



**TURKISH ELECTRICITY TRANSMISSION
COMPANY**



**380 kV Ürgüp Substation
Final Abbreviated Land Acquisition Plan (ALAP)**

January 2018

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1. PROJECT DESCRIPTION

In order to assist Turkey in meeting its increased power demand by strengthening the transmission system and facilitating large-scale renewable energy generation, The World Bank (International Bank for Reconstruction and Development-IBRD) has provided a loan to TEIAS under the Renewable Energy Integration Project in 2014. As part of the project, substation and underground cable sub-investments are financed under the World Bank (WB) loan.

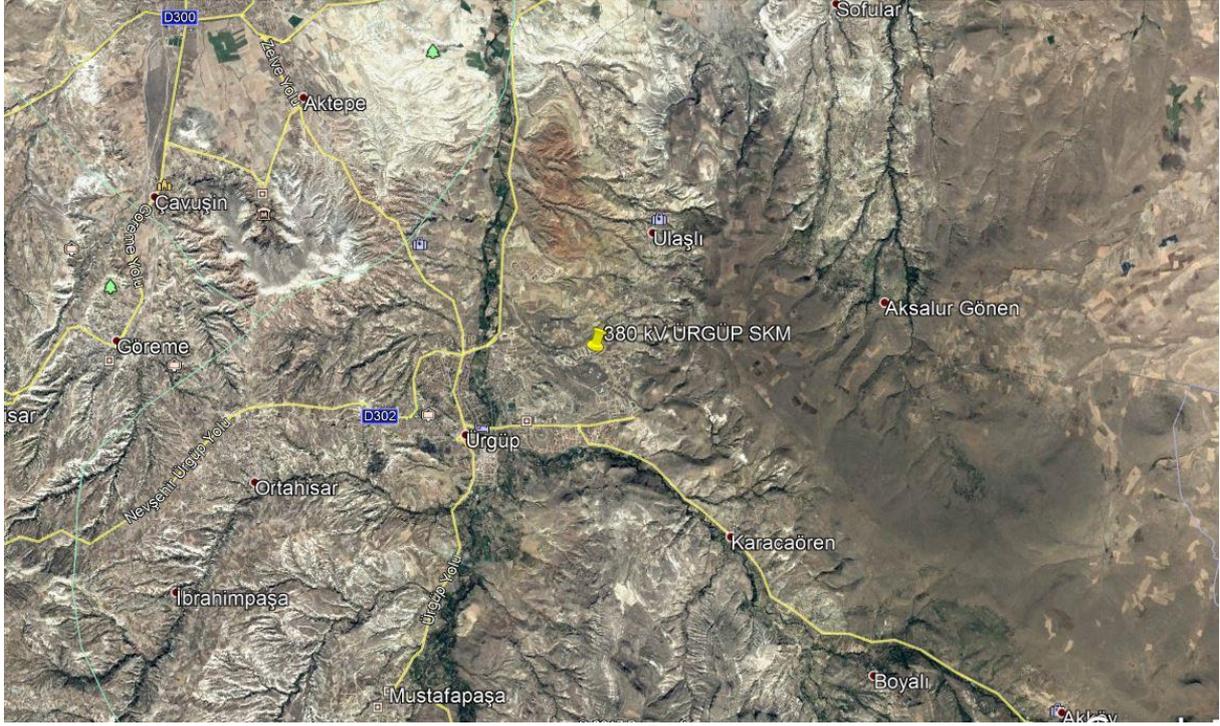
380 kV Urgup Substation project will be constructed in the Capacitor center at operation of TEIAS Urgup district in Nevşehir Province, Ulaşlı road 6kms, 1001 plot, 1 and 4 parcels. 380 kV Urgup Substation project is planned to be established under the WB loan.

380 kV Urgup Substation is located in the center of the region which includes Nevşehir, Kayseri, Yozgat and Niğde provinces and project is planned to feed the 154 kV system in the region and to solve the electrical constraints that may be experienced in the coming period. It is expected that both the region and the country's economy will be affected positively with the passage of the proposed project activity.

Kayseri province is currently fed only through Capacitor center. With increasing load in the event of the next period of said auto transformer Capacitor bank Kayseri province case of loss of energy may be experienced. In this context, together with EİHs to be connected to 380 kV Urgup Substation from Çinkur Substation, 154/33 substations in Kayseri province will be able to provide energy in a precise and reliable manner in case of a constraint in Kayseri Capacitor.

154 kV Derinkuyu, Misliova, Niğde, Niğde OSB Substations carrying agricultural irrigation loads of Niğde province are currently fed on Yeşilhisar 380 Substation. In the case of failures that may occur in these lines with increasing loads, there may be a restriction on the mentioned centers. With the lines from 380 kV Urgup Substation to Derinkuyu Substation will continue to feed the region without interruption.

The procedures presented in this Abbreviated Land Acquisition Plan (ALAP), detail the actions which will be taken to ensure the compliance with Turkish Legislation and Procedures (Turkish Legislation given below) and the World Bank Policies and Procedures as specified in the World Bank Operational Policy OP/BP 4.12 on Involuntary Resettlement (though no physical resettlement takes place under this Project).



Location of substation in District



Location of substation in parcels
(Note: the 4 buildings within parcel no.4 are not used and belongs to TEIAS)

2. POTANTIAL IMPACTS AND AFFECTED PERSONS

1.Project Impacts

The project will be installed in Nevşehir province, Ürgüp district, 1101 plot parcels no. 1 and 4. There is a capacitor center under the operation of TEİAŞ on the mentioned parcel.

The area of parcel 1 is 200.964,00 m². 154.973,00 m² belongs to TEİAŞ and the remaining 45.991,00 m² belongs to Treasury. Applications for the right to use TEİAŞ regarding the part belonging to the Treasury were made on August 72017.

The area of parcel 4 is 56.516,00 m². 47.418,19 m² belongs to TEİAŞ and the remaining 9.097,81 m² was shared by 149 citizens. The reason why private land ownership stands within these parcels is due to the result of the zoning studies of Urgup. Expropriation studies have been initiated with these citizens.

There is no agricultural or commercial activity because the existing capacitor center is present on these parcels during the expropriation process and there are no tenants on the parcels.

The zoning practices in Article 18 of the Construction Law No. 3194 are carried out in accordance with the purpose of the law. All the parcels within the zoning area are first determined for living and housing. Then the municipalities insert the public facilities, amenities within the zoning plan and adjusts the parcels accordingly. The municipalities obtain the "Development Readjustment Share (DRS)" by deducting the parcels for the application of the immovables required for public services. In this case, the unused/inconvenient parcels are collected in one plot and turned into a single parcel. This is the main reason why parcel no.4 was also shared with 149 citizens. These "remaining parcels" do not have any economic viability for the owners. All of the owners are aware that their remaining parcels resulted from the zoning plan studies and these are idle assets for them. There are also no conflict or legacy issues found in these parcels.

According to the value appraisal price line made by the authorities of TEİAŞ, notifications for 149 owners were made on May 10, 2017, which is also the cut-off date for determining eligibility. As there was no participation in the negotiations from the citizens, the files of "Determination of the expropriation value in the court and registered in the name of the administration of the immovable" were prepared in accordance with Article 10 of the expropriation law numbered 2942 and regular legal procedure initiated.-According to the work of the valuation committee, the total expropriation compensation of 118.271,53 TL is considered for the citizens under parcel n.4.

The legal shareholders of the plot 1101, parcel 4 in Ürgüp district, Nevşehir province, are listed below.

Row	Name	Land to be expropriated(sqm)
1	ADİL	51
2	AHMET ERDOĞAN	276
3	AHMET GÜRBÜZ	596

Row	Name	Land to be expropriated(sqm)
4	AHMET TUĐCU	25
5	AKİF HAZAR	19
6	ALİ GÖNÜLLÜ	173
7	ALİ GÜLER	91
8	ALİ OSMAN ATAY	33
9	ALİ RIZA TUĐCU	954
10	ALİM AKBULUT	166
11	AYŞE	137
12	CEMAL	3
13	DERVİŞ CAN	282
14	EMİNE HAZAR	19
15	ERTUĐRUL HIZ	8
16	ESAT ESATOĐLU	250
17	ETEM HAZAR	18
18	FATMA GEDİK	54
19	FATMA	2
20	FATMA	3
21	FEVZULLAH HAZAR	18
22	HACI SALSA	50
23	HAFIZA	50
24	HALİL ÖZASLAN	382
25	HAMDİ İKİZ	14
26	HASAN HÜSEYİN GÜDÜCÜ	19
27	HÜSEYİN ALTAŞ	71
28	HÜSEYİN ATEŞ	88
29	HÜSNÜ SAVAŞ	58

Row	Name	Land to be expropriated(sqm)
30	İSLAM HAZAR	19
31	İSLAM ALCAN	163
32	İSMAİL ARSLAN	126
33	İSMAİL METİN İNAL	55
34	MAHİR TANRIVERDİ	131
35	MEHMET AKSAKAL	118
36	MEHMET BAHRİ NURATA	134
37	MEHMET BOZARSLAN	145
38	MEHMET	2
39	MUSTAFA ÇAKMAK	108
40	MUTTALİP MUT	136
41	MÜMİN AYVAR	21
42	NAİM	2
43	NAZİK	3
44	NEFİSE SEVGİ CÖMERT	54
45	NESİBE ÇÖL	92
46	NURCAN GÜRBÜZ	49
47	OSMAN ERDOĞAN	41
48	ÖMER AKYIL	82
49	ÖMER GÖNÜLLÜ	174
50	RÜSTEM	3
51	SELVİYE HAZER	50
52	SEYFETTİN HAZAR	19
53	SİDİKA ERTAŞ	196
54	ŞÜKRÜ CAN YİĞİT	167
55	VAHİBE HAZAR	19

Row	Name	Land to be expropriated(sqm)
56	ADİLE SAVAŞ	56
57	FUAT SAVAŞ	1
58	SAFFET SAVAŞ	1
59	MÜKERREM BUL	1
60	FATMA YILDIZ	168
61	MUSTAFA YILDIZ	1
62	EMİNE	1
63	GÜLTEN DURSUN	208
64	İSMAİL HAKKI ÖZALTMİŞ	283
65	YAKUP FARUK DİNLER	103
67	TEVHİDE ATEŞ	97,33
68	ESAT SUCU	194,67
69	YILMAZ YEŞİL	9,83
70	HÜSEYİN YEŞİL	9,83
71	NECATİ YEŞİL	9,83
72	İSMET YEŞİL	7,38
73	SÜLEYMAN KOCATÜRK	7,38
74	FATMA KEBAPÇI	7,38
75	ADNAN YEŞİL	7,38
76	HATİCE KEBAPÇI	0,92
77	MEHMET YEŞİL	44,25
78	CELİL KEBAPÇI	6,91
79	BEKİR KEBAPÇI	6,91
80	NURDOĞAN KOPARAL	3,56
81	MEHMET KARTAŞMIŞ	14,25
82	BEDRİYE KOPARAL	3,56

Row	Name	Land to be expropriated(sqm)
83	TANDOĞAN KOPARAL	3,56
84	NURTEN YILDIZ	3,56
85	GÜNGÖR KOPARAL	2,04
86	GÜNGÖR KOPARAL	2,57
87	GÜNAL KOPARAL	2,04
88	GÜNAL KOPARAL	2,57
89	OSMAN GAZİ KOPARAL	2,04
90	OSMAN GAZİ KOPARAL	2,57
91	SADET KOPARAL	2,04
92	SADET KOPARAL	2,57
93	GÜLPERİ DÜZEN	16,29
94	GÜLPERİ DÜZEN	2,57
95	AYŞE EVYAPAN	2,04
96	AYŞE EVYAPAN	2,57
97	HASİBE KOPARAL	0,51
98	HASİBE KOPARAL	0,64
99	ASLI DAVUTOĞLU	0,38
100	ASLI DAVUTOĞLU	0,48
101	EMRE KOPARAL	0,38
102	EMRE KOPARAL	0,48
103	EVREN KOPARAL	0,38
104	EVREN KOPARAL	0,48
105	ÖMÜRLÜ EREN	0,38
106	ÖMÜRLÜ EREN	0,48
107	SOBESOS DANIŞMANLIK	319
108	SABAHAAT SAĞLAM	12,5

Row	Name	Land to be expropriated(sqm)
109	SAADET ESER	12,5
110	CEMİLE ŞENYAVUZ	12,5
111	FERİT TOPALOĞLU	12,5
112	HATİCE TOPALOĞLU	3,13
113	NİLGÜN ARABACI	1,88
114	İBRAHİM TOPALOĞLU	1,88
115	YAŞAR TOPALOĞLU	1,88
116	YAVUZ TOPALOĞLU	1,88
117	SONGÜL GÜNEŞ	1,88
118	RAMİZE ERTAN	3,91
119	FUAT ERTAN	19,53
120	GÜLVEREN BÜYÜKİNCE	19,53
121	HAVA KOÇ	19,53
122	BİLAL ERENLER	220
123	FATMA FİDAN	11,2
124	AYTEN KAYIK	56
125	DUDU AKA	56
126	İBRAHİM FİDAN	56
127	GÜRSEL FİDAN	14,93
128	AYŞE FİDAN	14,93
129	MERVE FİDAN	14,93
130	FATMA FİDAN	13,8
131	AYTEN KAYIK	69
132	DUDU AKA	69
133	İBRAHİM FİDAN	69
134	GÜRSEL FİDAN	18,4

Row	Name	Land to be expropriated(sqm)
135	AYŞE FİDAN	18,4
136	MERVE FİDAN	18,4
140	NASİBE BAHTİYAR	9,78
141	HATİCE ÖZAL	65,2
142	MUSTAFA ÖZAL	16,3
143	AHMET GÖKGÖZ	130,4
144	MEHMET ÖZAĞIL	9,78
145	SEVİM EROL	9,78
146	LEYLA SOFULARLI	9,78
147	SEMRA ÖZAĞIL	9,78
148	CİHAN GEZEN	113
149	MEMDUHA GÜZELAYDIN	233

***Summary information on ETLs:**

However, the necessary land for the ETL is provided by establishing ownership expropriation (for tower locations) and easement rights (for lands under the line). Small areas (around 10 meter square) will be acquired for tower locations. However, long-term easement rights will be established for electricity transmission lines and there will be no limitations on land use.

The mentioned private lands affected under the ETLs are used primarily for agriculture and grazing purposes. The land lost due to the electricity transmission lines, which often follow a narrow strip of land, is limited to the footprints of the transmission towers and poles. Subsequent to construction, agricultural activities will be maintained underneath the lines.

As in the Substation immovable properties such as forests and meadows under the ELTs are not used by residents in nearby settlements for any purposes that may threaten their livelihood or grazing or any income-generating activity.

Physical relocation of households is not expected, nor is impacts on structures.

In cases where negotiations fail, TEIAS will follow the prevailing Law on Expropriation. As mentioned earlier, permanent acquisition of land will only affect very small tower areas and small tracts for substations. The land between towers will not be expropriated. Rather, long term easement agreements are executed with owners to provide under-ground easements, which permit existing agricultural activities to be carried out without interruption. Land owners can

continue cultivating the land, but are restricted from any action damaging electricity poles, constructing structures under the transmission lines, and planting trees above a certain height (varies with technical specification of transmission line) under the transmission lines.

Apart from land acquisition/expropriation, there may be some damages to standing crops and fruit trees, or grazing lands of animal grazers due to transportation of large materials for relevant facilities by large trucks during the construction phase. In such cases, damages will be compensated by TEIAS.

In certain cases if land owners' lands are not viable due to partial land acquisition, considering the time specified in the relevant legislation and technical assessments the entire plot may be expropriated as a response. For vulnerable affected people, options and suggestions will be discussed to ensure that people are not negatively affected by the Project and can continue with their lives at a level that is at least as good as pre-project levels.

1. Project Affected Persons

It is possible that the affected persons are the owners of the immovables, the tenants or the users of the immovable properties corresponding to the site of the substation. During the site selection, in order to minimize the effects of the positions of the project components on the persons, the forms of land use and the purpose of use must be considered together.

The parcels belong to the substation area are planted both by the owners and by the tenants by renting.

Entitlement Matrix provided in Section 4 lists the major categories of potential impacts on affected people under the Project.

No vulnerable group (in this project defined such as elderly, disabled, single headed household, women headed households, low income groups etc) was found among the affected people under the project area.

2. Eligibility Criteria

As explained above and detailed in the entitlement matrix the categories of eligible affected persons are:

- Owners of involuntarily acquired land
- Renters on acquired land
- Grazers and other users of acquired lands or public lands
- Owners on whose land there will be long term easements

Once the decision for expropriation is made, affected persons are identified through land registry and cadastral records, later followed by a site survey of affected persons. Affected persons are notified of land acquisition to take place. This is also be the cut-off date for determining eligibility.

3. LEGAL FRAMEWORK

In the scope of Turkish legal framework, land acquisition/expropriation is based on the

Expropriation Law No: 2942, and Article 46 of the Turkish Constitution. One or several of the following legislation also govern land acquisition by TEIAS;

- 1- Electricity Market Law No. 4628
- 2- Civil Code No. 4721,
- 3- Decree in the Power of Law No. 233 regarding State Economic Enterprises
- 4- Articles of Association of TEIAS published on 29.06.2001
- 5- Reconstruction Law, Land Survey Law, Forest Law, Pastures Law, Organized Industrial Zones Law,
- 6- Environment Law, Agricultural Reform Law, and other applicable legislation

The details of the governing national laws for acquisition of land and resettlement are provided in the Resettlement Policy Framework (RPF) document of this Project.

In addition to the national legislation to be followed, TEIAS will also commit to the World Bank OP 4.12 on Involuntary Resettlement, which includes safeguards to address and mitigate risks resulting from involuntary resettlement under development projects, and covers any involuntary land taking.

Although national regulation and processes have been updated there are still some issues creating gaps between Turkish requirements and World Bank OP 4.12. In this regard, main gaps are as follows:

- Public information disclosure, consultation and participation
- Compensation/assistance to renters, sharecroppers and other users of lands, who do not own property
- Compensation payment to users of pastures
- Replacement value/cost evaluation for immovable properties to be expropriated
- Preparation of resettlement action plans and scope of resettlement
- Monitoring
- Grievance Redress Mechanism

As stated in the relevant section of the RPF, TEIAS will show maximum effort in order to cover the gaps mentioned above as specified under the below headings.

4. IMPLEMENTATION, COMPENSATION AND OTHER ASSISTANCE

The land acquisition process is executed by the TEIAS local office. Depending on the type of land; public or private, TEIAS will acquire land through permits, negotiations or expropriation.

Prior to the acquisition of private lands valuation of subject assets will be performed by TEIAS experts (generally 3 experts). After the valuation is complete, all eligible PAPs are contacted for negotiations.

In cases where negotiations fail, TEIAS initiates the court process with respect to the Expropriation Law. The valuation of subject immovables is then be made by a court appointed valuation committee.

Expropriation compensation to be paid to the owners of property is being calculated properly so as to be able to purchase an equivalent property in the same area. The value assessments of

the expropriated property is being made considering the criteria determined in Article No.11 of the Law of Expropriation.

Compensation to be paid to the owners of property is calculated properly so as to be able to purchase an equivalent property in the same area. The valuation of the expropriated property is made considering the criteria determined in Article No.11 of the Expropriation Law.

Hereunder, lands are determined according to equivalence value and agricultural lands are determined according to disposable income methods. In the agricultural lands, by obtaining the data such as the alternation rule in the region, the annual average yield, the average unit cost of products from the relevant provincial or district agricultural administration, values of the properties partake of agricultural land have been calculated according to average annual net income and interest rate based on the income capitalization method. Survey of local property prices are also considered by discussions with local real estate practitioners. If the products and trees on the property haven't been taken into account during the land valuation by the expert commissions, their costs will be paid during the construction.

When occupying of the land before the harvest, TEİAŞ pays cash compensation of the harvest to land users. As for commencement of construction, TEİAŞ will do it's best to start works after harvesting season.

In cases where land needs to be acquired before the harvest, TEİAŞ compensates standing crops. Not only land owners but also users of land who have standing crops, economic trees or structures at the time of expropriation are also compensated for their losses. TEİAŞ will make effort to determine informal users such as squatters, through interviews made with land owners and headmens TEİAŞ will also investigate the availability of additional land for PAPs who are renters of expropriated lands to ensure that their livelihood is not worse off after the Project.

TEİAŞ will give utmost importance to starting construction after harvesting season. However, if it is not possible (in cases where the land is still cultivated by the time construction starts) loss/damage assessments will be carried out with the assistance of technical support from provincial directorate of agriculture and compensation will be paid.

In cases where community land is acquired, the compensation will be paid to the village legal entity or to sub-governorships as per the governing Municipal Law in metropolitan municipalities.

Where necessary, additional social supports to improve the livelihood of PAPs will be provided by TEİAŞ.

Entitlements and compensation that will be provided under the project are presented in the matrix below. All compensations are paid in cash through a bank account under the names of the people when the court determines the exact price.

Entitlement Matrix

Project Component	Element	Project Impact	Category of Affected Person	Entitlement	Additional Provisions
Sub-stations and Submarine Cable Connection Points	Site of sub-station / connection point	Land Acquisition (all)	Owner	Sufficient compensation for owner to buy land of equivalent value; Compensation for unharvested crops	Ensure that there is Comparable land in area (land valuation commission determining compensation works by surveying and assessing comparable land in the area)
		Land Acquisition (partial)	Owner	Sufficient compensation for owner to buy land of equivalent value; Compensation for unharvested crops	If remaining part not usable and land owner petitions, expropriation of whole plot
		Land Acquisition	Renter / user	Compensation for unharvested crops	Ensure that there is Comparable land for rent in area; if lease of renter has not expired / rent paid in advance, renter will receive such advance from landowner pursuant to private contract law
		Loss of grazing land	User		Ensure that there is alternative land for rent in area
Transmission Lines	Tower	Land Acquisition (partial)	Owner	Sufficient compensation for owner to buy land of equivalent value; Compensation for unharvested crops; compensation for damages to crops, trees	Land returned to prior condition
	Transmission Cable	Long term Easement	Owner	Compensation for unharvested crops; compensation for damages to crops, trees	Land returned to prior condition

5. PUBLIC INFORMATION DISCLOSURE, CONSULTATION AND PARTICIPATION

Primary consultation meetings held prior to land acquisition procedures were organized with those who are affected within the scope of the Environmental Assessment in parallel with the public lighting meetings. Despite the lack of provisions in the Turkish legislation on public consultation and informing about land acquisition, TEİAŞ provided necessary information to the local authorities (Muhtar) in order to inform the affected community and provided with the land acquisition policy section in the Muhtarlık offices. The affected people are provided with the names and contact information of the people to whom they can contact with regard to grievance mechanism.

In cases where consultation meetings for Environmental Assessments cannot be made, the consultations are announced through Environmental Management Plans, which are realized between the local TEİAŞ office staff and the affected persons. The expropriation application procedures are carried out by the 11nd Regional Directorate – Kayseri and the necessary information have been provided to the landowners and local people. Although it is difficult to set a physical consultation meeting with all affected people (under parcel n.4) as most of them are not living near the vicinity, TEİAŞ expropriation team continued its one-to-one consultations

with the landowners and other affected individuals (on phone mostly) and will continue to collect the socio-economic information necessary for the implementation of this ALAP.

The finalized ALAP will be disclosed on the site of TEİAŞ before the expropriation is initiated and in the local project sites in the World Bank's external website www.worldbank.org.

Consultations will continue informally throughout the land acquisition process during the visits made by TEİAŞ local expropriation team. Meetings held, attendants and issues raised will be documented in monitoring reports provided to World Bank.

In cases where subject lands have large numbers of owners and heirs, who do not live on the land or in the near vicinity, efforts will be made to reach owners of land through:

1. Local inquiries for current address research from villagers and muhtar,
2. Inquiry of last known residence from land registry and cadastre records, and law enforcement records through their national identification number, and

Official advertisement in newspaper pursuant to Article 10 of the Expropriation Law 2942. If the owners can still not be reached, the compensation for the land is deposited in their name to a Bank account. The owner can withdraw the compensation at any point in time.

6. GRIEVANCE REDRES MECHANISM

The Project is supported by a grievance mechanism established by TEİAŞ that was initially introduced to PAPs prior to project land acquisition activities. The system allows complaints, concerns and demands raised by PAPs to be properly registered and addressed in a timely manner.

The Project may inevitably lead to various grievances ranging from rates of compensation and eligibility criteria to the location of project components. TEİAŞ ensures that procedures are in place to allow PAPs to lodge a complaint or a claim without cost and with the assurance of a timely and satisfactory resolution of the grievance.

Additionally, TEİAŞ will make certain that special accommodations are made for women and members of vulnerable groups (in this project such as elderly, disabled, single headed household, women headed households, low income groups etc) to ensure that they have equal access to grievance redress procedures.

TEİAŞ will make effort to remind and restate the Project's grievance mechanism during each information disclosure and consultation with the PAPs and affected settlement(s) that will take place along the lifecycle of the Project. TEİAŞ has assigned a contact person who is accessible to address all types of grievances (concerns, complaints, request etc.) related to the Project including those related to land acquisition or impacts on land and property during construction. This contact person is in charge of keeping records of the grievances filed. TEİAŞ and its local office will ensure that all grievances are addressed and resolved in timely manner in line with WB policy requirements.

The telephone number of the institution and the authorities and the address of our Organization are given to the Muhtars. In case any information is requested, you can contact with the Chief Engineer of Expropriation Ahmet KÜÇÜKSAĞIR from phone number 0 352 331 12 76.

Bilal Erenler asked for information about the expropriation process 2 times on 14/07/2016 and 13/04/2017. TEİAŞ answered on 26/07/2016 and 25/04/2017.

Complaints will be handled primarily in the local offices of TEİAŞ. The Grievance Redress Mechanism is established as the following table illustrates.

Level	Authority	Application Form	Activities	Duration
1	Local TEİAŞ Office (Phone: KÜÇÜKSAĞIR 0352 331 1276) (Adres: TEİAŞ 11. Bölge Müd. Osman Kavuncu Bulvarı 7 km no:269 Melikgazi/Kayseri)	Face to face, with correspondence, phone	The question or complaint is assessed. Personal feedback is provided. If not resolved, it is directed to legal procedures.	1 week
2	TEİAŞ Head Office (Phone:Aişegül Arslan:0-312-203 85 70) (Address: TEİAŞ Environment and Expropriation Department - Expropriation and Reconstruction Division. Balgat/ANKARA) (E-mail: gul.arslan.teias.gov.tr.	With correspondence, phone, e-mail	The question or complaint is assessed. Personal feedback is provided. If not resolved, it is directed to legal procedures.	2 weeks
3	Required Civil Court of Justice	With correspondence	It takes place within the framework of legal legislation.	On the Legal Process Framework

*Grievance Redress Mechanism will work in cooperation with the monitoring system.

7. MONITORING IMPLEMENTATION & REPORTING

TEİAŞ will ensure that the implementation of land acquisition activities are fully consistent with this ARAP. As part of ARAP implementation, TEİAŞ will provide a monitoring report of land acquisition activities to the World Bank every six months, to be included in the overall project progress report, indicating the following:

- The number and ownership of parcels affected and their current status,
- The progress of negotiations, appeals and ongoing court cases if any,
- Compensation offered and finally paid (if possible, to provide a list in excel indicating number of square meters of the original whole plot and the size of the specific area acquired, and compensation paid),
- Consultations carried out with PAPs (frequency, agenda etc.)

Number and types of grievances filed, percentage of grievances resolved and underway, any problematic issue that could not be resolved etc.

The purpose of land acquisition monitoring will be to verify that:

- Actions and commitments described in this ARAP are implemented fully and on time
- Eligible affected people receive their full compensation entitlements within agreed time frames
- Complaints and grievances lodged by project affected people are followed up and that where necessary, appropriate corrective actions are implemented

At the end of the Project, TEIAS will provide the Bank with a completion report explaining all completed actions and results of land acquisition activities.

8. TIMETABLE AND BUDGET

The timetable for the Substation land acquisition activities are presented below.

Key Implementation Issues	2014				2015				2016				2017				2018				2017			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Obtaining permit for trasury land																								
Determination of land required for Subs.																								
Commencement of acquisition of land for subs																								
Public Consultations*																								
Compensation Payments*																								
Commencement of Construction*																								
Monitoring of LA activities*																								

The budget breakdown for the land acquisition works to be realized under the Substation Project is as follows:

Prior to the acquisition of private lands valuation of subject assets will be performed by TEIAS experts. After the court of "Determination of the expropriation value in the court and registered in the name of the administration of the immovable" in accordance with Article 10 of the expropriation law numbered 2942, payment is made the price will be written.

Expropriation Cost	
Costs of Permit	Taken free use of Treasury land.
Compensation Payments	Estimated:118.271,53 TL (The final compensation amounts will be determined after the decision of the court procedure which is still ongoing)
Costs for Additional Social Support and Resettlement Assistance	0
Cost for Monitoring	0
Contingency	0
TOTAL BUDGET	(will be reported during project monitoring reports) TL