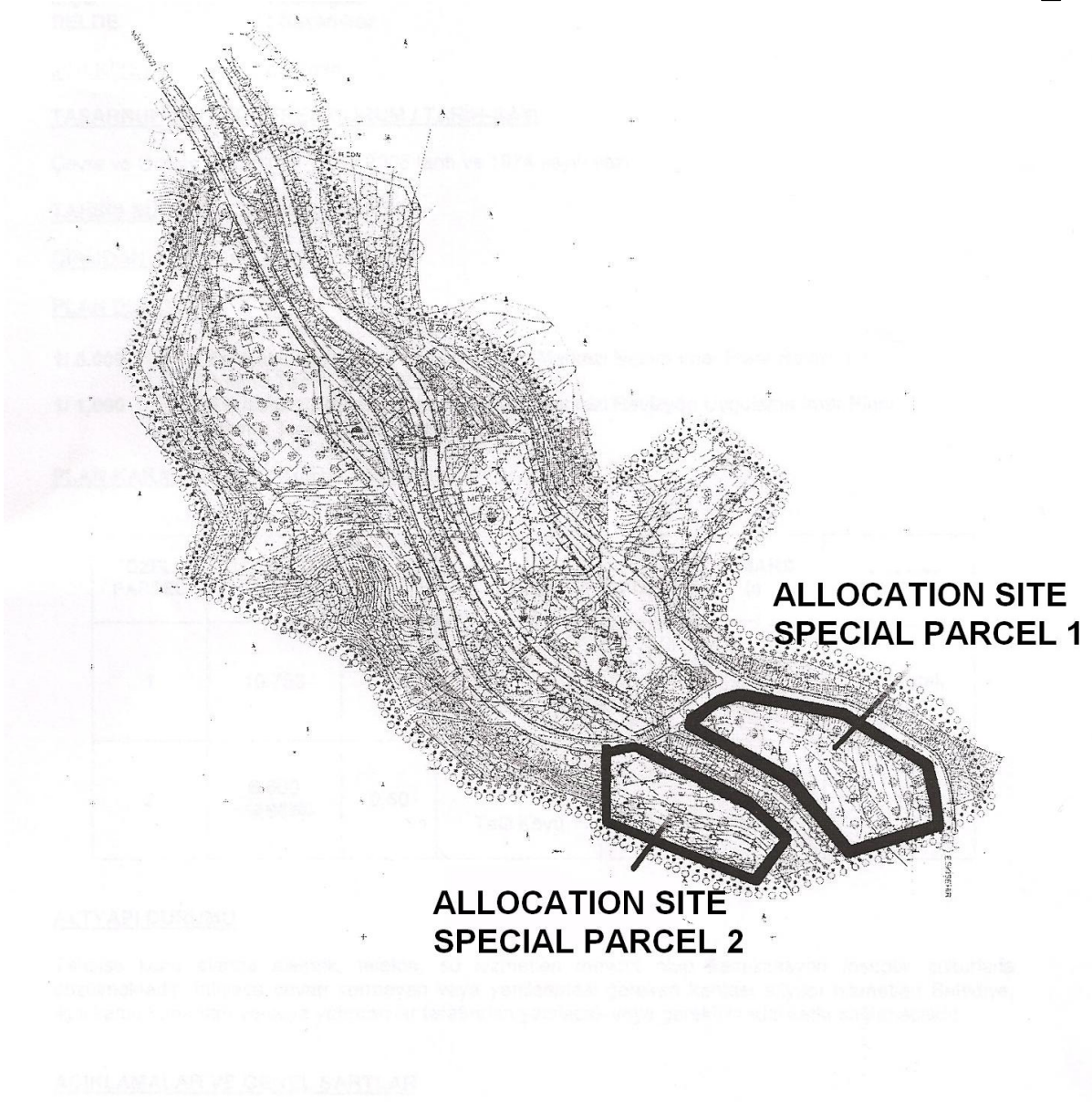


ESKİŞEHİR SAKARILICA THERMAL TOURISM CENTER

PROVINCE: Eskişehir SUB-PROVINCE: Mihalgazi VILLAGE/NEIGHBOURHOOD : Sakarılıca

N



INFORMATION SHEET:

ALLOCATION SITE

ESKİŞEHİR SAKARILICA THERMAL TOURISM CENTER

PROVINCE : Eskişehir
SUB-PROVINCE : Mihalgazi
VILLAGE/NEIGHBOURHOOD : Sakarılıca

OWNERSHIP STATUS : Forest

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

The Ministry of Environment and Forestry / 12.05.2006 - 1974

ALLOCATION PERIOD : 49 Years

ENDORSEMENT SHARE OF THE MINISTRY : 0,5%

PLANNING STATUS

1/5.000 SCALE : Eskişehir Sakarılıca Thermal Tourism Center Master Plan Revision
(Approval Date: 25.07.2006)

1/1.000 SCALE : Eskişehir Sakarılıca Thermal Tourism Center Implementation Plan Revision
(Approval Date: 25.07.2006)

PLAN DECISION : Touristic Facility Area

SPECIAL PARCEL	AREA (m ²)	CONST. RATIO	LAND USE STATUS	NO. OF STOREY	HMAX (m)	CAPACITY
1	10.753	0,60	Hotel	3	11,00	150 Beds
			Holiday Village	2	6,50	
2	6.600	0,60	Hotel	3	11,00	100 Beds
			Holiday Village	2	6,50	

INFRASTRUCTURE STATUS

The existing infrastructure services in the settlement area such as electrification, telephone, drinking and serving water etc. might be utilized and sewage problem is solved by means of cesspool. The existing infrastructure in the settlement area might be used. Urban infrastructure services that are inefficient for the requirements shall be realized by the Municipality, the related public institutions and/or the investors or the required financial contribution shall be made.

EXPLANATIONS AND GENERAL CONDITIONS

1) In case of constructing the thermal cure facility together with the tourism facility, the additional 0,10 construction ratio shall be applied for the thermal cure facility.

2) The immovable subject to the allocation having the total area of 17.353 m² shall be distinguished from the parcel no. 1770 by means of allotment and surfaces areas have been given approximately. The enjoyment of 15.137 m² part of the parcels is belonging to our Ministry, and the enjoyment of 2.216 m² part of the area size of the Special Parcel no. 2 is waited. The enjoyment of the area to our Ministry shall be waited for definite allocation of Special Parcel no. 2.

Actual area sizes shall be determined after the parcellation following the required processes such as, relinquishment, allotment etc., to be prepared by the investor as per 1/5.000 scale Master Plan and 1/1.000 scale Implementation Plan that will be prepared and submitted to the Ministry for the approval by the investor. The definite allocation shall be realized thereafter.

3) The land use maps of the area subject to the allocation exist. The tree surveys shall be prepared by the investor to be qualified for the allocation. It shall be approved by the relevant Forestry Administration of the Ministry of Environment and Forestry and submitted to the Ministry of Culture and Tourism.

4) The parcels subject to the allocation are situated in the II. Degree Natural Site. Before any kind of physical intervention and construction licence, the opinion of Eskişehir Regional Conservation Council of Cultural and Natural Properties shall be taken.

5) All the etuds requested in the 1/5.000 scale Master Plan and 1/1.000 scale Implementation Plan Notes shall be prepared by the investor to be qualified for the allocation and aforesaid plans, plan notes and results of the etuds shall be complied with during the applications to be realized in the area.

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

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

Total Investment Cost = Bed Capacity X Unit Cost According To Type of the Facility
Definite Letter of Guarantee Unlimited in Time = Total Investment Cost X 5 %

SORT OF FACILITY	UNIT COST (YTL/Bed)	CAPACITY (Bed)	TOTAL INVESTMENT COST (YTL)	DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (YTL)
4 Star Hotel	41.410,83	150	6.211.624,50	310.581,23
3 Star Hotel	30.676,44		4.601.466,00	230.073,30
2 Star Hotel	12.814,95		1.922.242,50	96.112,13
2 Star Hotel + Restaurant	18.485,20		2.772.780,00	138.639,00
4 Star Holiday Village	25.720,53		3.858.079,50	192.903,98
4 Star Hotel	41.410,83	175	7.246.895,25	362.344,76
3 Star Hotel	30.676,44		5.368.377,00	268.418,85
2 Star Hotel	12.814,95		2.242.616,25	112.130,81
2 Star Hotel + Restaurant	18.485,20		3.234.910,00	161.745,50
4 Star Holiday Village	25.720,53		4.501.092,75	225.054,64