

AYGM

HALKALI - ISPARTAKULE - CERKEZKOY RAILWAY LINE

Guide to Land Acquisition and Compensation
(GLAC)



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ABBREVIATIONS

EBRD	European Bank for Reconstruction and Development
ESIA	Environmental and Social Impact Assessment
ESP	Environmental and Social Policy
EU	European Union
LRP	Livelihood Restoration Plan
NTS	Non-Technical Summary
PAP	Project Affected People
PR	Performance Requirements
RAP	Resettlement Action Plan
SEP	Stakeholder Engagement Plan

1 INTRODUCTION

- 1.1.1. The Turkish General Directorate of the Infrastructural Investment (AYGM) intends to construct a new high-speed railway line in two sections from Halkali to Ispartakule and from Ispartakule to Çerkezköy. This new railway line will be referred to as “the Project” in this document.
- 1.1.2. The European Bank for Reconstruction and Development (EBRD) and the Asian Infrastructure Investment Bank (AIIB), collectively called the “Lenders”, are considering financing the railway section between Ispartakule and Çerkezköy.
- 1.1.3. In order to construct this Project, AYGM will be required to acquire additional land along the Project. A **Resettlement Action Plan (RAP)** has therefore been developed for the Project on behalf of AYGM, in accordance with Turkish regulations and the Lender’s policies and requirements, in order to ensure that the land required for the Project is fairly acquired.

2 WHAT IS THE PURPOSE OF THIS GUIDE?

- 2.1.1. This **Guide to Land Acquisition and Compensation (GLAC)** is a summary of the **RAP** that will be implemented by AYGM. It provides information about the Project to Project Affected People (PAPs) and explains the key steps of the **RAP** and why it must be implemented. The **GLAC** also presents the compensation principles that will be followed by AYGM and details what compensation and livelihood restoration measures PAPs are entitled to and how this can be claimed. The **GLAC** will also provide responses to frequently asked questions and AYGM contact details.

3 WHY IS THIS PROJECT NEEDED?

- 3.1.1. This proposed high-speed rail project aims to increase the freight and passenger rail capacity in the area of Thrace. The area is an important meeting point between the European and Asian rail networks and is in vital need of upgrade. Without this high-speed upgrade, the area would become an increasing bottleneck to trade and travel, with the existing railway line unable to meet the demand of future populations.
- 3.1.2. The Project is in line with the Turkish Government’s key transport policies and strategic infrastructure initiatives. These are described in the Project **Non-Technical Summary (NTS)**.

4 WHERE IS THE PROJECT LOCATED?

- 4.1.1. The Project will be located within the province of Tekirdag, in the regions of Thrace and Istanbul in the north-west of Turkey. These regions are largely urbanised, particularly in the east of the Project, which contains Turkey’s largest city (Istanbul). The Project extends from Halkali (Istanbul) in the east, to Cerkezkoy (Tekirdag province) in the west.
- 4.1.2. There is an existing railway line in the region. The Project follows this closely for much of the alignment. The existing railway line and proposed Project are shown in **Figure 4-1**.

THIS DRAWING MAY BE USED ONLY FOR
THE PURPOSE INTENDED AND ONLY
WRITTEN DIMENSIONS SHALL BE USED

Legend

- Town
- ✕ Railway Station (Current)
- Existing Railway Route
- Proposed Railway Route



Note:

Drawing Status
FINAL

Job Title:
**HALKALI-ISPARTAKULE-
CERKEZKOY RAILWAY LINE**

Drawing Title
Figure 4-1 - Project Location

Scale at A4
1:300,000

Drawn	DG	Originated	Date
Stage 1 check	JK	Stage 2 check	JW
JK	DG	DG	22/02/2021

0 1.25 2.5 5 7.5 10
Km



Drawing Number
Figure 4-1



Path: \\uk.wspgroup.com\central data\Projects\700699xx\70069978 - IPPF - Turkey TCDD Halkali - Cerkezkoy High Speed Railway\03 WPG\GIS\Mxd\Figure 2-1 - Project Location.mxd

5 WHAT DOES THE PROJECT INVOLVE?

- 5.1.1. The Project will involve the construction of 76km of a new 200km/hr design speed, electrified railway (see **Figure 4-1** above). Once operational, the Project would be operated by TCDD & TCDD Taşımacılık (TCDD Transport).
- 5.1.2. The Project consists of:
- A new double track 76km long line (i.e. two new rail lines) between Halkali Station and a location adjacent to the east of Cerkezkoy Station (approximately 1km from the centre of Cerkezkoy);
 - Modification of existing infrastructure including the provision of footbridges, platforms and additional tracks, but not buildings, at the 3 existing stations (Halkali, Ispartakule and Çatalca);
 - New ancillary structures, inclusive of bridges, viaducts, tunnels, overpasses and underpasses;
 - Supporting power supply systems, inclusive of overhead lines and substations;
 - Supporting electrification, signalling and control systems; and
 - A 6km twin-bored tunnel to enable the Project to pass under the proposed Kanal Istanbul (which is a separate project). The tunnel will contain two high-speed tracks, with one line for each direction (though bi-directional operation will also be possible if necessary). The tracks will be suitable for use by both conventional and high-speed trains. Conventional trains will re-join the existing railway prior to Ispartakule Station.
- 5.1.3. Temporary construction compounds will be required along the Project and will include worker accommodation, parking, storage areas, fuel stores, waste storage and catering/canteen facilities. The Contractor will be responsible for negotiating agreements with landowners to temporarily use land for construction compounds, with AYGM reviewing these agreements to ensure compliance with national laws and the Lenders' requirements. A Contractor has not been commissioned at the time of writing this document, however 3 potential locations for construction compounds have been identified at Esenyurt (near Halkali), Cerkezkoy, and located centrally along the Project near Kabakca. All 3 compounds are expected to cover an area of land between 5,000 m² and 9,000 m² and be located alongside existing road infrastructure.
- 5.1.4. It is estimated that there will be a total of 1,100 persons involved in the construction phase of the Project, appointed directly by the Contractor. It is expected that approximately 330 of the construction workers will be from the local communities, 670 will be Turkish national construction workers and the remaining 100 will be international construction workers. In addition, it is anticipated that the construction work will create indirect employment opportunities for local businesses and communities.

6 WHAT ARE THE TIMESCALES FOR THE PROJECT?

- 6.1.1. The Project is due to be tendered in 2021, with construction commencing in winter 2022, and the Project becoming operational in 2026.

7 WHAT IS THE APPROACH TO INVOLUNTARY RESETTLEMENT FOR THIS PROJECT?

- 7.1.1. The **RAP** has been prepared in accordance with the Lenders Environmental and Social requirements, specifically the EBRD's Environmental and Social Policy (ESP) and Performance Requirements (PRs) 2014. The Project will also be compliant with AIIB's Environmental and Social Framework (ESF) 2016 (amended 2019). In accordance with provisions in the ESF regarding development partners' policies, the AIIB has elected to apply the EBRD's Environmental and Social requirements on the Project.
- 7.1.2. The Lenders are considering financing only the Ispartakule – Çerkezköy section of the Project. Although the Project **RAP** has been developed to cover the entire Project, including the Halkali - Ispartakule section, which is considered an associated facility under the EBRD's ESP 2014.
- 7.1.3. PR5 Land acquisition, involuntary resettlement and economic displacement sets out the EBRD's requirements in relation to involuntary resettlement, which refers both to physical displacement (relocation or loss of shelter) and economic displacement (loss of assets or resources, and/or loss of access to assets or resources that leads to loss of income sources or means of livelihood) as a result of Project-related land acquisition and/or restrictions on land use; both temporary and permanent. PR5 also summarises the required contents of a detailed RAP.
- 7.1.4. Displaced persons may be classified as persons:
- Who have formal legal rights to the land (including customary and traditional rights recognised under national laws); and/or
 - Who do not have formal legal rights to land at the time of the census (count of PAPs), but who have a claim to land that is recognised or recognisable under national laws; and/or
 - Who have no recognisable legal right or claim to the land they occupy.
- 7.1.5. PR5 encourages Clients to acquire land rights through settlement agreements even if they have the legal means to gain access to the land without the consent of the seller. Such settlements help avoid expropriation and can usually be achieved by providing fair and appropriate compensation and other incentives or benefits to affected persons. However, where settlement agreements are not possible and forced eviction is required, involuntary resettlement defined under PR5 would be triggered.
- 7.1.6. This **RAP** conforms to Turkish resettlement regulatory standards, inclusive of, but not limited to, the following:
- The Expropriation Law (1982, No. 2942), as amended in 2020;
 - Forest Law (1956, No. 6831);
 - Pasture Law (1998, No. 4342);
 - Cadastral Law (1987, No. 3402);
 - Land Registry Law (1934, No. 2644);
 - Agricultural Reform Law on Land Arrangement in Irrigated Areas (1984, No. 3083);
 - Law on Soil Protection and Land Use (2005, No. 5403);
 - Law of Population Services (2006, No. 5490);
 - The Notification Law (1956, No. 7201); and
 - Land Registry Code (2013, No. 28738).

8 HAVE ALTERNATIVES BEEN CONSIDERED?

8.1.1. Alternatives for this Project were considered prior to the undertaking of the **ESIA** and included:

- 'Do-nothing scenario';
- Alternative non-rail options;
- Alternative rail options;
- Alternatives to minimise effects on housing and land; and
- Kanal Istanbul crossing alternatives.

8.1.2. These scenarios are summarised within the Project **NTS**.

9 WHAT ARE THE LAND REQUIREMENTS FOR THE PROJECT?

9.1.1. The design of the Project has avoided or, at least minimised, Project-induced resettlement where avoidance is not possible. However, some land acquisition and resettlement will be necessary and as a result unavoidable.

9.1.2. **Table 9-1** provides an overview of the Project's impacts on land and PAPs along the Project. These figures are based on the results of the household surveys and the asset inventory update.

Table 9-1 - Land Requirements

Statistic	Unit
Total Area of Land to be Acquired	5,391,151 m ²
Total Number of Land Parcels to be Acquired	1,256 (904 private; and 352 public)
Total Number of Households Affected	3,228
Total Number of Informal Users Affected	347

9.1.3. The information presented in **Table 9-1** excludes any temporary land that may be required outside of the 50m railway corridor and the permanent land required for the Project. For example, any land required for construction compounds or construction access roads, which would be temporarily acquired by the Contractor, have not been included. The Contractor will be responsible for the location of these construction compounds and construction of access roads, with the land returned to the owner in its original condition following its use.

9.1.4. **Appendix A** summarises the number of land parcels to be impacted, the land area to be acquired and permanent easement¹ areas for each of the communities along the Project.

¹ Easements may be preferred by AYGM rather than expropriation for some land parcels. In accordance with national legislation, 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, and the integrity of the land is maintained. Easements can potentially be agreed for areas requiring the construction of bridges, viaducts, tunnels, overpasses and underpasses, provided that the PAPs use of the land is not permanently impacted.

- 9.1.5. Title deed records were reviewed as part of the asset inventory update, which identified 3,228 Project affected households. It is not necessarily the case that all 3,228 would be economically impacted, but this number was taken as a worst-case scenario for the purposes of the **RAP**. The asset inventory also identified 59 households that will need to be physically resettled by the Project.
- 9.1.6. **Appendix B** shows the type of landowners and users in each of the communities impacted by the Project as identified in the asset inventory update.
- 9.1.7. Further information on the land and PAPs are provided in the **RAP** developed for this Project.

10 HOW HAS INFORMATION BEEN GATHERED ABOUT THE AFFECTED LOCAL COMMUNITIES AND HOUSEHOLDS?

- 10.1.1. In order to gather information about the potentially affected communities and to understand local perceptions and views about the Project, the following studies were undertaken:
- **Household Surveys** of the formal and informal users of the land to be acquired for the Project (83% of the surveys were completed by the head of household) and data gathered on socio-economic characteristics of affected land users and owners (30th June 2020 to 31st August 2020);
 - **22 Mukhtars**² interviewed to develop a greater understanding of the affected settlements and views on the Project from elected officials (1st July to 5th July 2020);
 - **13 Governors** interviewed to explain the Project and understand their views on the Project (29th June 2020 and 1st July 2020);
 - **14 Focus Groups** (10th August to 25th August 2020) comprising:
 - **Informal User Focus Groups** conducted to develop a greater understanding of the affected informal users (including regulated traditional charcoal producers and seasonal agricultural workers) and their views on the Project;
 - **Women-Only Focus Groups** conducted to develop a greater understanding of gender issues in local communities, potential impacts on women in the affected communities and their views on the Project; and
 - **Community Focus Groups** conducted to understand community views of the Project.
 - **Site Drive Through** of the Project in August 2020; and
 - **Asset Inventory Update** conducted by the AYGM Expropriation Department in December 2020³.
- 10.1.2. In addition to the above, a second site drive through was conducted in the vicinity of Yeşilbayır, Kabakça and Akören, between the 15th and 19th February 2021 where the corridor of land to be permanently acquired is substantially wider, to identify any further PAPs that may be impacted. This included additional meetings with the Mukhtars of these 3 settlements.

² Mukhtar's are the elected village leaders in settlements across Turkey.

³ This update was carried out as the previous asset inventory was conducted in 2017. Since 2017, land ownership may have changed, the assets on the affected land parcels may have changed, and previous valuations may be out of date.

- 10.1.3. A **Stakeholder Engagement Plan (SEP)** has also been developed that provides further information on the consultation that has been undertaken to date. It also describes how stakeholder engagement will continue throughout the design, construction and operation of the Project.
- 10.1.4. This data was collated to develop a full census of affected households and PAPs. This combined information provided an understanding of the socio-economic environment and vulnerability of PAPs (explained in the following section) in the Project area in order to use the data for preparation of the **RAP** budget; and to identify groups and persons who may need additional support due to the Project's impact.

11 WHAT ARE THE POTENTIAL PROJECT RESETTLEMENT AND ECONOMIC DISPLACEMENT IMPACTS?

- 11.1.1. This Project will require land to be acquired and replacement land provided, where possible. Residential houses, non-residential buildings and secondary structures (such as barns, sheds, greenhouses, etc.), including business structures, will also need to be acquired and replaced. In some cases, the Project may also temporarily restrict the use of land and access to it, particularly during construction.
- 11.1.2. Potential Project impacts related to land acquisition prior to construction include:
- Loss of 59 houses and 509 secondary structures by landowners, tenants and informal users;
 - Loss of privately-owned land and land used by tenants and informal users and loss of livelihoods derived through this land;
 - Loss, damage and significant access restrictions to private and public land, including those used as pastureland, forest and land that becomes economically unviable. This will lead to the loss of livelihoods associated with this land, such as farming;
 - Loss in annual farming crops leading to loss of income;
 - Loss in trees and plants (including vineyards, cultivated plots, etc.) leading to loss of income;
 - Impact on business activities – this includes:
 - The loss of income between business activities ceasing prior to expropriation and recommencing up to the previous level of business income; and
 - If employment is affected, loss of employee income during the period of unemployment up until the point that the business restarts its activities;
 - Impact on vulnerable households, including people that have no literacy, informal businesses and residents whose land use rights are not recognised by national law, residents who may need to relocate and may find the move difficult (particularly location dependent elderly), people with health conditions, the poor, female-headed households, people with lack of access to basic infrastructure, those who are cumulatively and significantly impacted by this Project and households taking care of at least one family member who is elderly, sick or disabled, in addition to, those households that have been expropriated previously; and
 - Temporary physical and economic displacement could be required for the development of the construction compounds.

- 11.1.3. Potential impacts on the owners and users of agricultural land will be dependent upon the availability of suitably productive replacement land or alternative incomes, as well as the potential loss of crops (depending on the time of the year when the construction begins). If alternative lands and/or income sources are not available, some agricultural producers may be economically disadvantaged. Remaining land may also be made unusable and redundant, either by the lack of continuous land to make farming profitable or the lack of efficient access over or under the Project. Overpasses, underpasses and bridges are planned along the Project to help avoid this potential impact.
- 11.1.4. Potential impacts on the owners of houses and structures along the Project will be caused by the expropriation and relocation of these structures, potentially causing a temporary reduction of income (if business activities are impacted) and emotional stress when moving. In addition, some PAPs may need to be temporarily rehoused during construction of the Project.
- 11.1.5. Based on the current Project, the Project will cause physical displacement of individuals with legal rights to lands, as was confirmed during the household surveys.
- 11.1.6. The household survey data indicated that there are also informal businesses within the land parcels which will need to be acquired as a result of the Project. These include 2 beekeeping businesses with approximately 100-250 beehives each in the communities of Deliklikaya and Yeşilbayır, which are informal users with no formal lease agreements in place for the use of the land parcels. Regulated traditional charcoal manufacturers may be affected due to limitations to access to forested areas if crossings are not appropriately designed and constructed. However, the bridges, viaduct and tunnels included as part of the Project will provide locations where the existing railway, vehicles, people and fauna can pass either under or over the Project.
- 11.1.7. All the PAPs described above are entitled to compensation and livelihood restoration under Turkish law and/or PR5.

12 COMPENSATION PRINCIPLES

- 12.1.1. The legal provisions of the Republic of Turkey related to compensation in the case of resettlement are fully respected by AYGM. In addition, AYGM is committed to the environmental and social policies and PRs of the Lenders on land acquisition.
- 12.1.2. The compensation provided will be in accordance with national regulations and Lender's requirements. AYGM will take all the necessary measures to make sure that no person is worse off than before the resettlement and that the livelihood and standard of living of the PAPs is improved, or at least restored, to previous levels.
- 12.1.3. AYGM has used the services of a certified independent valuation surveyor to establish the market value of the properties on which the compensation is based. However, additional compensation is available in order for full replacement value to be provided for land parcels and residential houses, buildings and secondary structures. Replacement value means that all costs associated with moving from their current location to a new location will be paid, including dismantling and salvaging costs, transportation costs and fees for buying a replacement property.

- 12.1.4. A **Livelihood Restoration Plan (LRP)** has also been developed and included in the RAP. The livelihood restoration packages available to PAPs that are included in the LRP will allow AYGM and supporting organisation to assist PAPs in ensuring that they are not long-term economically disadvantaged due to the Project. Support to current livelihoods and assistance in developing alternative livelihoods will be provided.
- 12.1.5. Owners can choose to receive cash compensation for their properties or compensation in-kind on a “like for like” basis. The “like for like” compensation means that, instead of receiving cash compensation, they can identify another land plot/residential structure of the same value as their former property. AYGM will then support the PAP in purchasing this property instead of receiving cash compensation directly.
- 12.1.6. AYGM has developed a detailed grievance mechanism which can be used by affected people should they have any complaints or concerns with physical and economic displacement as described in the Project **SEP** and outlined in **Figure 16-1** below.

13 ARE YOU ELIGIBLE FOR COMPENSATION?

- 13.1.1. All people affected by the Project are eligible for compensation based on pre-defined entitlements to ensure that they are not significantly disadvantaged by the Project. These entitlements are defined within the Entitlements Matrix developed for this Project, as presented in Chapter 8 of the **RAP**. This **RAP** will be disclosed on the AYGM website.
- 13.1.2. The following groups are eligible for compensation:
- **Owners / shareholders of permanently affected agricultural private land parcels** – You can choose to receive cash compensation equal to the replacement value or in-kind replacement land, if available, to the same or improved quantity and quality. Land acquisition will be undertaken after the harvesting of crops wherever possible. If the land remaining after partial expropriation of a land parcel is not economically usable, this remaining part of the land parcel will also be acquired by AYGM at the request of the landowner and if in compliance with the criteria developed by AYGM, and compensation will be paid at full replacement price. You will also have access to the livelihood restoration programme developed as part of the Project.
 - **Formal tenants⁴ / informal users of permanently affected agricultural private land parcels** – If required, you will be provided with support from AYGM in coordinating with relevant authorities and institutes in accessing similar alternative land for rent and moving / transportation allowance and rental allowance in accordance with the conditions of the rental agreement for 3 months. Replacement cost will also be provided for improvements that have been made by PAPs to agricultural land during tenancy. If you are charged for terminating your lease early due to the Project, this will be compensated by AYGM, to ensure that tenants are not disadvantaged.

⁴ A person who occupies land or property rented from a landlord.

- **Formal tenants / informal users of permanently affected public land parcels which are currently used for agriculture** - You will be provided with support from AYGM in coordinating with relevant authorities and institutes in accessing similar alternative land for rent and rental allowance in accordance with the conditions of the rental agreement for 3 months. Compensation will be paid for the value of the investment in products and land (at full replacement value). Replacement cost of improvements made to agricultural land during tenancy and access to the livelihood restoration programme will also be provided.
- **Owners / shareholders of permanently affected non-agricultural private land parcels** – You will receive compensation to full replacement value (market prices plus any additional costs incurred in finding new land) for land, or in-kind replacement land, if available, to the same or improved quantity and quality.
- **Formal tenants / informal users of permanently affected non-agricultural private land parcels** - If required, you will be provided with support from AYGM in coordinating with relevant authorities and institutes in accessing similar alternative land for rent and moving / transportation allowance and rental allowance in accordance with the conditions of the rental agreement for 3 months. Replacement cost of improvements made to non-agricultural land during tenancy. If you are charged for terminating your lease early due to the Project, this will be compensated by AYGM to ensure that tenants are not disadvantaged.
- **Agricultural producers of crops** – As a crop producer, you will be entitled to cash compensation paid for affected crops or you will be allowed to harvest your crops prior to Contractor's entry into the land plot. The value of the crop (market price) and the amount of investment made for the crop (input, labour, age of trees are considered in the valuation). Each crop will be valued according to their own characteristics (annual or perennial, maturity, average yield of at least 3 years, etc.).
- **Owners and agricultural producers of perennial trees/plants** – You will be paid cash compensation if you are an owner and/or producer of affected trees. The value of the trees/plants (market price) and the amount of investment made for the trees/plants (input, labour, age of trees) will be provided. Each tree/plant will be valued according to their own characteristics (annual or perennial, maturity, average yield of at least 3 years, etc.) and compensation will be paid to you for re-establishment costs and loss of income, if required.
- **Owners of residential houses** – You will be paid compensation based on full replacement price in a similar / comparable area. Depreciation of the house will not be deducted. You will be eligible for assistance in the administrative process of purchasing similar alternative adequate residential houses for sale, identified by you, with a moving allowance and temporary allowance, if required. You have the right to salvage all recoverable materials prior to demolition of the house and are entitled to compensation for loss of rental income for a period of 3 months if your house is rented to someone else.

- **Formal tenants of residential houses** – You will be provided with assistance in the administrative process of renting similar alternative adequate residential houses, identified by the PAP, or rental allowance in accordance with the conditions of the rental agreement for 3 months, if required. You will be entitled to replacement cost of improvements made to the structure during tenancy and you have the right to salvage all recoverable materials prior to demolition (if agreed with the owner). Moving and transportation allowances will be provided, if required.
- **Owners of non-residential buildings and secondary structures** – You will be compensated at full replacement cost for any non-residential buildings and secondary structures (e.g. outhouses, sheds, animal housing, walls, fences etc.) you own. Depreciation will not be deducted. AYGM will provide assistance in the administrative process of purchasing similar alternative structures for sale, identified by you, or support for dismantling and rebuilding such assets in a new location, including appropriate and relevant labour support in-kind for the relocation of all and any affected structures, if required. You have the right to salvage all recoverable materials prior to demolition of the building/structure and are entitled to compensation for loss of rental income for a period of 3 months if your building/structure is rented to someone else. Moving and transportation allowances will be provided, if required.
- **Formal users of non-residential buildings and secondary structures** – You will be provided with assistance in the administrative process of renting similar alternative adequate non-residential buildings and/or secondary structures, identified by you. You are eligible for support for dismantling and rebuilding such assets, including appropriate and relevant labour support in-kind for the relocation of all and any affected structures, if required. You will also be eligible for replacement cost of improvements made to a structure during tenancy and have the right to salvage all recoverable materials prior to demolition (if agreed with the owner). You will be entitled to a rental allowance in accordance with the conditions of the rental agreement for a maximum of 3 months' rent for users and moving and transportation allowances will be provided.
- **Informal users of structures (residential houses, non-residential houses and secondary structures)** – You will be provided with assistance in the administrative process of renting similar alternative adequate structures, identified by the PAP, or rental allowance in accordance with the conditions of the rental agreement for 3 months. You are also eligible for the replacement cost of improvements made to a structure during residency, if any, and the right to salvage all recoverable materials prior to demolition (if agreed with the owner).
- **Permanently-affected business activities (formal and informal)** – As a business owner, you are entitled to be compensated for affected business operations equal to 6 month's net income plus cost of lost certificates/licenses/patents which will also be provided. AYGM will provide transitional assistance to re-establish the business at a suitable location, if needed upon proper documentation.
- **Permanently-affected workers (formal employee and informal workers)** – As an employee, you are entitled to be compensated for loss of income in the period between ending employment prior to expropriation and recommencement of employment (up to 3 months) provided that it is documented.

- **Formal and informal business owners temporarily affected by loss of working land and/or income due to interrupted business activities** – You are entitled to the cost of any affected workplace damage. Temporary assistance will also be provided for the establishment of the business in a new place and, if necessary (depending on the situation and time lost), compensating the lost income.
- **Formal and informal employees temporarily affected by loss of working land and/or income due to interrupted business activities** - In cases where business operations need to stop, you as an employee will be paid compensation for the loss of your monthly salary, or if your employment contract is terminated, additional measures such as severance pay, and other supportive allowances will be covered to avoid livelihood impacts upon proper documentation. Maximum effort to relocate without having to stop business activities will be made.
- **Owners / formal tenants / informal users temporarily affected by loss of access or temporary land take (private or public) for construction phase** – You will be entitled to payment for rented land during construction that is based on the market rate rental under negotiated agreement between yourself and the Contractor. This market rate will be determined by an independent valuation surveyor. After discontinuation of land use, the Contractor must return the land in the same original condition, or as per the documented agreement with the landowner.
- **Owners of land temporarily being rented by the contractor for construction purposes** – You will be entitled to the payment of the market rental price for the lease term by the Contractor. Your land will be returned to you in the condition that it was received by the Contractor. If you lose agricultural land and crops during the rental period, you will be compensated for the loss of crops during the rental period by the Contractor, or as per the documented agreement with the landowner.
- **Owners of land and/or structures losing value due to underlying Project tunnels** – Once tunnelling and other underground work in the local area has been completed, if you reasonably believe that the value of your land or structures have diminished (and your property lies within 30m of the tunnel both horizontally and vertically), you will be able to request an ‘after’ survey. These requests will be assessed on a case by case basis. Should any evidence of devaluation resulting from Project tunnelling, tunnel vibrations or other underground excavations is identified, you will be entitled to compensation for the loss in value of your land/structures (according to ‘before and after’ survey) and Settlement Deeds.

13.1.3. AYGm understands that there may be persons impacted by the Project who are in need of special assistance. Therefore, in addition to compensation described above, additional measures are applicable to people who are more susceptible to resettlement impacts. Remote or in-person meetings with each person in need of special assistance will be held by AYGm (identified from community meetings, meetings with vulnerable PAPs and other stakeholder engagement activities) in order to better define the resettlement-related needs and the way of meeting those needs, coupled with provision of transport for the person’s relocation (including their movable assets).

13.1.4. All people affected by the Project will be provided access to the livelihood restoration programme (**Chapter 9: Livelihood Restoration Plan** in the **RAP**). The Livelihood Restoration Plan includes the following specific packages available to PAPs:

- Support for agricultural equipment and agricultural production inputs;
- Support for animal husbandry;
- Support for beekeepers;
- Access to alternative public land for grazing;
- Vegetable garden and greenhouse relocation;
- Business support for business owners;
- Support for employees;
- Alternative livelihoods – new business development and support;
- Business formalisation;
- One-off cash support for poor and elderly and PAPs with disabilities who are not actively engaged with land activities;
- Transitional allowance for those who are significantly affected;
- Specific support for physically relocated vulnerable PAPs with chronic illness and disabilities (including the elderly with mobility issues);
- Support to access to and register with national social support programmes;
- PAP households containing elderly persons; and
- Community resources and facility improvement.

13.1.5. All people affected by the Project, irrespective of their status or whether they have formal titles, legal rights or not, will be eligible for some kind of compensation, if they occupied the land before the entitlement cut-off date⁵ of 31st December 2020. However, PAPs who were not previously identified and were using/owning the land prior to this date can submit an application to AYGM to be registered and gain compensation.

14 WHAT ARE THE KEY STEPS TO THE RESETTLEMENT PROCESS?

Step 1: RAP Disclosure

- The **Environmental Social Impact Assessment (ESIA)**, **RAP**, **GLAC**, **NTS** and **SEP** for the Project are made publicly available by AYGM as described in the **SEP**. They will be made available in a Project disclosure website, hosted on the AYGM website: <https://aygm.uab.gov.tr/ispartakule-cerkezko-y-demiryolu-hatti-projesi>. This website will be advertised through the following: notices in governorship offices, municipality offices and mukhtar offices; notices in community centres, such as schools and mosques; SMS messaging; AYGM Twitter account; AYGM Facebook account; AYGM Instagram account and local newspapers adverts.

⁵ The date after which people will not be considered eligible for compensation.

Step 2: Acquisition of Public Interest Decision and Expropriation Decision

- AYGM submits application for Public Interest Decision from the Ministry of Transport and Infrastructure Investment (planned for 15th April 2021).
- Once approved by the Minister, AYGM issues the Expropriation Decision for the land parcels that are identified within the expropriation corridor (the 50m railway corridor and the permanent land required for the Project), allowing the commencement of the land acquisition process.

Step 3: Valuation Verification and Development of Expropriation Files

- AYGM verifies the valuations undertaken in the 2020 asset inventory update and prepares expropriation files for each settlement to include affected owners of land, structures, crops and trees as well as cadastre. The External Independent Monitoring Consultant will also conduct a spot check on these valuations to ensure alignment with national regulations and Lenders' requirements.
- The end date of the updated asset inventory carried out by AYGM, Thursday 31st December 2020, is set as the cut-off date. Any improvements to land or structures or people entering the area after this date will not be compensated.
- The expropriation files that are the basis for expropriation decisions are drawn up for each of the local communities.

Step 4: PAP Consultation and Notification

- AYGM will organise and implement community meetings, meetings with vulnerable PAPs and other stakeholder engagement in parallel to the land acquisition and compensation process.
- If you are affected by the Project, you will receive a negotiation invitation letter from AYGM expressing their need to purchase your property (land and/or assets).
- This letter will include the valuation methodologies and entitlements, the place and date of the negotiation meeting, and information on wider public meetings that you can attend.
- Those using the land (formally and informally) will also be part of the negotiations invited through general announcements on the affected land parcel.

Step 5: Negotiations with PAPs

- If you are invited to a negotiation meeting, you should attend the negotiation meeting on the date and at the meeting place stated in the letter. If you wish to carry out the meeting remotely, please communicate this to AYGM.
- You will need to bring along an identification document and, if relevant, a letter of attorney obtained from the person you are representing at the meeting.
- During the negotiation meeting, you will be presented with:
 - The offer price for land and/or assets (e.g. structure, trees and crops);
 - General information on the Project;
 - How the expropriation value was determined;
 - How the expropriation process will continue;
 - General information on your legal rights;
 - RAP and expropriation schedule; and
 - Contact details for direct communication for land acquisition related concerns.

- You will be invited to agree on the proposed expropriation value, which is composed of the total price of land and fixtures identified during asset inventory and agreed on in the negotiation meetings.
- During this meeting you can express your specific needs related to the resettlement, such as assistance in filling out documents, legal support, transportation needs, etc.
- Absent right holders will be recorded.
- During the negotiation meeting, AYGM will inform that landowner (and user, if relevant) that they will be allowed 3 months to vacate the expropriated land.
- If you disagree with the valuation provided to you, you can raise a complaint via the grievance mechanism described in the **SEP** and a solution will be provided.
- If a solution is still not acceptable to either yourself or AYGM, AYGM will apply to the court requesting re-valuation of the affected assets by the court-appointed expert commission. AYGM will seek to establish negotiated settlements with PAPs through ongoing, transparent communication.
- When you reach an agreement, AYGM will prepare an agreement protocol which you and AYGM will sign, stating acceptance of the compensation amounts.

Step 6: Disbursement of Compensation

- Compensation for this Project will be financed through two separate funding sources:
 - Funds allocated from the Ministry of Treasury and Finance for implementation of the Expropriation Law ("National Legislation") providing compensation in line with Turkish legislation.
 - RAP Fund: A separate RAP Fund, financed by the agreed loan, will be established to ensure cash compensation, in-kind compensation, and livelihood restoration measures meets full replacement values in accordance with PR5 requirements. Compensation provided through this RAP Fund will also be disbursed by AYGM.
- If eligible, you will receive payment of the compensation through national legislation within 45 days of title deed transaction. Due to the timing of the loan, the additional compensation provided through the RAP Fund may be disbursed to PAPs after the funds from the Ministry of Treasury and Finance. However, both allocated compensation amounts will be provided before the PAP must leave the expropriated land and the land is transferred to the Contractor.
- Construction will not commence unless the payment process is completed into a new bank account set-up by AYGM for you.

Step 7: Transfer of Land Titles from Landowner to Treasury

- Land titles will be transferred from you to the Treasury at the Title Deed Office if an agreement is reached and full compensation is paid.
- If agreement is not reached, land title transfer will be finalised through court.
- The official land use will also be changed, giving AYGM the legal right to use the land for the Project.

Step 8: Land Delivery Protocol

- After your land is acquired by AYGM, it will be transferred to the Contractor through the Land Delivery Protocol that will be signed by AYGM and the Contractor.
- The Contractor will not enter into land that has not been delivered by AYGM through the Land Delivery Protocol or for which they have not established rights through a rental agreement with the relevant landowner.

Step 9: Re-seeding Avoidance

- If you are a crop producer, AYGM will disburse crop compensation payment for the actually seeded crop type shortly prior to land delivery to the Contractor or will wait until harvesting, depending on the construction schedule.

Step 10: Land Entry

- Following the possession of your land by the Contractor through the Land Delivery Protocol, or rental agreement, the Contractor shall notify you and sign a Land Entry Protocol at least 3 days prior to physically entering any land in the expropriation corridor.

Step 11: Land Rental and Impacts During Construction

- The Contractor will require temporary access to land for construction compounds and construction access roads.
- If you own land which will be affected by this, the Contractor will establish rental agreements with you as a landowner to access these additional lands.
- The Contractor will follow the valuation methodologies and Entitlements Matrix defined in the **RAP** when making these agreements.

Step 12: Exit of Temporary Land

- After completion of the construction activities for the Project, the Contractor will return the land temporarily used to its original state and to you as original owner and/or land tenant.
- The return of the land will be documented in a Land Exit Protocol that will be concluded between the Contractor and yourself as the original owner and/or the land tenant.

15 WHAT IS THE PROCESS OF STAKEHOLDER ENGAGEMENT?

- 15.1.1. AYGM is committed to ongoing stakeholder engagement, consultation and disclosure activities in connection with the Project. This is described within the **SEP**.
- 15.1.2. You can raise any complaints and grievances as described in the **SEP** via the following channels during the construction phase:
- **Telephone:**
 - PIU Social and Resettlement Specialist: Murat Yağcı, Tel: 05358228873
 - Hotline of AYGM: 03122031000
 - PIU Stakeholder Engagement Specialist: Açıyla Yenilmez, Tel: 505053841616
 - **AYGM Complaints Email Address:** muratygc@gmail.com or acelya.yenilmez@uab.gov.tr

- **Face to Face:**
 - Stakeholders can voice their grievance to assigned personnel of AYGM at local offices.
- **Public Grievance Mechanism Paper Form (Appendix B):**
 - Stakeholders can fill the forms that will be distributed to them in advance to voice their grievances.
- **Online application:**
 - Stakeholders can fill the forms online at: <https://aygm.uab.gov.tr/>

16 FREQUENTLY ASKED QUESTIONS

16.1.1. Responses to some frequently asked questions are presented below to provide you with some further information. For other questions and information requests, please contact the PIU Social and Resettlement Specialist or PIU Stakeholder Engagement Specialist, whose contact information is provided above.

Question 1: When will expropriation start?

Answer 1: Expropriation activities are planned to start during the second half of 2021.

Question 2: How is expropriation going to be carried out?

Answer 2: Expropriation will be carried out as per the Expropriation Law. The principle of expropriation is transfer of rights in the title deed by negotiated settlement with the property owners.

Question 3: How is the compensation amount going to be determined and how will the payment be made?

Answer 3: The compensation amount, which will be identified through land valuation on a parcel basis in line with the criteria specified in the Law and PR5, will be paid to the owners (and users, if identified), and if there is agreement, the amount will be paid in advance and the title deed will be transferred. The compensation amounts are determined through the AYGM asset valuation process described in Chapter 7 of the **RAP**.

Question 4: What if I do not accept the expropriation value?

Answer 4: Owners have the right not to accept the expropriation value. In this case, AYGM will apply to the court. The court will appoint experts, who will visit the site, and determine the final expropriation value. Please also note that AYGM is willing to make agreements with landowners until registration cases are opened with the court.

Question 5: How do I receive the compensation?

Answer 5: If agreement is reached, together with the transfer of rights in the land registration office, the compensation will be paid within 45 days to a bank account in the name of the land owner (and user, if relevant). In case of disagreement, at the end of the court process the value determined by the court will be deposited into a bank account and made available to the right holders specified in the court decision. The recipient will also be able to name their partner as an additional person to be given access to the bank account.

Question 6: Will standing crops be compensated?

Answer 6: The cost of damage to any standing crops due to construction activities will either be paid to the crop owner prior to any construction works starting on the affected land parcel, based on the current status of the crops and the crop rates published by the Ministry of Agricultural and Forestry, or AYGM will allow the crop owner to harvest the crop depending on the construction schedule.

Question 7: If the land is registered in my name but the trees planted on the land belong to someone else, who receives the compensation for trees?

Answer 7: Trees that could potentially be impacted along the Project and their owners will be identified through field research and recorded. Compensation will be paid to the tree owner(s) with the consent of other title deed owners.

Question 8: I own the affected land parcel, but I rent the land parcel to someone else, who grows their own crops on the land. Who receives the compensation for the crops?

Answer 8: Crops to be damaged along the Project and their property owners will be identified through field research and recorded. In the abovementioned case, statements and the Mukhtar's approval, if any, will be taken as a basis and the cost will be paid to the right holder specified in the statement records.

Question 9: I am using State land without permission. Can I receive compensation for land or crops?

Answer 9: You can receive crop compensation by demonstrating the 'adequate payment' document during field research or by obtaining signatures from the Mukhtar and the members recording the situation. You are not eligible for land compensation.

Question 10: I am using state-owned pasture land, can I receive crop compensation?

Answer 10: You can receive crop compensation if you are a crop producer.

Question 11. I am using someone else's land without permission. Can I receive compensation for land or crops?

Answer 11: You can receive crop compensation if you are a crop producer provided that you prove crops belong to you and not the landowners. Compensation for the land itself will still be paid to the right holder on the title deed (and the title deed updated if required).

Question 12: I do not want the Project to go through my land, what should I do?

Answer 12: You can file a lawsuit for cancellation of the expropriation decision within the legal time period after you receive the expropriation notice.

Question 13. Who will pay the court costs for the valuation and registration case?

Answer 13: Any litigation costs during the court process will be covered by AYGM.

Question 14. The land is registered in my deceased grandfather's name, I am the heir. What should I do?

Answer 14: You should apply to the land registry office with your deceased grandfather's document of inheritance and request that the land is transferred to your name and any other heirs' name. Without this procedure, land registry rights cannot be transferred for expropriation and payment cannot be made directly to you. Only one heir's application would be sufficient for transfer by

inheritance. Any fees incurred here in updating the land registry will be compensated by AYGM at cost (so long as a receipt is provided).

Question 15: How will expropriation continue if my brother (or other family member), who is the shareholder, does not reside here?

Answer 15: If one or more of the shareholders reside abroad or in another province, procedures can be carried out through power of attorney. Power of attorney should clearly indicate the immovable asset's section and parcel number, and the type of authorised title deed transactions. If power of attorney is not provided, all shareholders must be present for the title deed procedures. The process will take longer for individuals residing abroad, since notification is made through the embassies.

Question 16. The land is mortgaged, who will receive the compensation?

Answer 16: During the title deed procedures, the land registry offices look for the mortgage beneficiary's assent. If assent is not given, compensation will be paid to the mortgage beneficiary and it will be deducted from your existing debt.

Question 17. What will happen if construction activities exceed the land acquisition boundary or temporarily rented lands for construction?

Answer 17: All Project construction activities will be performed within the expropriation area. If there is absolute necessity that this area is exceeded, landowners/users will be contacted, and additionally expropriated land will be compensated in line with the principles of the **RAP**. If the land is rented by the Contractor, the same rental agreement procedure will apply and any damage will be compensated by the Contractor.

Question 18. How to access the grievance mechanism and how does this work?

Answer 18: The grievance mechanism is described in detail in the **SEP** and summarised in the Figure 16-1 below.

Question 19: What are my legal rights?

Answer 19: PAPs are able to file a lawsuit for cancellation of the expropriation within the legal time period, object to the expropriation value and appeal to the Court of Cassation. All legal fees will be covered by AYGM.

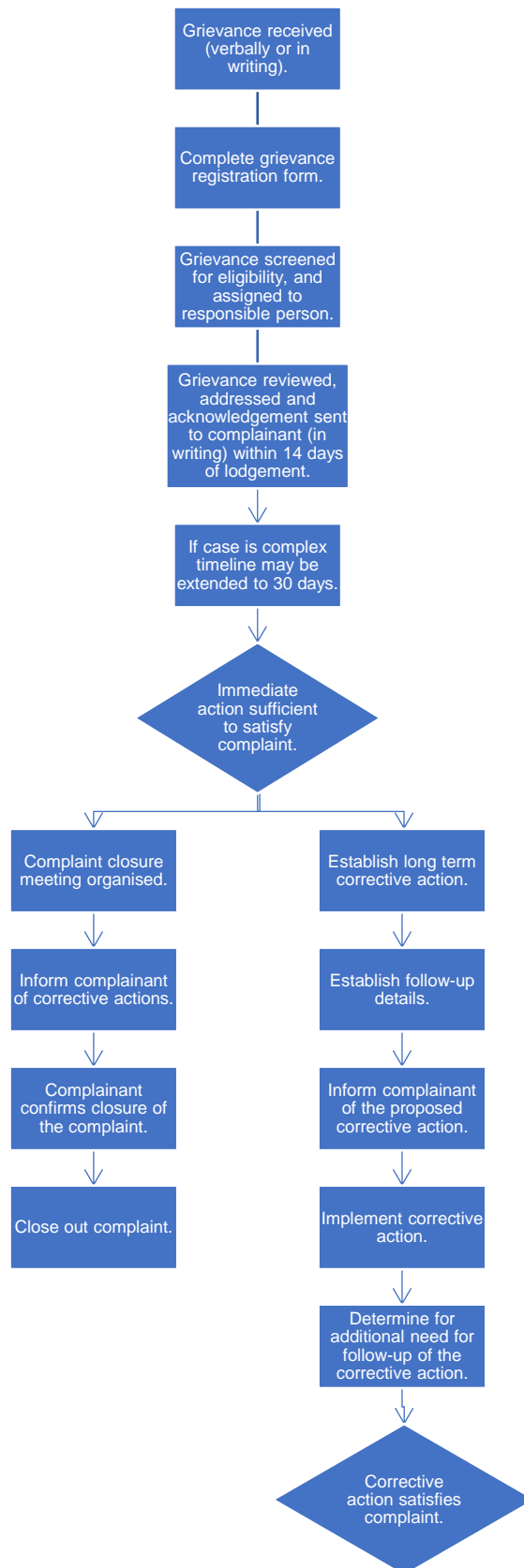


Figure 16-1 - Grievance Mechanism

17 FURTHER INFORMATION AND CONTACT DETAILS

17.1.1. Documents associated with the Project, inclusive of the **RAP** can be requested from:

Contact Information	
Name	Murat Yağcı
Title	Social and Resettlement Specialist
Telephone	0535 822 88 73
Address	Hakkı Turaylıç Caddesi No:5 Emek Çankaya Ankara
Email	muratyg@gmail.com
Website	www.aygm.gov.tr

Appendix A

PROJECT IMPACTED LAND PARCELS

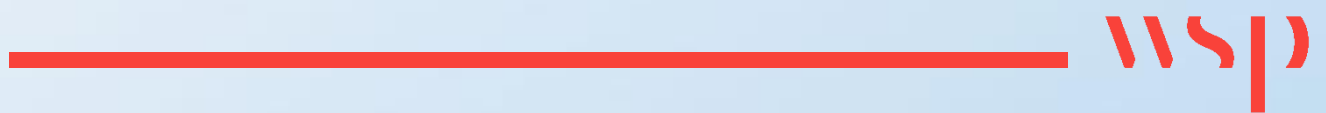


Table A-1 - Number and Area of Project Impacted Land Parcels (for each community)

Communities	Approximate Chainage (km)	Number of Land Parcels Affected			Approximate Area of Land to be Expropriated by the Project (m²)			Permanent Easement Area (m²)
		Private	Public	Total	Private Land	Public Land	Total	
Halkali-Ispartakule Section								
Halkalı	0+000 - 1+600	3	2	5	56,925	0	56,925	29,297
Altınşehir	1+600-3+600	151	3	154	0	0	0	68,360
Firuzköy	3+600 - 10+000	33	11	44	85,470	18,460	103,930	107,114
Ispartakule to Çerkezköy Section								
Bahçeşehir2.Kısım (previously known as Hosdere)	9+100 - 11+300	1	14	15	397	91,393	91,790	0
Şamlar (known as Tatarcık)	11+300 - 14+800	0	15	15	0	116,313	116,313	0
Deliklikaya	14+800 - 16+600	33	6	39	32,469	29,391	61,860	0
Ömerli	16+600 - 18+900	56	27	83	14,733	15,161	29,894	33,782
Yeşilbayır	18+900 - 23+600	111	30	141	189,411	68,598	258,009	25,129
Karaağaç	21+500 - 21+700	24	4	28	17,290	2,099	19,389	0
	22+300 - 22+800							
Bahşayış	23+600 - 25+800	24	13	37	147,995	40,648	188,643	0
Nakkaş	25+800 - 25+900	1	2	3	1,514	1,055	2,569	0

Communities	Approximate Chainage (km)	Number of Land Parcels Affected			Approximate Area of Land to be Expropriated by the Project (m ²)			Permanent Easement Area (m ²)
		Private	Public	Total	Private Land	Public Land	Total	
Ferhatpaşa	25+900 - 28+100	54	35	89	254,281	129,618	383,899	0
	29+000 - 29+100							
	29+200 - 32+200							
İzzettin	28+100 - 29+000	11	5	16	35,315	9,817	45,132	0
	29+100 - 29+200							
Kaleiçi	32+200 - 36+200	67	19	86	102,327	99,786	202,113	0
Gökçeali	36+200 - 38+400	50	13	63	193,720	29,053	222,773	0
İnceğiz	38+400 - 43+000	37	33	70	171,346	272,768	444,114	0
Kabakça	43+000 - 45+900	41	10	51	151,524	20,050	171,574	0
Akören (known as Akvıran)	45+900 - 49+000	53	17	70	282,329	106,660	388,989	0
Bekirli	48+000 - 48+100	49	7	56	179,110	17,934	197,044	0
	49+000 - 50+500							
Kurfalı	50+500 - 56+400	5	12	17	161,963	529,444	691,407	0
Buyuksinekli	56+400 - 59+900	0	1	1	0	230,238	230,238	0
Küçüksinekli	59+900 - 61+600	0	1	1	0	105,005	105,005	0
Çayırdere	61+600 - 73+500	64	37	101	370,575	601,963	972,538	0



Communities	Approximate Chainage (km)	Number of Land Parcels Affected			Approximate Area of Land to be Expropriated by the Project (m ²)			Permanent Easement Area (m ²)
		Private	Public	Total	Private Land	Public Land	Total	
Gazi Mustafa Kemal Paşa (GMK)	74+000 - 74+800	8	19	27	5,409	68,145	73,554	0
	75+200 - 75+900							
Istasyon	73+500 - 74+000	28	16	44	23,436	46,329	69,765	0
	74+800 - 75+200							
Total		904	352	1,256	2,477,538	2,649,930	5,127,468	263,683

Appendix B

TYPES OF LANDOWNERS AND USERS IMPACTED

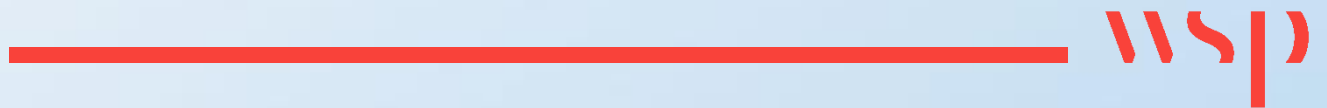


Table B-1 – Type of Landowners and Users in Each Community

Communities	Number of Landowners and Users				
	Owned (Single-Private)	Owned (Single-Business)	Owned (Shareholder)	Formal Renters	Informal Renters
Halkalı	0	0	0	0	0
Altınşehir	82	5	80	0	0
Firuzköy	15	1	83	2	0
Bahçeşehir2.Kısım	0	0	2	0	3
Şamlar	0	0	0	0	0
Deliklikaya	22	1	67	13	0
Ömerli	12	17	181	16	3
Yeşilbayır	71	6	117	23	0
Karaagaç	10	1	53	4	0
Bahşayış	10	1	39	11	0
Nakkaş	1	0	0	0	0
Ferhatpaşa	16	4	149	3	10
İzzettin	3	0	78	0	2
Kaleiçi	27	6	377	29	4
Gökçeali	0	1	0	30	3
İnceğiz	18	2	366	19	3
Kabakça	24	1	102	46	1
Akören	33	3	275	24	1
Bekirli	35	3	225	12	0
Kurfalı	2	0	0	3	1
Buyuksinekli	0	0	0	0	0
Küçüksinekli	0	0	0	0	0
Çayırdere	24	2	142	26	9
GMK	31	0	520	11	14
Istasyon	24	0	4	13	8
Total	460	54	2,860	285	62

