



# Hacıhıdırlar Wind Power Plant (WPP) Project

Resettlement Action Plan

October 2024

This page left intentionally blank for pagination.

Mott MacDonald  
Mesa Koz  
Sahrayıcedit District  
Atatürk Street No. 69 / 255  
34734 Kadıköy  
İstanbul  
Turkey

T +90 (0) 216 766 3118  
mottmac.com

# Hacıhıdırlar Wind Power Plant (WPP) Project

## Resettlement Action Plan

October 2024

# Issue and Revision Record

Revision	Date	Originator	Checker	Approver	Description
A	15 May 2024	CE Consultancy Ferah Artar Evren Kayas Ece Catakli	Ece Alper	Mustafa Islek	Draft Resettlement Action Plan
B	18 October 2024	CE Consultancy Ferah Artar Evren Kayas Ece Catakli	Ece Alper	Mustafa Islek	Revised Resettlement Action Plan

**Document reference:** 221100030 | RAP | B |

---

This document is issued for the party which commissioned it and for specific purposes connected with the above-captioned project only. It should not be relied upon by any other party or used for any other purpose.

We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

This document contains confidential information and proprietary intellectual property. It should not be shown to other parties without consent from us and from the party which commissioned it.

---

# Contents

Abbreviations	1
Glossary	3
<b>1 Introduction</b>	<b>6</b>
1.1 Background of the Project	6
1.2 Project Description	6
1.3 Construction Components of the Project	8
1.3.1 Turbines	8
1.3.2 Switchyard	9
1.3.3 Administration Building	9
1.3.4 Roads	9
1.3.5 Mobile Crushing and Screening Facility	10
1.3.6 Associated Facilities	10
1.4 Scope and Objectives of RAP	10
1.5 Evaluation of Alternatives	11
<b>2 Regulatory Framework</b>	<b>13</b>
2.1 National Legal and Regulatory Framework	13
2.1.1 Turkish Constitution	13
2.1.2 Expropriation Law (No. 2942)	13
2.1.3 Forest Law (No. 6831)	18
2.1.4 Pasture Law (No. 4342)	18
2.1.5 Cadastral Law (No. 3402)	19
2.1.6 Agricultural Reform Law (No. 3083)	19
2.1.7 Notification Law (No. 7201)	19
2.1.8 Land Registry Code (Official Gazette No. 28738)	19
2.2 International Standards	20
2.2.1 IFC Performance Standards	20
2.2.2 EBRD Performance Requirements	21
2.2.3 DFC Policy and Procedures	22
2.2.4 Equator Principles 4	22
2.3 Gap Analysis between National Legislation and International Standards	23
<b>3 Land Need and Acquisition Process for Project Components</b>	<b>30</b>
3.1 Land Need of the Project	30
3.2 Acquisition of Private Lands	31
3.3 National Valuation Methodology	31
3.3.1 Valuation for Lands (Permanent Acquisition)	31

3.3.2	Valuation for Permanent Easement	33
3.3.3	Valuation for Standing Crops	33
3.3.4	Valuation for Affected Trees and Other Fixed Assets	33
3.3.5	Valuation for Residential and Non-Residential Structures	33
3.4	Acquisition of Public Lands	34
3.4.1	Forestlands	34
3.4.2	Treasury Lands	34
3.4.3	Lands Belonging to Other Public Institutions	34
3.4.4	Pasturelands	34
3.4.5	Common Lands of the Settlements	34
3.4.6	Non-Registered Areas	34
<b>4</b>	<b>Data Collection Methodology of RAP Preparation</b>	<b>35</b>
4.1	Purpose of the Study	35
4.2	Data Collection Activities	35
4.2.1	Community Level Survey (CLS)	35
4.2.2	Household Level Survey for Socio-Economic Baseline	35
4.2.3	Asset Inventory and Census	36
4.3	Sampling Strategy	36
4.4	Limitations	37
<b>5</b>	<b>Affected Settlements, Households, Lands, Assets, Livelihoods and Impact Assessment</b>	<b>38</b>
5.1	Baseline Information on the Population	38
5.1.1	Project Affected Settlements (PASs)	38
5.1.2	Project Affected Households (PAHs)	39
5.2	Affected Lands and Land-Based Livelihoods	40
5.2.1	Agricultural Lands and Farming	40
5.2.2	Affected Trees	41
5.2.3	Pasturelands and Animal Husbandry	42
5.2.4	Beneficiaries of Forestlands and Natural Resources	43
5.2.5	Other Land-Based Income Generating Activities	43
5.3	Affected Structures	43
5.3.1	Residential Buildings and Affected Houses	43
5.3.2	Commercial Buildings and Affected Businesses	45
5.3.3	Non-Residential and Commercial Structures	45
5.4	Community Facilities, Utilities, And Public Amenities	45
<b>6</b>	<b>Resettlement and Compensation Strategy</b>	<b>46</b>
6.1	Physical Resettlement Strategy	46
6.2	Economic Displacement Strategy	46
6.2.1	Avoiding Economic Displacement	46
6.2.2	Protection Against Inflation	46

6.2.3	Entitlements and Eligibilities	47
6.3	Entitlements Matrix	49
6.4	Eligibility Criteria	56
6.4.1	Eligible PAPs	56
6.4.2	Cut-Off Date	56
6.4.3	Addendum(s) to RAP	56
<b>7</b>	<b>Vulnerability Assessment</b>	<b>58</b>
7.1	Vulnerable Groups	58
7.2	Identification of Vulnerable Members of Affected Households	58
7.3	Vulnerability Assistance	59
<b>8</b>	<b>Livelihood Restoration Plan (LRP)</b>	<b>60</b>
8.1	Livelihood Restoration Strategy	60
8.2	Livelihood Restoration Instruments	60
8.2.1	Transitional Livelihood Support (TLS)	60
8.2.2	Local Employment	60
8.2.3	Agricultural and Animal Husbandry Project Assistance	61
8.2.4	Land Preparation Support	61
8.2.5	Real Property Tax Support	61
8.2.6	Trainings	61
8.3	Eligibility and Entitlements	62
8.3.1	Owners and Users of The Parcels Under Multiple Project Impact	62
8.3.2	PAPs Whose Livelihood Sources Are Affected by The Project More Than 10%	62
8.3.3	PAHs Lost the Integrity of Daily Life and Livelihood	62
8.4	Livelihood Restoration Programme	63
<b>9</b>	<b>Auxiliary/Complementary Implementation Instruments</b>	<b>65</b>
9.1	Consultation and Disclosure of Information	65
9.2	Grievance Mechanism (GM) & Right for Litigation	66
9.3	Guide to Land Acquisition (GLAC)	69
9.4	Monitoring and Evaluation (M&E)	69
<b>10</b>	<b>Implementation Responsibilities and Funding</b>	<b>72</b>
10.1	Roles and Responsibilities	72
10.2	Time Frame	74
10.3	Estimated Budget	75
<b>11</b>	<b>APPENDICES</b>	<b>76</b>
<b>A.</b>	<b>Asset Inventory and Census</b>	<b>77</b>
A.1	Asset Inventory and Census & RAP Implementation Table	77

<b>B.</b>	<b>Land Acquisition Documents</b>	<b>78</b>
B.1	Urgent Expropriation Decision of the President	78
B.2	Land Entry Protocol Template	81
<b>C.</b>	<b>Data from RAP Preparation Field Study</b>	<b>82</b>
C.1	Photolog of RAP Preparation Field Study	82
C.2	Human Sources in PASs For Construction Works	85
C.3	Socio-Demography of the Members of the PAHs	86
<b>D.</b>	<b>Estimated Budget</b>	<b>89</b>
D.1	Estimated Budget for RAP Implementation	89

## Tables

Table 1-1:	Locations of the Project Components	8
Table 1-2:	Project Design Parameters	9
Table 2-1:	The Main Gaps between Turkish Law and IFC – EBRD Policies	24
Table 3-1:	Project's Needed Lands	30
Table 4-1:	Sampling Strategy	36
Table 5-1:	Populations of the PASs	38
Table 5-2:	Livelihood Sources of the PASs	38
Table 5-3:	Mukhtars' Information regarding the Land Acquisition in Their Settlements	39
Table 5-4:	Main and Auxiliary (3) Sources of Livelihood	39
Table 5-5:	Main Expenditure Issues of PAHs	40
Table 5-6:	Adverse Impact Expectations of PAH Representatives	40
Table 5-7:	Products produced in the PASs	41
Table 5-8:	Seasonal Workers	41
Table 5-9:	Numbers on Animal Husbandry Activities in The PASs	42
Table 5-10:	Numbers on Poultry and Hive Ownerships in The PASs	42
Table 5-11:	Production Purposes of Animal Products per PASs	42
Table 5-12:	Production Purposes of Animal Products per PASs	43
Table 5-13:	Forest Benefiting Activities	43
Table 5-14:	Affected Lands With Houses Per Expropriation Data	44
Table 5-15:	Houses outside the expropriation boundaries that are very close to the Project components	44
Table 6-1:	Entitlement Matrix (EM) of RAP	50
Table 7-1:	Household Members Vulnerabilities	58
Table 7-2:	Vulnerability Assistances per Vulnerable Groups	59
Table 8-1:	Livelihood Restoration Programme	64
Table 9-1:	RAP M&E Program	70
Table 9-2:	RAP Indicators	70



Table 10-1: Roles and Responsibilities for RAP Implementation	72
Table 10-2: RAP-LRP Implementation Schedule	74

## Figures

Figure 1-1: Project Components including the Access Roads and ETL in Aydın and Denizli Provinces	8
Figure 3-1: Distribution of the Affected Parcels by Surface Area	30
Figure 9-1: RAP Disclosure Steps	66
Figure 9-2: Steps of the External Grievance Mechanism Process	68

# Abbreviations

<b>ABPRS</b>	Address Based Population Registration System
<b>CIMER</b>	Presidential Communication Centre
<b>CLO</b>	Community Liaison Officer
<b>CLS</b>	Community Level Survey
<b>CMB</b>	Capital Markets Board
<b>DFC</b>	U.S. International Development Finance Corporation
<b>CPI</b>	Consumer Price Index
<b>E&amp;S</b>	Environmental & Social
<b>EBRD</b>	European Bank for Reconstruction and Development
<b>EIA</b>	Environmental Impact Assessment
<b>EM</b>	Entitlement Matrix
<b>Enerjisa Üretim</b>	Enerjisa Üretim Santralleri Anonim Şirketi
<b>EP</b>	Equator Principles
<b>EPFIs</b>	Equator Principles Financial Institutions
<b>ESIA</b>	Environmental and Social Impact Assessment
<b>ESPP</b>	Environmental and Social Policy and Procedures (DFC)
<b>ETL</b>	Energy Transmission Line
<b>GLAC</b>	Guidance for Land Acquisition
<b>GM</b>	Grievance Mechanism
<b>HHS</b>	Household Level Survey
<b>HS</b>	Health and Safety
<b>IFC</b>	International Finance Corporation
<b>IFIs</b>	International Financial Institutions
<b>KPI</b>	Key Performance Indicator
<b>LA</b>	Land Acquisition
<b>LARLUIRF</b>	Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement Framework
<b>LRP</b>	Livelihood Restoration Plan
<b>M&amp;E</b>	Monitoring & Evaluation
<b>MoAF</b>	Ministry of Agriculture and Forest
<b>MoEUCC</b>	Ministry of Environment, Urbanization and Climate Change
<b>MoEU</b>	Ministry of Environment and Urbanization
<b>MoENR</b>	Ministry of Energy and Natural Resources
<b>NA</b>	Non-Applicable
<b>NGO</b>	Non-governmental Organization

<b>PAB</b>	Project Affected Business
<b>PAP</b>	Project Affected Person
<b>PAS</b>	Project Affected Settlement
<b>PAH</b>	Project Affected Houses
<b>PCM</b>	Public Consultation Meetings
<b>PR</b>	Performance Requirements (EBRD)
<b>Project Company</b>	Enerjisa Üretim Santralleri Anonim Şirketi
<b>PS</b>	Performance Standards (IFC)
<b>RAP</b>	Resettlement Action Plan
<b>RE</b>	Resettlement Expert
<b>SEP</b>	Stakeholder Engagement Plan
<b>SSI</b>	Social Security Insurance
<b>TEİAŞ</b>	Turkish Electricity Transmission Corporation
<b>TurkStat</b>	Turkish Statistical Institute
<b>WPP</b>	Wind Power Plant
<b>YEKA</b>	Wind Energy Based Renewable Energy Resource Areas

# Glossary

<b>Census:</b>	A complete and accurate count of the population that will be affected by land acquisition and related impacts. Census means a field survey carried out to identify and determine the number of Project Affected Persons (PAPs) and their assets.
<b>Compensation:</b>	Payment in cash or in kind for an asset or a resource that is acquired or affected by a project at the time the asset needs to be replaced.
<b>Cut-off date:</b>	Date of completion of the census and assets inventory of persons affected by the Project. Persons occupying the Project area after the cut-off date are not eligible for compensation and/or resettlement assistance. Similarly, fixed assets (such as built structures, crops, fruit trees, and woodlots) established after the date of completion of the assets inventory, or an alternative mutually agreed on date, will not be compensated.
<b>Economic Displacement:</b>	Loss of income streams or means of livelihood resulting from land acquisition or obstructed access to resources (land, water, or forest) resulting from the construction or operation of a project or its associated facilities.
<b>Eligibility:</b>	Refers to criteria identifying which affected persons are entitled to receive compensation, resettlement assistance and / or other benefits as a result of resettlement. It is regulated by RAP as well as by law.
<b>Entitlements:</b>	Compensation offered in RAP to persons, households, groups and / or communities affected by the Project.
<b>Informal User:</b>	Refers to people who have no recognizable legal right or claim to the land they are occupying for residential, business and/or other purposes. They are not eligible for land compensation but qualify for compensation for loss of structures and improvements, loss of crops and transitional livelihood support.
<b>Land acquisition:</b>	Includes both outright purchases of property and/or acquisition of access rights, such as easements or rights of way.
<b>Land expropriation:</b>	Process whereby a public authority, usually in return for compensation, requires a person, household, or community to relinquish rights to land that it occupies or otherwise uses.
<b>Licence Area:</b>	Within the scope of the Project, licence area refers to the specific geographical zone or land area where the wind power plant will be developed. This area encompasses everything necessary for the Project, including wind turbines and relevant infrastructure like access roads, switchyard, and energy transmission lines.
<b>Livelihood restoration:</b>	In order to mitigate the economic displacement caused by involuntary resettlement, livelihood restoration process establishes the entitlements of affected persons and/or communities, and ensures that these are provided in a transparent, consistent, and equitable manner and that they are provided with adequate opportunity to re-establish their livelihoods.
<b>Market value:</b>	The value that is required to enable affected persons and communities to replace lost assets with new assets of similar value.

<b>Mitigation measure:</b>	Refers to the measures to be taken in order to minimize the adverse impacts of impacts on livelihoods of the affected people.
<b>Project Affected Person (PAP):</b>	<p>Any person who, as a result of the implementation of a project, loses the right to own, use, or otherwise benefit from a built structure, land (residential, agricultural, or pasture), annual or perennial crops and trees, or any other fixed or moveable asset, either in full or in part, permanently or temporarily.</p> <p>Owners, users and beneficiaries of the lands used for Project are defined as direct-PAPs (directly affected by land acquisition of the Project), indirectly affected communities live and/or work in PASs are called indirect-PAPs in this RAP.</p>
<b>Project affected settlement (PAS):</b>	These are settlements and towns in the land use or environmental impact area of the Project. Private lands, public lands, common properties located within the boundaries of these settlements are affected by the Project.
<b>Physical Displacement:</b>	Loss of shelter and assets resulting from the acquisition of land associated with a project that requires the affected person(s) to move to another location.
<b>Replacement cost:</b>	<p>The rate of compensation for lost assets must be calculated at full replacement cost, that is, the market value of the assets plus transaction costs. With regard to land and structures, IFC defines “replacement costs” as follows:</p> <ul style="list-style-type: none"><li>• agricultural land—the market value of land of equal productive use or potential located in the vicinity of the affected land, plus the cost of preparation to levels similar to or better than those of the affected land, plus the cost of any registration and transfer taxes;</li><li>• land in urban areas—the market value of land of equal size and use, with similar or improved public infrastructure facilities and services preferably located in the vicinity of the affected land, plus the cost of any registration and transfer taxes;</li><li>• household and public structures—the cost of purchasing or building a new structure, with an area and quality similar to or better than those of the affected structure, or of repairing a partially affected structure, including labour and contractors’ fees and any registration and transfer taxes.</li></ul> <p>In determining the replacement cost, depreciation of the asset and the value of salvage materials are not taken into account, nor is the value of benefits to be derived from the Project deducted from the valuation of an affected asset.</p>
<b>Resettlement:</b>	Covers all direct economic and social losses resulting from land taking and restriction of access, together with the consequent compensatory and remedial measures. 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, including those that lead to loss of income sources or other means of livelihood), or both.
<b>Resettlement Action Plan (RAP):</b>	The document in which a project sponsor or other responsible entity specifies the procedures that it will follow and the actions that it will take to mitigate adverse impacts, compensate losses, and provide development benefits to persons and communities affected by an investment project.
<b>Resettlement Framework:</b>	A document has been prepared by the Project Company to address the potential social risks and impacts related to the land acquisition / expropriation and to manage land acquisition and resettlement impacts according to international standards for the nine-project package.

**Stakeholders:** Any and all individuals, groups, organizations, and institutions interested in and potentially affected by a project or having the ability to influence a project.

---

**Top-up payment:** As a result of national expropriation processes, compensation is paid to PAPs by the State. This compensation is evaluated for compliance with PS5 and PR5 by resettlement experts. As a result of this evaluation, the additional payment that must be made from the RAP-LRP fund for compensation at the full replacement cost is called top-up payment.

---

**Vulnerable groups:** People who by virtue of gender, ethnicity, age, physical or mental disability, economic disadvantage, or social status may be more adversely affected by resettlement than other and who may be limited in their ability to claim or take advantage of resettlement assistance and related development benefits.

# 1 Introduction

## 1.1 Background of the Project

Energy has a major role in production processes as well as for human settlements, and demand to energy increases drastically with the increased population and industrial activity. Therefore, energy use is one of the key indicators of economic and social development and growth potential of a country. Due to the need for widespread use of electrical energy in daily life, the amount of electrical energy usage in countries is considered as an important indicator of social development.

The effective and efficient use of renewable resources affects the economic conditions of countries by affecting factors such as energy supply security, air-water-soil pollution, living standards, and import dependency rates. For this reason, Türkiye is making significant investments in wind energy.

Enerjisa Üretim Santralleri Anonim Şirketi has been awarded to invest in the Aydın Connection Region on 30 May 2019 within the scope of “Renewable Energy Resource Areas (YEKA) Regulation” and “Allocation of Wind Energy Based Renewable Energy Resource Areas (YEKA) and Total Connection Capacities”<sup>1</sup> for Aydın Connection Region. Upon this award, a “YEKA Use Rights Agreement” was signed between Enerjisa Üretim Santralleri Anonim Şirketi and Ministry of Energy and Natural Resources (MoENR) on 09 March 2020. Subsequently, the “YEKA Use Rights Agreement” signed by Enerjisa Üretim Santralleri Anonim Şirketi for the Aydın Connection Region was transferred to Enerjisa Enerji Üretim Anonim Şirketi (“Enerjisa Üretim” or “the Project Company”) with the transfer agreements signed on 03 June 2021.

## 1.2 Project Description

Hacıhıdırlar Wind Power Plant (WPP) Project (“the Project”) with 15 turbines and 63 MW<sub>m</sub>/ 63 MW<sub>e</sub> total installed power, is planned to be established by Enerjisa Üretim in Aydın Province, Karacasu District, Karacaören and Ataköy Neighbourhoods; Denizli Province, Sarayköy and Babadağ District, Kiranyer, Yeşilyurt and Hisar Neighbourhoods. The Project components consist of 15 turbines, a switchyard, Project roads (i.e., access and site roads) and an energy transmission line (ETL) as a Project associate facility (please refer to Section 2.3 for details). The Project is part of a nine-project wind energy investment package initiated by Enerjisa Üretim which has a 750 MW total installed power from a total of 180 wind turbines located in Aegean and Marmara Regions of western Turkey; aiming to evaluate and utilize the wind energy potential of the region and contribute to the national strategy and regional economy. For technical and management details of the Project, see the Environmental and Social Impact Assessment report (ESIA).

The Project components consist of 15 turbines, a switchyard, Project roads (i.e., access and site roads) and an energy transmission line (ETL) as a Project associate facility.

The Project will involve the following works:

- Construction of 15 wind turbines and related parts (i.e., the cabling systems), a switchyard, an administrative building, access and site roads, and the Energy Transmission Line (ETL) for the Project; and
- Operation of 15-turbine Hacıhıdırlar WPP.

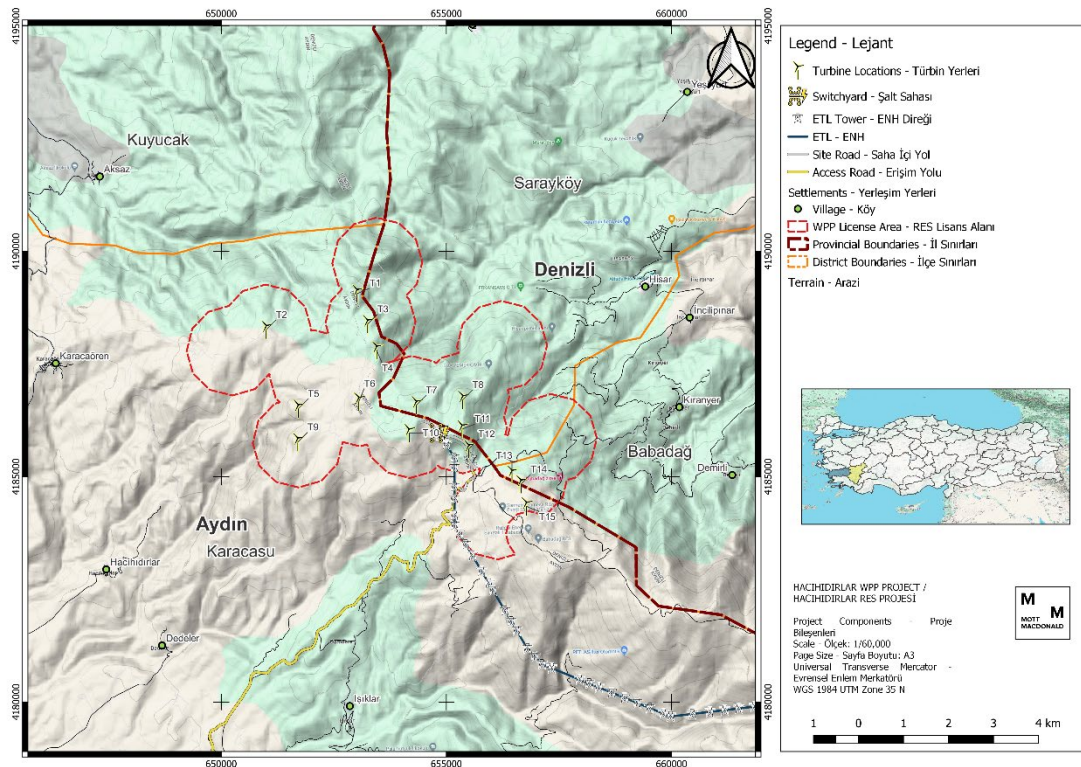
---

<sup>1</sup> Published in the Official Gazette Date/No: 07.11.2018/30588

According to the Project schedule, the construction phase is expected to be 13 months. The construction of the Project will be initiated in the fourth quarter of 2024 with the construction of Project roads, and is planned to be completed by the third quarter of 2025. The duration of operation phase will be 49 years.

Within the scope of the Project, licence area refers to the specific geographical zone or land area where the wind power plant will be developed. This area encompasses everything necessary for the Project, including wind turbines and relevant infrastructure like access roads, switchyard, and energy transmission lines. In addition, setback zone, which is defined as minimum distance that wind turbines must be placed away from certain areas, such as residential zones, roads, or other sensitive locations, is also among the components positioned within the licence area. This distance is established to mitigate potential impacts such as air, noise, shadow flicker, and ice and blade throw. All of the calculation methods, assessment methods, assumptions, international standards used are provided in the ESIA Report of the Project. Assessment of the setback zone also covers the structures that are located in the Project licence area. Accordingly, the areas in the setback zone are subject to the YEKA regulation<sup>2</sup> and the approval of the relevant institution must be received before performing any activity in the area (i.e., construction of residential houses and agricultural production). Such activities might be restricted in the setback zone for community health and safety issues.

The Project licence area falls within two provinces of Türkiye; namely Aydın and Denizli, which are located in Aegean region of Türkiye. Figure 1.1 shows the location of Aydın and Denizli provinces in Türkiye.



<sup>2</sup> YEKA Regulation. Published in the Official Gazette Date/No: 09.10.2016/29852. Retrieved from <https://www.resmigazete.gov.tr/eskiler/2016/10/20161009-1.htm> on 23 August 2024.



## Figure 1-1: Project Components including the Access Roads and ETL in Aydın and Denizli Provinces

### 1.3 Construction Components of the Project

The Project components consist of 15 turbines, a switchyard, an administrative building, Project roads (i.e., access and site roads), as well as an energy transmission line (ETL) as a Project associate facility.

The locations of main Project components (i.e., turbines, access roads, switchyard) as well as the associated facility (i.e., Energy Transmission Line) are listed below:

- Turbines T1, T3, T6, T7, T8, T11 and T12 are located in Sarayköy District, Denizli;
- Turbines T2, T4, T5, T9 and T10 are located in Karacasu District, Aydın;
- Turbines T13, T14 and T15 are located in Babadağ District, Denizli;
- Access road is located in both Aydın and Denizli Provinces, connecting the turbine area from Karacasu District to Hisar District.
- Switchyard area (including the administration building) is located in Hisar District, Denizli.
- ETL of the Project is located in Hisar District, Denizli; connecting the Project substation to the existing Denizli Transformer Substation.

In addition, the need for on-site access roads which will provide access to the Project area will be met by opening new roads and/or improving/expanding the existing roads around the Project area.

**Table 1-1: Locations of the Project Components**

Province	District	Settlement	Turbines	Switchyard & Administration Building	Roads	Construction Site
Aydın	Karacasu	Ataköy	X	X	X	
Aydın	Karacasu	Karacaören	X		X	
Denizli	Sarayköy	Hisar			X	
Denizli	Sarayköy	Yeşilyurt			X	
Denizli	Babadağ	Kinaryer	X		X	

#### 1.3.1 Turbines

The Project comprises the construction and operation of 15 horizontal axis wind turbines (HAWTs) to provide a maximum licensed power capacity of 63 MWm to be delivered to the national grid system. Table 1.2 provides a summary of design parameters determined and accepted for the Project in accordance with the types of turbines used.

**Table 1-2: Project Design Parameters**

Design Parameter	Enercon GmbH
<b>General</b>	
Project generation capacity	63 MW
Technology type	Horizontal-Axis Wind Turbine (HAWT)
Number of wind turbines	15
Type of wind turbine	ENERCON E-138 EP3
Nominal power	4200 kW
Wind class (IEC)	S
Design service life	25 years
Cut-in wind speed	2.5 m/s
Cut-out wind speed	28 m/s
Cut-back-in wind speed	2.0 m/s – 28 m/s
Rotational speed	10.8 rpm
Ambient temperature for normal operation	-10 °C to +40 °C
Sound power level	99.0 – 106.0 dB(A)
<b>Rotor</b>	
Number of Rotor Blades	3
Rotor Diameter	138.6 m
Swept Area	15,085 m <sup>2</sup>
Rotor Axis Angle	7°
Total Blade Length	69 m
Rotor Blade Material	Composite fibreglass
<b>Tower</b>	
Hub Height (HH)	96 m
Tip Height	165.3 m

Source: Draft ESIA Report of the Project, 2023

### 1.3.2 Switchyard

The wind turbines will be connected at the switchgear panels through a cross linked cabling system to a switchyard located within the Project area. The connection between the turbines and the switchyard will be made using underground transmission cables buried in ground. Switchyard will be located on Aydın, Karacasu, Ataköy 197/6 parcel.

### 1.3.3 Administration Building

An administration building will be constructed in the Switchyard area for the Project. The administration building will consist of the ENERCON SCADA system room, a working station for the monitoring of the Project, facilities for maintenance personnel as deemed necessary, as well as storage areas. The Administration Building is designed to deploy full operational staff, not only technical but also administrative staff.

### 1.3.4 Roads

There are two types of Project roads, namely - access roads and site roads. Access roads cover the path between the end of existing transport road and the beginning of site roads while site roads cover the path along the wind turbines in the Project area.

As reported by the Project Company and mentioned in the Project National EIA Report, there will be need for opening additional roads for access to the Project area (i.e., the area outside

the Project licence area) during the construction phase; and if found necessary, improvements will be made to the existing roads. Furthermore, it was noted that connection to the Project area will be provided through D585 Highway (Kuyucak Tavas Road) Connection and connection roads through Ataköy-Babadağ-Sarayköy Neighbourhoods. According to National EIA, within the scope of the Project, new roads will be constructed of approximately 17,727 m. During construction phase, widening and improvements road will be carried out accordance with the development plans. These connection roads are defined as “access roads” in the ESIA Report and in this RAP prepared by the Consultant.

It was observed during the site visit that there were not adjustments made at the existing Access Roads for better execution of transport activities for land preparation and construction stages, such as for safe transport of construction machinery to the Project area.

As mentioned, it is anticipated that road construction will be performed inside and the outside the Project licence area. The road construction to be performed within Project licence area is mentioned to be the site roads, which will provide connection between the wind turbines. In addition, roads will be constructed outside of the Project area providing connection between D585 Highway and Project area for transportation purposes.

Expropriation plan for the lands to be used for roads has been prepared and included in this RAP.

### **1.3.5 Mobile Crushing and Screening Facility**

As a result of the technical evaluations and completing the geological-geotechnical survey reports regarding the Project Area, the "Mobile Crushing and Screening Facility" in the Project have been not necessary and removed from project construction phase.

### **1.3.6 Associated Facilities**

In addition to the Project components, the Project activities also cover construction of the energy transmission line (ETL) for connection of the generated electricity to the national grid. The ETL will be constructed by Enerjisa Üretim, but the ownership will be under to Turkish Electricity Transmission Corporation (TEIAS) once connection is completed. The Consultant has been informed that permitting process for the ETL is being managed by TEIAS. The Project Company has provided the Final Project Introduction Document dated 28 September 2023. However, the decision issued by the MoEUCC has not been provided yet. According to information shared with the Consultant, the target date for securing EIA decision from the MoEUCC is 19 July 2024. Expropriation process of the ETL will commence once permitting processes of the WPP are completed.

According to the documentation provided by the Project Company, the Project comprises of a 154 kV single-circuit transmission line of approximately 12.5 km for connection to Denizli Transformer Substation, which is currently operated by TEIAS.

At this stage, the Energy Transmission Line (ETL) is the only facility identified as an Associated Facility to the Project. There will not be any other facility considered as a project associated facility such as quarries, borrow pits, wastewater treatment plant, landfilling site, etc.

This RAP does not cover the lands affected by ETLs because they are not known. The impact of displacement resulting from ETLs will be managed with an Addendum to this RAP.

## **1.4 Scope and Objectives of RAP**

The Project Company is seeking an international finance loan from the International Financial Institutions (IFIs) regarding implementation of the Project under the nine-project package and proposed the Project to the potential IFIs for financing. The Project Lenders set requirements to

manage potential environmental and social risks, and impacts associated with the projects for achieving sustainable outcomes in the financed projects as per their commitments for financing a project. Therefore, the Project Company planned to manage land acquisition and resettlement impacts according to international standards by preparing a Resettlement Framework (RF). This RAP was prepared specifically for Hacıhıdırlar WPP in accordance with the principles and commitments in the RF prepared for the nine-project package.

This RAP including LRP is prepared to address the adverse land based socio-economic risks and impacts of the project. The specific objectives of the RAP are to:

- Provide information on the national legislation and international standards governing land expropriation,
- Define potential land-based impacts and their magnitude, affected parties including vulnerable groups,
- Set out the steps of land acquisition (LA) process and institutional arrangements,
- Define potential entitlements and prepare a strategy for achieving the objectives of the resettlement/compensation package,
- Provide an implementation plan to ensure timely acquisition of assets, provision of compensation and delivery of other benefits to Project Affected Persons (PAPs),
- Provide information on consultation, participation and grievance mechanisms in project planning and implementation,
- Provide budget for required resources for implementation of RAP, and
- Provide a plan for engagement, supervision, monitoring and evaluation of resettlement implementation.

This report was prepared by CE Consultancy, a subcontractor of Mott MacDonald. CE Consultancy carried out the fieldwork and report writing within the scope of RAP.

## 1.5 Evaluation of Alternatives

The YEKA contract was signed on 9 March 2020, and the region where the Project is located was transferred to Enerjisa Üretim on 21 March 2021. Therefore, the project area has been determined by the General Directorate of Energy Affairs of the Ministry of Energy and Natural Resources and no alternative area has been considered.

Upon securing the pre-licence for the Project, during the National EIA process detailed evaluation of locations of Project components was conducted in terms of various environmental and social factors including avoidance of designated sites, cultural heritage aspects, bird migration routes, community health and safety aspects as well as community acceptance, conditions of physical displacement etc. The turbine locations were also evaluated within the framework of the authorities and responsibilities of relevant public institutions and organizations. The change was notified to the Ministry of Energy and Natural Resources, General Directorate of Energy Affairs on 27 March 2023 and was stated in the Pre-License as "Pre-Amendment Situation" and "Post-Amendment Situation". Accordingly, the National EIA Report was prepared based on last declared locations.

As a result of amendments made in wind turbine locations, the Project area and turbine locations subject to the ESIA Report have been selected as the most favourable locations for realisation of the Project.

In short, proactive initiatives of the Project Company to avoid and minimize resettlement during the design phase include:

- Avoiding physical resettlement,

- To design in a way that the least number of private lands will be affected,
- Avoid opening new access roads as much as possible and following existing roads, and
- Getting as far away from pastures, agricultural lands and residences as possible.

## 2 Regulatory Framework

### 2.1 National Legal and Regulatory Framework

#### 2.1.1 Turkish Constitution

The Turkish Constitution, Article 46, under Subsection 3 of the Section 3 with the heading of “Social and Economic Rights and Responsibilities”, addresses expropriation issues. The article states that whenever a development project serves the public interest, the government is authorized to initiate and execute an expropriation process. All hydropower, airport, highway and other roads, and similar large-scale infrastructure projects are considered to be in the public interest and provide the basis for Article 46. Article 46 is dedicated to the Expropriation Law.

The specific article of the Constitution states that, except in special cases, the compensation value and the decreed increased value will be paid in full and cash to the users. The compensation of the farmers farming the acquired land is paid in full and cash, in any case. Private users on public lands are not addressed by local laws or regulations unless they have an official rental agreement with the government.

Even when land is acquired for a public interest, expropriation agencies cannot benefit from the expropriation of private lands and assets without paying into a bank account the value of the expropriated assets in advance of land entry.

Articles 44 and 45 of the Constitution indirectly relate to resettlement activities. Article 44 addresses land ownership and stipulates the responsibility of the government to protect the landless and those with inadequate land. Article 45 describes the responsibility of the government to support those working on agricultural and stockbreeding activities. Article 56 reaffirms the right of all to live in a healthy environment.

#### 2.1.2 Expropriation Law (No. 2942)

##### Article 3 - Basis for Expropriation

For the implementation of large projects that concern issues such as energy, irrigation, afforestation etc., administrations may expropriate by paying the expropriation fee for the immovables, resources and their easement rights in cash or as a down payment in equal instalments, as required for the conduct of public services or interventions they are obliged to provide according to laws.

##### Article 4 – Establishment of Easement Right

An easement is a legal right to use of land of another, without the right to possession of that land, or to take any part of the soil or produce of such land. By Article 4 of the Law No: 2942, instead of expropriating an immovable property, an easement can be granted for a certain portion, elevation and depth of the immovable property or for the resource in Türkiye, if adequate for the purpose. Therefore, easement rights can be established for the immovable property in favour of the administration without the need for changing its owner in the title deed office to keep the integrity of the land.

However, if the use of the property right of the lands is not violated, the provision of no expropriation regarding the lands is also clearly stated in the same article. Article 4 of the Expropriation Law suggests "Provided that the use of the property rights of the owners are not prevented and the necessary measures are taken in terms of life and property safety, all kinds of bridges, viaducts and similar transportation lines and subways, tunnels and similar rail

transport systems can be built under or above the lands, based on the public interest. If the use of the property right of the land is not prevented, no expropriation is made regarding the land."

#### Article 7 – Initial Procedures to be Performed for Expropriation and Administrative Annotation

The administration that is to perform the expropriation prepares or commissions a scaled plan indicating the borders, surface area and type of the immovable assets of resources on which expropriation is to be constituted or appurtenances are to be constituted by way of expropriation, enables that the owners of the expropriated immovable asset, the ownerships if no title deed registrations are present and their addresses by binding them to documents through an inquiry it would conduct on the land registry, tax and population registry records as well as additional inquiries.

After the administration decides on expropriation, the related annotation is dropped into the title deed offices where the mentioned immovable asset is registered. If the owner changes after the annotation notification date, the title deed administration is obliged to notify the administration of any changes to occur in the ownership or the rights in kind that are separate from the ownership.

If the document to be obtained from the court indicating that a request for the identification of the expropriation fee and the registration in the name of the administration as per Article 10 is not submitted to the title deed offices within six months starting on the annotation date, this annotation is automatically dropped from title deed records by the title deed offices.

#### Article 8 – Procurement Procedure

According to Article 8, after the expropriation decision is taken, the administration will appoint one or more valuation commissions (consisting of at least 3 people) to value immovables. Additionally, one or more negotiation commissions (again consisting of at least 3 people) will be assigned for negotiations.

After the administration has notified the owner of its intent to take over the immovable, shall the owner or its representative apply to the administration (within 15 days after notification) with the intent of selling the immovable, negotiation meetings are held on the date identified by the commission and if an agreement is reached on an amount that is not more than the estimated value, an official agreement protocol is signed. With this sign-off, all rights are agreed to be transferred to the administration and any further legal attempt at any objection will not be considered.

The administration prepares the amount agreed in the protocol within forty-five (45) days and asks the owner to transfer the ownership rights in the name of the administration on the date specified in the title deed. The expropriation fee is paid as soon as the transfer of rights is realized.

In cases where an agreement is not reached or transfer is not realized, action is taken in court either for Article 27 (Urgent Expropriation) or Article 10 (Determination of Land Value and Registration Case) of this Law.

#### Article 10 – Identification of the Expropriation Compensation by Court and Registration of Immovable in the Name of the Administration

Article 10 states that, if the expropriation cannot be realized through procurement for any reason, the administration applies to the court of the first instance in the locale of the immovable and requests that the expropriation compensation for the immovable asset be identified and a decision be made for its registration in the name of the administration in return for the payment of this fee.

Within 30 days of the application of the administration, the Court notifies the owner of the immovables through an annotated invitation on the date of hearing. To those whose addresses could not be found after inquiries, an announcement is made according to Notification Law (No. 7201) inviting them to attend the hearing. The Court also publishes information on the expropriation at least once in a local newspaper (if there is any) issued in the location of the immovable and in one of the newspapers circulated across Türkiye.

On the day of the hearing, the judge invites the parties to reach an agreement on the value of the immovable. If an agreement is reached, the judge considers this compensation amount to be the expropriation fee. In cases where an agreement is not reached, the judge schedules a site survey (within ten days) to identify the value of the immovable asset and a date for the second hearing (within thirty days after the expedition).

On the second hearing, if the parties fail to agree on the value once again, the judge will assign a new expert committee for the valuation within fifteen days and then identifies a fair and equitable expropriation fee by referencing both the reports and statements of the parties and experts. The identified fee is the expropriation fee of the immovable, resource or its easement rights. The Court grants fifteen days to the administration for the fee to be deposited in a bank on behalf of the owner. In cases where the right holder could not be identified, the court decides on the registration of the immovable in the name of the administration under the circumstances that the bank receipt indicating the amount was blocked to be given to the right holder to be revealed in the future and that this decision is notified to the title deed department and the bank where the fee was deposited. The provision on registration is definitive and the parties reserve their rights for appeal pertaining to the fee.

#### Article 11 – Principles for the Identification of the Expropriation Fee

This article states that “The expert committee to be formed as per Article 15 will go to the location of the immovable or resource to be expropriated with the court delegation, hear the statements of related parties present and draft a justified report that identifies the expropriation fee”.

The identification of the value of the immovable does not consider any value increase caused by the public works and services realized through expropriation as well as any profit that would be caused by future uses.

During the establishment of easement rights, shall there be any value decreases in the immovable or the resource due to expropriation will be justified. This decrease in value is the easement expropriation cost.

#### Article 12 – Partial Expropriation

The value of the partially expropriated immovable is defined in this Article, whereas it also states that if the part of the immovable excluded from expropriation is suitable for utilization under the public works legislation, the expenses and cost required for the restoration of any installations to a usable status will be calculated and added to the expropriation fee.

*The value of the immovable property that is partially expropriated shall be estimated as follows:*

- Provided that there does not exist any change in the value of the non-affected part of the immovable property, the value of the partially expropriated immovable property shall be equivalent to the proportion to be expropriated at the amount determined for that immovable property according to the provisions of Article 11.
- If there is a decrease in the value of the non-affected part, the value of the partially expropriated immovable property will consist of the expropriation fee determined for the



affected part of the immovable property in compliance with paragraph (a) plus the amount corresponding to the decrease of the value of the non-affected part.

Shall the remaining part of a partially expropriated immovable be not suitable for utilization, this part also may be expropriated upon the written application made by the legal owner within thirty days of the notification of the expropriation decision in cases where no lawsuits were filed in the administrative court against the expropriation procedure.

#### *Unviable lands:*

If the remaining part of the expropriated property is not economically suitable for cultivation/benefit or is not accessible, an application for expropriation of the remaining property must be made within thirty days after the submission of a written notice without the need to file a lawsuit in the administrative court (pr.7).

#### Article 14 – Right to a Lawsuit

A lawsuit for cancellation of land acquisition decision in the administrative court or for correction of the material errors may be filed against the expropriation procedure within thirty days as of the date of notification issued by the court as per Article 10 - the date of notification is replaced by the date of the announcement in the newspaper by the court for those who could not be notified- by the owner of the immovable asset subjected to expropriation.

#### Article 18 – Dispute on the Ownership

The administration identifies whether there are any disputes on the immovable to be expropriated by performing an inquiry at the title deed offices, cadastral offices and civil courts in the location of the immovable. Shall the inquiries indicate that there is a dispute on its ownership or that it was subject to a lawsuit, the entirety of documents prepared as per Article 10 is submitted to the civil court of first the instance of the location of the immovable and is requested that the expropriation fee of the immovable is determined as well as its registration is made in the name of the administration in return for the payment to be made to the right holder as soon as they have been determined as per the ongoing dispute case.

The initial and consequent instalments of the expropriation fee identified by the court are deposited in the time deposit accounts with quarterly terms each at the bank designated by the court.

The process to be followed to resolve the disputes on ownership will be in line with the procedures defined in the relevant legislation.

#### Article 19 – Registration of Immovable Properties Not Registered in The Land Registry And Rights of The Possessor

As a result of the research conducted by the administration, it is determined that the immovable property that is not registered in the title deed, which is decided to be expropriated, is not among the public properties listed in Article 16 of the Cadastre Law No. 3402. If it is determined that the immovable property is in possession and that a claim has been made to acquire it by possession, experts carry out an examination. Evidence is collected and a report is prepared. In this report, the surface area of the immovable property, the identity of the possessor, tax registration, the starting date and duration of possession, and whether the conditions for gaining ownership have been met are stated.

The court determines the expropriation fee of the immovable property in the procedure and within the period specified in Article 10. If possession is accepted from the information and documents provided by the administration, the court notifies the possessor.

If there is no objection by the Treasury or a third party within thirty days from the last announcement, the amount determined by the court as the expropriation fee is deposited to the bank specified in the announcement on behalf of the possessor. If necessary, this period may be extended by the court for once. If the administration submits to the court the receipt stating that the expropriation fee has been deposited in the name of the possessor, the court decides to register the immovable property in the name of the administration and to pay the expropriation fee to the possessor, and this decision is notified to the land registry office and the bank where the money was deposited.

#### Article 25 – Limitation of Rights and Transfer of Ownership to the Administration

The expropriation procedure is initiated through the notification conveyed by the Court as per the Article 10, regarding exercising of rights and fulfilment of obligations. The transfer of ownership to the administration is realized based on the decision for registration taken by the Court.

The owner of the immovable loses his/her rights to engage in activities such as construction or cultivation or to make fundamental changes in the current structure of the immovable after the date of the registration decision taken by the Court. The value of activities performed after this date is not considered.

An additional paragraph added in 2013 states that for large projects such as dams, irrigation networks and pipelines, highways, railways, harbours and airports, the decision for the public interest is announced in the mukhtar's office of the settlement where the immovable to be expropriated is located. After the last day of the announcement (public interest), the cost of the fixed installations on the immovable and the trees planted are not considered in the identification of the expropriation fee. This limitation for the immovable may not be more than five years after the announcement has been made.

#### Article 27 – Urgent Expropriation

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

Urgent Expropriation, Article 27 of the Law

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

In terms of urgent expropriation, land valuation performed by experts appointed by the court is only a determination and is not decisive. After this price is determined and deposited by the

Administration into the account number as determined by the court, actions stipulated in Articles 8, 9 and 10 shall apply.

#### Article 30 – Transfer of an Immovable Owned by an Administration to Another Administration

This article articulates that immovable, resources and easement rights owned by public legal persons and agencies may not be expropriated by another public legal person or agency.

The administration that requires the immovable, resource or easement rights identifies the fee according to Article 8 of Expropriation Law. It lodges a written application at the administration owning the asset by stating the amount it would pay based on this fee. If the owner of the asset fails to abide by the transfer and respond within sixty days, the conflict is settled via an affirmed decision within two months after being inspected by the relevant administrative office of the Council of State upon application by the receiving administration.

If the parties fail to reach an agreement on the price, the receiving administration lodges an application at the court according to the procedure written in Article 10 within thirty days of the notification date of the Council of State decision asking for the expropriation fee to be identified. In the adjuration process to be conducted in this case, the court does not enforce the provisions of the Law dated 9/6/1938 and number 3533.

A period of fifteen days is granted to the receiving administration for the fee identified as the expropriation fee as per the procedure envisaged in Article 10 to be deposited in the bank specified by the administration to be given to the asset-owning administration and the receipt of the fee deposited to be submitted. This period may be extended as necessary only once by the court. The court decides on the registration of the immovable asset in the name of the administration and the expropriation fee to be paid to the asset-owning administration upon the submission of the receipt indicating that the expropriation fee was deposited by the receiving administration in the bank in the name of the asset-owning administration and this decision is notified to the title deed department and the bank where the money was deposited. The provision on registration is definitive and the parties reserve their rights for appeal concerning the fee.

The immovable, resource and the easement rights thus taken over are deemed to have been received via expropriation and they cannot be used for transfer purposes or any public purposes other than those allowed by the transferring administration. Otherwise, the transferring administration may receive the immovable back as per Article 23. This matter is annotated in the field of declarations in the title deed log.

#### **2.1.3 Forest Law (No. 6831)**

By the Forest Law, the Project must obtain permission from the Ministry of Agriculture and Forestry (MoAF) to perform activities in forests or lands classified as forests and is required to indemnify damages to public forests resulting from the construction.

The use of forestry and pastureland is regulated by Forest Law No.6831 and Pasture Law No. 4342. Registration of the ownership or easement rights will be carried out following Cadastral Law No. 3402, and Land Registry Code (Official Gazette No. 28738).

According to Law (17.06.2004 article 5192/1), the Ministry has the authority to permit the use of forestland. This permission cannot be longer than 49 years.

#### **2.1.4 Pasture Law (No. 4342)**

According to this Law based on the views of the Pastureland Commission the Governors in project affected provinces have the authority to permit altering the classification of pasturelands.

Neither the right of the public nor of the specific users of pastures is recognized under the local legislative framework. Compensation will be paid for pasture lands to the relevant public agencies.

#### **2.1.5 Cadastral Law (No. 3402)**

The Cadastral Law determines the boundaries and legal status of immovable assets based on the national coordinate system and the cadastral or the topographic cadastral maps to register land and to constitute the basis of the spatial information system as the Civil Law (No. 4721) stipulates.

#### **2.1.6 Agricultural Reform Law (No. 3083)**

The Agricultural Reform Law regulates several issues for lands that are irrigated and that have been determined by the President. The Law covers matters regarding land consolidation and allocation of land for other purposes rather than agriculture in case of need. It is stipulated in the Law that in areas where agricultural production has no longer economic viability due to fragmentation, land consolidation works will be realized to prevent fragmentation that will result in affecting both on the livelihood and the work force of any family.

#### **2.1.7 Notification Law (No. 7201)**

The Notification Law No. 7201, with its amendments in 2003, 2008 and 2011, provides the basis for a process of notification for property owners. It consists of specific procedures to be followed to reach a range of public and private owners, including those whose addresses are unknown. According to the Law, notification provisions include mail to known addresses; seeking support from local authorities; publication through an advertisement placed in a national newspaper published throughout the country in significant numbers; and electronic communications. The Law guides communicating with different categories of shareholders, including resident owners, absentee owners, owners outside Türkiye, and various public agencies. The specificity and broadness of the Law support international policies' emphasis on communications and consultation.

The Notification Law details the process of notification for landowners and land users whose address is unknown as determined by the Notification Officer. According to the modifications made in the Law in 2011 (Article 10), the notification can be made wherever appropriate for the affected owner and/or to the last address known. If the person cannot be reached, notification is sent to the last known residence and is directed to the settlement or municipal quarter mukhtars.

#### **2.1.8 Land Registry Code (Official Gazette No. 28738)**

This code aims to keep the land registry records in order concerning Civil Law (No. 4721). It comprises of the principles and procedures pertaining to ownership, limited real and individual rights of immovable assets, and their entry, amendment, cancellation and rectification to the land registry.

Some other national laws indirectly related to land acquisition and RAP are also applied when necessary:

- Regulation on Control of Soil Contamination and Point Source Contaminated Lands (Official Gazette dated 08.06.2010 and numbered 27605)
- Control of Excavated Soil, Construction and Demolition Wastes (Official Gazette dated 18.03.2004 and numbered 25406)
- Soil Protection and Land Use Law (Official Gazette dated 19.07.2005 and numbered 5403)
- 'Regulation on Building in Disaster Areas (Official Gazette dated 14.07.2007 and numbered 26582)

- Regulation on Building Earthquake in Türkiye (Official Gazette dated 18.03.2018 and numbered 30364)
- Law on Protection of Personal Data (No: 6698)

## 2.2 International Standards

### 2.2.1 IFC Performance Standards

International Finance Corporation's (IFC) Sustainability Framework articulates the Corporation's strategic commitment to sustainable development and is an integral part of IFC's approach to risk management. The Sustainability Framework comprises IFC's Policy and Performance Standards on Environmental and Social Sustainability, and IFC's Access to Information Policy. The Policy on Environmental and Social Sustainability describes IFC's commitments, roles, and responsibilities related to environmental and social sustainability. IFC's Access to Information Policy reflects IFC's commitment to transparency and good governance in its operations and outlines the Corporation's institutional disclosure obligations regarding its investment and advisory services.

According to the Guidance Note 5 of IFC, where land acquisition and resettlement are the responsibility of the government, the client will collaborate with the responsible government agency, to the extent permitted by the agency, to achieve outcomes that are consistent with this Performance Standard. In addition, where government capacity is limited, the client will play an active role during resettlement planning, implementation, and monitoring.

IFC uses the Sustainability Framework along with other strategies, policies, and initiatives to direct the business activities of the Corporation to achieve its overall development objectives. The Performance Standards may also be applied by other financial institutions.

The fifth standard (PS5 - Land Acquisition and Involuntary Resettlement) in this list form the basis of this RAP:

#### **PS5: Land Acquisition and Involuntary Resettlement<sup>3</sup>**

Performance Standard 5 recognizes that project-related land acquisition and restrictions on land use can have adverse impacts on communities and persons that use this land. Involuntary resettlement refers both to physical displacement (relocation or loss of shelter) and to economic displacement (loss of assets or access to assets that leads to loss of income sources or other means of livelihood) because of project-related land acquisition and/or restrictions on land use. 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 physical or economic displacement.

This occurs in cases of (i) lawful expropriation or temporary or permanent restrictions on land use and (ii) negotiated settlements in which the buyer can resort to expropriation or impose legal restrictions on land use if negotiations with the seller fail. Project Company will achieve the objectives of IFC PS5.

This Performance Standard applies to physical and/or economic displacement resulting from the following types of land-related transactions:

- Land rights or land use rights acquired through expropriation or other compulsory procedures per the legal system of the host country,

---

<sup>3</sup> IFC Performance Standard 5 (2012) [https://www.ifc.org/wps/wcm/connect/75de96d4-ed36-4bdb-8050-400be02bf2d9/PS5\\_English\\_2012.pdf?MOD=AJPERES&CVID=jqex59b](https://www.ifc.org/wps/wcm/connect/75de96d4-ed36-4bdb-8050-400be02bf2d9/PS5_English_2012.pdf?MOD=AJPERES&CVID=jqex59b)

- Land rights or land use rights acquired through negotiated settlements with property owners or those with legal rights to the land if failure to reach settlement would have resulted in expropriation or other compulsory procedures,
- Project situations where involuntary restrictions on land use and access to natural resources cause a community or groups within a community to lose access to resource usage where they have traditional or recognizable usage rights,
- Certain project situations requiring evictions of people occupying land without formal, traditional, or recognizable usage rights,
- Restriction on access to land or use of other resources including communal property and natural resources such as marine and aquatic resources, timber and non-timber forest products, freshwater, medicinal plants, hunting and gathering grounds and grazing and cropping areas.

According to the standard, in the case of physical displacement, the Client will develop a Resettlement Action Plan that covers, at a minimum, the applicable requirements of this Performance Standard regardless of the number of people affected. This will include compensation at full replacement cost for land and other assets lost. The Plan will be designed to mitigate the adverse impacts of displacement; identify development opportunities; develop a resettlement budget and schedule and establish the entitlements of all categories of affected persons (including host communities). Particular attention will be paid to the needs of the poor and the vulnerable. The Client will document all transactions to acquire land rights, as well as compensation measures and relocation activities.

If people living in the project area are required to move to another location, the client will (i) offer displaced persons choices among feasible resettlement options, including adequate replacement housing or cash compensation where appropriate; and (ii) provide relocation assistance suited to the needs of each group of displaced persons. New resettlement sites built for displaced persons must offer improved living conditions. The displaced persons' preferences concerning relocating in pre-existing communities and groups will be taken into consideration. Existing social and cultural institutions of the displaced persons and any host communities will be respected.

In the case of physically displaced persons under paragraph 17 (i) or (ii), the Client will offer the choice of replacement property of equal or higher value, security of tenure, equivalent or better characteristics, and advantages of location or cash compensation where appropriate. Compensation in kind should be considered in lieu of cash. Cash compensation levels should be sufficient to replace the lost land and other assets at full replacement cost in local markets.

### 2.2.2 EBRD Performance Requirements

The European Bank for Reconstruction and Development (EBRD) is committed to promoting “environmentally sound and sustainable development” in the full range of its activities pursuant to the Agreement Establishing the EBRD. The Bank recognises that environmental and social sustainability is a fundamental aspect of achieving outcomes consistent with its transition mandate. Therefore, the projects that foster environmental and social sustainability are within the highest priorities of the Bank’s activities.

EBRD has adopted a comprehensive set of specific Performance Requirements (PRs) for key areas of environmental and social sustainability that projects are required to meet. Among the 10 PRs adopted by the EBRD, the fifth requirement (PR5 - Land Acquisition, Involuntary Resettlement and Economic Displacement) particularly relevant to the development and implementation of the RAP:

#### **PR5: Land Acquisition, Restrictions on Land Use and Involuntary Resettlement**

This PR addresses impacts of project-related land acquisition, including restrictions on land use and access to assets and natural resources, which may cause physical displacement (relocation, loss of land or shelter), and/ or economic displacement (loss of land, assets or restrictions on land use, assets and natural resources leading to loss of income sources or other means of livelihood). The term “involuntary resettlement” refers to both of these impacts and the processes to mitigate and compensate these impacts. Resettlement is considered involuntary when affected persons or affected communities do not have the right to refuse land acquisition or restrictions on land use, other assets and natural resources, even if compulsory acquisition is used only as a last resort after a negotiated process.

Application of PR5 is consistent with the universal respect for, and observance of, human rights and freedoms, specifically the right to private property, the right to adequate housing and to the continuous improvement of living conditions.

Unless properly managed, involuntary resettlement may result in long-term hardship and impoverishment for affected persons and communities, as well as environmental damage and adverse socio-economic impacts in areas to which they have been displaced. The client shall consider feasible alternative project designs and sites to avoid or minimise land acquisition or restrictions on land use, other assets and natural resources while balancing environmental, social, and financial costs and benefits, and paying particular attention to gender impacts and impacts on vulnerable persons. Where it cannot be avoided through design, displacement shall be minimised and appropriate measures to mitigate adverse impacts on affected persons and host communities shall be carefully planned and implemented.

### 2.2.3 DFC Policy and Procedures<sup>4</sup>

Environmental and Social Policy and Procedures (ESPP) of U.S. International Development Finance Corporation (DFC) partners with the private sector to finance solutions to the most critical challenges facing the developing world today. We invest across sectors including energy, healthcare, critical infrastructure, and technology projects. DFC investments adhere to high standards and respect the environment, human rights, and worker rights. The projects included resettlement of 5,000 or more persons are in the Categorical Prohibitions list of DFC.

### 2.2.4 Equator Principles 4<sup>5</sup>

The Equator Principles (EP) is a risk management framework, adopted by financial institutions, for determining, assessing and managing environmental and social risk in projects and is primarily intended to provide a minimum standard for due diligence and monitoring to support responsible risk decision-making.

As per the fourth version of the EPs (July 2020), all Equator Principles Financial Institutions (EPFIs) must implement EP 4 by 1 October 2020. EP 4 comprises 10 principles<sup>6</sup>. Principles relevant to the RAP, as listed below:

The relevant criteria for the RAP are under Principles 3, 5, 6 and 9:

- Principle 3: Applicable Environmental and Social Standards
- Principle 5: Stakeholder Engagement
- Principle 6: Grievance Mechanism
- Principle 9: Independent Monitoring and Reporting

<sup>4</sup> [https://www.dfc.gov/sites/default/files/media/documents/DFC\\_ESPP\\_012020.pdf](https://www.dfc.gov/sites/default/files/media/documents/DFC_ESPP_012020.pdf)

<sup>5</sup> The Equator Principles, July 2020, [www.equator-principles.com](http://www.equator-principles.com)

<sup>6</sup> <https://equator-principles.com/wp-content/uploads/2020/05/The-Equator-Principles-July-2020-v2.pdf>.

### **Principle 3: Applicable Environmental and Social Standards**

The Assessment process should, in the first instance, address compliance with relevant host country laws, regulations and permits that pertain to environmental and social issues.

EPFIs operate in diverse markets: some with robust environmental and social governance, legislation systems and institutional capacity designed to protect their people and the environment; and some with evolving technical and institutional capacity to manage environmental and social issues.

### **Principle 5: Stakeholder Engagement**

For projects with potentially significant adverse impacts on Affected Communities, the client will conduct an Informed Consultation and Participation process. The Client will tailor its consultation process to:

- the risks and impacts of the project,
- the project's phase of development,
- the language preferences of the affected communities,
- their decision-making processes,
- and the needs of disadvantaged and vulnerable groups.

### **Principle 6: Grievance Mechanism (GM)**

Grievance mechanisms are required to be scaled to the risks and impacts of the project, and will seek to resolve concerns promptly, using an understandable and transparent consultative process that is culturally appropriate, readily accessible, at no cost, and without retribution to the party that originated the issue or concern. Grievance mechanisms should not impede access to judicial or administrative remedies. The client will inform Affected Communities and Workers about the grievance mechanisms during the Stakeholder Engagement process.

### **Principle 9: Monitoring and Reporting**

To assess project compliance with the Equator Principles after Financial Close and over the life of the loan, the EPFI will require independent monitoring and reporting. Internal and external monitoring activities are planned for this RAP.

## **2.3 Gap Analysis between National Legislation and International Standards**

There are some gaps between international standards (IFC, EBRD and Equator Principles) and national legislation in regard to the preparation of RAP. RAP includes additional measures to eliminate such gaps. The main gaps between Turkish Law and IFC Policies are summarized in the table below. The table also contains the Project Company's mitigation measures.



**Table 2-1: The Main Gaps between Turkish Law and IFC – EBRD Policies**

Subject	IFC Standards	EBRD Requirements	Turkish Legislation	Gaps	Responsibilities for filling the gaps
Avoidance and Minimization	According to IFC PS5 involuntary resettlement should be avoided where feasible or minimized.	According to EBRD PR5, Land Acquisition (LA), Restrictions on Land Use and Involuntary Resettlement, the objectives of this PR are to: (i) avoid involuntary resettlement or, when unavoidable, (ii) minimise involuntary resettlement by exploring feasible alternative project designs and sites, (iii) avoid forced eviction.	There is no provision regarding avoiding and minimization of resettlement in Turkish Expropriation Law. However, physical displacement of local communities is not preferred by the State because of its high social and economic costs.	There is a legal gap, but there is no gap in practice.	Project Company avoided physical resettlement. There are eight non-affected structures on the affected lands. No residential or commercial buildings are affected by the land acquisition of the Project.
Census and Baseline information	According to IFC PS5, when After land acquisition or restrictions on land use are unavoidable, the Borrower will, as part of the environmental and social assessment, conduct a census to identify the persons who will be affected by the project, to establish an inventory of land and assets to be affected, to determine who will be eligible for compensation and assistance, and to discourage ineligible persons, such as opportunistic settlers, from claiming benefits.	According to EBRD PR5, the client shall carry out a census of affected people to: (i) identify persons who are affected by the project; and (ii) determine who will be eligible for compensation and assistance. The census shall also take into account seasonal resource users who may not be present in the project area at the time of the census.  The client shall carry out an inventory of affected assets, including land, structures, crops, communal amenities and natural resources to establish the basis for further valuation of such assets.	Turkish Law requires preparation of inventory of assets.  Land acquisition through expropriation requires the preparation of a census (full count) of affected immovable assets, and a full list of their owners.	National requirement is limited to census of immovable assets and legal titleholders.  Census and baseline information on project affected populations as defined by IFC PS5, including tenants, users of communal land, land holders/occupants without legal or customary title are not required.	The inventory of assets has been prepared by Consultant in February 2024. As the expropriation works continue, a Census of the affected immovable assets and a full list of their owners have been prepared by the Consultant behalf of the Project Company.  Tenants, users of communal land, land holders/occupants without legal or customary title have not been identified in national land acquisition process.  Therefore, during the preparation of this RAP, a Census was prepared that included all formal/informal users (including livelihood pattern, sensitivities, total land availability information) by Consultant (See Appendix A1).

Subject	IFC Standards	EBRD Requirements	Turkish Legislation	Gaps	Responsibilities for filling the gaps
Cash Compensation at Full Replacement Value	According to IFC PS5, when land acquisition or restrictions on land use (whether permanent or temporary) cannot be avoided, the Borrower will offer affected persons compensation at replacement cost, and other assistance as may be necessary to help them improve or at least restore their standards of living or livelihoods.		Valuation of agricultural land depends on capitalization of annual net income calculated by taking market prices into account. According to Article 3 of the Capital Markets Board (CMB) Communiqué on Valuation Standards in the Capital Markets (III-62.1), which came into force by being published in the Official Gazette dated 01.02.2017 and numbered 29966, "In the valuation activities carried out, the Valuation Experts Association of Türkiye and the Capital Markets Association of Türkiye" It is mandatory to comply with the published International Valuation Standards.	According to Article 3 of the Capital Markets Board (CMB) Communiqué on Valuation Standards a CMB licenced has valued the lands and trees in line with international standards in accordance with PS5.  Structures are compensated by use of their cost of construction given by reference values defined by MoEUCC and market value. However, depreciation and demolition costs are deducted from calculated values.	Residential or commercial buildings were not affected by the land acquisition of the Project. All buildings and structures were avoided. Only iron pole fences in three lands are affected. Depreciation has been deducted from the values assessed for the structures. These deductions will be refunded to the owners at the current price to reach compensation at full replacement value from RAP-LRP Fund of the Project.
Offer choice of replacement property	IFC PS5 states that the Borrower will offer the choice of replacement property of equal or higher value, with security of tenure, equivalent or better characteristics, and advantages of location.  Compensation in kind should be considered in lieu of cash.		In-kind compensation is not offered except for state led resettlement according to Turkish Resettlement Law 5543.	Resettlement Law is not implemented within the scope of this Project.	Project Company will offer the choice of replacement property of equal or higher value, with security of tenure, equivalent or better characteristics, and advantages of location.
Requirement to prepare a Resettlement Action Plan	According to IFC PS5, in the case of economic and / or physical displacement, the Borrower will develop a Resettlement Action Plan.	According to EBRD PR5: Land Acquisition, Restrictions on Land Use and Involuntary Resettlement, the Client shall consider feasible alternative project designs and sites to avoid or minimise land acquisition or	No legal provisioning forces the project proponents to prepare resettlement action plan under Turkish Law.	Resettlement planning is a key gap, since resettlement related documentation only includes cadastral information, asset list and compensations. Livelihood impacts and losses are not	Project Company has prepared this Resettlement Action Plan (RAP). RAP has been designed to include full compensation measures for all lands and affected assets and

Subject	IFC Standards	EBRD Requirements	Turkish Legislation	Gaps	Responsibilities for filling the gaps
		restrictions on land use, other assets and natural resources while balancing environmental, social, and financial costs and benefits, and paying particular attention to gender impacts and impacts on vulnerable persons. Where it cannot be avoided through design, displacement shall be minimised and appropriate measures to mitigate adverse impacts on affected persons and host communities shall be carefully planned and implemented.		addressed. There is no planning to improve or restore PAPs livelihoods to pre-project levels.	mitigation measures for PAPs in line with IFC PS5 and EBRD PR5.
Loss of Business	In cases where land acquisition or restrictions on land use affect commercial structures, affected business owners will be compensated for the cost of reestablishing commercial activities elsewhere, for lost net income during the period of transition, and for the costs of the transfer and reinstallation of the plant, machinery, or other equipment.	Compensate, in cases where land acquisition affects commercial structures, the affected business owner for: (i) the cost of reestablishing commercial activities elsewhere; (ii) lost net income during the period of transition; and (iii) the costs of the transfer and reinstallation of the plant, machinery or other equipment, as applicable.	National legislation provided compensation only the loss of property and/or structures.	National legislation does not have provisions for the compensation of business owners for loss of income caused by expropriation.	Commercial buildings were not affected by the land acquisition of the Project and there is no loss of business impact.
Compensation for Loss of Communal Assets	For persons whose livelihoods are natural resource-based and where project-related restrictions on access envisaged, implementation of measures will be made to either allow continued access to affected resources or provide access to alternative resources with	Where land acquisition or restrictions on land use, other assets and natural resources (whether permanent or temporary) cannot be avoided, the Client will offer compensation to affected persons at full replacement cost, and other assistance as may be necessary	Communal assets are compensated according to Article 30 of Expropriation Law. The Article 30 of Expropriation Law No. 2942 articulates that immovable, resources and easement rights owned by public legal persons and agencies may not be expropriated by another public legal person or	Communal users of public lands such as pastures, forestry lands, treasury lands or lands under jurisdiction of other state bodies (municipalities, etc.) are not recognized and/or compensated.	If there has been loss of income due to land acquisition in the use of public property, mitigation measures and supports will be provided under the RAP-LRP Fund.

Subject	IFC Standards	EBRD Requirements	Turkish Legislation	Gaps	Responsibilities for filling the gaps
	<p>equivalent livelihood-earning potential and accessibility.</p> <p>Where appropriate, benefits and compensation associated with natural resource usage may be collective in nature rather than directly oriented towards individuals or households.</p>	<p>to help them improve or at least restore their standards of living and livelihoods, subject to the provisions in PR5.</p> <p>The client will provide resettlement assistance to all physically displaced persons and livelihood improvement or restoration assistance to economically displaced persons.</p>	<p>agency. Properties owned by public institutions cannot be expropriated but only can be a subject to transfer. If there is no transfer in question allowed the dispute is solved in the Supreme Court.</p> <p>There is no compensation for displaced persons benefiting from pasture lands.</p>		<p>Users on public lands will also be compensated for crops through the RAP-LRP Fund.</p>
Treatment of squatters / informal land users	<p>IFC PS5 states that project related losses of the affected people should be compensated in full and in cash prior to the actual acquisition of immovable assets or access to land.</p> <p>These users should be added entitling to compensation</p>	<p>According to Environmental and Social Policy, PR5 will also apply where such voluntary land transactions may result in the displacement of persons, other than the seller, who occupy, use or claim rights to the land in question such as informal tenants or other land users that have no right under national law.</p>	<p>Assets located on public lands in the expropriation area and that can be documented to belong to individuals can be compensated in accordance with Article 19 of the Expropriation Law. However informal users of public lands without document are not entitled to expropriation compensation.</p>	<p>There could be no compensation in Turkish Expropriation Law for informal users/squatters on public lands if there is no document.</p>	<p>Within the scope of RAP, informal users were identified and entitled. Compensation will be provided for the owners of non-documented structures on public lands from RAP-LRP Fund.</p>
Measures for Vulnerable Persons	<p>IFC states that particular attention should be paid to the needs of vulnerable groups, especially those below poverty line, the landless, the elderly, women and children. Livelihood restoration planning should provide special assistance to women, minorities, or vulnerable groups.</p>		<p>Expropriation Law does not specify vulnerable groups. However, under the Turkish Constitution, the State guarantees his citizens to continue their lives in peace and security, also socioeconomically encourage them to reach a higher standard of living. In this context, the State applies several rules and measures to protect and to support its needy, weak, helpless, and homeless citizens.</p>	<p>Turkish Land Expropriation Law does not address vulnerability. While the process considers social issues such as tensions, settlement relations, it does not specify approach for vulnerability and does not identify a strategy to ease the transition of vulnerable groups.</p>	<p>Within the scope of RAP, vulnerable groups were identified and entitled. A RAP-LRP Fund will be established for additional compensation of livelihood losses of affected persons/communities.</p> <p>Improvement of livelihoods and living standards will be considered.</p> <p>Compensation will be complemented with RAP-LRP Fund in areas where livelihoods are affected as a result of reduced</p>

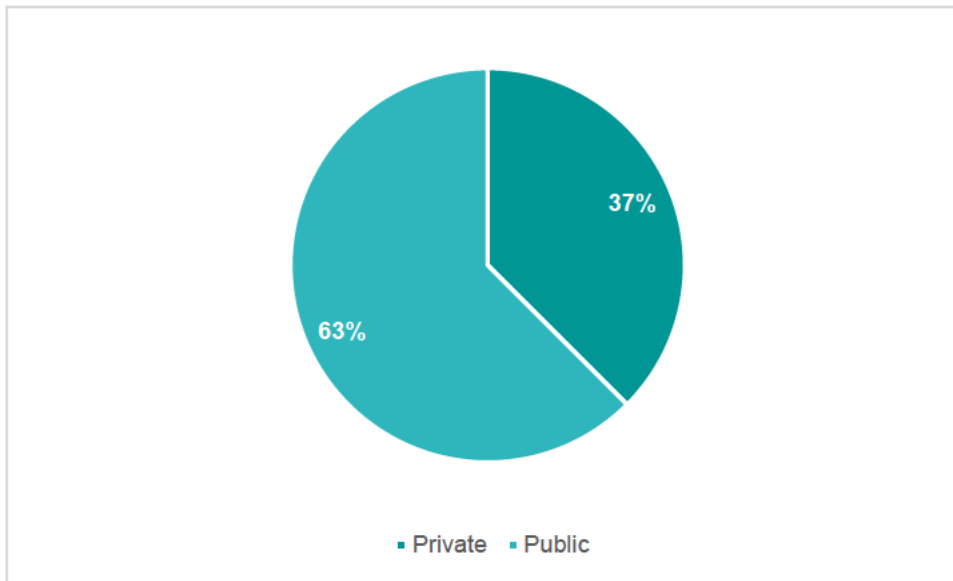
Subject	IFC Standards	EBRD Requirements	Turkish Legislation	Gaps	Responsibilities for filling the gaps
					<p>access to natural resources and where special vulnerabilities exist.</p> <p>Measures are described in Entitlement Matrix for vulnerable groups.</p>
Transitional Livelihood Support (TLS)	According to IFC PS5 the borrower will provide transitional support to all economically displaced.		Transitional support is available only for government led resettlement.	There needs to be a budget available for transitional support.	PAHs that cannot be eliminated of livelihood losses with the compensation provided for all PAPs. TLS will be provided in different amounts for these groups.
Project-level Grievance Mechanisms (GM)	Where there are Affected Communities, the client will establish a grievance mechanism to receive and facilitate resolution of Affected Communities' concerns and grievances about the client's environmental and social performance.		<p>Land acquisition process recognizes the right to object of the PAPs. Objections are recorded and responded in writing.</p> <p>In the expropriation process under national law, the owner's consent is sought for the immovable property in the first instance but not always consent is achieved and expropriation becomes compulsory.</p> <p>Expropriation involves compulsory appropriation of the immovable property by the State for public interest. However, Expropriation Law No. 2942 allows that the owner and occupant of the immovable property subject to expropriation and other concerned parties may file actions against the expropriation procedure or appraised values and errors of fact before judicial courts.</p>	There is no grievance mechanism requirement.	<p>There is a Grievance Mechanism (GM) in place; grievances are recorded/responded and necessary actions are taken.</p> <p>The GM will allow the problems of PAPs to be resolved quickly, fairly and transparently without resorting to legal remedies. The good functioning of the mechanism minimizes losses. The functioning of the mechanism is presented in detail in the SEP. GM will be introduced to the public.</p>

Subject	IFC Standards	EBRD Requirements	Turkish Legislation	Gaps	Responsibilities for filling the gaps
			Reference can also be made to the Law on the Use of the Right to Petition no 3071 and Law on the Right to Information No 4982 Right to Information No 4982 states "Institutions are required to apply administrative and technical measures to provide every kind of information and document, with the exceptions set out in this law, to provide the information for applicants; and to review and decide on the applications for access to information promptly, effectively and correctly."		

## 3 Land Need and Acquisition Process for Project Components

### 3.1 Land Need of the Project

Areas are needed on 87 parcels located in five settlements in three districts of two provinces. Five of them are public lands and 356,687.48 m<sup>2</sup> forestland. The distribution of the affected areas by surface area is given in Figure 3.1.



**Figure 3-1: Distribution of the Affected Parcels by Surface Area**

37% of size of the affected areas constitute private lands. The owners/shareholders of 82 private lands are 131 PAPs. Information regarding the public and private lands together with the number and size of parcels and their number of owners/shareholders are given in Table 3.1.

**Table 3-1: Project's Needed Lands**

Province	District	Settlement	Private lands			Public lands		Forestland
			No. of parcels	Size of lands (m <sup>2</sup> )	No. of owners/shareholders	No. of parcels	Size of lands (m <sup>2</sup> )	Size of the land (m <sup>2</sup> )
Aydın	Karacasu	Ataköy	51	124,525.35	74	2	1,225.47	356,687.48
Denizli	Sarayköy	Hisar	1	526.86	6	0	0	
Aydın	Karacasu	Karacaören	19	44,808.5	12	3	3,572.24	
Denizli	Babadağ	Kıranyer	7	32,958.24	18	0	0	
Denizli	Sarayköy	Yeşilyurt	4	14,018.97	21	0	0	
<b>Total lands</b>			<b>82</b>	<b>216,837.9</b>	<b>131</b>	<b>5</b>	<b>4,797.71</b>	<b>356,687.48<sup>7</sup></b>

<sup>7</sup> Size refers to the Project Company's jurisdiction, not all of it will be used.

Source: Available Expropriation Data, 2024

## 3.2 Acquisition of Private Lands

The lands that will be affected by the Project have been identified and the expropriation process has started. Public benefit and urgent expropriation decision was taken by President of the Republic of Türkiye for the Project on 1 November 2023. These decisions show the legal compliance of the Project. As of this date, as the first stage of the expropriation process, the preparation of the Census and Asset Inventory has been started. The owners were listed, and the lands are valued including fixed assets.

Project construction could be only conducted after the owner or users are offered a compensation package in line with the requirements of IFC PS5 and EBRD PR5, and the compensation is paid.

There are five acquisition types of the lands to be obtained within the scope of the Project, which are listed below:

- **Willing Buyer- Willing Seller:** Purchase of lands at market price with the consent of the owners. Two parcels are bought by the Project Company.
- **Deed of Consent (Muvafakatname in Turkish):** Even though the expropriation process has not been completed, some lands can be entered with a deed of consent from the owners.
- **Permanent Acquisition or Ownership Right:** Ownership rights mean permanent land acquisition. The land expropriation is permanent, and the ownership right is registered under the name of the administration. Since a permanent facility will be built on the transferred land, the former owner cannot use the land.
- **Permanent Easement Right:** The parcel is not divided; this right keeps the original owner as title deed holder but establishes right (as annotation) in favour of the administration. Since the permanent facility (tunnels or viaducts) passes under or above the transferred land, the landowner will be able to continue using the land with certain restrictions (such as not being able to build houses).
- **Land Rentals through Lease Contracts:** In case of any temporary land need (e.g., for the camp site, storage area) land can be rented for a certain period under the terms and rates mutually agreed between the Contractor and the landowner. After the contract expires, the land will be reinstated and returned to its owner in its original condition.

## 3.3 National Valuation Methodology

### 3.3.1 Valuation for Lands (Permanent Acquisition)

#### **Agricultural lands**

Net Income Capitalisation is the valuation method used for calculating compensation about the loss of agricultural land in Türkiye.

The net income from Project affected agricultural land is determined based on the following steps:

- Gross income is calculated by multiplying the quantity of the annual crop produced by each land parcel by the crop unit price (e.g., a price per kg) for the relevant valuation year.
- Net income is obtained by subtracting the production costs associated with the annual crop from each land parcel, from the gross income for that crop.

The net income is then multiplied by the capitalisation rate, to obtain the national valuation of the compensation.



The formula used during valuation of the agricultural lands is  $R / F = K^8$

The capitalisation rate is a key metric for the valuation of agricultural land. The net income of affected agricultural land is multiplied by this rate to determine its current value. The average capitalisation rate is calculated by dividing the yield of the crop (determined by the Ministry of Agriculture and Forestry annually, and its Provincial Administrations, each year) by the crop unit price. The independent asset valuation surveyors will then adjust the value of the land parcel depending on the specific characteristics (positive and negative) of the agricultural land being valued. Positive land characteristics will decrease the capitalisation rate, while negative characteristics will increase it.

- Factors that positively affect the capitalisation rate (i.e., decrease the capitalisation rate) and therefore increase the calculated value of the agricultural land parcel are as follows:
- Proximity to a city or town;
- Proximity to access roads (land, railway, airway);
- Favourable transportation conditions;
- Buildings (if any) in good condition;
- Undivided land;
- Smooth and well-shaped land;
- Security and safety of land;
- Ease of purchasing and selling;
- Land having title deed registration;
- Cadastral surveys<sup>56</sup> completed for land;
- High population densities;
- Easily changeable rotational cultivation system (applicability of crop diversity); and
- Favourable irrigation conditions, if it is irrigated land.

Factors that negatively affect the capitalisation rate (i.e. increase the capitalisation rate) and therefore decrease the calculated value of the agricultural land parcel would be the inverse of those listed above.

To ensure the net income capitalisation valuation has been correctly implemented, the independent asset valuation surveyors visit the land parcels to be expropriated to identify both the current land use, and to determine all the factors that may affect the final calculated value of the land parcel as defined in national legislation. This approach identifies the final value required to provide compensation in accordance with national requirements.

### **Decision of Capital Markets Board (CMB)**

According to Article 3 of the CMB Communiqué on Valuation Standards in the Capital Markets (III-62.1), which came into force by being published in the Official Gazette dated 01.02.2017 and numbered 29966, "In the valuation activities carried out, the Valuation Experts Association of Türkiye and the Capital Markets Association of Türkiye" It is mandatory to comply with the published International Valuation Standards.

### **Non-agricultural lands**

'Market Comparison Valuation Method' is the methodology used for calculating the value of non-agricultural land parcels in Türkiye. This valuation method for non-agricultural land parcels,

---

<sup>8</sup> R: Net income (gross income - production costs)

F: the capitalisation rate (risk related to the capital invested in agricultural land)

K: Value (national valuation of compensation)

defined explicitly in national legislation, is calculated by comparing the land parcel being valued to the sale prices of non-agricultural land parcels with similar characteristics.

### 3.3.2 Valuation for Permanent Easement

By national legislation, an easement can be granted for a certain portion of a land parcel (or elevation/depth over/underground level) instead of expropriation. Easement agreements do not require the owner of the land to be changed in the name of the administration, and that the integrity of the land is maintained (agricultural and non-agricultural land).

The easement cost is calculated, in accordance with national legislation, as the difference between the value of the land before and after the investment. The loss in value of the land due to the easement will be derived from the lost economic potential of the land.

It should be noted the court practises (precedents) restrict the permanent easement value to 50% of permanent acquisition value for non-agricultural lands and that 35% for agricultural lands.

### 3.3.3 Valuation for Standing Crops

The valuation for affected crops is calculated based on the actual annual crop unit price values which can vary from year to year. The actual seasonal crop values are announced by the Ministry of Agriculture and Forestry and announced annually. However, the product unit prices published in the official gazette belong to the previous year and the inflation rate has been high in Türkiye and throughout the world in recent periods.

Allowing the harvest of standing crops as much as possible is the primary method.

### 3.3.4 Valuation for Affected Trees and Other Fixed Assets

As per the Expropriation Law, a full tree count is carried out as part of the asset inventory update for each land parcel. This count records the type, age and diameter of all trees and other fixed assets in the expropriation areas for the Project preferably with the property owners where possible. The national valuation method for compensating the value of a tree, is based on the following two criteria:

- Timber value; and
- Number of fruits produced by the tree.

The calculation of the timber value of a tree, and the average amount of fruit production, is informed by details such as the type, diameter, length and volume of the tree. The annual gross income from the tree is calculated based on the sum of the timber value and the income from the fruit sales (at average regional prices per standardised weight). The net income is then calculated by subtracting the cost of maintaining the productivity of the tree and the surrounding area, from the annual gross income. The final value calculated for affected trees and other fixed assets meets national requirements.

According to the Expropriation Law, the Administration can deduct cutting fee during the acquisition of trees. However, all land valuation reports prepared by the CMB-approved company were examined and it was seen that such deductions were not made for trees. Therefore, the final calculations also comply with the principle of compensation for full replacement value of PS5 and PR5.

### 3.3.5 Valuation for Residential and Non-Residential Structures

The valuation of residential and non-residential structures to be expropriated will be carried out by asset valuation surveyors under national legislation using set unit prices. These valuations

will be based on the official unit prices of structures made from different primary materials (such as stone, brick, or wood) published annually by the Ministry of Environment, Urbanisation and Climate Change. These cost prices paid to the owner are prepared in line with the cost method which considers the completion ratio, cost of depreciation and debris.

The final value calculated for residential and non-residential structures for payment to the owner meets national requirements, however, it does not meet PS5 and PR5 requirements, and as such additional compensation is required for residential and non-residential structures which are to be expropriated. Detailed information on additional compensations, and other entitlements is presented in *Chapter 6 - Resettlement and Compensation Strategy* and Appendix A1.

### **3.4 Acquisition of Public Lands**

#### **3.4.1 Forestlands**

Forest lands (wholly owned by the Ministry of Agriculture and Forestry) will be purchased through long-term lease (49 years) agreed by the local Forestry Directorates.

#### **3.4.2 Treasury Lands**

The acquisition of Treasury land is processed by correspondence and no payment is made for these plots.

#### **3.4.3 Lands Belonging to Other Public Institutions**

Land owned by other state authorities (such as municipalities, Water and Sewerage Administration, General Directorate of Highways) is subject to Article 30 of the Land Acquisition Law. This process is very similar to private land ownership, but the negotiation is carried out in written correspondence.

#### **3.4.4 Pasturelands**

Land allocated for pasture will be acquired through changing the status from pastureland to Treasury land and will be treated as Treasury land.

#### **3.4.5 Common Lands of the Settlements**

Land allocated to the settlements will be acquired through changing the status from pastureland to Treasury land and will be treated as Treasury land.

#### **3.4.6 Non-Registered Areas**

When it is necessary to register areas that are excluded from title deed (mostly stony, bushes, raw soil, stream culverts, etc. and are not suitable for income-generating use), it is a method to register them with the Treasury.

## 4 Data Collection Methodology of RAP Preparation

### 4.1 Purpose of the Study

The main strategy of this RAP is to bridge the gaps between national legislation and IFC/EBRD standards against displacement. The socio-economic impacts of the Project's land acquisition (LA) were identified to plan the implementations necessary to close these gaps. A participatory approach was adopted in identifying these impacts, and a field study was planned based on consultations with the owners and users of the lands affected by the land acquisition of the Project and mukhtars of the affected settlements.

RAP study conducted by CE Consultancy and addressed the following:

- Identification of eligible PAPs and preparation an asset inventory and census include formal and informal users of affected lands;
- Assessment of land acquisition-based impacts of the Project;
- Identifying gaps between national expropriation legislation and PS5/PR5 and preparing a plan to eliminate gaps.

### 4.2 Data Collection Activities

#### 4.2.1 Community Level Survey (CLS)

Information has been obtained from the mukhtar about the impacts of the Project's land acquisition on communities. Affected PAPs including users have been identified with mukhtars and included in the household survey. Semi-structured community level questionnaires with the mukhtars in Project Affected Settlements (PASs) have been implemented. The questionnaire includes questions on;

- Affected lands including common properties,
- Population,
- Seasonal labour,
- Livelihood pattern,
- Owners and users of the affected lands,
- Opinions about the project impacts,
- Expropriation.

#### 4.2.2 Household Level Survey for Socio-Economic Baseline

A socio-economic baseline survey has been conducted with the identified PAPs in the settlement. Structured household level questionnaires have been administered with owners and users of the affected lands. The questionnaire includes questions on;

- Affected private lands,
- Affected fixed assets,
- Using of affected public lands and common properties,
- Household demographic and socio-economic characteristics,
- Land ownership, agriculture and livestock,

- Vulnerabilities and needs.

#### 4.2.3 Asset Inventory and Census

Census and Identification work begins with a meeting with the mukhtar. All PAPs on affected parcels have been identified. In particular, PAPs whose lands are a source of income have been identified. For the Census study, the following information have been obtained by directly contacting the PAPs identified in the settlement and added to the parcel-based Asset Inventory:

- Livelihood patterns of the PAHs
- Household population
- Vulnerable household member
- Impact rate on livelihood
- Total land holding
- Parcel size
- Needed size
- Fixed assets on the lands
- Compensation payments
- Deductions not in line with PS5/PR5

Although Ataköy could not be visited within the scope of RAP preparation field study, all lands, owners and structures were identified and compensations that were non-compliant in terms of PS5/PR5 were identified and included in the Asset Inventory (Appendix A1).

#### 4.3 Sampling Strategy

The sampling strategy for surveys is presented in Table 4.1. Representatives of all PASs were interviewed. In these interviews, both community level information was obtained, and land users (formal and informal) were identified. Users of all affected lands are identified and recorded in Appendix A1 - Asset Inventory and Census document.

**Table 4-1: Sampling Strategy**

Survey	Sampling	Implementation
<b>Community-level survey</b>	<p><u>Full census</u></p> <p>The mukhtars of five settlements based on the available expropriation data</p>	<p>Semi-structured community level questionnaires with the four mukhtars in four Project Affected Settlements (PASs) (Hisar, Karacaören, Kıranyer, and Yeşilyurt)</p>
<b>Households-level surveys</b>	<p><u>Full census</u></p> <p>The owners (149 PAPs) and users of affected 82 private lands.</p> <p>There are five public lands.</p>	<p>The owner of three private lands could not be reached because they were purchased for investment purposes by unknown investors in the region. The owner/user of three private lands could not be reached. The owners/users of 18 private lands were included in HLS (10 households).</p> <p>No informal user was identified on five public lands.</p>

The primary data source of RAP was the field study. Secondary data sources are:

- Public benefit and urgent expropriation decisions issued by the authorities for the Project,
- Documentation on the status of expropriation on different parcels,
- Expropriation plans for all affected parcels,
- List of affected landowners/shareholders,
- Land valuation reports,
- Official information from institutions and organizations.

#### 4.4 Limitations

The limitations of the RAP preparation study are as follows:

- The owners/users of some lands could not be reached during the field visit. In order to access the full census, the owners/users of these lands were contacted by phone.
- RAP field studies (both CLS and HLS application) could not be conducted in Ataköy settlement for social concerns.
- The owner/user of six lands could not be reached. It is learned that three of them are unknown people/investors who bought land in the region for investment purposes.
- Women did not want to answer detailed questions about lands and livelihoods. Therefore, interviewed household representatives were mostly men.

## 5 Affected Settlements, Households, Lands, Assets, Livelihoods and Impact Assessment

### 5.1 Baseline Information on the Population

#### 5.1.1 Project Affected Settlements (PASs)

There are five settlements affected by the land acquisition of the Project. The populations of the settlements decelerated by the mukhtars are as in the Table 5.1 below.

**Table 5-1: Populations of the PASs**

Settlements	# of permanent households	Permanent population	# of temporary households	Temporary population	Population changes in 5 years	Population in ABPRS (2023)
Kıranyer	30	62	30	60	No change	71
Karacaören	209	535	11	35	No change	385
Yeşilyurt	30	150	10	20	Decreased	76
Hisar <sup>9</sup>	700	170	60	140	Increased	353

Source: CLS, 2024

Main and auxiliary sources of income in the PASs are as shown in Table 5.2. Accordingly, the most common sources of income are agriculture and animal husbandry.

**Table 5-2: Livelihood Sources of the PASs**

Settlements	Main livelihood	Auxiliary source of livelihood (1)	Auxiliary source of livelihood (2)
Kıranyer	Animal husbandry	Agriculture	Forestry
Karacaören	Agriculture	Animal husbandry	Forestry
Yeşilyurt	Pension	Animal husbandry	Agriculture
Hisar	Pension	Agriculture	Agricultural labour

Source: CLS, 2024

During community level interviews with representatives of the settlements, it was learned that mukhtars have knowledge on the land acquisition of the Project. Mukhtars' information regarding the land acquisition in their settlement is summarized in Table 5.3.

<sup>9</sup> Only one parcel is affected.

**Table 5-3: Mukhtars' Information regarding the Land Acquisition in Their Settlements**

Settlements	Do you have information about the land acquisition of the Project?	Who first learned that you were impressed by the Project?	Has the land acquisition process started?	Do you know which lands are affected?
Kıranyer	Yes	From institution officials	Not started yet	Yes
Karacaören	Yes	From institution officials	Not started yet	Yes
Yeşilyurt	Yes	From the mukhtar of Ataköy	Not started yet	Yes
Hisar	Yes	From the mukhtar of Ataköy	Not started yet	No

Source: CLS, 2024

### 5.1.2 Project Affected Households (PAHs)

In order to determine the socio-economic characteristics of the households affected by the land acquisition of the Project and the impacts on the households, an attempt was made to reach at least one person (especially the user) in each parcel and only one person from each household. Interviews were held with at least one right holders of all private lands and the users of all lands were identified within the scope of Census (See Appendix A1). In total, the number of households owning/using 18 private lands is 10. No informal user identified on affected public lands.

Households' main and three auxiliary/supplementary sources of income were asked, and 28 answers received from 10 households. "Agriculture" is among the four most main sources of income for 90% of households. Animal husbandry is among the primary sources of income for 40% of households. The second most important source of income for households is pension (80%). The proportion of households with business and self-employment income is high (40%) as shown in the table below.

**Table 5-4: Main and Auxiliary (3) Sources of Livelihood**

Livelihood sources	Responses		Percent of PAHs
	N	Percent	
Agriculture (crop production)	9	32.1%	90.0%
Livestock (animal production)	4	14.3%	40.0%
Pension	8	28.6%	80.0%
Paid, salaried work	1	3.6%	10.0%
Business and self-employment income	4	14.3%	40.0%
Rent earn	2	7.1%	20.0%
<b>Total</b>	<b>28</b>	<b>100.0%</b>	

Source: HLS, 2024

The four most important expenditures of households were asked, and 31 answers were received from 10 households. "Grocery and nutrition expenses" is among the most important expenditure items of all (100%) households. Agricultural expenses are among the priority expenditure items for 80% of households, health and personal care expenses for 20%. The rate of those who put education expenses in the first four places is 10% (Table 5.5).



**Table 5-5: Main Expenditure Issues of PAHs**

Expenditures	Responses		Percent of PAHs
	N	Percent	
Grocery and nutrition expenses	10	32.3%	100.0%
Agricultural expenses (fuel oil, fertilizer, feed, etc.)	8	25.8%	80.0%
Agriculture, trade and industry investments	0	0	0
Interest, foreign exchange, real estate investments	0	0	0
purchasing animals	0	0	0
Health and personal care expenses	2	6.5%	20.0%
Clothing and goods (household goods, electronics, etc.) expenses	1	3.2%	10.0%
Educational expenses	1	3.2%	10.0%
Debt payment	3	9.7%	30.0%
Bills	6	19.4%	60.0%
<b>Total</b>	<b>31</b>	<b>100.0%</b>	

Source: HLS, 2024

## 5.2 Affected Lands and Land-Based Livelihoods

### 5.2.1 Agricultural Lands and Farming

Since a participatory approach was adopted in the preparation of the RAP, household representatives were asked for their opinions about the problems arising from the land acquisition and land use of the Project. Five household representatives stated that they expect an adverse impact on their livelihoods.

When asked about the reasons for the impact, a total of 13 responses were received from 5 household representatives (as more than one answer option was given). Accordingly, the answers of 100% of the household representatives include loss of land, and the answers of 60% include loss of land value. In accordance with the principle of compensation at full replacement cost of IFC PS5 and EBRD PR5, measures have been taken to ensure that all households can replace the land they have lost. Loss of value of lands is compensated by the Expropriation Law. Expropriation payment is compensated by a decrease in value payment for the remaining lands (For details see Article 12 – Partial Expropriation in Chapter 2 Regulatory Framework – Expropriation Law). Other concerns were also evaluated within the scope of this RAP and the necessary commitments were proposed (For details, see Chapter 6 - Resettlement and Compensation Strategy).

**Table 5-6: Adverse Impact Expectations of PAH Representatives**

Impact categories	Responses		Percent of PAHs
	N	Percent	
Adverse impact on agricultural activity due to land loss	5	38.5%	100.0%
Access and irrigation problems in agricultural activities and additional costs due to the division of lands	1	7.7%	20.0%
If the irrigation system is damaged, it will be difficult to irrigate other lands.	1	7.7%	20.0%
Loss of land value	3	23.1%	60.0%
Products will be damaged by dust (construction impact)	2	15.4%	40.0%
Other	1	7.7%	20.0%
<b>Total</b>	<b>13</b>	<b>100.0%</b>	

Source: HLS, 2024

Considering the agricultural activities of the affected PASs, it is seen that PASs have different production patterns.

**Table 5-7: Products produced in the PASs**

Settlements	1 <sup>st</sup> crop	Production amount (kg)	2 <sup>nd</sup> crop	Production amount (kg)	3 <sup>rd</sup> crop	Production amount (kg)	4 <sup>th</sup> crop	Production amount (kg)
Kıranyer	Beans, broad beans, black-eyed peas	5,000	Chestnut	20,000	Walnut	8,000	Fruit	8,000
Karacaören	Fig	25,000	Forage Crops	180,000	Olive	160,000	Tobacco	50,000
Yeşilyurt	Barley	300,000	Wheat	300,000	Olive	300,000	Walnut	5,000
Hisar	Olive	5,000	Barley	50,000	Wheat	50,000		

Source: CLS, 2024

### Informal users

There are five public lands which will be affected by the Project. No user was identified on three of them. Identification could not be made for two public lands in Ataköy settlement.

### Seasonal workers

An estimated 365 seasonal workers come from Konya province to three of the affected settlements. As it is planned to minimize the impacts on agricultural livelihoods within the scope of this RAP, no income/job loss impact on seasonal workers is expected. According to the information received from the mukhtars, the accommodation areas of seasonal workers are not affected by the land acquisition of the Project.

**Table 5-8: Seasonal Workers**

Settlements	Are there people who come to work in the settlement as seasonal workers?	Which provinces do they come from?	Which months do they work between?	What jobs do they do?	On average, how many people come to the settlement every year?	Were the lands where seasonal agricultural workers live affected by the Project?
Kıranyer	Yes	Adana	Changing	Forestry labour	20	No
Karacaören	No	NA				
Yeşilyurt	No	NA				
Hisar	Yes	Surrounding settlements	November	Olive labour	40	No

Source: CLS, 2024

## 5.2.2 Affected Trees

As a result of the full census survey and examination of land valuation reports, it was determined that there were affected trees (fruit, apple, walnut, poplar and pine trees) on 50 parcels. Information on the affected trees is recorded in Appendix A1 - Asset Inventory and Census document. The information in the land valuation reports was verified by survey. It has been determined that all of the trees in question will be compensated in accordance with international standards (at full replacement value). 49 of the lands with trees are private land and one of them is public land. Deductions that are not compatible with PS5/PR5 were made from the compensation paid to PAPs as the cutting cost of some trees in five parcels. These

cuts will be refunded to tree owners at the current price (CPI) (See Appendix A1 for the cuts non-comply with PS5/PR5).

No complaints regarding this issue were received during the RAP preparatory work, but the Grievance Mechanism (GM) will always be open to PAPs declaring missing/incorrect compensation calculations for trees.

### 5.2.3 Pasturelands and Animal Husbandry

There are households owning cattle and small cattle in all affected settlements. The distribution of the number of animals, households owning animals and households selling animals by settlement is presented in Table 5.9 below.

**Table 5-9: Numbers on Animal Husbandry Activities in The PASs**

Settlements	# of households owning cattle	# of cattle in the settlement	# of households selling cattle	# of households owning small cattle	# of small cattle in the settlement	# of households selling small cattle
Kıranyer	6	110	6	15	1,500	15
Karacaören	22	50	22	25	1,500	25
Yeşilyurt	3	300	0	5	300	5
Hisar	0	0	0	5	200	5

Source: CLS, 2024

There are also households in the settlements that have poultry and own beehives (Table 5.10).

**Table 510: Numbers on Poultry and Hive Ownerships in The PASs**

Settlements	# of households owning poultry	# of fowl in the settlement	# of households selling fowl	# of households owning hive	# of hive in the settlement	# of households selling hive
Kıranyer	20	200	0	15	750	0
Karacaören	200	1,000	0	2	70	0
Yeşilyurt	30	100	0	1	150	0
Hisar	60	200	0	0	0	0

Source: CLS, 2024

When animal products are examined, it is noted that milk is sold in all PASs.

**Table 5-11: Production Purposes of Animal Products per PASs**

Settlement	Milk	Dairy products (oil, yoghurt)	Egg	Honey
Kıranyer	Both selling and household consumption	Both selling and household consumption	Household consumption	Both selling and household consumption
Karacaören	Both selling and household consumption	Both selling and household consumption	Household consumption	Both selling and household consumption
Yeşilyurt	Both selling and household consumption	Both selling and household consumption	Household consumption	Both selling and household consumption
Hisar	Both selling and household consumption	Both selling and household consumption	Both selling and household consumption	Not Available (NA)

Source: CLS, 2024

Three of the affected households engaged in animal husbandry use the pasturelands (Table 5.12). No pastureland is affected by the land acquisition of the Project.

**Table 5-12: Production Purposes of Animal Products per PASs**

Do you use the pasturelands in the settlement to feed your animals?	Frequency	Percent
Yes	3	30
No	7	70
<b>Total</b>	<b>10</b>	<b>100</b>

Source: HLS, 2024

Two of pastureland users think that the animal grazing activity might be affected by the land acquisition of the Project. Technical and feasible measures will be explored to provide access to pasture areas, and proper passages will be provided to restore access after construction by Project company. If temporary pasture access barriers are not eliminated, animal feed support is planned within the scope of RAP.

### 5.2.4 Beneficiaries of Forestlands and Natural Resources

Approximately 357 decares of forest land is affected by the Project. All HLS respondents were asked whether they use forests to have products such as wood, medicinal plants and mushrooms, and more than half of the PAH's representatives responded positively. Two household benefit from the forestland for commercial purpose (Table 5.13). Three PAPs think that forest benefiting activities may be affected by the land acquisition of the Project.

**Table 5-13: Forest Benefiting Activities**

Do you use the forests around the settlement to collect mushrooms, medicinal plants or buy wood?	Frequency	Percent
Yes, for household consumption	8	80
No	2	20
<b>Total</b>	<b>10</b>	<b>100</b>

Source: HLS, 2024

Apart from the families participating in the survey, there may be households that benefit from the forests. Therefore, forest access barriers need to be eliminated. If the Project will impact the forestland access, technical and feasible measures will be explored to provide access to benefiting areas, and proper passages will be provided to restore access after construction by Project Company. If temporary forest access barriers are not eliminated, natural product payment is planned within the scope of RAP.

### 5.2.5 Other Land-Based Income Generating Activities

There is no fishing activity in the settlements affected by the land acquisition of the Project.

There are no mobile beekeepers in the Project area who will be affected by the Project activities.

## 5.3 Affected Structures

### 5.3.1 Residential Buildings and Affected Houses

#### 5.3.1.1 Houses within the expropriation boundaries

There are no houses within the expropriation boundaries.

### 5.3.1.2 Houses on the affected parcels but outside of the expropriation boundaries

According to available expropriation data, there are residential buildings on six private lands affected by the land acquisition of the Project. However, these houses are outside the expropriation area. According to RAP preparation field study, there are also houses on parcel no. 101/416 and 101/800 in Karacaören. However, the Project Company avoids houses; and, therefore, the Project has no physical resettlement impact.

**Table 5-14: Affected Lands With Houses Per Expropriation Data**

Province	District	Settlement	Block	Parcel
Aydın	Karacasu	Ataköy	132	13
Aydın	Karacasu	Ataköy	132	11
Aydın	Karacasu	Ataköy	197	10
Aydın	Karacasu	Karacaören	101	449
Aydın	Karacasu	Karacaören	101	415
Aydın	Karacasu	Karacaören	101	408

Source: RAP Preparation Field Study, 2024

### 5.3.1.3 Houses outside the expropriation boundaries that are very close to the Project components

There are 10 houses that are assessed within the scope of ESIA due to Community Health and Safety (CHS) risks because it is very close to the Project components, although they are not within the expropriation boundaries. No physical resettlement impact is expected for these houses. However, if physical resettlement is required in the future due to dust, noise, vibration impacts and CHS risks, the resettlement of the houses, the information of which is provided below, will also be managed in accordance with this RAP, although they are outside the expropriation boundaries.

**Table 5-15: Houses outside the expropriation boundaries that are very close to the Project components**

Nearest component	Distance to house	Explanation
T2	82	Single-storey adobe building, garden surrounded by wire mesh, not a primary settlement, but a secondary settlement used for gardening and animal husbandry. There is a wooden watering hole in the garden and a pen next to the building. No user/owner encountered during the visit.
T2	165	Single-storey stone house, thought to be used for animal husbandry activities. No user/owner encountered during the visit.
T2	170	Single-storey adobe house, primary settlement. A family of four lives there. They make a living from animal husbandry and agriculture. There is an irrigation pool, pen for animals and a passenger vehicle in the garden. The property owner was interviewed during the visit. CLO contact information was shared.
T6	215	A secondary settlement house consisting of a single-storey stone house and a tent, with a pen for small cattle and seasonal living (May-November). The land user was interviewed and CLO contact information was shared.
T6	232	A secondary settlement house consisting of a tent, pen for small cattle and seasonal living (May-November). There is a passenger vehicle belonging

		to the user/owner on the land. The land user was interviewed and CLO contact information was shared.
T9	175	The single-storey stone house is not a primary residence. The house is located in a field and orchard. There is a stone stove/oven on the land. The user/owner was not encountered during the visit.
T9	227	The single-storey stone house is not a primary residence. The house is located in a field and orchard. There is a new pump on the land. The user/owner was not encountered during the visit.
T9	237	The single-storey stone house is not a primary residence. The house is located in a field. There is a tractor, water tanker, agricultural machinery and a barn on the land. The user/owner was not encountered during the visit.
T13	220	A tent with a chimney and a tree house on a wire fenced land. Since the door was locked and the owner/user was not present during the visit, it was not possible to enter or make an interview. The structure is monitored by a camera system and it is thought that the white tent is a barn built for animal husbandry.

### 5.3.2 Commercial Buildings and Affected Businesses

There are no workplaces or commercial buildings affected by the land acquisition of the Project.

### 5.3.3 Non-Residential and Commercial Structures

According to RAP preparation field study, there are affected structures (water well, toilet, fences) on six lands are affected by land use of the Project. When the land valuation reports prepared for the lands where the buildings are located were examined, some deductions that did not comply with PS5 and PR5 were detected. These are depreciation deductions and are recorded in Appendix A1 - Asset Inventory and Census as compensation payable from the RAP fund.

## 5.4 Community Facilities, Utilities, And Public Amenities

Community facilities, utilities, and public amenities are not affected by the Project's land acquisition. As reported by the Project Company, existing roads will be used by renewing/expanding for the Project. For this reason, there may be temporary crossing restrictions due to construction on roads used by the public. Potential risks related to the restrictions to accessing roads by the public will be mitigated in line with the Traffic Management Plan of the Project as well as other mitigation measures defined in the ESIA Report.

A significant part of the drinking and irrigation needs of the settlement are met from the water source on parcel 101/415 in Aydın/Karacasu/Karacaören. Individuals fill their tankers and meet the irrigation needs of their lands. Expecting that this water source would be affected by road construction, local people requested avoidance. If the water source is affected, cooperation will be made with the settlement's management and the mukhtar to provide a new source.

There is a cemetery in Aydın/Karacasu/Karacaören on the parcels no. 101/453 and 101/445. It is expected that the cemetery will be damaged by road construction. Although not a livelihood issue, the impact on cemeteries from the Project's land acquisition is social and culturally significant. Avoiding the cemetery is the first method. If avoidance is not possible, the move will be planned and carried out by the Consultant in accordance with IFC and EBRD's Cultural Heritage standards in the scope of the Environmental and Social Management Plan of the Project.

## 6 Resettlement and Compensation Strategy

### 6.1 Physical Resettlement Strategy

The Project's physical resettlement strategy is to avoid relocation in accordance with the IFC PS5 and EBRD PR5. There are buildings on the affected lands, but no residential and commercial buildings are affected by the Project.

### 6.2 Economic Displacement Strategy

#### 6.2.1 Avoiding Economic Displacement

The Project's preliminary economic displacement strategy is to avoid economic displacement in accordance with PS5 and PR5. For this reason, following principles are adopted:

- Avoiding damage to cultivated crops (waiting for the harvest),
- Avoiding construction activities or taking precautions against dust emission during crop sensitive periods,
- Avoiding damage to irrigation systems,
- Avoiding agricultural access closures,
- Avoiding animal access closures.

The construction calendar will be shared with the mukhtars of the PASs by the Project, so that the farmers can harvest their crops. Waiting for the standing crops to be harvested will be the priority method. When this is not possible, compensations will be provided for standing crops (details are presented below).

GM submissions will be diligently reviewed to safeguard the crops within the Project zones from dust-related damages. Adequate precautions will be implemented to limit dust impact, yet compensation will be provided for any crop damage caused by dust. The commitments to these procedures will be detailed in construction subcontracting agreements.

Damage to the irrigation systems in the area subject to expropriation affects the irrigation of the remaining areas. For this reason, deteriorated irrigation systems will be fixed. Irrigation systems will be repaired. Necessary measures will be taken to ensure that subcontractors do not damage irrigation systems and will be guaranteed by contracts.

Efforts will be made to ensure the local communities have access to their agricultural lands, forests, and grazing lands based on their requests. Investigating technical and viable solutions will be key in maintaining access to forests and farmlands, ensuring routes are established or restored. Similarly, strategies will be devised to guarantee access to grazing lands and areas for animal grazing, with appropriate pathways reinstated for both human and animal use.

If irrigation and access restriction and dust impacts cannot be avoided, compensation liability will arise, as detailed below.

#### 6.2.2 Protection Against Inflation

In recent years, there has been a high inflation problem in Türkiye. Compensations paid with Urgent Expropriation (Article 27) for lands and fixed assets on the lands are already updated against inflation by the Court in the Article 10 case. Top-up payments to be made from the RAP-LRP fund will be updated according to the Consumer Price Index (CPI) with the Monetary Values Update Tool of the Turkish Statistical Institute (TurkStat) and paid to the PAPs by environmental and social project management units of the Project Company. Top-up payments

will be updated quarterly until payment is made. If the current price is not paid within three months, the price will be updated again.

### **6.2.3 Entitlements and Eligibilities**

#### **Cash compensations at full replacement values of lands and fixed assets**

Compensation of lands, trees and structures are paid in accordance with national Expropriation Law in cash to property owners. According to the land, trees and structure valuations carried out by a CMB-approved company in accordance with international standards, compensation is provided for the full replacement cost in the Project.

Although the national valuation of land complies with PS5 and PR5, the same does not apply to fixed assets. Some expenses and deductions made in the compensation calculated for buildings, structures and trees are not in comply with PS5 and PR5 (such as depreciation, debris cost, wood cutting expense). Outstanding full replacement costs (top-up payments) will be provided from the RAP-LRP Fund. Cash compensation for affected fixed assets at full replacement value will be provided.

#### **In-kind compensation**

PS5 states that the Borrower will offer the choice of replacement property of equal or higher value, with security of tenure, equivalent or better characteristics, and advantages of location. Compensation in kind should be considered in lieu of cash. In-kind compensation is not offered except for state led resettlement according to Turkish Resettlement Law 5543 but Resettlement Law is not implemented within the scope of this Project.

Project Company will offer the choice of replacement property of equal or higher value, with security of tenure, equivalent or better characteristics, and advantages of location.

#### **Cash compensation for unviable lands**

If the land becomes "unviable" after partial permanent expropriation, the remaining sections can be expropriated in accordance with the law, following the "unviable lands acquisition criteria." For the expropriation of such unviable lands, an official application from the PAPs to the Administration is required. This information will be provided to PAPs during the disclosure phase of this RAP.

#### **Crop payments to crop owners for standing crops**

The construction calendar will be shared with the mukhtars of the PASs by the Project Company, so that the farmers can harvest their crops. If there is standing crop on expropriated lands just before the construction activities and the construction cannot wait for certain reasons, the cost of the crops will be paid to the user by the Project.

Crop owner allowed harvesting their standing crops prior to Contractor's entry into land plot. If harvest is not possible due to the urgency of construction activities, cash compensation at market value of annual crops to crop owner determined by Ministry of Agriculture and Forestry (MoAF) will be paid by updating. Instead of using the previous year's unit prices, the crop compensation rates will be updated in line with the inflation rate. The crop payment is paid to the crop owner, not the landowner if they are different.

#### **Crop payment for unviable lands**

Access to agricultural lands will be provided. Temporary access barriers due to construction work may cause some lands to become unviable hence crops not to be raised and/or harvested. In such cases, compensation is provided to crop owners.



If the land outside the construction area becomes unviable for agricultural activity throughout the construction period, the claim (of actual land user) received via GM for payment for standing crops on unviable lands will be evaluated by the Project Company. The crop payment of the part of the land that cannot be harvested due to construction works is covered by the Project.

Even if people do not experience access barriers, lands that are not within the expropriation boundaries may be unviable in case the irrigation systems are damaged. If irrigation problems occur due to Project activities in lands not used by the Project, the complaints received through GM will be evaluated and crop payment per m<sup>2</sup> will be provided for the unirrigated areas. Cash compensation at market value of annual crops to crop owner determined by MoAF will be paid by updating.

### **Product payment for beneficiaries of forestlands**

Inventory and planning, production and sales principles of non-wood forest products have been determined by the General Directorate of Forestry. If the forest access of households whose livelihood includes forestry is temporarily interrupted, natural product payment will be calculated by the forest expert and paid from the RAP-LRP fund according to the number of days of the interruption. This compensation is only given for the days when forest access is completely cut off for households whose main source of income is forest use. Households earning regular income from the forest could not be identified. The social experts /CLOs of the Project will work to identify these households before the forest access barrier occurs (if unavoidable).

The approach and compensation strategy will be provided according to Notification on Inventory and Planning and Production and Sales Principles of Non-Wood Forest Products<sup>10</sup>.

### **Compensation for harms and damages**

Subcontractor firms are responsible for compensating any damages (including dust impact) to products and assets that occur outside the construction zone due to construction activities. The subcontractor agreements with the Project Company will encompass commitments and liabilities for compensating any harm or damage, adhering to the Project standards that the Project Company pledges to uphold. Cash compensation at market value of annual crops to crop owner determined by MoAF will be paid by updating. Compensation for damages to buildings/structures will be calculated by experts according to the cost tables of the Ministry of Environment, Urbanization and Climate Change (MoEUCC).

### **Animal feed support**

If access for animal husbandry activities cannot be maintained during the construction period, land users who primarily depend on livestock for their livelihood will receive feed support. This assistance will be in the form of direct provision and distribution of fodder, facilitated through cooperation with cooperatives and related entities.

When passage to pasture areas is enabled through designated gaps, compensation is not required, as long as the path to pastures remains open and safe for both human and animal health. However, if the alternative passage significantly deviates from traditional routes and endangers human and animal health, the feed support outlined above will be provided. For days when access to pastures is blocked, support with roughage, such as dry grass and wheat silage, will be supplied.

---

<sup>10</sup> [302 sayılı odun dışı orman ürünlerinin envanter ve planlanması ile üretim ve satış esasları Tebliği.pdf \(ogm.gov.tr\)](#) accessed on 06 May 2024.

### 6.3 Entitlements Matrix

PAPs that are eligible in all identified impact categories and the entitlements that will be provided to them within the scope of the RAP are summarized in Table 6.1 below. Since residential and commercial buildings are not affected by the land acquisition of the Project, there are no groups such as the following that need to be addressed in EM:

- Owners of the dwellings,
- Residents of the affected houses,
- Owners of the businesses and commercial buildings to be relocated.

If buildings on additional land required for design changes or associated facilities are affected, an Addendum will be issued to this RAP.

**Table 6-1: Entitlement Matrix (EM) of RAP**

PAP Category	RAP findings	Type of losses	Entitlements	Actions/Responsibilities
<b>Owners of the affected lands</b>	131 owners/ shareholders of 82 affected private lands	Loss of private lands	<p>Cash compensation at full replacement cost is paid to the right owners.</p> <p>If the remaining part of the land is “unviable” after partial permanent expropriation, the remaining parts may be expropriated under law as per unviable land acquisition criteria<sup>11</sup>.</p>	<p>Compensation for lands will be paid from Expropriation Budget.</p> <p>Project Company will take a role in informing the public about the issue and the Project will prepare Guide to Land Acquisition (GLAC) and distribute it to all settlements.</p> <p>In the full replacement cost, the compensation is paid, including the transaction costs necessary to purchase a new property.</p>
<b>Formal and informal users (owner of the crops) of the private and public lands</b>	No public land user is identified	Loss of crops	<p>Crop owner allowed to harvest their standing crops prior to Contractor’s entry into the needed land.</p> <p>Cash compensation at market value of annual crops to crop owner determined by Ministry of Agriculture and Forestry (MoAF) by updating.</p> <p>It is important to identify the users who will experience loss of agricultural income due to land acquisition, rather than landowners.</p> <p>Users who will experience loss of agricultural income due to land acquisition, rather than landowners will be identified.</p> <p>Access will be provided. Temporary access barriers due to construction work may cause crops not to be harvested. In such cases, compensation is provided to crop owners.</p>	<p>The construction calendar will be shared with the mukhtars of the PASs by the Project Company, so that the farmers can harvest their crops. If there is standing crop on expropriated lands just before the construction activities, the cost of the crops will be paid to the crop owner.</p> <p>Access to agricultural lands will be provided. Temporary access barriers due to construction work may cause some lands to become unviable hence crops not to be raised and/or harvested. In such cases, compensation is provided to crop owners.</p> <p>Project Company’s subcontractor agreements will include compensation for harms and damages commitment and liability.</p>

<sup>11</sup> If the remaining part of the expropriated property is not suitable for cultivation/benefit, expropriation of the remaining property must be made within thirty days after the submission of a written notice without the need to file a lawsuit in the administrative court (Expropriation Law Article 12, pr.7).

PAP Category	RAP findings	Type of losses	Entitlements	Actions/Responsibilities
			Damages caused by construction activities to products and assets outside the construction area are compensated by sub-contractor firms.	
<b>Formal/informal owners of the trees on the affected lands</b>	There are affected trees on 50 parcels. For deductions non comply with PS5 and PR5 see Asset Inventory and Census (Appendix A1).	Losses of trees	<p>Compensation of trees and other fixed assets are paid in accordance with national Land Expropriation Law and PS5 and PR5 in cash to tree owners.</p> <p>Outstanding full replacement value (top-up payment) will be provided from the RAP-LRP Fund. Cash compensation for affected trees at full replacement value will be provided.</p>	A CMB licenced firm valued the trees in accordance with PS5 and PR5 (at full replacement value). There are deductions non-comply with international standards (See Appendix A1). These will be paid from RAP-LRP fund at updated value.
<b>Formal/informal owners/users of the structures on the affected lands</b>	There are affected structures (water well, toilet, fences) on six lands are affected by land use of the Project. Some deductions that did not comply with PS5 and PR5 were detected from compensations. These are depreciation deductions and are recorded in Appendix A1).	Losses of fixed assets	<p>Compensation of fixed assets are paid in accordance with national Expropriation Law in cash to property owners. Outstanding full replacement cost / top-up payment will be provided from the RAP-LRP Fund. Cash compensation for affected fixed assets at full replacement value will be provided.</p> <p>Households have the right to use all of the recovered materials.</p> <p>Deteriorated irrigation systems will be fixed or construction will be assisted.</p>	<p>Compensation for lands in which expropriation process will be paid from Expropriation Budget. However, full replacement cost that the legal legislation does not cover (top-up payment) will be provided from RAP-LRP Fund in updated value. The affected structures on the lands, the characteristics of the structures, the values of the structures, the top up payments to be paid from the RAP-LRP fund because they do not comply with PS5/PR5 in the valuation are listed in Appendix A1.</p> <p>Project Company will ensure that the GM is always open for those seeking access to their entitlements in this RAP during construction.</p> <p>Project Company is responsible for providing entitlements of formal and informal PAHs and Regional Unit of the Project Company will play a role in facilitating PAPs access to their entitlements.</p>
<b>Beneficiaries of the affected private grazing areas</b>	Five PASs	Loss of common property areas and access	<p>Access to pastures and private grazing lands will be provided.</p> <p>If access for animal husbandry activities cannot be provided during the construction period, land users whose livelihood is dependent on livestock will be provided with feed support.</p>	Technical and feasible measures will be explored to provide access to pasture areas, and proper passages will be provided to restore access after construction by the Project Company.

PAP Category	RAP findings	Type of losses	Entitlements	Actions/Responsibilities
			<p>If the access to pasture areas is provided through passage gaps; there is no need to compensate the animal owners if the passage to pastures is open and safe for human and animal health. However, if the partial transition is far from traditional use and it poses a danger to human and animal health, the feed support specified in the previous bullet should be provided partially.</p>	<p>If road access could not be provided, feed support will be provided from RAP-LRP Fund. This support can be provided in the form of direct provision and distribution of fodder in cooperation with cooperatives and related institutions.</p> <p>Project Company will ensure that the GM is always open for those seeking access to their entitlements in this RAP during construction.</p> <p>Project Company is responsible for providing entitlements of formal and informal PAHs and Regional Unit of Project Company will play a role in facilitating PAPs access to their entitlements.</p>
<p><b>Beneficiaries of the affected forestlands</b></p>	<p>Five PASs</p>	<p>Loss of common property areas and access</p>	<p>Access to forestlands will be provided.</p> <p>If access for benefiting activities cannot be provided during the construction period, land users whose livelihood is dependent on forestry and benefiting from natural resources will be provided with product payment.</p> <p>If the access to forestlands is provided through passage gaps; there is no need to compensate the beneficiary PAPs if the passage to forests is open and safe for human. However, if the partial transition is far from traditional use and it poses a danger to human health and safety, the product payment will be provided for days of access barrier.</p>	<p>Technical and feasible measures will be explored to provide access to forestlands, and proper passages will be provided to restore access after construction by Project Company.</p> <p>If road access could not be provided, product payment will be provided from RAP-LRP Fund.</p> <p>Project Company will ensure that the GM is always open for those seeking access to their entitlements in this RAP during construction.</p> <p>Project Company is responsible for providing entitlements of PAHs and Regional Unit of Project Company will play a role in facilitating PAPs access to their entitlements.</p>
<p><b>Beneficiaries of the affected common properties (forestland)</b></p>	<p>Forest: 1</p>	<p>Loss of common property areas and access</p>	<p>Access to forestlands will be provided.</p> <p>If access for benefiting activities cannot be provided during the construction period, land users whose livelihood is dependent on forestry and benefiting from natural resources will be provided with product payment.</p> <p>If the access to forestlands is provided through passage gaps; there is no need to compensate the beneficiary PAPs if the passage to forests is open and safe for human. However,</p>	<p>Technical and feasible measures will be explored to provide access to forestlands, and proper passages will be provided to restore access after construction by Project Company.</p> <p>If road access could not be provided, product payment will be provided from RAP-LRP Fund.</p>

PAP Category	RAP findings	Type of losses	Entitlements	Actions/Responsibilities
			<p>if the partial transition is far from traditional use and it poses a danger to human health and safety, the product payment will be provided for days of access barrier.</p>	<p>Project Company will ensure that the GM is always open for those seeking access to their entitlements in this RAP during construction.</p> <p>Project Company is responsible for providing entitlements of PAHs and Regional Unit of Project Company will play a role in facilitating PAPs access to their entitlements.</p>
<p><b>Legal renters &amp; illegal renters</b></p>	<p>NA for the Project</p>	<p>Loss of rental areas</p>	<p>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. Temporary Tenant Support / Interim Renter Support will be provided to the relevant PAPs in accordance with the assessment studies.</p> <p>Tenants, informal users and persons without recognisable claims are not entitled to expropriation compensation in law. However for the informal renters, all basic costs related to the relocation of the informal tenant will be covered by the Project Company within the RAP Fund.</p>	<p>Project Company will provide guidance on finding a new place to live, share resources, and offer support during the transition. Also, it will be ensured that the renter receives compensation for eligible expenses related to early termination.</p> <p>Landlord or property management will be informed as soon as the decision to terminate early is made by the Project Company.</p> <p>In line with the assessment studies, the Project Company will provide Temporary Tenant Support to the relevant PAPs and will keep the grievance mechanism open for the specified period (average six months or entire construction phase).</p>
<p><b>Owners/users of the land which will be subjected to easement</b></p>	<p>NA for the Project</p>	<p>Loss of land for the establishment of easement rights</p>	<p>Easement value for permanent and temporary easement right determined by the Company 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</p> <p>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</p>	<p>A thorough assessment will be conducted of the easement's impact on land value and productivity. The losses and damages will be assessed by independent expert from the Provincial Directorate of Agriculture and Forestry, contracted, verified and funded by the Project Company</p>
<p><b>Employees or workers on the land or businesses</b></p>	<p>NA for the Project</p>	<p>Disruption in</p>	<p>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</p>	<p>The income loss for landowners, employees, and workers will be evaluated and tailored compensation packages based on individual circumstances will be provided.</p>

PAP Category	RAP findings	Type of losses	Entitlements	Actions/Responsibilities
		economic activity	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 Project Company and/ or other institutions) will be paid.	LRP will be presented in the prepared RAP and actions will be given for these economic based impacts.  Project company will ensure that the GM is always open for those seeking access to their entitlements in this RAP during construction.
<b>Affected settlements (PAs)</b>	Five PAs	Impacts on access roads and services commonly use	The current infrastructure, roads and services will be protected and regulated so as not to bring economic losses to its users.  Technical and feasible measures will be explored to provide access to lands, and proper passages will be provided to restore access after construction.	Infrastructure and roads damaged in past construction activities will be repaired by the Project Company.  Project Company will ensure that the GM is always open for those seeking access to their entitlements in this RAP during construction.
<b>Potential PAs</b>	Not Available	Undefined impacts	If an undefined impact is encountered, RAP recommendations will be followed, and support strategies will be developed.  PAs who are included by revisions will be entitled to compensation and supports within the framework of the principles in this report.  Addendum to RAP will be prepared to identify people affected by additional Project components and identified PAs will be entitled to compensation and measures in comply with this RAP.	New right holders (formal or informal) could be identified during monitoring and evaluation activities and measures will be developed within the framework of RAP principles.  Project Company will prepare Addendum to RAP for Project components that are not covered by this report in case of revisions (design changes).  Any insufficient measure to minimize the impacts or restore livelihoods that are identified during internal/external monitoring will be further followed for improvement in due course as necessary. In addition, any request will be addressed through the GM.  The project avoids houses. Therefore, no physical resettlement impact is expected. If it is necessary to expropriate houses located on the affected parcels but outside the expropriation boundaries or houses that will be exposed to construction impacts because they are close to

PAP Category	RAP findings	Type of losses	Entitlements	Actions/Responsibilities
				project components, an addendum will be prepared to this RAP.
<b>Vulnerable PAPs</b>	Six members of PAHs	Being more affected by the Project due to available vulnerability	<p>Vulnerability assistance will be provided, including various types of service support.</p> <p>Stakeholder engagement channels will be open for vulnerable PAPs and additional measures will be taken.</p> <p>Local employment opportunities will be provided for unemployed and poor peasants.</p> <p>Equality in the number of men and women will be paid regard in benefiting from LRP.</p> <p>It is very important for women to reach stakeholder engagement channels.</p>	<p>Vulnerability Assistance will be provided by the Project Company. Details are presented in Chapter 7. Vulnerability Assessment.</p> <p>Project Company is responsible for providing entitlements of formal and informal PAHs and Regional Unit of the Project Company will play a role in facilitating PAPs including vulnerable PAPs access to their entitlements.</p> <p>CLOs will organize activities for vulnerable groups and women have access to stakeholder engagement opportunities.</p>
<b>Impacts of ETLs</b>	Not included in RAP preparation field study	Economic displacement	<p>The Energy Transmission Lines design phase is not yet completed. However, the approximate areas where the lines will be installed are known. The lines may pass through both public and private lands.</p> <p>Permanent expropriation will take place at the pole locations, and compensation will be provided at full replacement cost. All entitlements under the EM, LRP, and VA will apply to the impacts on livelihoods.</p> <p>Permanent easement rights will be established for the areas under the wires, and PAPs will be able to continue both their livestock and agricultural activities.</p>	<p>Necessary additional payments will be provided by the Project Company from the RAP-LRP fund.</p> <p>Project Company will ensure that the Project's grievance mechanism is always open for those seeking access to their entitlements in this RAP during the construction phase.</p> <p>Project Company is responsible for providing entitlements of formal and informal PAHs and Regional Unit of the Project Company will play a role in facilitating PAPs access to their entitlements.</p>



## 6.4 Eligibility Criteria

### 6.4.1 Eligible PAPs

PAPs should be assisted in their efforts to improve their former living standards, income earning capacity, and production levels, or at least to restore them to pre-project level whereby lack of legal title does not exclude individuals from the eligibility to receive compensation and/or rehabilitation assistance. Any person who will suffer loss or damage to an asset, business, trade or loss of access to productive resources as a result of land acquisition or restrictions on land use undertaken or imposed in connection with the project will be considered eligible for compensation and/or resettlement assistance.

PAPs may be classified as the people who:

- Have formal legal rights to land or assets.
- Do not have formal legal rights to land or assets but have a claim to land or assets that is recognized or recognizable under national law.
- Have no recognizable legal right or claim to the land or assets they occupy or use.

### 6.4.2 Cut-Off Date

The official expropriation lists were posted in the settlements in Yeşilyurt, Hisar and Kiranyer in January 2024, and Ataköy and Karacaören in February 2024.

Following the ESIA and RAP preparation studies, the date on which Appendix A1 - Asset Inventory and Census preparatory work is completed (29 February 2024) is the cut-off date. Mukhtars were informed about the communication channels during the socio-economic fieldwork. No claims have been registered so far.

The cut-off date for being eligible for compensation and/or resettlement assistance will be the last day during the completion of the census/inventory of assets, which represents a cut-off date for eligibility for resettlement assistance. Any new structures or additions to existing structures carried out after the cut-off date will not be considered affected, and their owners or occupants will not be eligible for compensation or supplemental assistance (unless they can demonstrate the census/inventory of assets failed to identify them as affected). The inventory of assets has been prepared by the Project Company. This inventory is completed with a census study in accordance with international standards by the Consultant.

Sufficient public awareness of the cut-off date will be given to the community through the responsible agencies contracted by the Project Company, media, community elders and leaders by the implementing agency.

### 6.4.3 Addendum(s) to RAP

If an undefined impact is encountered, RAP recommendations will be followed, and support strategies will be developed.

- PAPs who are included by revisions will be entitled to compensation and supports within the framework of the principles in this report.
- Addendum to RAP will be prepared to identify people affected by additional Project components and identified PAPs will be entitled to compensation and measures in comply with this RAP.
- If necessary, additional work is carried out for revisions. New right holders could be identified during monitoring and evaluation activities and measures will be developed within the framework of RAP principles.

Project Company will prepare Addendum to RAP for the Project components that are not covered by this report in case of revisions (design changes). PAPs detected in the addendums are also eligible for entitlements in this RAP-LRP.

Any insufficient measure to minimize the impacts or restore livelihoods that are identified during internal/external monitoring will be further followed for improvement in due course as necessary. In addition, any request will be addressed through the GM.

## 7 Vulnerability Assessment

### 7.1 Vulnerable Groups

Due to some disadvantages in the land acquisition and construction process, there may be various problems that vulnerable people may encounter difficulty in access to payment etc. For vulnerable PAPs, the list of difficulties in access to the certain issues, services, resources and/or activities is given below:

- Stakeholder engagement activities undertaken throughout the land acquisition and construction process by virtue of some disadvantages,
- Grievance mechanism despite being subject to economic displacement or suffering damage or loss due to the Project activities,
- Service to restore their order of life and livelihood,
- Compensation or crop payment for their crops and assets acquired for the Project by virtue of some disadvantages in the process of the land acquisition,
- Their livelihood activities in private lands, public lands and common properties (pasture and forest),
- Infrastructure and social services, and
- Livelihood restoration activities.

### 7.2 Identification of Vulnerable Members of Affected Households

Within the scope of the RAP field study, vulnerabilities of all affected household members were examined, and six vulnerable people were identified among the total household population of 36 members of directly affected households. For identified vulnerabilities see Table 7.1. Vulnerable household members are recorded in Appendix A1 - Asset Inventory and Census.

**Table 7-1: Household Members Vulnerabilities**

Vulnerabilities	N	%
Woman head of household	0	0
Elderly people in need of care and social assistance	0	0
People with Disability (Mental and Physical)	1	16.67
Unemployed (even though they are looking for a job)	3	50.00
Women who lost their spouses/divorced	0	0
Homebound due to chronic illness	2	33.33
Illiterate adult	0	0
Ethnic minority groups	0	0
<b>Total</b>	<b>6</b>	<b>100.00%</b>
<i>No vulnerability</i>	30	
<i>Grand total (number of PAH members)</i>	36	

Source: HLS, 2024

### 7.3 Vulnerability Assistance

Identified vulnerable PAPs will be eligible for Vulnerability Assistances below. However, the assistance to be provided may not be limited to these. The requests of PAPs are always evaluated by the Project Company and can be achieved by evaluating the relation to vulnerability and the Project.

**Table 7-2: Vulnerability Assistances per Vulnerable Groups**

Vulnerability category	Vulnerability Assistance
Woman head of household	Accessible and safe stakeholder engagement opportunities will be provided for women. Women CLOs will hold one-on-one meetings with these groups and provide information about the entire Project, including land acquisition, community health and safety, and gender aspect. Requests for assistance will be considered to achieve compensation or various supports.
Widowed/divorced women	
Elderly in need of care and social assistance	It is known that these groups have difficulties in accessing information, compensations, and other supports. Therefore, when they want to reach a service related to the Project directly or indirectly but has difficulty reach it due to their vulnerability; they can request assistance from the local units of the Project.
Disabled (Physical / Mental)	
Homebound due to Chronic Disease	<p>These Vulnerability Assistances include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Reaching the bank</li> <li>• Meeting with the bank</li> <li>• Bank employee home visit</li> <li>• Reaching the notary</li> <li>• Getting information from the notary</li> <li>• Notary employee home visit</li> <li>• Sending and receiving documents (cargo, fax, e-mail, etc.)</li> <li>• Signing any document at home</li> <li>• Transportation</li> <li>• Access to information and consultancy</li> <li>• Providing professional, lawyer, estate agent etc. providing</li> <li>• Utilization in public services</li> <li>• Engagement opportunities at home</li> </ul> <p>Requests are received by CLOs at site visits or through the GM and evaluated by the Project Company in terms of tie of the Project and vulnerability.</p>
Unemployed (although looking for a job)	Local employment opportunities will be provided for unemployed and needed members of directly affected households. Direct-PAPs who have not worked in an insured job for more than one year will be given priority in local employment.

## 8 Livelihood Restoration Plan (LRP)

### 8.1 Livelihood Restoration Strategy

The initiative will involve taking over both publicly and privately owned agricultural, forest, and pasture lands, likely leading to economic displacement. Consequently, this Resettlement Action Plan (RAP) encompasses an Economic Displacement Strategy. Nonetheless, in line with international development guidelines, enhancing the long-term resilience and adaptability of livelihoods for Project-Affected Settlements (PASs) and Project-Affected Households/Persons (PAHs/PAPs) is prioritized. Thus, beyond the RAP, a Livelihood Restoration Plan (LRP) may be developed to rehabilitate livelihood activities and ensure the sustainability of the PAHs' livelihoods.

The economic resettlement strategy provides uniform measures for all households impacted by land acquisition. However, the degree of impact may vary among PAPs/PAHs/PASs due to distinct characteristics, rendering some unable to maintain their current ways of making a living.

The Project's livelihood restoration strategy aims to bolster livelihoods physically, economically, and culturally, making them more resilient to challenges like climate change, land degradation, and project-related impacts. PAPs/PAHs/PASs will be received additional assistance as part of the LRP.

An analysis of the main and supplementary income streams of affected households reveals the significance of agriculture and livestock farming, which are the sectors most impacted by the Project's land acquisition. Consequently, specific plans for agriculture and livestock farming have been integrated into the LRP.

### 8.2 Livelihood Restoration Instruments

The instruments of the LRP are presented below.

#### 8.2.1 Transitional Livelihood Support (TLS)

Transitional Livelihood Support (TLS) is established to assist households in maintaining their livelihood during periods of change. The amount of TLS, which matches the monthly net minimum wage, will be distributed from the RAP-LRP Fund to assist direct-PAPs. Given the socio-economic status of the provinces, which ranges from middle to lower-middle class, and the fact that 45% of wage earners in Türkiye receive the minimum wage, it is justified to use the minimum wage as the benchmark for calculating TLS. In Türkiye, two benchmarks could be considered to ensure a basic standard of living:

- The minimum wage,
- The unemployment benefit

The minimum wage is fixed at 17,002.00 TRY (530 USD) as of 27 December 2023, whereas the unemployment benefit varies. The highest unemployment benefit closely aligns with the minimum wage. As it is widely used in RAPs based on international standards prepared in Türkiye, the minimum wage, which is increased by the government every year according to the inflation rate, will be taken as reference in the transition period support of different amounts.

#### 8.2.2 Local Employment

Employing local residents is a key mitigation strategy outlined in ESIA of the Project. Furthermore, a special emphasis will be placed on providing employment opportunities to direct-

PAPs and vulnerable members of PAHs in which are directly impacted by the Project's land acquisition, as part of the LRP. The application forms for jobs will include the question, "Were your house and lands directly affected by the land acquisition of the Project?".

To ensure the provision of either temporary or permanent job opportunities, a preference for hiring local and physically displaced individuals will be mandated in agreements with subcontractors, and the Project Company will guarantee that these individuals are offered employment within the Project.

Project Company is committed to prioritizing the hiring of local personnel during the construction phase. Special focus will be on offering jobs to directly affected PAPs, whose properties are seized for the Project, including those vulnerable PAPs dependent on them. Throughout Monitoring and Evaluation (M&E) activities, the employment of local individuals will be documented, distinguishing between directly affected PAPs and indirectly affected PAPs (local communities).

### 8.2.3 Agricultural and Animal Husbandry Project Assistance

Grant and loan application assistance will be provided for direct-PAPs who develop agricultural/farming projects but cannot implement these projects due to lack of resources. A project cycle specialist employed part-time within the scope of the Project will contribute to the grant/loan finding and project writing processes of PAPs.

### 8.2.4 Land Preparation Support

Fertilizer and diesel support will be provided to PAHs which lost the integrity of daily life and livelihood. One-time fertilizer and diesel support amount according to the current official data of the Ministry of Agriculture and Forestry, the amount of fertilizer and diesel support per decare for forage crops is 115 TRY. This support will be given on a one-time basis to PAHs who own livestock, in proportion to the amount of land affected by the Project.

### 8.2.5 Real Property Tax Support

The owners of the lands that will be impacted second time will be informed about their rights by the CLOs. If the owners of these lands want to sell the affected land affected second time and buy new land, the purchase and sale real property taxes will be covered by RAP fund.

### 8.2.6 Trainings

The main purpose of agricultural trainings is to help the direct-PAPs increase the productivity of their existing lands. Enabling farmers whose lands are partially affected by the Project to use their remaining land more efficiently will reduce the adverse impact of the Project on livelihood.

At least one agricultural training will be planned in each district according to the demands of directly-PAHs. The activity will be announced on the Project's website and PAPs will be invited through the mukhtars by CLO. Priority will be given to the groups in Table 8.3. Training subjects can include, but are not limited to;

- Efficient use of resources
- Productivity increasing agricultural techniques
- Sustainability practices
- Climate change
- Development of alternative agricultural activities
  - Trainings to increase product diversity
  - Medicinal and Aromatic Plant cultivation

- Fenni Beekeeping, Queen Bee Production etc.
- Greenhouse Growing
- Organic Egg Poultry etc.
- Alternative products
- Milking techniques
- Livestock practices

These trainings will be provided by institutions such as:

- Provincial Directorates of Agriculture and Forestry
- General Directorate of Agricultural Reform
- Regional Development Agencies
- Union of Chambers of Agriculture of Türkiye

Project Company will organize special training activities for PAHs by contacting the institutions above according to the demands of local communities.

### 8.3 Eligibility and Entitlements

If the livelihoods of groups other than those here are permanently affected by the project during the project construction and the compensation in the replacement cost does not cover this loss, they will be able to benefit from similar LRP practices. All vulnerable PAPs will benefit from LRP practices in case their livelihoods are negatively affected regardless of the magnitude of the impact.

#### 8.3.1 Owners and Users of The Parcels Under Multiple Project Impact

Some parcels may have been affected by the land acquisition of another project before. The multiple effects are a variable that is already considered in land valuation based on local legislation. However, landowners may want to sell these lands. The transaction costs required for the sale of the multiple impacted lands and to buy a similar land will be covered from the RAP-LRP fund.

#### 8.3.2 PAPs Whose Livelihood Sources Are Affected by The Project More Than 10%

The fact that 10% of the total land assets of the households whose livelihood is mainly dependent on agriculture is affected by the project means that their livelihoods will be affected by 10%. PAPs with an impact under 10% on total land assets/holdings are also eligible if the lost lands are more productive and accessible than the surrounding and newly acquired lands. Even if less than 10% of productive assets are affected, they will be considered for inclusion to the LRP on a case-by-case basis. It is the duty of the Project Company to ensure that the livelihoods of all PAPs are restored to or better than their previous levels. Since these people are paid compensation at the full replacement cost, they can buy new ones to replace the lost land. In addition, additional supports from LRP will be provided. The impact rates on the land holding determined in Appendix A1 are based on the declaration. During the RAP-LRP application, the land holding will be documented with title deed records obtained through e-government.

#### 8.3.3 PAHs Lost the Integrity of Daily Life and Livelihood

Some lands are permanently divided in two due to road construction. The roads passing near the structures on some parcels separate the gardens from the structures. In such cases, PAPs need to re-establish their livelihood and daily life integration. Therefore, LRP supports are also provided for PAPs that do not have any of the above sensitivities.

## 8.4 Livelihood Restoration Programme

The use of LRP instruments identified above in line with the impact of the Project and the needs of the region and the benefit of PAPs depend on a well-programmed practice. The implementation of the LRP of the Project will be carried out within the framework of the following program.



**Table 8-1: Livelihood Restoration Programme**

PAP Category	Type of LRP instrument	Implementation	Time
Owners and users of the parcels under multiple project impact	<ul style="list-style-type: none"> <li>Real Property Tax support</li> <li>Local employment</li> <li>Agricultural Project Assistance</li> <li>Agricultural trainings</li> </ul>	<p>The owners of the lands that will be impacted second time will be informed about their rights by the CLOs. If the owners of these lands want to sell the affected land affected second time and buy new land, the purchase and sale real property taxes will be covered by RAP fund.</p> <p>Local employment, agricultural project assistance and trainings will be provided for direct-PAPs</p>	After land acquisition
PAPs whose livelihood sources are affected by the Project more than 10%	<ul style="list-style-type: none"> <li>Transitional Livelihood Support (TLS)</li> <li>Local employment</li> <li>Agricultural Project Assistance</li> <li>Agricultural trainings</li> </ul>	<p>These people are paid compensation at the full replacement costs, they can buy new ones to replace the lost land. Acquisition of a new land will be supported by the expropriation cost of these PAPs. However, they may need time to find new land and start using it for agricultural purposes. For this reason, payment between 3-6 months TLS (according to impact ratio) is made to those whose main livelihood depends on agriculture and lose 10% of their total land assets. This impact needs to be documented.</p> <p>Local employment, agricultural project assistance and trainings will be provided for direct-PAPs.</p>	After land acquisition
PAHs lost the integrity of daily life and livelihood	<ul style="list-style-type: none"> <li>Land preparation support</li> </ul>	<p>Fertilizer and diesel support will be provided to PAHs which lost the integrity of daily life and livelihood. One-time fertilizer and diesel support amount according to the current official data of the Ministry of Agriculture and Forestry.</p>	After land acquisition

## 9 Auxiliary/Complementary Implementation Instruments

### 9.1 Consultation and Disclosure of Information

One of the key steps on the basis of the Lenders' requirements and standards on resettlement, land acquisition and compensation is the implementation of a framework for stakeholder engagement, consultation, participation, and the establishment of a process to redress the grievances of the PAPs.

The RF has been officially disclosed on the website of the Project Company in both English and Turkish.

In the public participation meeting of Hacıhıdırlar WPP, the RF will be included in the ESIA disclosure package of Hacıhıdırlar WPP, which have been prepared in line with the Lenders' requirements and national legislation, and disclosed to the Project stakeholders including the PAPs affected from the land acquisition and expropriation activities of the Project.

The Project Company already assigned a Community Liaison Officers (CLOs) for the Project. The CLOs will be in close contact with the representatives of the PAPs as well as the PAPs individually, as needed. The representatives will be chosen by the impacted community in a participatory, accessible, and transparent manner. The CLOs will also be accessible to the PAPs and their contact numbers will be provided to the PAPs.

The CLOs will arrange stakeholder engagement and consultation meetings during the implementation of the RF in a place and time which is accessible to the PAPs and will be in communication with them in advance, depending on a given situation.

The CLOs may need to reach out to certain vulnerable groups or persons in a tailored manner to ensure their participation.

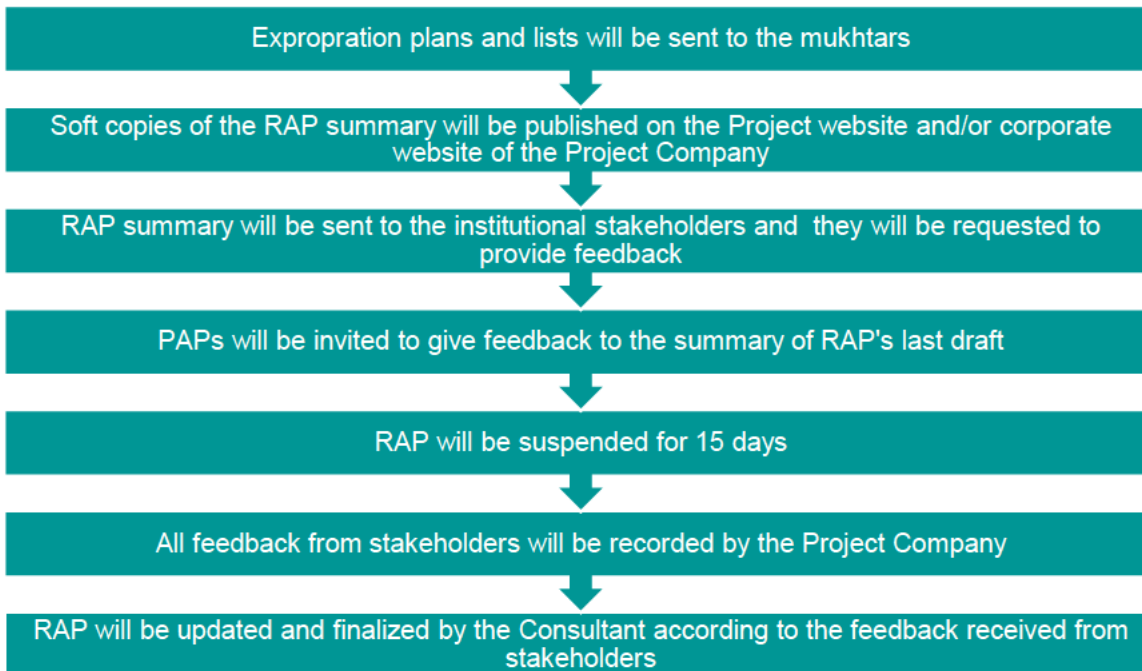
During the preparation of the RAP, consultations have been held with the PAPs to discuss the RF as well as the draft RAP to ensure participation in the Project and that everyone's opinions are taken into account. Consultation and participation will be held in an accessible and meaningful manner. Digital copies of RF and RAPs will be available in the web site of the Project Company and announced in the affected settlements 15 days before the meeting for the PAPs to view and discuss. For those without internet access, a hard copy will be kept at the muhtar's office and will be available for PAPs to review for 15 days. In other words, both digital and paper copy of RAP draft will be provided 15 days before the meeting and PAPs will be invited to provide feedback by announcing with muhtar phone call and a notice to be hung in public areas. The Project Company and its representatives will respond to the PAPs' questions in the consultation meetings. Consultation meetings, attendees and issues raised will be documented.

Prior to appraisal of the Project, the Project Company will inform the PAPs and other relevant stakeholders through dissemination of the RF online and through conducting public consultations as described in this RF. Dissemination activities will be implemented through well-targeted mechanisms listed below but not limited to:

- Online channels (i.e., Project Company's website) where the Project information and its outcomes are displayed,
- Printed ESIA documents (i.e., Project information document) to be disclosed in the Project affected settlements, and

- Informative stakeholder engagement meetings that will provide timely, relevant, and life-enhancing information about the works to be carried out within the scope of the Project and address land acquisition risks while specifying vulnerabilities if any.

The process steps to be followed for the disclosure and updating of the RAP by receiving feedback from the stakeholders are as follows:



**Figure 9-1: RAP Disclosure Steps**

## 9.2 Grievance Mechanism (GM) & Right for Litigation

Under the Turkish Expropriation Law No. 2942, the landowner can file an annulment lawsuit at administrative jurisdiction and correction lawsuit against mistakes of fact at jurisdiction within 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, the Project Company is required to establish an effective and accessible grievance mechanism as a part of the stakeholder engagement, information disclosure and consultation to comply with the Lenders' requirements and standards (particularly IFC PS1, EBRD PR10, EP IV Principles 5 and 6, and DFC ESPPs 3 and 5) and to reduce the cases of litigation. The aim of the grievance mechanism is to provide channels that are free of manipulation, coercion and intimidation in which PAPs can report their requests, concerns and grievances regarding the Project and its impacts including resettlement, land acquisition and expropriation activities.

Responding to grievances and resolving them in a timely, proactively, unbiased, effective and efficient manner is essential according to the international standards and requirements on stakeholder engagement. Specifically, it provides a transparent and credible process for fair and sustainable outcomes. By this way, trust and cooperation could be mutually developed among the Project stakeholders and the Project Company through corrective actions. Main components of a successful grievance mechanism also include anonymity, confidentiality and transparency principles. Grievance channels both online and offline will be enabled to receive anonymous applications.

According to SEP, there is an existing grievance mechanism in place for the Project stakeholders. Project Company has a grievance register form used for registration of the grievance. The form is saved within the software system of the Project Company, which is used for documentation and workflow management (For details see the Project SEP).

The Project Company is required to establish an effective and accessible grievance mechanism as a part of the stakeholder engagement, information disclosure and consultation. The aim of the grievance mechanism is to provide channels that are free of manipulation, coercion and intimidation in which local community members can report their requests, concerns and grievances regarding the Project and its impacts.

To ensure compliance with the international standards (particularly IFC PS1, EBRD PR10, EP IV Principles 5 and 6, and DFC ESPPs 3 and 5), there are a number of principles that the Project Company will apply to the Project's grievance mechanism in general. These principles can be summarized as follows:

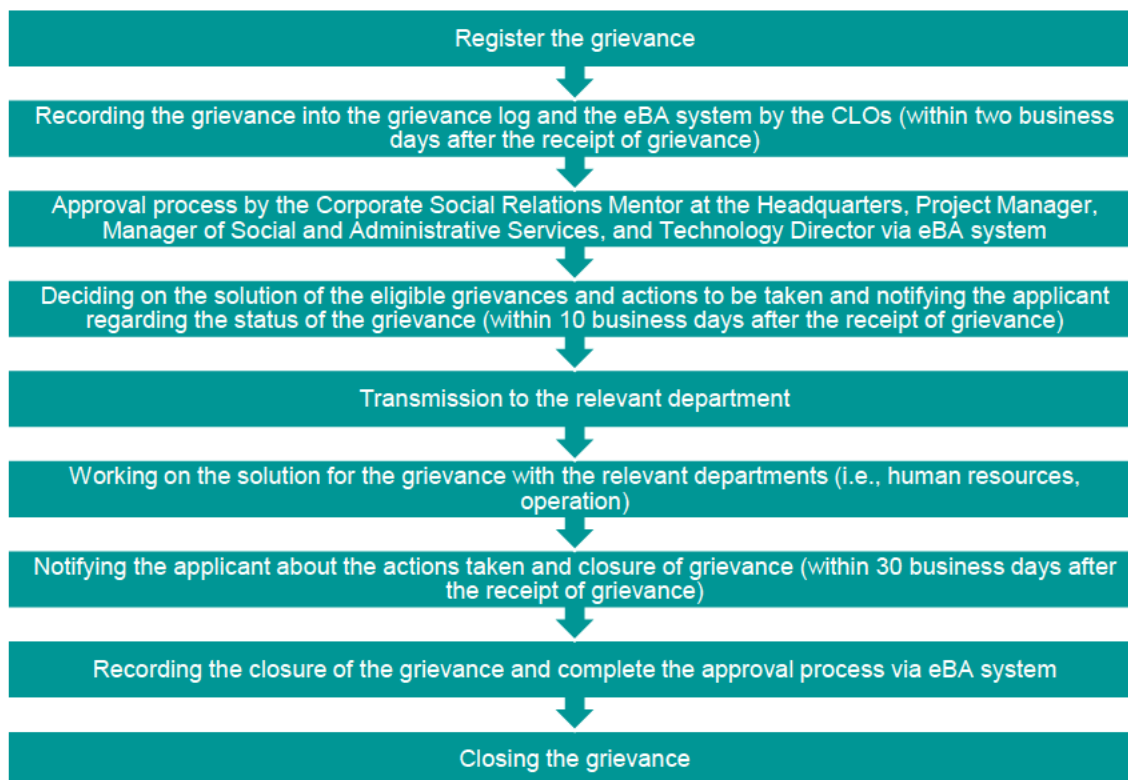
- There will be a formalized and written Project Grievance Mechanism Procedure that involves the principles of the mechanism (including anonymity), available channels with contact details of the CLOs, defined timeframes for acknowledgement of the receipt of complaints and subsequent resolution, sample subjects that describes the type of grievance as per the identified Project impacts (i.e., noise, air, visual, dust, GBVH, labour management, and traffic), and management and resolution process together with the assigned responsible Project staff.
- Grievance mechanism will be committed to confidentiality and anonymity. Grievance channels both online and offline will be enabled to receive anonymous applications.
- It is crucial to provide appropriate environment where all internal and external stakeholders can easily report any GBVH-related grievance in a safe and confidential way when they need. GBVH cases will be registered and processed as a part of the current grievance mechanism. However, they will be approached in a more sensitive way and in an immediate time manner through ensuring confidentiality, non-retaliation, protection and supervision of victims, and utilize legal expertise when needed. A female CLO has been employed for the Project in order to work more effectively with women in case if a GBVH incident occurs during the lifetime of the Project.

External stakeholders can use the grievance mechanism through the following channels:

- The grievance form disclosed on the Project website<sup>12</sup> that enables anonymous grievance applications
- Verbal statements during face-to-face meetings/visits
- Phone calls and/or online messages (i.e., via WhatsApp) to the Project Company/CLO
- Petitions
- Posters that are hung in common areas of the Project affected neighbourhoods, indicating what the clear communication channels are
- E-mails to the Project Company ([yekares2@enerjisauretim.com](mailto:yekares2@enerjisauretim.com))

---

<sup>12</sup> The link of the grievance form on the Project website will be included once finalized.



**Figure 9-2: Steps of the External Grievance Mechanism Process**

PAPs can use the grievance mechanism through the following channels:

- Verbal statements during face-to-face meetings/visits
- Phone calls and/or online messages (i.e., via WhatsApp) to the Project Company/CLOs
- Contact Details of the CLOs

[Redacted contact details for CLOs]

- Posters that are hung in common areas of the Project affected neighbourhoods/villages (i.e., teahouses and/or mukhtars' offices), indicating what the clear communication channels are
- Official letter and/or petition to;
  - The Head Office (Barbaros Mah, My Office İş Merkezi, Çiğdem Sok. No:1/16 34746 Ataşehir/İstanbul), or
  - The Project Administration Office **[This information is not yet available for the Project since there is no active administration office. The information will be included when the office is determined.]**
- The corporate e-mail address: [kurumsal@enerjisauretim.com](mailto:kurumsal@enerjisauretim.com)
- Project e-mail address: [yekares2@enerjisauretim.com](mailto:yekares2@enerjisauretim.com)
- Phone number of the Head Office: (0216) 512 40 00
- Online grievance forms available in Project website (for anonymous grievances): [yekares2@enerjisauretim.com](mailto:yekares2@enerjisauretim.com)

PAPs can report their requests, concerns and grievances regarding the Project and its impacts. If complaints such as the following are received, they will be recorded and resolved in accordance with this RAP:

- Allegations regarding incomplete or incorrect compensation of fixed assets on land,
- Problems of not being able to access compensation,
- Damage to irrigation systems,
- Damage to products due to dust,
- Access problems to agricultural lands and pastures,
- Vulnerability assistance requests.

### 9.3 Guide to Land Acquisition (GLAC)

A Guide for Land Acquisition (GLAC) will be published and disseminated by the Project to PAPs to raise right awareness. GLAC is the document that will be used in the disclosure phase of the RAP and will contain a summary of the RAP in a language understandable to the public.

GLAC will contain the following information:

- Expropriation process,
- Rights and responsibilities of PAPs,
- Rights from RAP and LRP,
- Summary of the RAP,
- Entitlement Matrix of the RAP,
- Grievance mechanism, and
- Contact information.

### 9.4 Monitoring and Evaluation (M&E)

Internal, external monitoring activities to be carried out during the Project and completion audit to be carried out 1 year after finalisation of compensation and livelihood restoration are planned for RAP monitoring.

#### **Internal monitoring:**

M&E activities, which are carried out with the reporting made within the Project Company quarterly. These are the M&E activities that are carried out with the reports made within the Project Company and demonstrate the implementation of RAP requirements including LRP. Internal monitoring reports will include corrective actions. These actions are the responsibility of the Project Company and during each internal monitoring activity, the implementation status of the correction activities of the previous internal and external monitoring report will be reviewed.

#### **External monitoring:**

M&E activity supported by the consultancy from an independent party biannually. It is an M&E activity that evaluates the implementation of RAP requirements, which is carried out with the consultancy support received from an independent organization. The activity must be run by an external Resettlement Expert (RE) to comply with RAP standards. External monitoring reports will include corrective actions. These actions are the responsibility of the Project Company and during each internal monitoring activity, the implementation status of the correction activities of the previous external monitoring report will be reviewed. The indicators to be examined within the scope of external M&E are presented in Table 9.2.

#### **RAP completion audit:**

RAP completion audit is a comprehensive report that will be prepared as a document showing that the Project applications are completed in accordance with RAP commitments. Detection of practices that are incompatible with RAP and PS5/PR5 may require new application recommendations. This M&E study is also carried out by external / independent experts. The activity must be run by an external Resettlement Expert to comply with RAP standards.

The framework of the RAP M&E activities is presented in Table 9-1, and the Key Performance Indicators (KPIs), are presented in Table 9.2.

**Table 9-1: RAP M&E Program**

M&E Activity	Frequency	Preparing M&E Report	Supporting	Supervising
RAP internal monitoring	Quarterly (Once every 3 months)	RAP implementation officer	CLO	Surveying and Land Acquisition Mentor
RAP external monitoring	Biannually (Once every 6 months)	External Resettlement Expert	RAP implementation officer CLO	Surveying and Land Acquisition Mentor
RAP completion audit	1 year after finalisation of compensation and livelihood restoration	External Resettlement Expert	RAP implementation officer CLO	Surveying and Land Acquisition Mentor

The RAP indicators that will reference Monitoring and Evaluation activities are listed below:

**Table 9-2: RAP Indicators**

RAP indicator	Verification sources
Number of economically displaced households and individuals by project component and / or land acquisition type,	Available land acquisition documents and RAP
The number of public information and consultations needed during the RAP implementation on land acquisition and restoration of livelihoods,	Feedbacks of PAPs in consultation activities
Number of compensation payments at full replacement cost completed,	Expropriation unit data and RAP implementation records
Number of activities and compensation payments for vulnerable PAPs	Expropriation unit data and RAP implementation records
Amount and percentage of payments made because of court proceedings and payments made as a result of negotiations,	Expropriation unit data
Number of ongoing / open / completed court cases among total court cases,	Expropriation unit data
Number and type of complaints about land acquisition, compensation process and land use problems with information on gender distribution and whether it has been resolved within 30 days in accordance with the SEP,	GM
Number and % of eligible PAPs who signed compensation agreements and received necessary compensations (both statutory and RAP fund),	Expropriation unit data and RAP implementation records
Status of corrective actions suggested in internal and external M&E reports	Internal and external M&E reports
Number of personnel allocated to resettlement	RAP implementation activities

RAP indicator	Verification sources
Amount of resources allocated to resettlement	RAP implementation activities
Level of satisfaction of PAPs with RAP/LRP implementation	RAP implementation activities
Status of indicators on livelihood of PAPs <ul style="list-style-type: none"> <li>● Indicators on how RAP/LRP payments are used by PAPs and the restored state of livelihoods</li> <li>● Pattern of livelihood activities,</li> <li>● Change in income level,</li> <li>● Post-project status of land-based livelihoods,</li> <li>● Additional expenses incurred due to the project (need for credit, selling assets etc.)</li> </ul>	RAP implementation activities
Nonconformity and appropriateness of solutions,	GM
Number of PAPs received any compensation payments and / or subsistence form RAP-LRP fund,	RAP implementation activities
Number and % of eligible PAPs who signed compensation agreements and received necessary compensations (both statutory and RAP fund).	RAP implementation activities
Number of stakeholders contacted during the RAP Implementation (types of stakeholders, issues raised / discussed, and gender distribution of participation) and feedback from Consultations,	RAP implementation activities
Amount and number of RAP-LRP Fund payments,	RAP implementation activities
Number of livelihood restoration activities and types of eligible PAPs through the following sub-indicators: <ul style="list-style-type: none"> <li>● Number and % of eligible PAPs for TLS payments</li> <li>● Number of paid TLS and % in all eligible PAPs</li> <li>● Number and % of trainings</li> <li>● Number and % of trainees</li> <li>● Number and % of employed PAPs affected by the land acquisition of the Project and % in all employees</li> <li>● Number and % of PAPs benefiting agricultural and animal husbandry projects</li> <li>● Number and % of PAPs had land preparation support</li> <li>● Number and % of PAPs has property land support</li> <li>● Number and % of PAPs benefiting agricultural engineer support</li> <li>● Number and % of PAPs who reestablished their crops or other economic activities</li> <li>● Number and % of PAPs whose monthly agricultural based income changed</li> <li>● Number and % of PAPs who had to take loans because of the Project</li> <li>● Number and % of PAPs benefiting product payment</li> <li>● Number and % of PASs benefiting pasture improvement support</li> <li>● Number and % of PAPs had vulnerability assistance</li> </ul>	RAP implementation activities



# 10 Implementation Responsibilities and Funding

## 10.1 Roles and Responsibilities

The Project Company will take into account some situations in the processes to be carried out for implementations of the Project-specific RAP in line with the processes spelled out in the Resettlement Framework (RF) prepared for the nine-project package as well as the Corporate Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement Framework (LARLUIRF).

The Project Company’s role includes building capacity to implement the LARLUIRF; ensuring the necessary conditions either preparing RAP according to the LARLUIRF; and regular monitoring of the RAP and reporting to the Lenders. The Project Company is the party responsible for providing full replacement cost compensation payments and for providing other components of compensation package and livelihood restoration measures.

The Land Acquisition Committee of the Project Company, which is formed with the participation of the member of Survey and Expropriation team, CLO, Procurement Officer, Project Manager/Operational/Power Plant Manager and/or such persons as they deem appropriate, and which follows the valuation process, will be referred to at the necessary points to be consulted during the follow-up phase of the items in the RAP. The Committee, consisting of a total of six people from corporate level to project-specific level, follows expropriation, mapping and land purchases and prepares plans for all assets. Furthermore, project team and survey and expropriation team, operates in close collaboration with the field to meticulously manage zoning plans and licensing procedures.

The roles and responsibilities required in the RAP-LRP implementation are presented in Table 10.1. While general project management is common to nine WPP project package, regional tasks are specific to the Project.

**Table 10-1: Roles and Responsibilities for RAP Implementation**

Level/Unit	Roles	Responsible
<b>General Project Management for Nine WPP Project Package</b>		
<b>Health and Safety (HS) Manager</b>	<ul style="list-style-type: none"> <li>Work in coordination with Social Manager and HR Manager to review internal and external grievances and ensure/verify that the site teams address the grievances/corrective actions in responsive timeframes in accordance with the Project SEP; approve corrective actions to be implemented by HSE Site Chiefs of nine WPP project package.</li> <li>Report to the Senior Project Management Team on Project's HSE Performance and key HSE issues, including RAP-LRP, ESMP and SEP implementations of nine WPP project package.</li> </ul>	Project Company Central Unit
<b>Corporate Social Manager Relations Mentor</b>	<ul style="list-style-type: none"> <li>Oversee compliance of nine WPP Projects' social performance (including implementation of measures/actions related to SEP, GM, RAP) with Project Standards.</li> <li>Prepare social management/action plan updates and training documents on the implementation of the SEP and grievance mechanism as part of Project ESM.</li> <li>Work in coordination with HSE Manager, HR Manager and other relevant manager/directors to review external grievances and ensure/verify that the site teams address the external</li> </ul>	Project Company Central Unit

Level/Unit	Roles	Responsible
	<p>grievances/corrective actions in responsive timeframes in accordance with the Project SEP.</p> <ul style="list-style-type: none"> <li>Evaluate the capacity of the site social teams/officers for RAP implementation.</li> <li>Ensure effective and periodic communication with the internal and external stakeholders.</li> <li>Review resettlement and loss of income related public grievances and ensure/verify that the site teams address the public grievances/corrective actions in responsive timeframes.</li> <li>Ensure the LRP and Vulnerability Assistance implementations in nine WPP project package.</li> </ul>	
<b>Surveying and Land Acquisition Mentor</b>	<ul style="list-style-type: none"> <li>Ensure fulfilment of all applicable national legislative and permitting requirements in nine WPP project package.</li> <li>To ensure the implementation of RAP-LRP with regional teams of nine WPP Projects.</li> <li>Provide reaching rights holders and providing their entitlements in nine WPP project package.</li> <li>Ensure the LRP and Vulnerability Assistance implementations.</li> <li>Provide updating the RAP and preparing RAP addendums, especially for ETL</li> <li>Conducting internal monitoring activities for RAP implementation</li> <li>Ensuring external monitoring for RAP implementation and close-out audit by independent parties</li> <li>Preparing, updating and approving RAP budget and compensation payments/provision of other livelihood restoration measures.</li> </ul>	Project Company Central Unit
<b>Director of Infrastructure and Superstructure Works</b>	<ul style="list-style-type: none"> <li>Ensure fulfilment of all applicable national legislative and permitting requirements in the Project.</li> <li>Ensure adequate resources are allocated for the implementation of the Project RAP-LRP during the construction phase.</li> <li>Ensuring that RAP requirements are met before civil works for nine WPP project package.</li> </ul>	Project Company Central Unit
<b>Director of Technical Affairs</b>	<ul style="list-style-type: none"> <li>Ensure fulfilment of all applicable national legislative and permitting requirements in the Project.</li> <li>Ensure incorporation of the RAP-LRP, ESMP and SEP requirements to the contracts/agreements made with the subcontractors and vendors.</li> </ul>	Project Company Central Unit
<b>Director of Financial and Administrative Affairs</b>	<ul style="list-style-type: none"> <li>Ensure required financial allocations are in place for effective implementation of RAP-LRP.</li> </ul>	Project Company Central Unit
<b>Regional Project Management (E&amp;S Positions)</b>		
<b>HS Chief</b>	<ul style="list-style-type: none"> <li>Work in coordination with CLOs to review internal and external grievances and implement required corrective actions, if any, in responsive timeframes in accordance with the Project SEP and with approval from HSE Manager.</li> <li>Report to the HSE Manager on Project's HSE Performance and key HSE issues, including RAP-LRP, ESMP and SEP implementation.</li> </ul>	Project Company Regional Unit
<b>RAP Implementation Officer<sup>13</sup></b>	<ul style="list-style-type: none"> <li>Ensure compliance of Project's social performance especially RAP-LRP implementation with Project Standards.</li> <li>Report to the Surveying and Land Acquisition Mentor on RAP-LRP implementation.</li> <li>Communication with entitled PAPs including vulnerable groups.</li> </ul>	Project Company Regional Unit

<sup>13</sup> To be employed at the end of 2024.

Level/Unit	Roles	Responsible
	<ul style="list-style-type: none"> <li>Involving in internal and external RAP monitoring activities.</li> </ul>	
<b>Community Liaison Officers (CLOs)</b>	<ul style="list-style-type: none"> <li>Ensure compliance of Project's social performance (including implementation of measures/actions related to ESMP, SEP, GM) with Project Standards.</li> <li>Ensure effective and periodic communication with the external stakeholders during the construction phase.</li> <li>Ensure all Project personnel (direct and contracted) receives trainings on the implementation of the internal and external grievance mechanism developed for the Project (e.g., how to submit internal grievances, how to manage external grievances, etc.) at the time of employment.</li> <li>Support related specialists and Social Manager in the implementation of RAP-LRP.</li> <li>Management of internal grievances as required.</li> </ul>	Project Company Regional Unit
<b>Subcontractors</b>		
<b>Subcontractors</b>	<ul style="list-style-type: none"> <li>Ensure compliance with the Project-specific E&amp;S policies, E&amp;S management plans and Project Standards, including RAP-LRP, ESMP and SEP in line with their contractual requirements.</li> <li>Ensure competent and trained HSE staff is allocated to implement SEP and to manage GM.</li> </ul>	Subcontractor firm

## 10.2 Time Frame

Since the certain dates of the Project have not been finalized yet, the tentative staged-based timeline is presented below.

**Table 10-2: RAP-LRP Implementation Schedule**

Implementation Topics	Stage
Asset Inventory and Census preparation (including formal-informal users and vulnerable PAPs)	Prepared during RAP preparation. However, since it is prepared as a living application tracking table, it will be updated during construction.
Disclosure of the RAP	After last draft of RAP
Announcement of the eligibility and the entitlements to PAPs household-based	Before civil works
Compensations according to national legislation	Before civil works
Compensations according to international requirements	Before civil works
Mobilization of the contractor and the subcontractors	After national compensations. Land entry will be made available only after full compensation (including top-ups where necessary) is paid.
Land entry protocols for the temporary affected lands	Before construction
CLO activities, negotiations with PAPs and the operation of the GM	During the Project
Community level supports	During the Project
Compensations harms and damages	During the Project
Monitoring and Evaluation (M&E)	During the Project, periodically
Close-out audit	1 year after finalisation of compensation and livelihood restoration activities

### 10.3 Estimated Budget

In addition to the land acquisition budget of the Project, a RAP-LRP budget has been prepared for the payments to be made to eliminate the gaps between national laws and international requirements. See Appendix D1 for budget estimate details. Household-based RAP payments are recorded in the Asset Inventory and Census document prepared as "RAP Application Table" (See Appendix A1).

In the high inflation environment in Türkiye, RAP-LRP fund payments in the Asset Inventory will be updated according to the Consumer Price Index (CPI) with the TurkStat Monetary Values Update Tool on the payment date. RAP-LRP Fund payments will be updated quarterly until payment is made. If the current price is not paid within three months, the price will be updated again.