

**KOCAELI CITY
IZMIT DISTRICT
GEDIKLI VILLAGE
1148 AND 1149 PARCELS**

**REAL ESTATE
FEASIBILITY REPORT**



APRIL, 2019

KOCAELI

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1. Introduction

In this study conducted on 1148 and 1149 parcels in İzmit district of Kocaeli city, a draft model, architect design and feasibility studies were carried out to show the real estate information, value and applicability of all projects to be realized in the whole area.

2. Existing Parcels Area Information

Kocaeli City, İzmit District, Gedikli Village 1148 and 1149 nolu parcels are arable field. Parcel 1148 have 3513,55 square meters, Parcel 1149 have 16.316,69 square meters, in the deeds and cadastral account area.

3. Existing Parcels Location Information

The existing parcel is located in Kocaeli city. Kocaeli province is a rich city with a large population with different business areas and investments, including logistics, agriculture, industry and tourism. Kocaeli city is the richest city in Turkey after İstanbul city. This city has the entire coastal strip of the Marmara Sea. Kocaeli city have 13 county. In the western of part of the city have Darıca, Çayırova, Gebze, Dilovası, Körfez and Derince districts. In Körfez district have Turkey's largest oil refinery Tupras facilities in the district. İzmit is the central district İn Kocaeli. As the central district have the most populated human population. East of İzmit district There is Kartepe district which is developing in tourism and industry. To the south of the Marmara Sea are Basiskele, Golcuk and Karamursel districts respectively. To the north of the city is the district of Kandıra, which extends to the Karadeniz, where tourism and farming are intense. The most important feature of Kocaeli province is that it has the second longest coastal park in the world. This park, known as Sekapark, is located in the province of Kocaeli along the Marmara Bay. It is the first city to start the North Marmara Highway, which is being constructed in the north of the city. With the construction of the Yavuz Sultan Selim Bridge and the Marmaray project, the city of Kocaeli has the characteristic of being a logistics base on the Silk Road route from Shanghai, the capital of China, to London, the capital of England.



Photo 1 – Kocaeli City Map 1

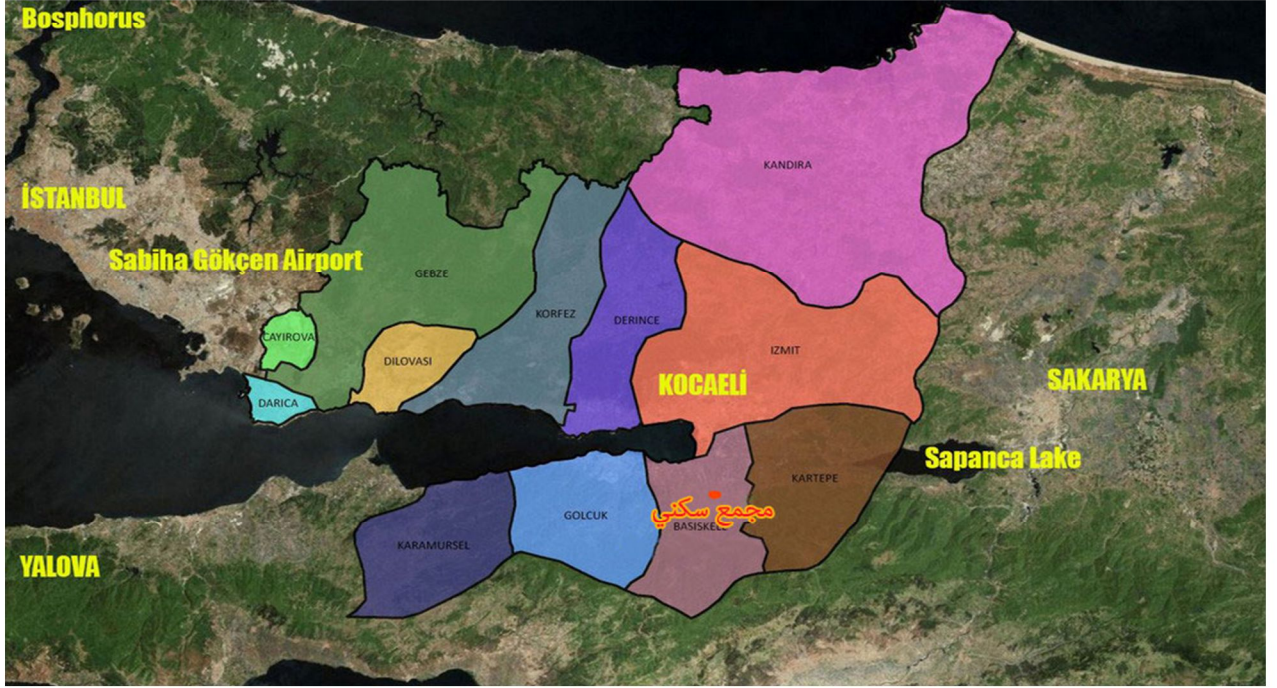


Photo 2 – Kocaeli City Map 2

Izmit is the central district of Kocaeli city where the existing parcel is located. The population of the city, which is installed district the transportation route, is the most densely populated district. State Provincial Administration Buildings, University Central Campus, Provincial Central Bank etc. As it is located in this district, Kocaeli is the center of the city. There are heavy industrial plants in this district due to the ports, tourism with coastal parks Because of the villages in the north, it also hosts agriculture and farming.

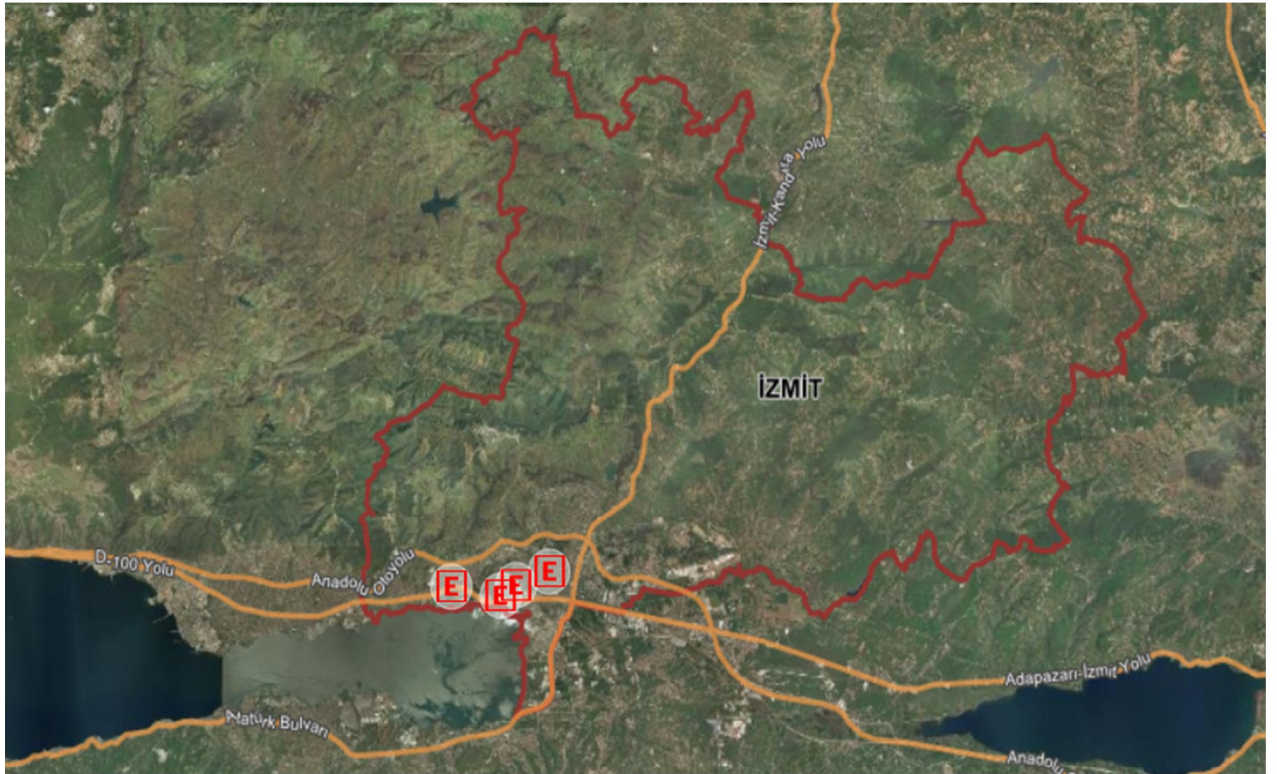


Photo 3 – Izmit District Map 1

Gedikli Village is one of the villages in the north of Izmit. Because of location basic needs can be met easily. Gedikli village have healthy and nature life. The existing parcels are very close to the south of the village. Located in the center of the village, the mosque is within walking distance to areas such as the health center and neighborhood mansion. Part of the north side of the parcel is the border to the forest area. The newly built North Marmara Autoway is 2 kilometers away. It is also planned to make this route to the Izmit connection road.



Photo 4 – Existing Parcels Overview Map 1

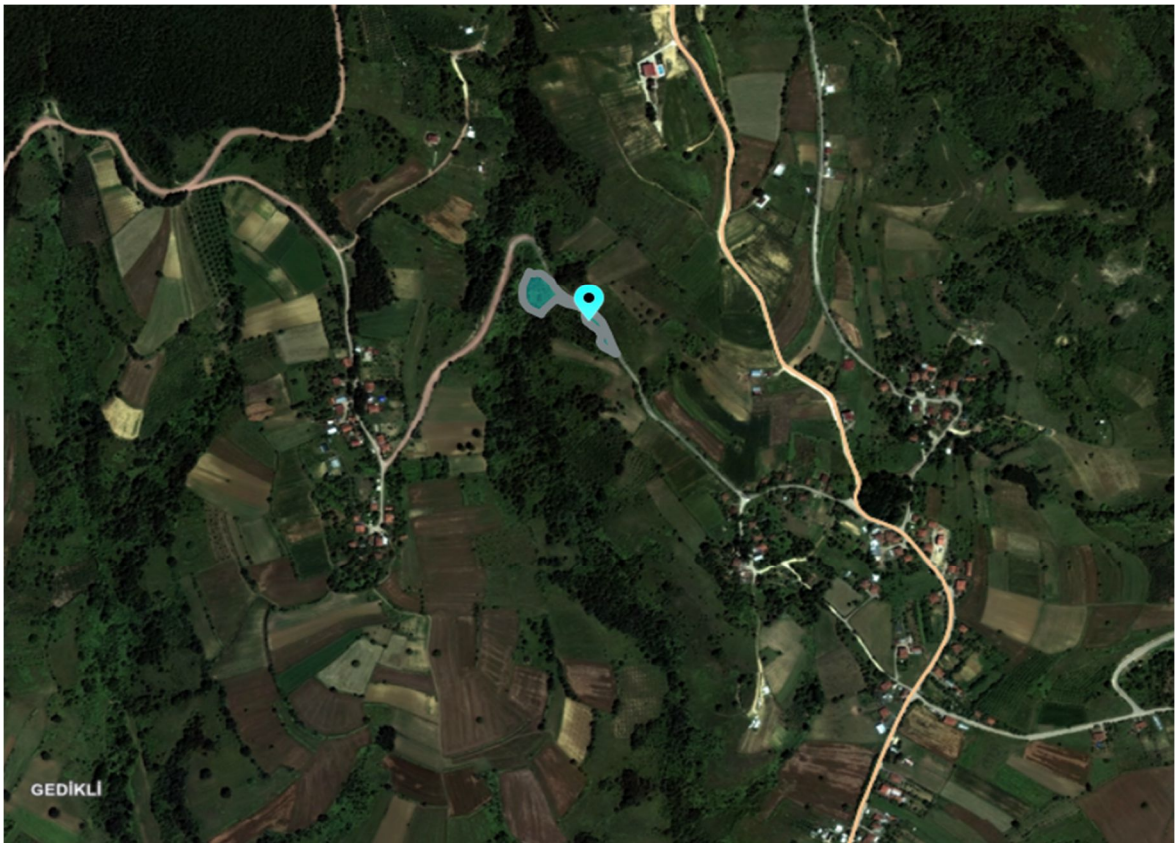


Photo 5 – 1148 Parcel Distant Satellite Map 1



Photo 6 – 1148 Parcel Close-Up Satellite Map 1



Photo 7 – 1149 Parcel Parcel Distant Satellite Map 1



Photo 8 – 1149 Parcel Close-Up Satellite Map 1

4. Existing Parcel Application Project

The Gedikli Village of Kocaeli District 1148 and 1149 were formed as a result of the expropriation of the road passing through the field and their coordinates and façades are registered by the cadastre. Two parcels have road fronts at a distance sufficient.

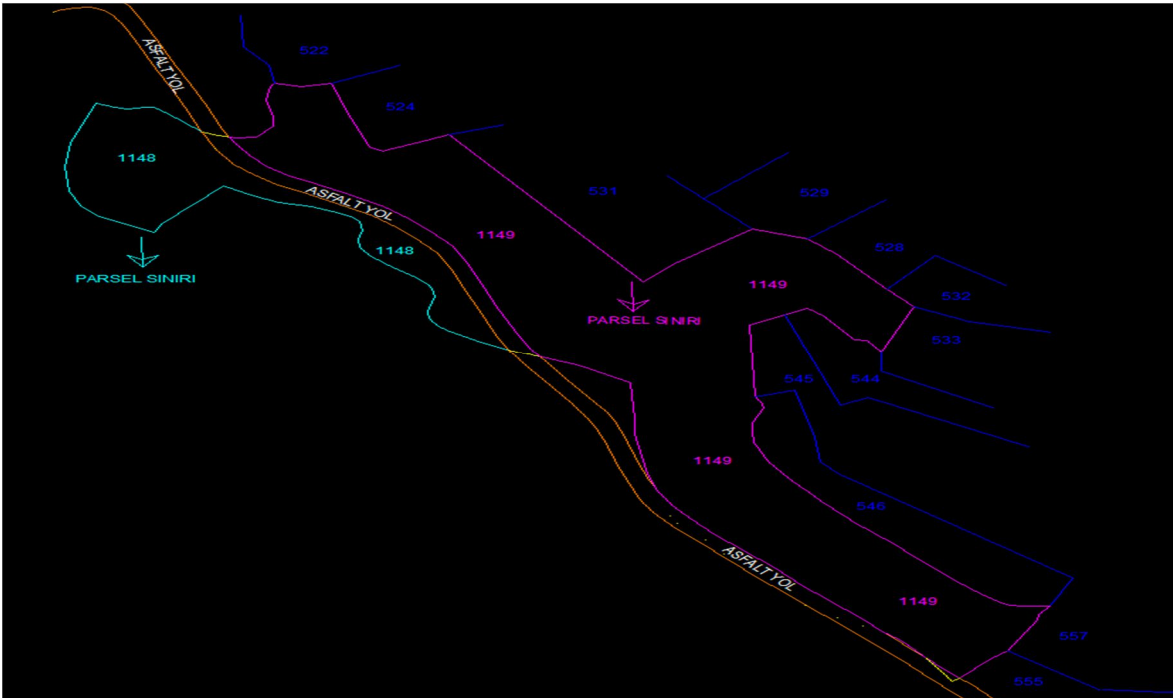


Photo 9 – 1148 and 1149 Parcels Application Project

5. Existing Parcel Reconstruction Project

There are no 1/1000 and 1/5000 48 Scale Zonning Plans for Gedikli Village 1148 and 1149 numbered parcels in Kocaeli. 1/50000 and 1/25000 Scale Zoning Plans; 1148 number parcel is in the other agricultural area. In the northern part of the parcel No. 1149, the area of 17,849.01 m² is located in the other agricultural area. In the northern part of the parcel No. 1149, the area of 17,849.01 m² is located in the other agricultural area.

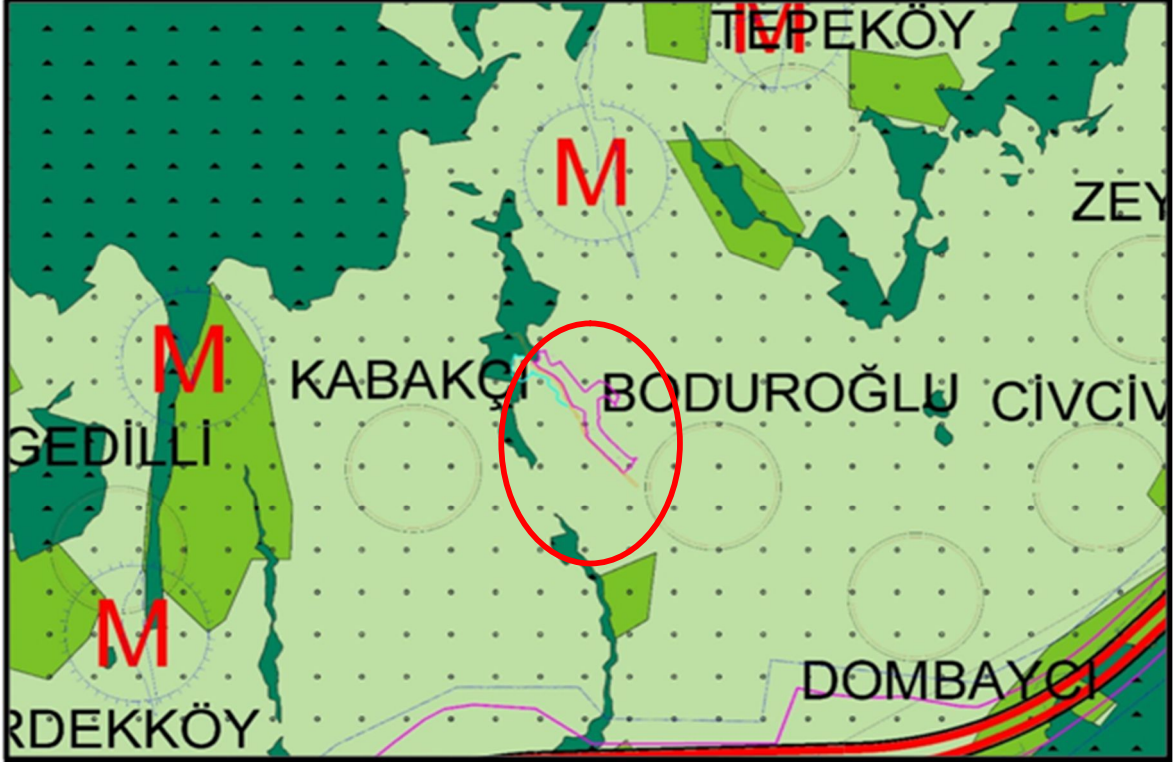


Photo 10 -1/50000 Scale Zonning Plan Map

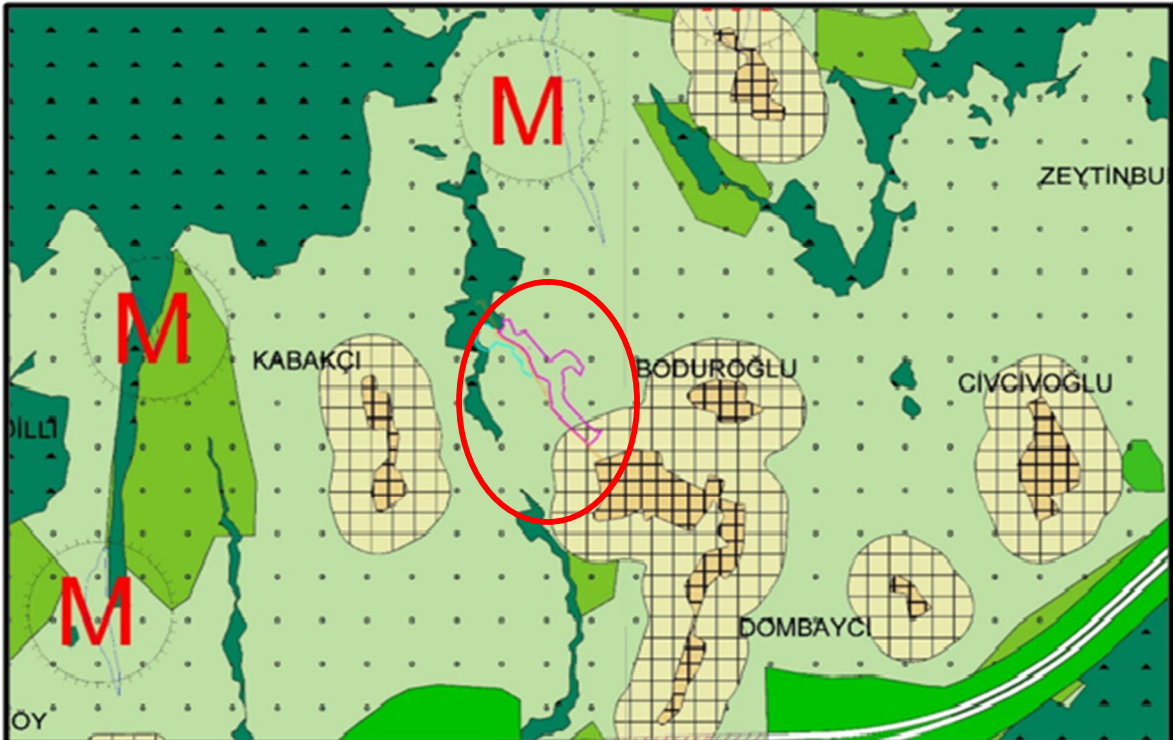


Photo 11 -1/25000 Scale Zonning Map

6. Construction Area Accounts Of The Building Which Can be Made According to the Existing Parcel Zonning Plan Notes

In areas designated as Agricultural Area, Camping, Highland Tourism and Second Housing areas can be made. For the construction of these areas, some engineering studies should be done and the permission of the state institutions should be obtained.

Camping Areas: In these areas, accomodations can be made for tourism purposes. The construction site given in Chart 1 is allocated only for common use within the number of floors; These structures are places such as shower, toilet, laundry, kitchen, warehouse, service unit, reception. With reference to;

Maximum construction area coefficient (E: Peer)	: 0.02
Maximum construction area	: 100 m ²
Maximum construction height (Hmax)	: 4.50m

Chart 1 – Camping Construction Account Area

Plateau Tourism Areas: The facilities that will serve the tourism of the highland should be prepared in accordance with the natural vegetation. Projects should be approved by government agencies. The protection of the traditional structure in the areas of highland tourism is essential.

Maximum construction area coefficient (E=Peer)	: 0.04
Maximum construction area	: 400 m ²
Maximum construction height (Hmax)	: 6,50 m

Chart 2 – Plateau Tourism Construction Account Area

Secondary Residental Areas: With the plans to be prepared in the second housing areas and the social and technical infrastructure areas that the population needs to be brought to the field, it should be separated within the scope of the 1/1000 scale implementation zoning plan.

Maximum construction area coefficient (E=Peer)	: 0.04
Maximum construction height (Hmax)	: 2 floor (6.50 m)

Chart 3 – Secondary Residental Construction Account Area

Village Development Areas Settlement Conditions;

Maximum construction area coefficient (E=Peer)	: 0.40
Maximum construction height (Hmax)	: 2 floor (6.50 m)

Chart 4 – Village Development Construction Account Area

According to the existing zoning plan plan notes, all parcels numbered 1148 remained in the other agricultural area; however, although the parcel area was 3513.55 m², the maximum construction area was 250 meters and 2 floor. Similarly, in the parcel number 1149, the remaining 17,849.01 m² in the other agricultural area was also determined as 250 m² construction area and 2 floors. However, in the 1,964.08 m² section of the parcel development area of parcel no. 1149, E: 0.4 gives 785.63 m² construction area.

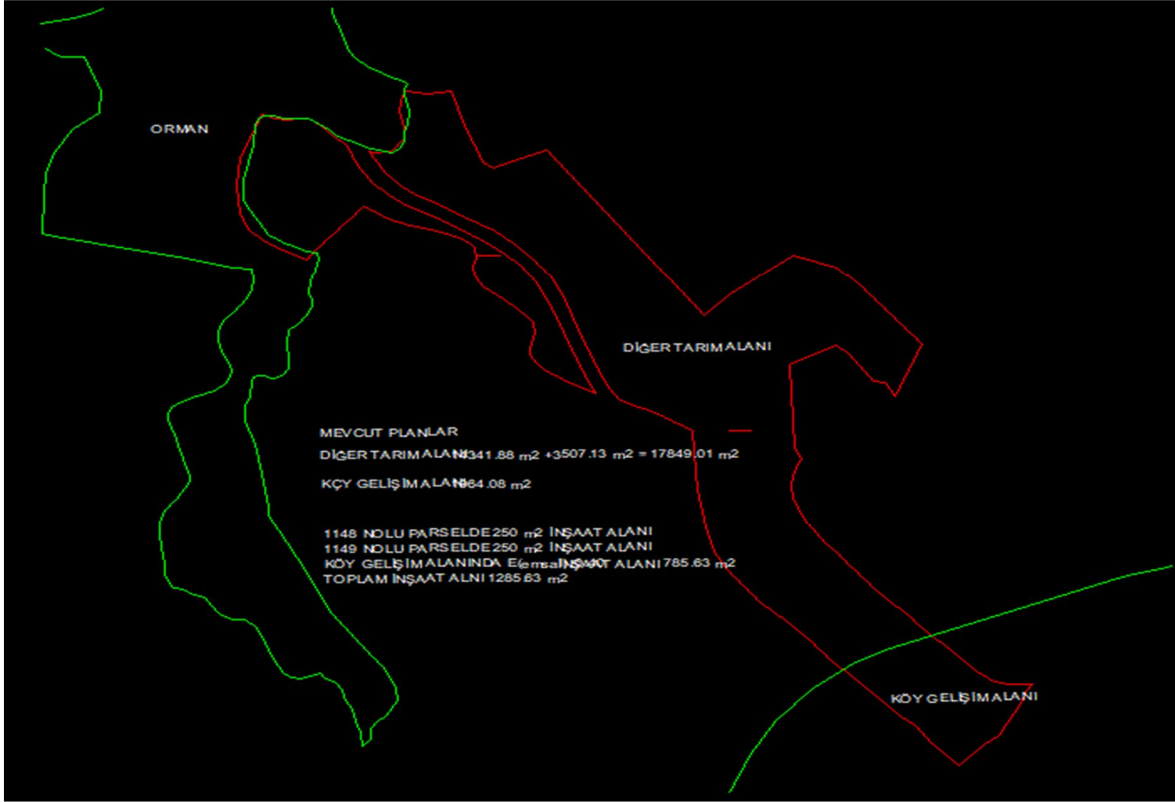


Photo 12 – Existing Parcel Village Development Plan Border

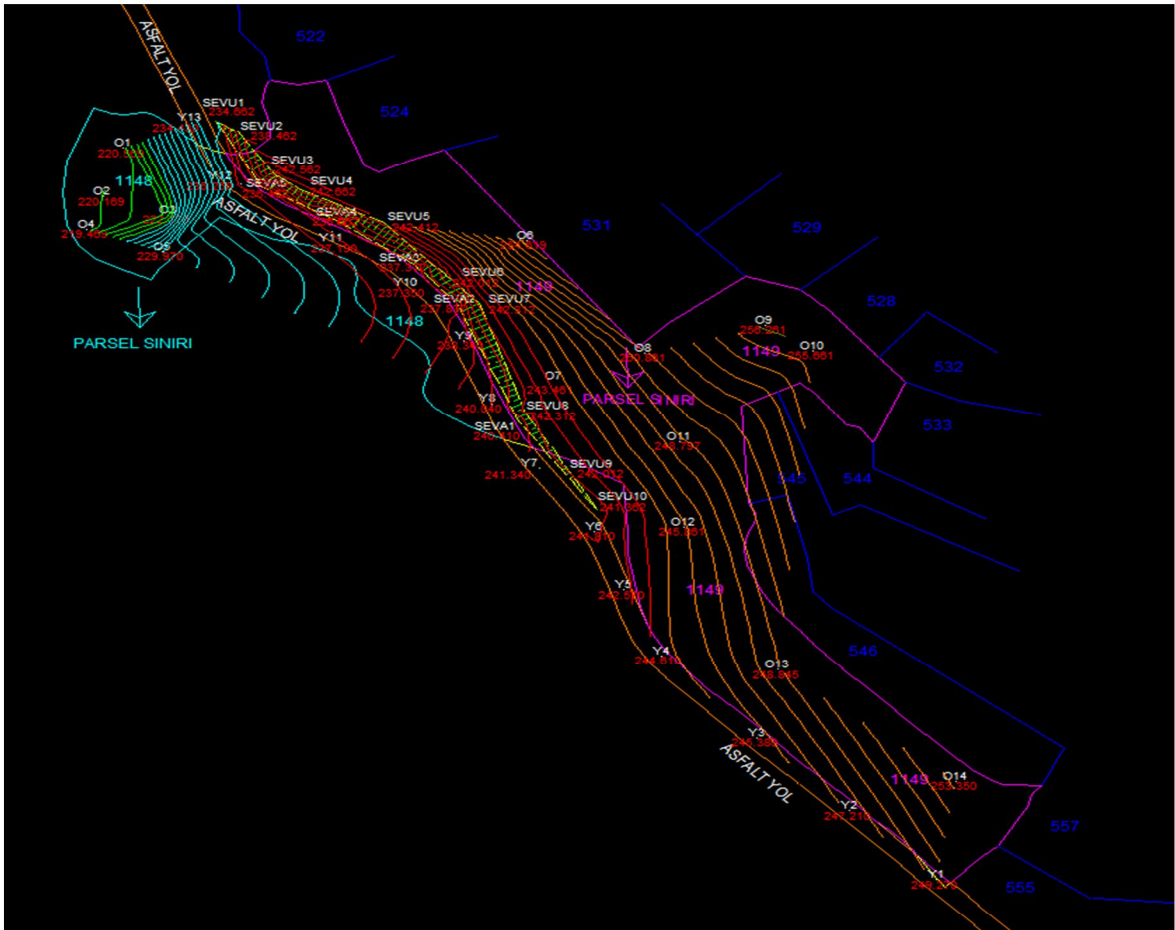


Photo 13 – Existing Parcel Elevation Difference and Application Project



Photo 14 – Parcel Photos 1



Photo 15 – Parcel Photos 2

According to the current plans, construction areas are limited. As shown in Photo 12, one 200 m² area building and one 200 m² area can be building constructed on two separate plots in the other agricultural area. Since the areas where these structures are constructed are on a land of 19850.20 m²; In this case, it is seen that it is appropriate to operate with agricultural skilled projects according to the current plans.

Kocaeli Metropolitan Municipality has studies on the expansion of village development areas. If the area of village development in the coming years is expanded; There are 30 pieces of 200 sqm villa area. In case the Village Development Area is expanded, almost 40% of the lands are abandoned in favor of the public.

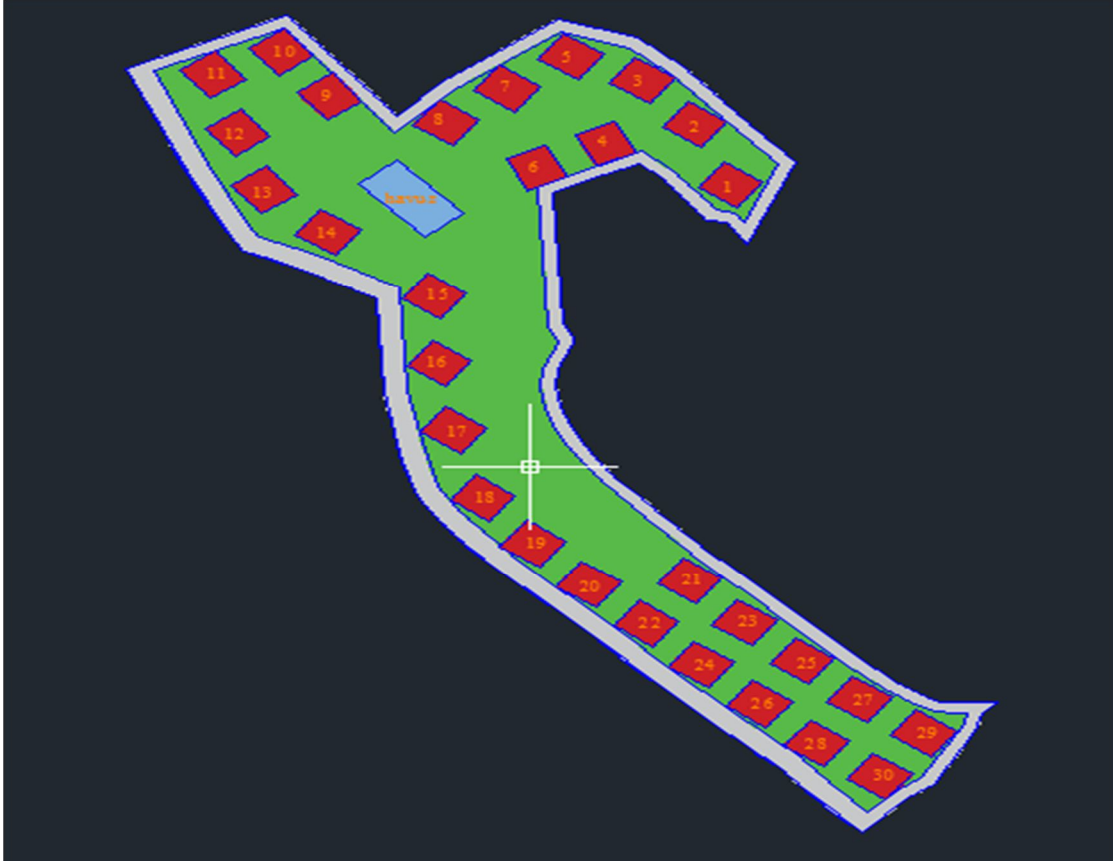


Photo 16 – For Suggestion Plan Notes, Architectural Building Layout

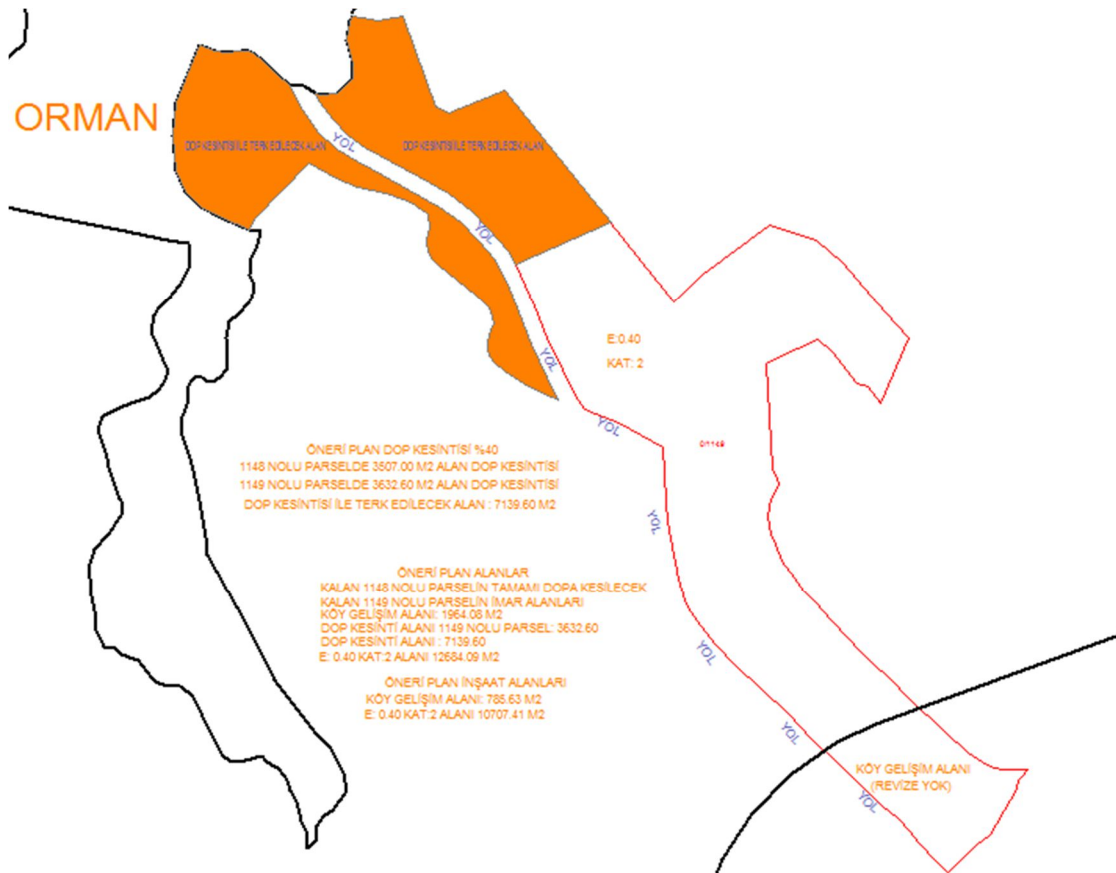


Photo 17 – Suggestion Zonning Plan Notes


İli	KOCAELİ	Türkiye Cumhuriyeti		Fotoğraf								
İlçesi	İZMİT											
Mahallesi												
Köyü	GEDİKLİ											
Sokağı												
Mevkii	KÖYBAŞI											
TAPU SENEDİ		Pafta No.		Ada No.		Parsel No.		Yüzölçümü				
Satış Bedeli	0,00							g24a18d3b		ha	m ²	dm ²
										1148	3.513,55 m ²	
Niteliği	Tarla											
Sınırı	Planındadır Zemin Sistem No : 95245765											
Edinme Sebebi	GEDİKLİ Köyü 547 Parsel taşınmazın tamamı 21183,00 m ² iken hükmen İfraz işlemi sonrası 1352,76 m ² lik kısmı 36524,52 TL bedelle KOCAELİ BÜYÜKŞEHİR BELEDİYESİ lehine YOL 'a Terkin işleminden.											
Sahibi	Tam											
Geldisi	Yevmiye No.	Cilt No.	Sahife No.	Sıra No.	Tarihi	Gittisi						
Cilt No.	3001	13	1182		02/02/2017	Cilt No.						
Sahife No.	 Siciline Uygundur Kenan İBRAHİMBAŞ Yetkili Müdür Yardımcısı					Sahife No.						
Sıra No.						Sıra No.						
Tarih						Tarih						
NOT : * Mülkiyetin gayri sınırlı hakları ile birlikte bu tapu kütüğüne nakilname edilmiştir. ** Tefahat Kurumu hükümlerine göre değerlendirilmiştir.												
D.M.O. Basım İşl. Mtl.		Döner Sermaye İşletmesi tarafından bastırılmıştır.				Stok No		129				

Photo 18 – 1148 Parcel Deed

7. Existing Parcel Sales Price and Conditions

As of the sales price of the parcel owners with the existing parcels, **1.985.200.00 TL**. The desired price is the lowest price according to the parcel prices in the region. There is only one owner in the official form of the parcel. If buyers and sales will agree about the terms and price for parcel; Then the both is must to pay **46.850,00 TL** to Selim TAKCI. Also All the projects required for the construction of the parcel purchased by the buyer of the land area are also required to be draw by **BOLGE Geomatic Engineering Office**.

Selim TAKCI

GEOMATIC ENGINEER

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