of expropriated parcels (1 individual).



## 7.2. Social Impact Observation and Interviews

The social expert of the consulting firm Koltek conducted interviews with affected landowners and community members on January 17 and 25, 2025:

- On January 17, 2025, individual surveys were conducted via telephone with two landowners (A. Ş and M.A.K).
- On January 25, 2025, an in-person survey was conducted with one landowner (C.Ç) and two representatives (H.I and Y.I).
- There was no contact with landowner M.Ş.
- On January 25, 2025, a focus group interview was conducted with 11 people (2 women) from the village, including the landowners' relatives, to gather feedback on the expropriation process, knowledge gaps, and requests.
- Participants were informed that the report would be shared with the Ministry of Environment, Urbanization, and Climate Change, and the contact details of the social expert were shared with the landowners.
- Communication with the landowners was maintained regularly throughout January, February, March, and April 2025. However, although they were invited to a meeting at the construction site on April 23–24, 2025, they declined to participate as they reside in another city. Therefore, interviews were conducted with the owners via telephone.

**Table 8** below shows information and data on the social interviews with the owners.

Table 8. Landowner information and interview details

Landowner / Representative Name <sup>4</sup>	Age / Status / Occupation	Land Information	Interview Type / Date	Residence / Additional Information
C.Ç	50 / Farmer, Member of Nurhak Municipal Council, landowner	5 acres 484 m <sup>2</sup>	In-person / January 25, 2025	Lives in Kahramanmaraş. His house was destroyed in the earthquake, and he built a new one. He was offered 75,000 TL per acre 6-7 months ago. He feels unfairly treated. Seeks a house without a lottery and compensation for 5,000 TL of fence installation costs.
M.A.K	56 / Unemployed, landowner	6 acres	Telephone / January 17, 2025	Lives in Kayseri. His daughter, a nurse, supports the family. He currently rents out his land to other villagers, sharing the income. Requests 150,000 TL per acre.
A.Ş	66 / Retired, landowner	17 acres 397 m <sup>2</sup>	Telephone / January 17, 2025	Lives in Gaziantep. Co-owns land with his brother M.Ş. They earn 200,000 TL annually from wheat, barley, lentils, and chickpeas. Requests 150,000 TL per acre.
M.Ş	No information	17 acres 397 m <sup>2</sup>	No contact	Has 5 children and lives abroad with his family.
S.İ	39 / Welder, Lives in France, landowner	6 acres 700 m <sup>2</sup>	In-person (with representatives) / January 25, 2025	Lives in France. His representatives, H.İ and Y.İ, attended the interview. Requests 150,000 TL per acre.
Focus Group	11 people (2 women)	Focus Group Interview	In-person (with representatives) / January 25, 2025	Relatives of landowners and local villagers. Discussions included the expropriation process, knowledge gaps, and requests.

<sup>4</sup> Persons interviewed within the scope of the law on the protection of personal information and data are referred to by using the initials of their first and last names.

## 8. Institutional Processes, Roles, and Responsibilities

GDCA will sign a protocol with AFAD that outlines the relevant duties and responsibilities for implementing this Project. The protocol will lay out the functions to be undertaken by MoEUCC and AFAD to ensure that project activities are carried out in accordance with relevant national regulations and the Bank's policies and procedures. Under its existing institutional and legal responsibilities per national legislation, AFAD's General Directorate of Housing and Construction Works will carry out the following tasks:

- Ensuring that the selected relocation areas are, to the extent possible, unencumbered public/treasury land. In cases where informal users may be present on public/treasury land, ensuring the necessary Resettlement Plan (RP) is prepared in accordance with the Resettlement Framework (RF).
- Ensuring that compensations for private landowners and (if any) informal users, including those affecting livelihoods, are aligned with the Entitlement Matrix.

### 8.1. Roles and Responsibilities of GDCA

- GDCA ensures that any land acquisition and/or resettlement resulting from any sub-project financed by the Bank loan complies with the Resettlement Framework (RF).
- GDCA ensures that the mitigation measures and procedures outlined in the RF and identified by the Supervision Consultant are followed, and that any resettlement plan is prepared in compliance with the framework, submitted to the World Bank for review and approval, and disclosed both locally on the project website and externally on the World Bank's website.
- GDCA ensures that the Supervision Consultant prepares the RP in line with the RF, and prepares a Post-Implementation Social Audit Report; it also ensures that the RP is monitored, implemented, and reported to the Bank by the Supervision Consultant.
- In case of livelihood losses, GDCA ensures necessary measures are taken and processes are followed for compensation.
- GDCA-PIU supports the monitoring of land acquisition and resettlement processes, flags non-compliance, and regularly reports progress to the Bank.

### 8.2. Roles and Responsibilities of the Supervision Consultant

- Monitor implementation. Once land ownership is transferred to the Ministry of Treasury and Finance (MoTF), inform GDCA based on appropriate documentation that the expropriation or resettlement process is complete and that MoTF has full control over the land.
- Communicate with Project Affected Persons (PAPs) to provide information on their legal rights and the land acquisition process.
- Identify land users, properties, and vulnerable groups in affected areas, and establish a committee to assess valuation.
- Monitor all land acquisition procedures in accordance with Turkish laws and World Bank requirements.
- Provide consultancy services required for fulfilling RP commitments.
- Receive, record, address, and respond to all grievances effectively, in accordance with predefined timelines and procedures.
- Ensure corrective/regulatory actions are appropriate for both parties.
- Report to and consult with the PIU during implementation.



Construction activities financed by the World Bank under this project will commence only after the expropriation process is completed, including payment of all compensation and provision of necessary assistance as per the requirements of this framework policy document.

## 9. Procedures for Grievance Redress Mechanism (GRM)

TERRP is supported by a grievance redress mechanism set up by the MoEUCC, which was introduced to PAPs prior to the project's land acquisition activities. The system enables complaints, concerns and demands raised by PAPs to be properly registered and addressed in a timely manner. The Ministry of Environment, Urbanization, and Climate Change (MoEUCC) Project Implementation Unit (PIU) is responsible for addressing the concerns and complaints of individuals affected by the project, particularly regarding its environmental and social aspects, in a timely manner. To fulfill this responsibility, MoEUCC has designed and implemented a Grievance Redress Mechanism (GRM). The GRM has been structured to match the scale and type of risks and impacts associated with the project. The key features of the GRM established under the TERRP are as follows:

- Allowing grievances to be submitted in person, by phone, email, or through a website;
- Keeping a written log and database of all grievances received;
- Clearly outlining the expected timelines for acknowledgment, response, and resolution of grievances;
- Ensuring transparency regarding the process, responsible authorities, and decision-making; and
- Providing an appeals mechanism, including recourse to the national judicial system, for unresolved complaints.

### 9.1. PIU Level GRM

The MoEUCC/PIU runs a website for the TERRP project, where all relevant information is publicly shared for review and feedback. Through the complaint submission section and an email address (yigmkadev@csb.gov.tr) provided on the website, the PIU gathers grievances from all stakeholders. Confidentiality is ensured, and individuals have the right to submit anonymous complaints. Grievances, concerns, and suggestions received through various channels are documented by MoEUCC and addressed within 15 days. These records are regularly shared with the World Bank through Monitoring Reports.

Comments or concerns can be communicated to the Contractor either verbally or in writing (by mail or email), or by completing a grievance form. The grievance form is available at construction sites, where it is easily accessible to all relevant stakeholders (SEE **Annex 3**). Confidentiality is upheld, and the right to file complaints anonymously is ensured.

The following timeline will be followed by the Contractor, Supervision Consultant, and MoEUCC/PIU:

- Written acknowledgment of the grievance receipt: within 5 days of its submission.
- Proposed resolution: within 30 days of receiving the grievance.

Specifically designated and trained staff members will record grievance details in a log. This log will include:

- The stakeholder's name and contact information (personal details will not be shared with third parties or disclosed).
- Information about the grievance, including how and when it was submitted, acknowledged, responded to, and resolved.

The Grievance Form for the construction phase of the project (Annex 1) is available on:

- The websites of the GDCA and/or relevant government authorities overseeing the project activities.
- Printed copies available at the premises of relevant government buildings/authorities (during the construction phase).

**Table 9** below shares the PIU's communication channels.

**Table 9. PIU's Communication Channels**

Type of communication	Links
MoEUCC Call Center	Alo 181
Telephone of PIU's Social Specialist	+ 90 312 586 48 27
Online complaint form	<a href="https://kadiyaponeri.csb.gov.tr/kadiyapOneri.jsp?authorizationKey=91ed7a16-209f-4ada-a42f-46892f6a4440">https://kadiyaponeri.csb.gov.tr/kadiyapOneri.jsp?authorizationKey=91ed7a16-209f-4ada-a42f-46892f6a4440</a>
E-mail	yigmkadev@csb.gov.tr

## 9.2. National Level GRM

In addition to the above-mentioned communication channels, the stakeholders may also utilize the national level GRMs.

### 9.2.1. Presidency's Communication Center (CIMER)

The CIMER has been providing a centralized complaint system for Turkish citizens, legal persons and foreigners. CIMER will be available to Project stakeholders as an alternative and well-known channel for conveying their Project-related grievances and feedback directly to state authorities. **Table 10** below shares the CIMER's communication channels.

**Table 10. CIMER's Communication Channels**

Type of communication	Links
Webpage	<a href="http://www.cimer.gov.tr">www.cimer.gov.tr</a>
Call Center	150
Phone Number	+90 312 525 55 55
Fax Number	+90 312 473 64 94
Mail Address	<a href="mailto:cumhurbaskanligi@tccb.gov.tr">cumhurbaskanligi@tccb.gov.tr</a>

### 9.2.2. Foreigners Communication center (YIMER)

The YIMER has been providing a centralized complaint system for foreigners. YIMER will be available to Project stakeholders as an alternative and well-known channel for conveying their Project-related grievances and feedback directly to state authorities. **Table 11** below shares the YIMER's communication channels.

**Table 11. YIMER's Communication Channels**

Type of communication	Links
Webpage	<a href="http://www.yimer.gov.tr">www.yimer.gov.tr</a>
Call Center	157
Phone Number	+90 312 157 11 22
Fax Number	+90 312 920 06 09
Mail Address	<a href="mailto:gocidaresi@goc.gov.tr">gocidaresi@goc.gov.tr</a>
Individual applications	The Republic of Türkiye General Directorate of Migration Management

### 9.3. Right for Litigation

Under Turkish Law, the landowner can file an annulment lawsuit at administrative jurisdiction and correction lawsuit against mistakes of fact at jurisdiction within thirty (30) days of the official announcement of intent to expropriate. After failure or refusal to negotiate and at the conclusion of a court settlement, the owner can appeal the compensation level stated in the judgment at the Supreme Court of Appeals.

Moreover, to comply with ESS-5 and to reduce the cases of litigation, the following will be implemented:

The Supervision Consultant's Social Expert will be in close contact with the representative of the affected people as well as the affected people individually, as needed. The expert also needs to be accessible to the affected people. Depending on the severity of impact, contact numbers of responsible officers will be provided to the affected people. The social expert, in collaboration with the GDCA, will arrange meetings during the implementation of the RF in a place and time which is accessible to the affected people and will be in communication with them in advance, depending on a given situation. The social expert may need to reach out to certain vulnerable groups or persons in a tailored manner to ensure their participation. In either case, the GRM will keep a grievance logbook where he/she documents all received grievances, how these were responded to and resolved, and the time taken for these actions to happen. Besides keeping the logbook, two grievance forms will be used for grievance mechanism. The first form is a "*Grievance Application Form*". Following corrective action and redressing the grievance, a second "close out" form is completed by the expert.

GDCA established a Grievance Mechanism under the Project. The details on different levels of GM are provided in the Stakeholder Engagement Plan of the Project that has been prepared and disclosed on Project's webpage<sup>5</sup>. The sample Grievance Form is also provided in **Annex 3**.

With regard to grievances filed with the World Bank (WB), communities and individuals who believe that they are adversely affected by a WB supported project may submit complaints to existing project-level grievance mechanisms or the WB's Grievance Redress Service (GRS). The GRS ensures that complaints received are promptly reviewed in order to address project-related concerns. Project affected communities and individuals may submit their complaint to the WB's independent Inspection Panel which determines whether harm occurred, or could occur, as a result of WB non-compliance with its policies and procedures. Complaints may be submitted at any time after concerns have been brought directly to the World Bank's attention, and Bank Management has been given an opportunity to respond. For information on how to submit complaints to the World Bank's corporate Grievance Redress Service (GRS), please visit <http://www.worldbank.org/en/projectsoperations/products-and->

<sup>5</sup> The SEP of TERRP is available at [https://webdosya.csb.gov.tr/db/kadiyap/icerikler/paydas-katilim-plani\\_kadiyap20230508091245.pdf](https://webdosya.csb.gov.tr/db/kadiyap/icerikler/paydas-katilim-plani_kadiyap20230508091245.pdf)

services/grievance- redress-service. For information on how to submit complaints to the World Bank Inspection Panel, please visit [www.inspectionpanel.org](http://www.inspectionpanel.org).

## 10. Monitoring and Evaluation

Effective implementation of the Resettlement Plan (RP) requires a strong monitoring and evaluation (M&E) system. This system will not only support the timely execution of resettlement activities but also generate reliable data to assess performance indicators and outcomes. For a project of this scale, it is essential to establish a structured approach to data collection for monitoring the effectiveness of safeguard measures. In line with World Bank policy, a comprehensive monitoring framework shall be developed to ensure that the RP is implemented according to its objectives, guiding principles, and procedures. Additionally, the M&E system should be capable of issuing early warnings to project management in the event of unforeseen impacts.

The purpose of monitoring will be to verify that:

- The actions and commitments described in the RP are fully implemented and on time;
- Livelihood measures are in place and are being implemented to the satisfaction of the PAPs;
- Eligible affected people receive their full compensation entitlements within the agreed timeframes;
- Complaints and grievances lodged by project-affected people are followed up, and, where necessary, appropriate corrective actions are implemented.

In accordance with Section 11 of the Resettlement Framework (RF), the Supervision Consultant will conduct quarterly monitoring of the Resettlement Plan (RP) implementation and report to the General Directorate of Construction Affairs (GDCA) using the reporting format provided in Annex-2 of the RF<sup>6</sup>. GDCA will, in turn, carry out its own due diligence and supervision monitoring of land acquisition and resettlement processes, identify any deviations from compliance, and report to the World Bank every six months, also using the same reporting format specified in Annex-2 of the RF. The RP will therefore follow and refer to the RF Annex-2 for the standardized reporting format.

Monitoring and Evaluation Indicators for RP Implementation under TERRP P05 are shown below in bullets;

- Total number of households and individuals physically or economically displaced, categorized by project component and land acquisition type.
- Frequency of public information sessions and consultations held during RP implementation regarding land acquisition and livelihood restoration.
- Number of compensation payments completed.
- Total amount and percentage of compensation paid through legal rulings versus negotiated settlements.
- Number of court cases related to the RP, categorized as ongoing, open, or completed.
- Number and nature of complaints related to land acquisition, compensation procedures, and land use issues.
- Status of complaints (open or closed), time taken to resolve, and resolution outcomes.
- Number of Project-Affected Persons (PAPs) who have received compensation or subsistence support.
- Number and type of stakeholders engaged during RP implementation, including issues discussed, feedback received, and gender-disaggregated participation.

<sup>6</sup> [https://webdosya.csb.gov.tr/db/kadiyap\\_en/menu/rf\\_20240313034355.pdf](https://webdosya.csb.gov.tr/db/kadiyap_en/menu/rf_20240313034355.pdf)

- Total value and number of disbursements from the RP Fund.
- Number of livelihood restoration activities conducted and categories of eligible PAPs involved.
- Quantity and nature of grievances specifically concerning resettlement.
- Instances of non-compliance identified and the adequacy of the corrective measures taken.



## 11. Timetable and Implementation Schedule for Resettlement Activities

The land acquisition and resettlement process for the investments will be carried out by the MoEUCC GDCA. The Supervision Consultant will confirm that the process followed is in line with relevant Turkish laws and World Bank standards, mainly ESS5. The GDCA-PIU will assist in monitoring the processes of land acquisition and resettlement, noting when the process is out of compliance, and reporting to the Bank regularly on progress made. MoEUCC will finance the land acquisition and resettlement from their own sources of financing.

The timeline of the activities carried out and to be carried out within the scope of TERRP-WORKS-REC-PO5 is shared in **Table 12** below.

**TERRP DESSUP-02 KAHRAMANMARAS PROVINCE, NURHAK DISTRICT, BAHCELIEVLER (KULLAR) NEIGHBORHOOD SUB-PROJECT (P05) RESETTLEMENT PLAN**

**Table 12. Timetable for RP**

Key Implementation	2024				2025				2026				2027				2028			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<b>1. Management</b>																				
RP Preparation																				
Approval of RP																				
Preparation of RP Monitoring Plan																				
Team organization																				
<b>2. Stakeholder Engagement</b>																				
Establishment of Grievance Redress Mechanism																				
Public Disclosure and Negotiation Meetings																				
Information Disclosure (general)																				
<b>3. Land Acquisition</b>																				
Taking Decision for Public Interest																				
Asset Inventory & Valuation																				
Identification of Landowners/Users																				
Negotiations																				
Payments to Landowners/users																				
<b>4. RP Fund Implementation</b>																				
Disclosure of RP Fund																				
Collection of applications/complaints																				
<b>5. Monitoring &amp; Evaluation</b>																				



## 12. Budget and Detailed Estimated Cost

There is currently no comprehensive dataset available regarding the budget and approximate costs. Only information related to compensations paid to owners of expropriated parcels is presented in Table-13 below. This section will be revised throughout the project cycle in line with updated data as it becomes available.

**Table 13. Budget and Detailed Estimated Cost**

Budget Items	Estimated Total Budget (TL)	Resource
Land Acquisition, expropriation and easement rights	3.943.008,20	MoTF
Crop payments on private lands to land users	-	
Administrative cost	-	
Monitoring & Evaluation	-	
Contingency	-	

## Annex 1. Official letter by MoEUCC

	<p>T.C. ÇEVRE, ŞEHİRCİLİK VE İKLİM DEĞİŞİKLİĞİ BAKANLIĞI Yapı İşleri Genel Müdürlüğü</p>
<p>Sayı : E-35644182-501.99-11802852 Konu : Kahramanmaraş İli, Nurhak İlçesi, Bahçelievler Mahallesi, İskan Alanı Kamulaştırma İşlemi (Hazine Adına Tescil)(TERRP-WORKS-REC-P05)</p>	
<p>DAĞITIM YERLERİNE</p>	
<p>İlgi : Yapı İşleri Genel Müdür Yardımcılığı ( Murat Akınbingöl ) (Proje Şube Müdürlüğü (3))'nın 17.02.2025 tarihli ve E-90232940-501.99-11797621 sayılı yazısı.</p>	
<p>İlgide kayıtlı yazıda; "Kırsal Alanlarda Deprem İyileştirme ve Yeniden Yapım (KADİYAP) (TERRP/CS-DESSUP-02)" sözleşmesi kapsamında ihalesi yapılan Kahramanmaraş İli Nurhak İlçesi Bahçelievler Mahallesi (Kullar) 151 Adet Tek Katlı Hafif Çelik Kırsal Deprem Konutu Yapım İşİ (TERRP-WORKS-REC-P05)'nde ilave yerleşim alanı olarak belirlenen ve inşai faaliyetlerin başlatılmasını teminen kamulaştırılması talep edilen, Kahramanmaraş İli, Nurhak İlçesi, Bahçelievler Mahallesi sınırları içerisindeki özel mülkiyete tabi taşınmazların acele kamulaştırılmasına ilişkin Bakanlık Makamı'nın 26.12.2024 tarih ve 165913 sayılı Olur'una istinaden Kentsel Dönüşüm Başkanlığınca tesis edilen işlemler sonucu; 178 ada 33 parsel (6.143,33 m<sup>2</sup>), 178 ada 37 parsel (5.480,02 m<sup>2</sup>), 178 ada 39 parsel (6.742,06 m<sup>2</sup>), 178 ada 45 parselin (17.391,59 m<sup>2</sup>) Hazine adına tescil işleminin gerçekleştirildiği bildirilmekte olup; ilgi yazı ile iletilen bahse konu alanlara ait tapu kayıtları yazı ekinde yer aldığı bildirilmektedir.</p>	
<p>İlgide kayıtlı yazı ve yazı eklerine istinaden gerekli iş ve işlemlerin Müşavirliğinizce başlatılması hususunda;</p>	
<p>Bilgilerini ve gereğini rica ederim.</p>	
<p>Namık GÜVER Bakan a. Genel Müdür Yardımcısı V.</p>	
<p>Dağıtım: Gereği:</p>	<p>Bilgi:</p>
<p>KOLTEK MÜŞAVİRLİK ANONİM ŞİRKETİNE GAZİOSMANPAŞA GÖLGELİ SOKAK . Kapı No : 30 Daire No : ÇANKAYA</p>	<p>KAHRAMANMARAŞ VALİLİĞİNE (Çevre, Şehircilik ve İklim Değişikliği İl Müdürlüğü)</p>
<p>İle belge, güvenli elektronik imza ile imzalanmıştır. Doğrulama Kodu: 9E41095F-31FC-4F6C-AED1-3D0C3874060A KEP Adresi : çevreveshircilik@bakanlik.gov.tr</p>	
<p>Doğrulama Adresi: https://www.turkiye.gov.tr Bilgi için: Halil Cihat GÜNAL Mimar Telefon No: (312) 586 48 98</p>	
<p>GELEN EVRAK TARİH NO 18.02.25 159(737)</p>	
	

## Annex 2. Resettlement and Livelihood Impact Survey

### RESETTLEMENT AND LIVELIHOOD IMPACT SURVEY

Purpose of the Survey: This survey aims to understand the impact of expropriation and resettlement processes on the local population. The information you provide will be used solely for research purposes and will be kept confidential.

The following questions relate to the collection of demographic and socio-economic information of the owners of four separate parcels that need to be expropriated for rural housing construction in the Kullar P05 construction area.

**1. Size of the parcel to be expropriated (please specify): .....Acres**

**2. Number of owners (It is known to be 4, but this should be confirmed):**

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_
- Other: \_\_\_\_\_

**3. Is there a shared title deed status among the registered owners of the lands?**

- Yes
- No
- No information

**4. For how many years and for what purposes have each of the parcels been used?**

Years: \_\_\_\_\_

Purpose of use: Agricultural \_\_\_\_\_ Pasture \_\_\_\_\_ Other: \_\_\_\_\_

**5. Are the parcels rented out to others? If so, rental fees:**

Yes, rented out: \_\_\_\_\_

Rental fee: \_\_\_\_\_

No, not rented out: \_\_\_\_\_

**6. Household size of the owners:**

Household size: \_\_\_\_\_

**Current household members:**

Person	Gender	Age	Occupation	Livelihood
1				
2				
3				
4				
5				

**7. Are there any sick, elderly, or disabled family members?**

Yes \_\_\_\_\_

No \_\_\_\_\_

Special conditions to be noted: \_\_\_\_\_

**8. Annual income from the land they own (separate from other income):**

Annual income: \_\_\_\_\_ TL

**9. Is there any investment or infrastructure related to water or electricity on the land?**

Yes \_\_\_\_\_

No \_\_\_\_\_

No information \_\_\_\_\_

**10. If expropriation were not to occur, what would your future plans for the land be?**

I would like to continue agricultural activities \_\_\_\_\_

I would like to acquire an equivalent property \_\_\_\_\_

Other: \_\_\_\_\_

**11. Are you aware of your legal rights regarding the expropriation process?**

Yes \_\_\_\_\_

No \_\_\_\_\_

### Annex 3. Grievance Form

#### Türkiye Earthquake, Recovery and Reconstruction (TERRE) Project

<b>Reference No</b>	
<b>Full Name (not mandatory, you can submit anonymously)</b>	
<b>Please mark how you wish to be contacted (by mail, telephone, or e-mail).</b>	
<b>Province/District/ Location</b>	
<b>Date</b>	
<b>Category of the Grievance</b>	
1. On abandonment (public)	
2. On assets/properties impacted by the project	
3. On infrastructure	
4. On decrease or complete loss of sources of income	
5. On environmental issues (ex. pollution)	
6. On Employment	
7. On traffic, transportation, and other risks	
9-Other (Please specify):	
<b>Description of the Grievance</b> What did happen? When did it happen? Where did it happen? What is the result of the problem?	
<b>What would you like to see happen to resolve the problem?</b>	
<i>Although giving a name and address is not compulsory, it should be kept in mind that during the feedback process regarding the grievance, some problems may occur due to a lack of information.</i>	
<b>Signature:</b>	<b>Date:</b>