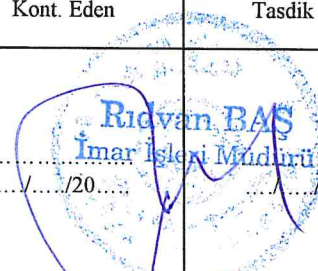


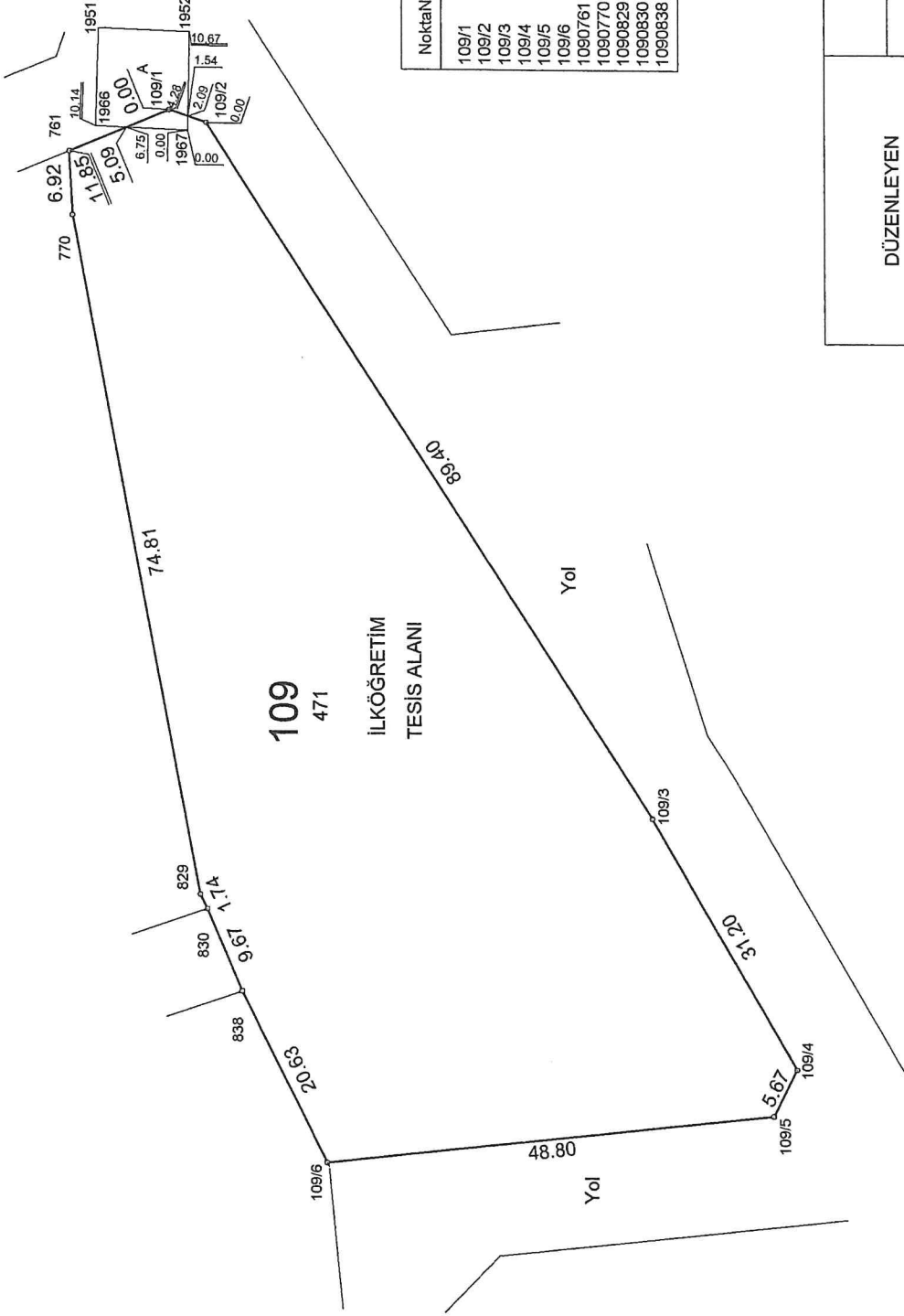
DEĞİŞİKLİK HARİTALARI
YAPIM VE KONTROL BİLGİLERİ

(EK-10)

İŞLEMİN CİNSİ	İMAR UYGULAMASI			
İŞLEME KONUSU OLAN PARSELİN	İLİ	:YALOVA		
	İLÇESİ	:TERMAL		
	MAH/KÖY	:YENİMAHALLE		
	PAFTA NO	: G22D15D4D		
	ADA NO	: 109		
	PARSEL NO	: 194+195+250+251+252		
YÜKLENİCİ (SORUMLU) MÜHENDİS	ADI-SOYADI	:ÖZGÜR TEZTÜNER		
	DİPLOMA NO	: 1439		
	ODA SİCİL NO	:7208		
	TİCARET SİCİL NO	:		
	VERGİ NO	:54211061640		
	İŞ ADRESİ -TELEFON	:MERKEZ/YALOVA 02268132015		
TMMOB HARİTA VE KADASTRO MÜHENDİSLERİ ODASI	BÜRO TESCİL TARİHİ	:01.02.2023		
	BÜRO TESCİL NO	:9191		
* Yıllık olarak alınan büro tescil belgesinin tarih ve nosu yazılacaktır.				
KONTROL VE ONAY	ENCÜMEN KARARI/ BAKANLIK/İDARE ONAYI/ KAMULAŞTIRMA		KONTROLÜ YAPILMIŞTIR.	ONAY
	Karar No/Onay Sayısı	Tarih	Kadastro Kont.Müh.	
	89	19.07.2023		
	Kont. Eden	Tasdik Eden	/...../ 20....	/...../ 20....
	 Rıdvan BAŞ İmar İşleri Müdürü		/... /20... tarih ve Yevmiye Numarası ile tescil edilmiştir.	

İLİ	YALOVA
İLÇESİ	TERMAL
MAH./KÖY	YENİMAHALLE
ADA/PARSEL	109/471

109 ADA RÖLÖVE ÖLÇÜ KROKİSİ



BİNA KOORDİNATLARI (ITRF)

NoktaNo	Y	X
1091951	432513.49	4497022.35
1091952	432513.10	4497012.32
1091966	432502.85	4497022.66
1091967	432502.43	4497012.53

ITRF KOORDİNATLARI

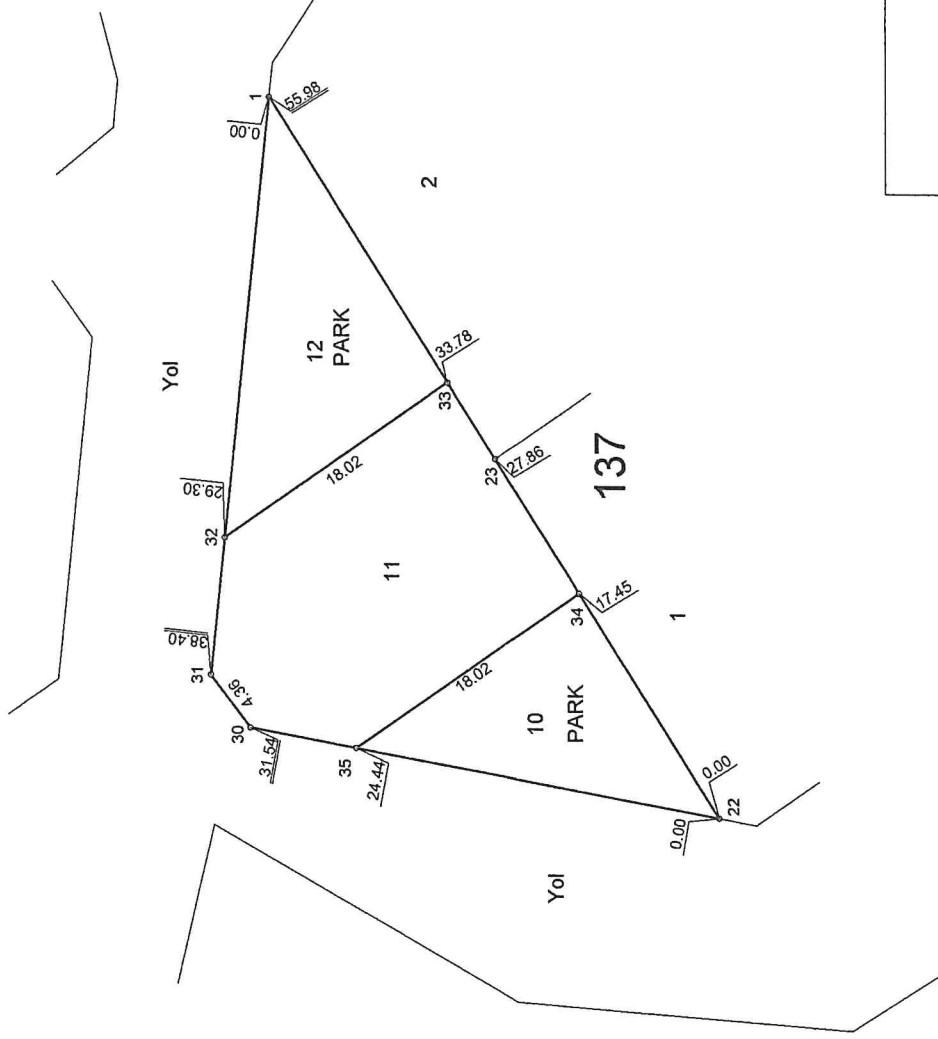
NoktaNo	Y	X	MIK
109/1	432504.67	4497014.58	0.21
109/2	432503.30	4497010.52	0.21
109/3	432428.14	4496962.11	0.21
109/4	432401.14	4496946.50	0.21
109/5	432396.08	4496949.06	0.21
109/6	432390.73	4496997.57	0.21
109/7	432500.10	4497025.51	0.21
109/8	432493.19	4497025.15	0.21
109/9	432419.68	4497011.26	0.21
109/10	432418.11	4497010.51	0.21
109/11	432409.22	4497006.73	0.21

DÜZENLEYEN			UYGUNDUR	BELEDİYE / ÖZEL İDARE
ADI SOYADI	ÖZGÜR TEZTÜRER	KONTROL EDEN	ONAYLAYAN	
TARİH	ÖZGÜR TEZTÜRER	Rıdvan BAŞ	Rıdvan BAŞ	
İMZA	İmza No: 439 Oda Sic.No: 7208 Büyük Tescil No: 9191	İmar İşleri Müdürü	İmar İşleri Müdürü	

** A harfli bina yola 98.64 m2 tecavüzlüdür.

İLİ	YALOVA
İLÇESİ	TERMAL
MAH./KÖY	YENİMAHALLE
ADA/PARSEL	137 / 10+11+12

137 ADA RÖLÖVE ÖLÇÜ KROKISI

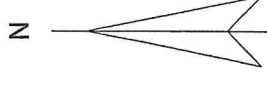
ITRF KOORDINATLARI

NoktaNo	Y	X	MK
1370001	4323333.22	4496898.39	
1370022	432285.83	4496868.59	
1370023	432309.41	4496883.42	
1370030	432291.54	4496899.62	0.21
1370031	432295.02	4496902.24	0.21
1370032	432304.08	4496901.33	0.21
1370033	432314.43	4496886.57	0.21
1370034	432300.61	4496877.88	0.21
1370035	432290.25	4496892.63	0.21

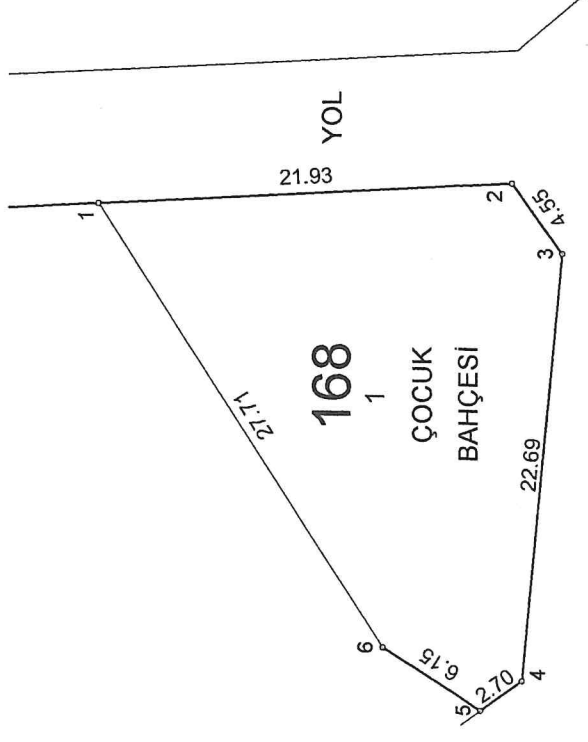
ADİ SOYADI	DÜZENLEYEN	UYGUNDUR	BELEDİYE / ÖZEL İDARE
TARİH	ÖZGÜR TEZTÜLER	KONTROL EDEN	ONAYLAYAN
İMZA	ÖZGÜR TEZTÜLER Harmanlı Mahallesi Etiler No: 1439 Oda Sic.No: 7208 Büro Tescil No: 9191	Rıdvan BAŞ İmar İşleri Müdürü	Rıdvan BAŞ İmar İşleri Müdürü

İLİ	YALOVA
İLÇESİ	TERMAL
MAH./KÖY	YENİMAHALLE
ADA/PARSEL	168 / 1

168 ADA RÖLÖVE ÖLÇÜ KROKİSİ



KROKİ



ITRF KOORDİNATLARI

NoktaNo	Y	X	MK
1680001	432319.66	4496934.68	0.21
1680002	432320.90	4496912.78	0.21
1680003	432317.22	4496910.11	0.21
1680004	432294.64	4496912.32	0.21
1680005	432293.05	4496914.51	0.21
1680006	432296.35	4496919.70	0.21

BELEDİYE / ÖZEL İDARE	
UYGUNDUR	KONTROL EDEN
	ONAYLAYAN
DÜZENLEYEN	
ADI SOYADI	ÖZGÜR TEZTÜNER
TARİH	ÖZGÜR TEZTÜNER
İMZA	

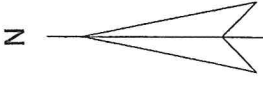
Rıdvan BAŞ
İmar İşleri Müdürü

Rıdvan BAŞ
İmar İşleri Müdürü

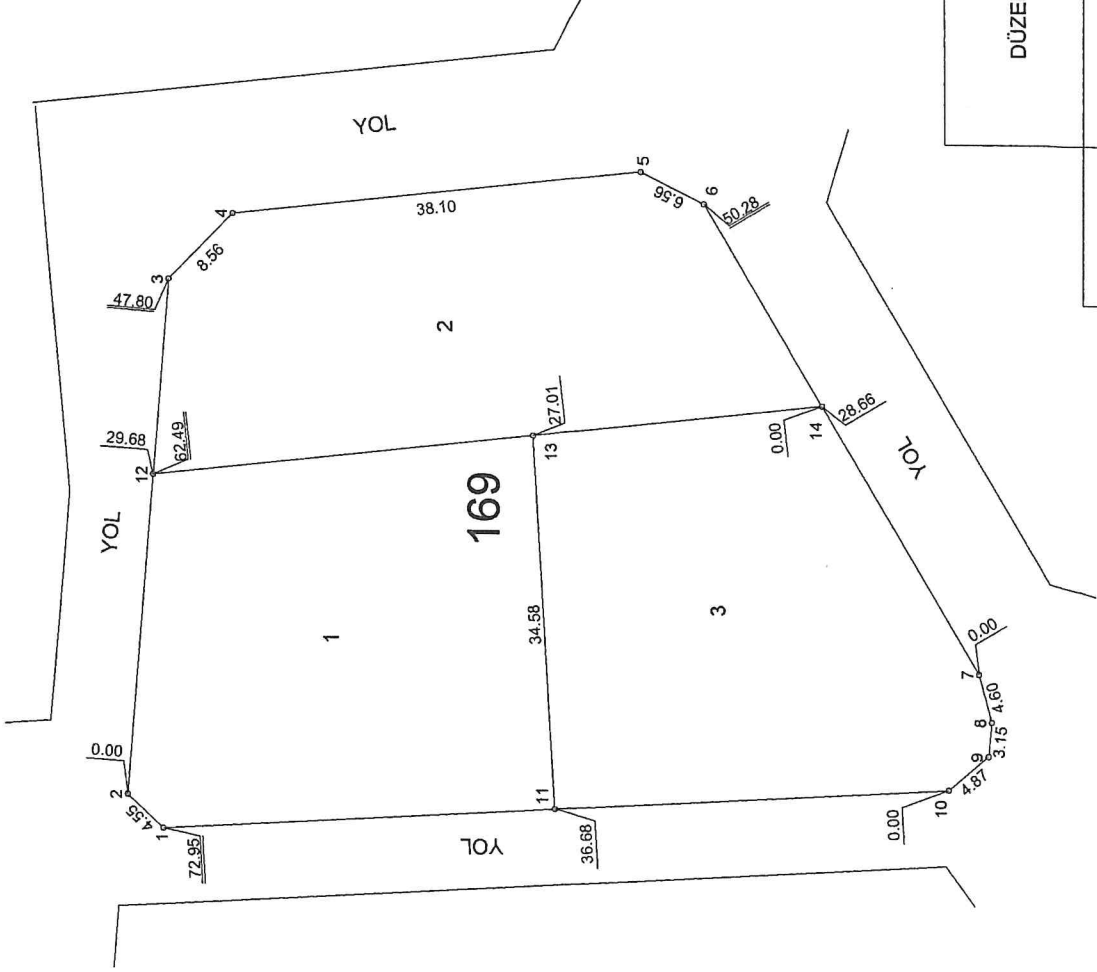
ÖZGÜR TEZTÜNER
Dip.No: 1439 Oda Sic.No: 7208
Biro Tescil No: 9191

İLİ	YALOVA
İLÇESİ	TERMAL
MAH./KÖY	YENİMAHALLE
ADA/PARSEL	169 / 1+2+3

169 ADA RÖLÖVE ÖLÇÜ KROKİSİ



KROKİ



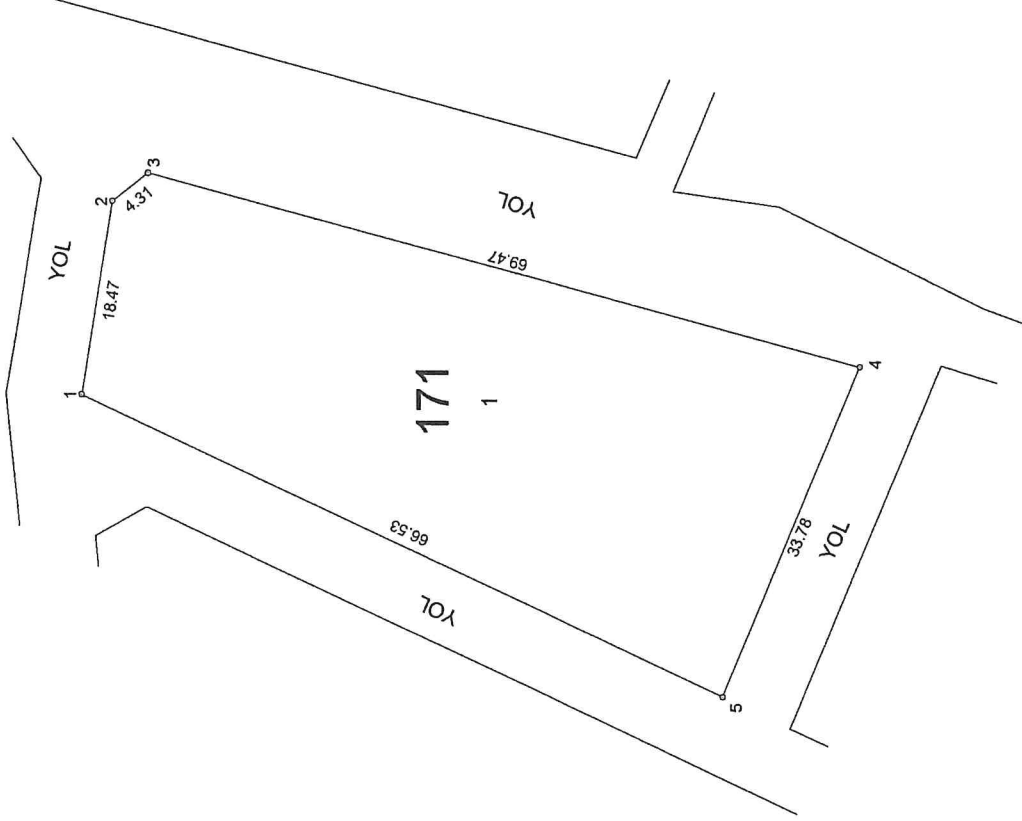
ITRF KOORDİNATLARI

NoktaNo	Y	X	MK
1690001	432323.80	4496985.31	0.21
1690002	432326.90	4496988.64	0.21
1690003	432374.56	4496984.91	0.21
1690004	432380.71	4496978.95	0.21
1690005	432384.88	4496941.09	0.21
1690006	432381.95	4496935.22	0.21
1690007	432338.67	4496909.63	0.21
1690008	432334.22	4496908.45	0.21
1690009	432331.08	4496908.76	0.21
1690010	432327.93	4496912.48	0.21
1690011	432325.85	4496949.10	0.21
1690012	432356.49	4496986.32	0.21
1690013	432360.38	4496951.06	0.21
1690014	432363.34	4496924.21	0.21

DÜZENLEYEN	BELEDİYE / ÖZEL İDARE	
	UYGUNDUR	KONTROL EDEN
ADI SOYADI	ÖZGÜR TEZTÜNER	ONAYLAYAN
TARİH	02.08.2024	Rıdvan BAŞ
İMZA	Harita Mühendisi	İmar İşleri Müdürü
	Etiler No: 7439 Oda Sic.No: 7208	
	Büro Tescil No: 9191	

İLİ	YALOVA
İLÇESİ	TERMAL
MAH./KÖY	YENİMAHALLE
ADA/PARSEL	171 / 1

171 ADA RÖLÖVE ÖLÇÜ KROKİSİ



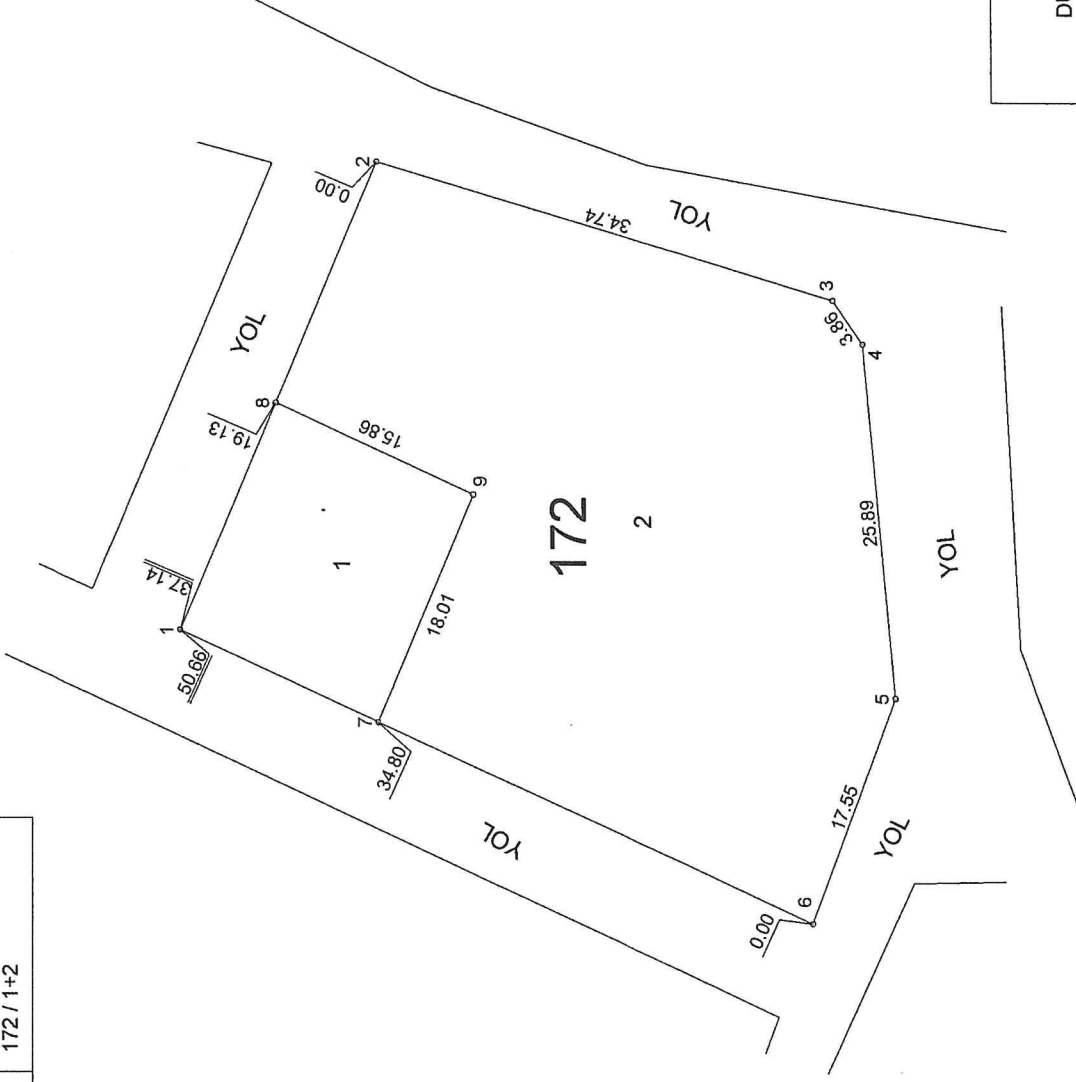
ITRF KOORDİNATLARI

NoktaNo	Y	X	MK
1710001	432604.14	4496977.48	0.21
1710002	432622.37	4496974.56	0.21
1710003	432625.04	4496971.17	0.21
1710004	432607.29	4496904.01	0.21
1710005	432576.16	4496917.12	0.21

ADI SOYADI	TARİH	İMZA	DÜZENLEYEN	UYGUNDUR		BELEDİYE / ÖZEL İDARE	
				KONTROL EDEN		ONAYLAYAN	
ÖZGÜR TEZTÜREK	ÖZGÜR TEZTÜREK	ÖZGÜR TEZTÜREK	ÖZGÜR TEZTÜREK	Rıdvan BAS	Rıdvan BAS	Rıdvan BAS	Rıdvan BAS
				İmar İşleri Müdürü	İmar İşleri Müdürü	İmar İşleri Müdürü	İmar İşleri Müdürü
				Harita Mühendisi	Harita Mühendisi	Harita Mühendisi	Harita Mühendisi
				Dip No: 1439 Oda Sic.No: 7208	Dip No: 1439 Oda Sic.No: 7208	Dip No: 1439 Oda Sic.No: 7208	Dip No: 1439 Oda Sic.No: 7208
				Büro Tescil No: 9191	Büro Tescil No: 9191	Büro Tescil No: 9191	Büro Tescil No: 9191

İLİ	YALOVA
İLÇESİ	TERMAL
MAH./KÖY	YENİMAHALLE
ADA/PARSEL	172 / 1+2

172 ADA RÖLÖVE ÖLÇÜ KROKİSİ



KROKİ

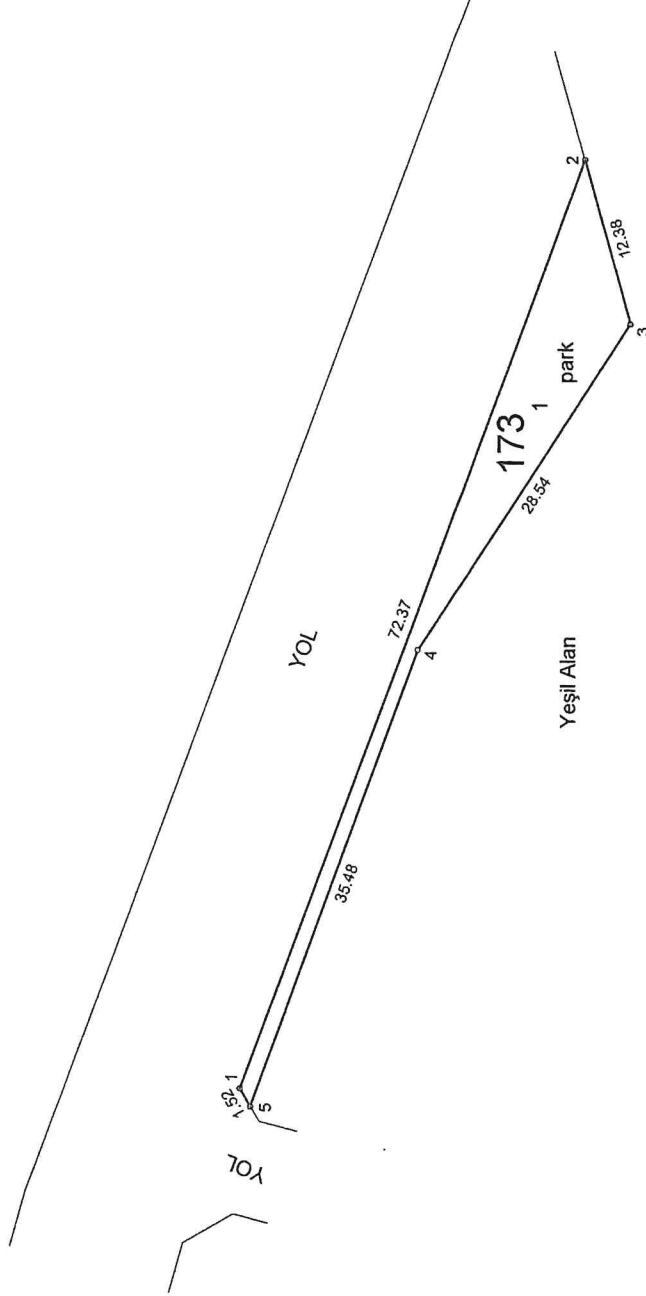
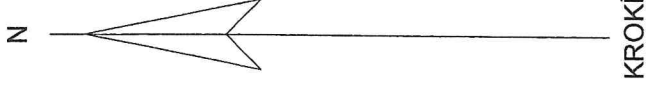
ITRF KOORDİNATLARI

NoktaNo	Y	X	MK
1720001	432573.21	4496910.76	0.21
1720002	432607.43	4496896.35	0.21
1720003	432597.52	4496863.05	0.21
1720004	432594.35	4496860.84	0.21
1720005	432568.56	4496858.55	0.21
1720006	432552.13	4496864.70	0.21
1720007	432566.61	4496896.34	0.21
1720008	432589.81	4496903.77	0.21
1720009	432583.21	4496889.35	0.21

DÜZENLEYEN		UYGUNDUR	BELEDİYE / ÖZEL İDARE
ADI SOYADI	ÖZGÜR TEZTÜNER	KONTROL-EDEN	ONAYLAYAN
TARİH	02.08.2023	Rıdvan BAŞAR	Rıdvan BAŞAR
İMZA	İmza No: 1439 Oda Sic.No: 7208 Tic. Sic. No: 9191	İmar İşleri Müdürü	İmar İşleri Müdürü

İLİ	YALOVA
İLÇESİ	TERMAL
MAH./KÖY	YENİMAHALLE
ADA/PARSEL	173 / 1

173 ADA RÖLÖVE ÖLÇÜ KROKİSİ



ITRF KOORDİNATLARI

NoktaNo	Y	X	MK
1730001	432456.91	4496887.52	0.21
1730002	432524.68	4496862.15	0.21
1730003	432512.75	4496858.83	0.21
1730004	432488.90	4496874.51	0.21
1730005	432455.60	4496886.76	0.21

DÜZENLEYEN		UYGUNDUR	BELEDİYE / ÖZEL İDARE
ADI SOYADI	ÖZGÜR TEZTÜNER	KONTROL EDEN	ONAYLAYAN
TARİH	ÖZGÜR TEZTÜNER Mühür	Rıdvan BAŞ İmar İşleri Müdürü	Rıdvan BAŞ İmar İşleri Müdürü
İMZA	Dip.No: 1439 Oda No: 7208 Tic. Sicil No: 9191		

ITRF KOORDİNATLARI

NoktaNo	Y	X	Z
109/1	432504.67	4497014.58	0.21
109/2	432503.30	4497010.52	0.21
109/3	432428.14	4496962.11	0.21
109/4	432401.14	4496946.50	0.21
109/5	432396.08	4496949.06	0.21
109/6	432390.73	4496997.57	0.21
1090761	432500.10	4497025.51	0.21
1090770	432493.19	4497025.15	0.21
1090829	432419.68	4497011.26	0.21
1090830	432418.11	4497010.51	0.21
1090838	432409.22	4497006.73	0.21
1091800	432623.82	4497029.53	
1091803	432622.22	4497041.55	
1091820	432613.66	4497028.31	
1091824	432612.23	4497040.31	
1091856	432594.60	4497013.20	
1091857	432593.73	4497001.06	
1091864	432584.43	4497013.60	
1091865	432583.70	4497001.58	
1091884	432563.42	4496988.28	
1091886	432562.90	4496995.99	
1091891	432557.67	4496996.20	
1091892	432557.55	4496997.18	
1091897	432554.01	4496987.50	
1091900	432553.54	4496994.24	
1091905	432548.87	4496994.08	
1091906	432548.71	4496996.56	
1091909	432540.55	4496986.75	
1091910	432540.33	4496991.15	
1091911	432539.23	4496991.15	
1091912	432539.18	4496994.40	
1091918	432535.09	4496985.69	
1091919	432535.05	4496986.47	
1091923	432531.16	4496994.38	
1091924	432531.09	4496995.11	
1091930	432528.32	4496985.53	
1091931	432528.10	4496995.00	
1091946	432515.92	4496990.79	
1091948	432515.09	4496999.90	
1091951	432513.49	4497022.35	
1091952	432513.10	4497012.32	
1091953	432511.30	4496990.27	
1091954	432511.09	4496991.90	
1091956	432508.31	4496998.36	
1091957	432508.23	4496999.10	
1091961	432504.36	4496994.07	
1091962	432504.07	4496997.85	
1091963	432503.54	4496991.12	
1091965	432503.20	4496993.91	
1091966	432502.85	4497022.66	
1091967	432502.43	4497012.53	
1370001	432333.22	4496898.39	0.21
1370022	432285.83	4496868.59	0.21
1370023	432309.41	4496883.42	0.21
1370030	432291.54	4496899.62	0.21
1370031	432295.02	4496902.24	0.21
1370032	432304.08	4496901.33	0.21
1370033	432314.43	4496886.57	0.21
1370034	432300.61	4496877.88	0.21
1370035	432290.25	4496892.63	0.21
1390001	432433.36	4496953.57	0.21

NoktaNo	Y	X	Z
1390002	432433.36	4496925.52	0.21
1390003	432441.58	4496905.34	0.21
1390018	432437.16	4496956.02	0.21
1390019	432458.07	4496962.65	0.21
1390020	432590.85	4496976.18	0.21
1390021	432593.58	4496971.34	0.21
1390022	432545.32	4496867.24	0.21
1390023	432449.37	4496903.16	0.21
1680001	432319.66	4496934.68	0.21
1680002	432320.90	4496912.78	0.21
1680003	432317.22	4496910.11	0.21
1680004	432294.64	4496912.32	0.21
1680005	432293.05	4496914.51	0.21
1680006	432296.35	4496919.70	0.21
1690001	432323.80	4496985.31	0.21
1690002	432326.90	4496988.64	0.21
1690003	432374.56	4496984.91	0.21
1690004	432380.71	4496978.95	0.21
1690005	432384.88	4496941.09	0.21
1690006	432381.95	4496935.22	0.21
1690007	432338.67	4496909.63	0.21
1690008	432334.22	4496908.45	0.21
1690009	432331.08	4496908.76	0.21
1690010	432327.93	4496912.48	0.21
1690011	432325.85	4496949.10	0.21
1690012	432356.49	4496986.32	0.21
1690013	432360.38	4496951.06	0.21
1690014	432363.34	4496924.21	0.21
1700001	432480.49	4496983.93	0.21
1700002	432519.25	4497008.90	0.21
1700003	432573.02	4497033.65	0.21
1700004	432593.97	4497039.71	0.21
1700005	432607.39	4497042.61	0.21
1700006	432617.77	4497043.59	0.21
1700007	432627.18	4497042.51	0.21
1700008	432641.25	4497038.76	0.21
1700009	432642.66	4497036.23	0.21
1700010	432628.19	4496983.99	0.21
1700011	432624.48	4496981.31	0.21
1700012	432604.15	4496984.57	0.21
1700013	432481.90	4496972.11	0.21
1700014	432629.82	4497041.81	0.21
1710001	432604.14	4496977.48	0.21
1710002	432622.37	4496974.56	0.21
1710003	432625.04	4496971.17	0.21
1710004	432607.29	4496904.01	0.21
1710005	432576.16	4496917.12	0.21
1720001	432573.21	4496910.76	0.21
1720002	432607.43	4496896.35	0.21
1720003	432597.52	4496863.05	0.21
1720004	432594.35	4496860.84	0.21
1720005	432568.56	4496858.55	0.21
1720006	432552.13	4496864.70	0.21
1720007	432566.61	4496896.34	0.21
1720008	432589.81	4496903.77	0.21
1720009	432583.21	4496889.35	0.21
1730001	432456.91	4496887.52	0.21
1730002	432524.68	4496862.15	0.21
1730003	432512.75	4496858.83	0.21
1730004	432488.90	4496874.51	0.21
1730005	432455.60	4496886.76	0.21

ÖZGÜR TESTİNER
Mühendis
Dip No: 1439 Oda Sic. No: 7208
Büro Tescil No: 9191

Rıdvan BAŞ
İmarat İşleri Müdürü

YÜZÖLÇÜM HESABI

Ada	Parsel	Noktalar	HesapAlan
109	471	1090829,1090770,1090761, 109/1,109/2,109/3,109/4, 109/5,109/6,1090838, 1090830	4390.91
Toplam Ada Alanı Fark Tevviz			4390.91 4390.91 0.00 22.36

Ada	Parsel	Noktalar	HesapAlan
137	10 (park)	1370034,1370022,1370035	157.04
137	11	1370034,1370035,1370030, 1370031,1370032,1370033, 1370023	350.00
137	12 (park)	1370033,1370032,1370001	199.85
Toplam Ada Alanı Fark Tevviz			706.89 706.89 0.00 7.33

Ada	Parsel	Noktalar	HesapAlan
139	2	1390022,1390023,1390003, 1390002,1390001,1390018, 1390019,1390020,1390021	11195.97
Toplam Ada Alanı Fark Tevviz			11195.97 11195.97 0.00 43.39

Ada	Parsel	Noktalar	HesapAlan
168	1 (Çocuk Bah.)	1680006,1680001,1680002, 1680003,1680004,1680005	402.90
Toplam Ada Alanı Fark Tevviz			402.90 402.90 0.00 2.60

Ada	Parsel	Noktalar	HesapAlan
169	1	1690002,1690012,1690013, 1690011,1690001	1258.14
169	2	1690013,1690012,1690003, 1690004,1690005,1690006, 1690014	1258.14
169	3	1690013,1690014,1690007, 1690008,1690009,1690010, 1690011	1258.14
Toplam Ada Alanı Fark Tevviz			3774.42 3774.42 0.00 19.90

Ada	Parsel	Noktalar	HesapAlan
170	1	1700012,1700013,1700001, 1700002,1700003,1700004, 1700005,1700006,1700007, 1700014	5629.94
170	2	1700012,1700014,1700008, 1700009,1700010,1700011	1117.05
Toplam Ada Alanı Fark Tevviz			6746.99 6746.99 0.00 30.04

Ada	Parsel	Noktalar	HesapAlan
171	1	1710003,1710004,1710005, 1710001,1710002	1907.91
Toplam Ada Alanı Fark Tevviz			1907.91 1907.91 0.00 12.43

Ada	Parsel	Noktalar	HesapAlan
172	1	1720008,1720009,1720007, 1720001	285.51
172	2	1720007,1720009,1720008, 1720002,1720003,1720004, 1720005,1720006	1569.54
Toplam Ada Alanı Fark Tevviz			1855.05 1855.05 0.00 12.22

Ada	Parsel	Noktalar	HesapAlan
173	1 (park)	1730003,1730004,1730005, 1730001,1730002	189.09
Toplam Ada Alanı Fark Tevviz			189.09 189.09 0.00 3.19

ÖZGÜR TEZTÜNER

Harita Mühendisi

Diy. No: 1439 Oda Sic. No: 7208

Büro Tescil No: 9191

Rıdvan BAS
İmar İşleri Müdürü

T.C. TERMAL BELEDİYESİ

DÜZENLEME ORTAKLIK PAYI VE KAMULAŞTIRMA MİKTARI HESAP CETVELİ

Düz. Ort. Payı alınmayacak parsellerin alanı=(a) veya varsa(c)=

Düz. Ort. Payı alınacak Parsellerin Alanı (h) = 40787.46

Düz. Giren Toplam Alan = [a]+[h] = veya [c]+[h] = 40787.46

İmar Parseline Tahsis Edilen Alan = 25830.34

Kamu Hizmetlerine Ayrılan Alan = 14957.12
[h] x%45 =

Fark
varsa eski imar adalarından kamulaştırılanlar [d] =

Kalan Fark =

Kamulaştırma gereken = (kalan farkx100/65 = [t] =

Düz.Ort.payı = (h-k)x0.45 veya (j-k)x0.45 =

varsa eski imar adalarından kamulaştırılan =

Kamu Hizmetlerine Ayrılan Alan = 14957.12

Düzenleme Ortaklık Payı Oranı = $\frac{\text{Kamu hiz. Ayr. Alan}}{[j]}$ = $\frac{14957.12}{40787.46}$ = 0.3667088
[h]

	HESABI YAPAN	KONTROL EDEN
ADI - SOYADI	ÖZGÜR TEZTÜNER	
GÖREVİ		Rıdvan BAS İmar İşleri Müdürü
TARİH	ÖZGÜR TEZTÜNER Harita Mühendisi Dip.No: 14330 Cda Sic.No: 7283	
İMZA	Büro Tescil No: 9191	

* Kamulaştırılacak alan yerine belediye parselleri tahsis edilirse [h] yerine [j] alınır

NOT: Yukarıdaki satırlar ihtiyaca göre doldurulur .

[illegible]

