

INFORMATION SHEET:

TOURISM AREA AND CENTER: Mersin Tarsus Coast Tourism Center

ALLOCATION SITE

PROVINCE : Mersin
SUB-PROVINCE : Tarsus

OWNERSHIP STATUS

OWNERSHIP : Forest

PLANNING STATUS

1/25.000 SCALE : Mersin Tarsus Coastal Section Tourism Center (Date of Approval: 06.02.2004).

1/5.000 SCALE : Mersin Tarsus Coastal Section Tourism Center Master Plan (Date of Approval: 06.02.2004)

LAND USE STATUS

CONSTRUCTION RATIO FOR HOTELS: 0.30, MAX. HEIGHT : 17.50 m. (5 Storeys)

FSR FOR HOLIDAY VILLAGES: 0.30, MAX. HEIGHT : 7.50 m. (Storeys)

FSR FOR CAMPING AREA: 0.05, MAX. HEIGHT : 4.50 m.

SPECIFIC PLOT	AREA (m²)	LAND USE STATUS	CAPACITY
1	66,000	Camping area	660 Beds (220 units)
3	65,000	Tourism Facility Area (Hotel + Holiday Village)	900 Beds
4	75,500	Tourism Facility Area (Hotel + Holiday Village)	900 Beds
5	75,800	Tourism Facility Area (Hotel + Holiday Village)	900 Beds
6	75,800	Tourism Facility Area (Hotel + Holiday Village)	900 Beds
7	75,800	Tourism Facility Area (Hotel + Holiday Village)	900 Beds
8	77,000	Tourism Facility Area (Hotel + Holiday Village)	900 Beds
9	80,000	Tourism Facility Area (Hotel + Holiday Village)	900 Beds
10	75,000	Tourism Facility Area (Hotel + Holiday Village)	900 Beds
11	80,000	Tourism Facility Area (Hotel + Holiday Village)	900 Beds
12	70,000	Tourism Facility Area (Hotel + Holiday Village)	900 Beds
13	80,000	Tourism Facility Area (Hotel + Holiday Village)	900 Beds
G1	69,000	Golf Tourism Area+ Golf Course with 18 Holes	400 Beds
G2	67,000	Golf Tourism Area+ Golf Course with 18 Holes	

INFRASTRUCTURE STATUS

The existing infrastructure in the settlement area such as drinking and serving water and, sewer system, waste treatment, telecommunication, electrification etc. may be used. Urban infrastructure services that are inefficient for the requirements or which require renovation shall be realized by the related public institutions and/or the investors or the required financial contribution shall be made.

OTHER INFORMATION

1) The investors receiving an allocation at the Tourism Center shall establish a Union in order to fulfill the infrastructure problems, ensure joint actions, and for the purpose of domestic and international promotion. In the event of inefficient number of investors, shareholding status shall be obtained in the Company to be established under the leadership of the Governorship. Partnership in said company is

compulsory by means of payment of the contribution shares and membership fees. The allocation procedures for the potential investors failing to become a shareholder of the company or fulfilling the shareholder's requirements in the preliminary permit period.

2) The area of the allocation plots is located in a Second Degree Natural Site and included completely into a Gaming and Wildlife Protection and Reproduction Area and the coasts contain Protection and Reproduction Areas for Sea Turtles. The all planning, functionality etc. applications to be realized at the plots shall require the consents of the related Protection Boards.

3) 1/1000 scale land use plan for this allocated plot does not exist. In the event of the status quo maps not being available, these shall be elaborated by the entrepreneur along with the tree surveys (to be evaluated by the related Regional Directorates of the Ministry of Environment and Forestry and the report shall be provided) and 1/1000 Scale Land Use Plan shall be submitted to the Ministry of Culture and Tourism within a period of 4 months. Geological and geo-technical survey reports, approved by the related administration for the area shall be presented with the plans at submission of the plan to approval. Approved geologic, geotechnical survey reports approved by the related administration for the area shall be submitted with the plans. Areas related with the subject plot area of allocation are approximate figures and definite areas shall be determined following the approval of 1/1000 scale Land Use Plans by the Ministry of Culture and Tourism, and final allocation shall be made thereafter

4) Golf course area, golf club, tree plantation and landscaping may be realized at the specific plots of G1 and G2 defined as the Golf Tourism Area. The accommodation facilities to be realized at the golf areas shall be a holiday village with maximum 400 beds capacity. The golf area arrangements shall be made at the same level and simultaneously with the accommodation facilities construction.

The accommodation-facilities shall not be issued a building utilization permit and operation license until the golf area arrangement and activities are completed.

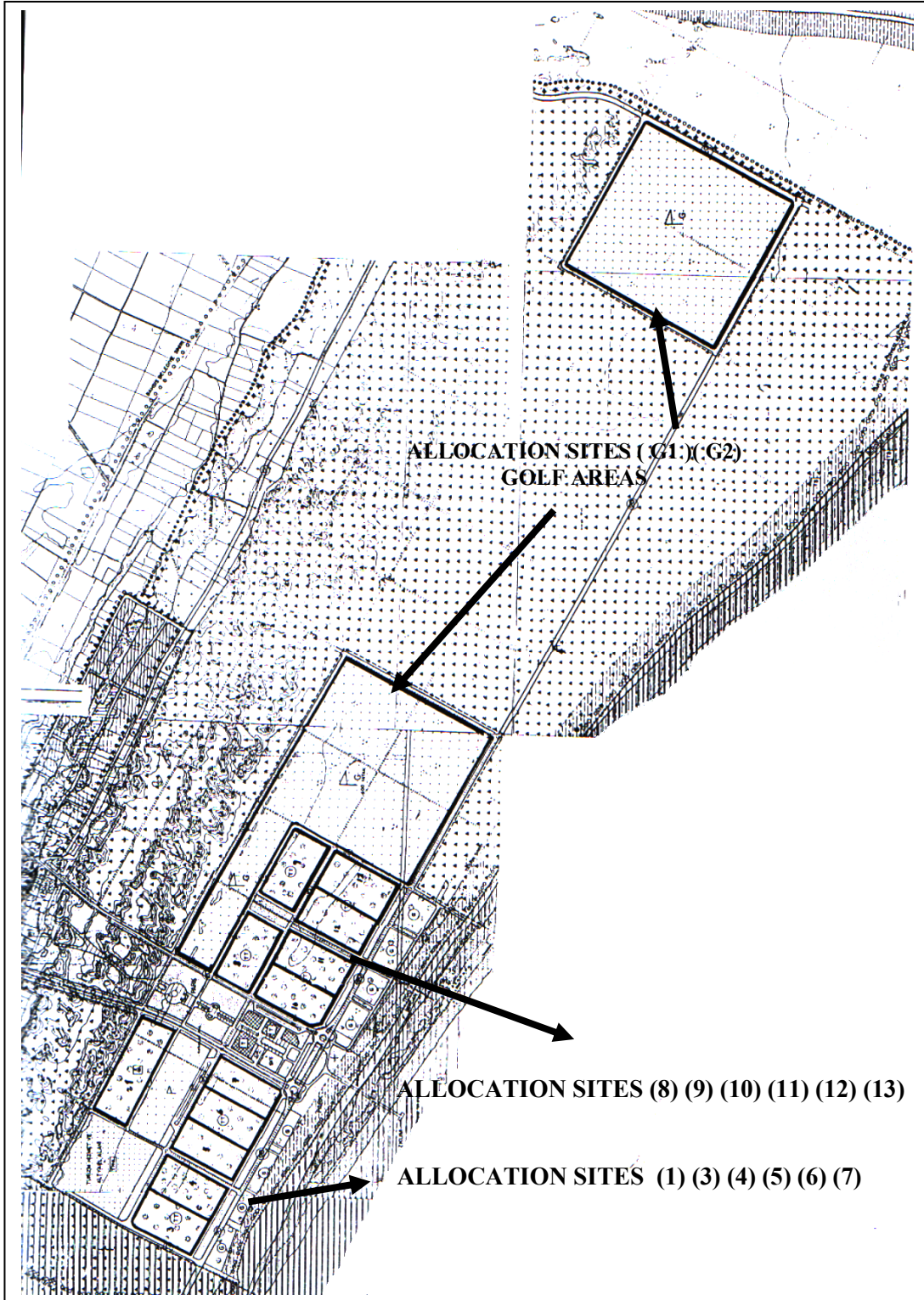
5) The two daily use facilities area located between the specific plots of 1-3-4-5-6-7 and specific plots of 8-9-10-11-12-13 and the sea, and the Sports Area between specific plots No. 5-6-7 shall be allocated to the Union to be established by the investors of the Touristic Facilities Areas and the Golf Tourism Areas.

6) Accommodation facilities with movable structures may be constructed at the subject area of allocation ; specific plot of 1, camping area. For commonly used buildings, specified in defined in the "Tourism Facilities Regulations", Max.FSR will be 0.05 and MAX. HEIGHT will be 4.50 m.

7) All road, telecommunication, electrification, drinking water, sewage system and waste water treatment connections shall be provided by the investors.

Mersin Tarsus Coast Tourism Center

Province:Mersin Sub-Province:Tarsus



MINISTRY OF CULTURE AND TOURISM GENERAL DIRECTORATE OF INVESTMENTS AND ESTABLISHMENTS