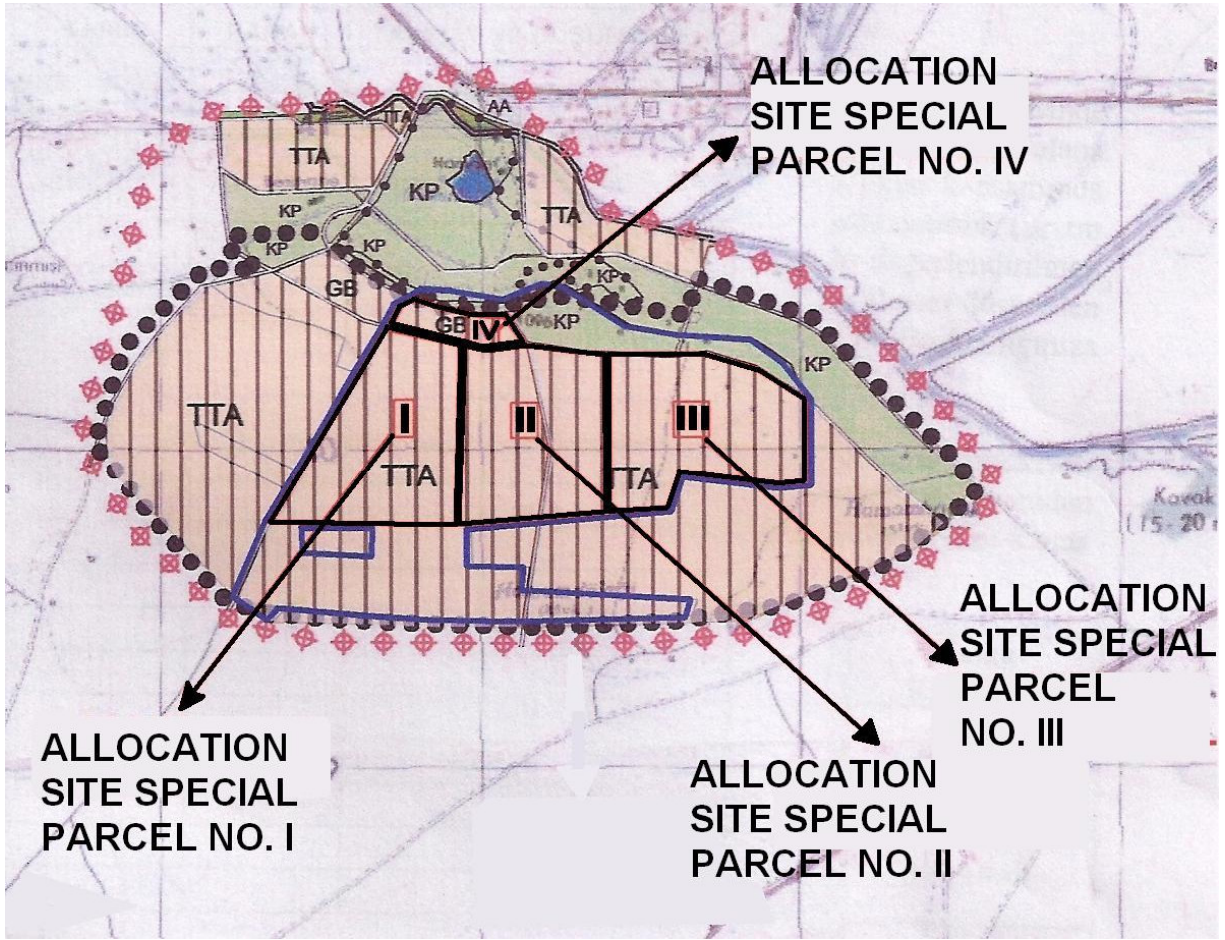


YOZGAT BOĞAZLIYAN BAHARIYE CAVLAK THERMAL TOURISM CENTER

PROVINCE: Yozgat
LOCATION: Hamambaşı

SUB-PROVINCE: Boğazlıyan

VILLAGE/NEIGHBOURHOOD: Bahariye



INFORMATION SHEET:

ALLOCATION SITE

YOZGAT BOĞAZLIYAN BAHARIYE CAVLAK THERMAL TOURISM CENTER

PROVINCE : Yozgat
SUB-PROVINCE : Boğazlıyan
VILLAGE/NEIGHBOURHOOD : Bahariye
LOCATION : Hamambaşı

OWNERSHIP STATUS : Treasury

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

The Ministry of Finance / 17.08.2006 - 36272

ALLOCATION PERIOD : 49 Years (for Thermal Accommodation and Thermal Cure Facility)
20 Years (for Daily-Use Facility)

ENDORSEMENT SHARE OF THE MINISTRY : 2,5% (This share was determined due to the 2nd Clause of the 21st Article of the Regulation within the 2nd Article of the Law About Some Laws of Incentive of the Investments and Employment and Relating to the Being Made Amendment No. 5084)

PLANNING STATUS

1/25.000 SCALE : Yozgat Boğazlıyan Bahariye Cavlak Thermal Tourism Center Environment Master Plan (Approval Date: 19.10.2006)

PLAN DECISION : Touristic Facility Area

SPECIAL PARCEL	AREA (m ²)	LAND USE STATUS	CONST. RATIO	CAPACITY
1	238.000	Thermal Accommodation and Thermal Cure Facility	0,60	400 Beds
2	238.000	Thermal Accommodation and Thermal Cure Facility	0,60	400 Beds
3	238.000	Thermal Accommodation and Thermal Cure Facility	0,60	400 Beds
4	34.000	Daily Use Facility Area	0,05	1.700 m ² Kapalı İnşaat Alanı

INFRASTRUCTURE STATUS

The infrastructure in the settlement area is not in use. Urban infrastructure services that are inefficient for the requirements shall be realized by the Municipality, the related public institutions and/or the investors or the required financial contribution shall be made.

There is hot water source having 33 °C temperature and 300 lt./sn. flow in the Yozgat Boğazlıyan Bahariye Cavlak Thermal Tourism Center where the immovables subject to the allocation exist. Moreover geothermal source having 35,5 °C temperature and 100 lt./sn. flow is assured from two hot water wellbores that was probed by the Boğazlıyan Municipality in the area.

EXPLANATIONS AND GENERAL CONDITIONS

1) Boğazlıyan in which the immovable subject to the allocation exists have a distance of 75 km. to Kayseri and of 100 km. to Yozgat.

2) The special parcels subject to the allocation are composed of the cadastral parcel no. 1527 and the surfaces areas of the special parcels have been given approximately. 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) In the preliminary permit period, 1/5.000 scale Master Plan and 1/1.000 scale Implementation Plan shall be prepared for the area subject to the allocation and submitted to the Ministry for the approval by the investor to be qualified for the allocation. The numbers of storey, maximum height and the other structuring conditions that are not defined in the 1/25.000 scale Environment Master Plan shall be determined in these scale plans.

Due to the fact that the land use map of the areas subject to the allocation does not exist, land use map shall be prepared by the investor to be qualified for the allocation and it shall be submitted to the Ministry of Culture and Tourism for the approval.

4) All the surveys requested in 1/5.000 scale Master Plan Notes and 1/1.000 scale Implementation Plan Notes for the immovables subject to the allocation shall be realized by the investor to be qualified for the allocation and aforesaid plans, plan notes and the results of the surveys shall be complied with when the application to be realized in the area.

5) The units belonging to the cure center may be constructed in the special parcel no. 4 subject to the allocation in addition to the daily use facilities such as restaurant, kitchen, shower bath, sports.

6) Owing to the fact that the areas subject to the allocation have the characteristics of *First Class Dry Agricultural Area*, the point of view of the Ministry of Agriculture and Rural Affairs has been asked about the usage of these areas other purposes than agriculture. The application shall be realized, after the acceptable point of view of the Ministry of Agriculture and Rural Affairs.

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

8) The matters determined in *the Regulations of Controlling Water Pollution* published in the Official Gazette dated 07.01.1991 and No. 20748 shall be complied with.

9) The required facility and operation permits shall be obtained by realizing the processes according to *The Regulations on Thermal Springs* published in the Official Gazette dated 24.07.2001, No.24472, enforced by the Ministry of Health.

10) 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 :

FOR THE THERMAL ACCOMODATION FACILITY AND CURE FACILITY ;

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)
5 Star Hotel	60.049,15	400	24.019.660	1.200.983
4 Star Hotel	41.410,83		16.564.332	828.216,60
3 Star Hotel	30.676,44		12.270.576	613.528,80
2 Star Hotel	12.814,95		5.125.980	256.299
2 Star Hotel + Restaurant	18.485,20		7.394.080	369.704
5 Star Holiday Village	34.417,74		13.767.096	688.354,80
4 Yıldızlı Tatil Köyü	25.720,53		10.288.212	514.410,60

FOR THE DAILY USE FACILITY AREA :

Open Area	= Total Area – Closed Area = 34.000 – 1.700 = 32.300 m ²
Open Area Investment Cost	= Open Area X Unit Cost = 32.300 X 7,67 = 247.741 YTL
Closed Area Investment Cost	= Closed Area X Unit Cost = 1.700 X 3.846 = 6.538.200 YTL
TOTAL INVESTMENT COST	= Closed Area Investment Cost + Open Area Investment Cost = 6.538.200 + 247.741 = 6.785.941 YTL
DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME	= Total Investment Cost X %5 = 6.785.941 X %5 = ~ 339.297,05 YTL

Closed Area Unit Cost : 3.846,00 YTL/m²
 Open Area Unit Cost : 7,67 YTL/m²

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PROVINCE: Yozgat SUB-PROVINCE: Boğazlıyan VILLAGE/NEIGHBOURHOOD: Bahariye
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A VIEW FROM THE PARCEL NO. 1527



A VIEW FROM THE PARCEL NO. 1527 SITUATING IN THE IMMOVABLE SUBJECT TO THE ALLOCATION



YOZGAT BOĞAZLIYAN BAHARIYE CAVLAK THERMAL TOURISM CENTER

PROVINCE: Yozgat **SUB-PROVINCE:** Boğazlıyan **VILLAGE/NEIGHBOURHOOD:** Bahariye
LOCATION: Hamambaşı



A VIEW FROM THE
IMMOVABLE SUBJECT TO
THE ALLOCATION SITUATING
IN THE PARCEL NO. 1527



A VIEW FROM THE
IMMOVABLE SUBJECT TO
THE ALLOCATION SITUATING
IN PARCEL NO. 1527



A VIEW FROM THE
IMMOVABLE SUBJECT TO THE
ALLOCATION TO THE
THERMAL WATER SOURCE -
SMALL LAKE AND TO
BOĞAZLIYAN

