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MINISTRY OF TRANSPORT
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Altyapı Yatırımları Genel Müdürlüğü



ÇINAR
ENGINEERING
CONSULTANCY INC.



ISTANBUL NORTH RAIL CROSSING PROJECT (INRAIL)

Resettlement Framework

CNR-AYGM-INRAIL-RF

Final

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ABBREVIATIONS & DEFINITIONS

ATP	Automatic Train Protection
AYGM	Directorate General of Infrastructure Investments [Altyapı Yatırımları Genel Müdürlüğü]
Bank	World Bank
CORINE	Coordination of Information on the Environment
CSC	Construction Supervision Consultant
D+B	Design and Build
E&S	Environmental and Social
ERTMS	European Rail Traffic Management System
ESCP	Environmental and Social Commitment Plan
ESF	Environmental and Social Framework
ESMP	Environmental and Social Management Plan
ESS	Environmental and Social Standard
ETCS	European Train Control System
GIS	Geographic Information System
GM	Grievance Mechanism
GN	Guidance Note
INRAIL	Istanbul North Rail Crossing Project
LRP	Livelihood Restoration Plan
MoEUCC	Ministry of Environment, Urbanization and Climate Change
MoTI	Ministry of Transport and Infrastructure
NATM	New Austrian Tunneling Method
NGO	Non-governmental organization
No.	Numbered
NTFP	Non-timber forest products
PAD	Project Appraisal Document
PAP	Project-affected persons
PIU	Project Implementation Unit
RF	Resettlement Framework
RP	Resettlement Plan
SEP	Stakeholder Engagement Plan
SIA	Social Impact Assessment
TBM	Tunnel Boring Machine
WB	World Bank

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GLOSSARY^{1 2}

Adequate housing is defined by the following criteria: security of tenure; availability of services, materials, and infrastructure; affordability; accessibility; habitability; location; and cultural adequacy.

Affected persons are the persons experiencing either physical or economic displacement and classified as persons (a) who have formal legal rights to land or assets; (b) who do not have formal legal rights to land or assets, but have a claim to land or assets that is recognized or recognizable under national law (customary right holder); or (c) who have no recognizable legal right or claim to the land or assets they occupy or use.³

Area of influence is the area likely to be affected by the project activities and facilities.

Compensation is the payment in cash or in-kind for loss of an immovable asset or loss of access to resources and livelihoods that is acquired or affected by the project.

Customary right holder refers to those who do not have formal legal rights to land or assets but have customary or traditional rights recognized or recognizable under the laws of Türkiye.

Cut-off date is the date after which any new structures, trees, crops, and other immovable assets will no longer be counted or measured for compensation purposes.

Disaggregated data are the data that have been broken down by subcategories, such as sex, gender, age, or level of education.

Displaced persons see *affected persons* or *project-affected persons*.

Displacement (economic) refers to loss of assets (including land) or access to assets that leads to loss of income sources or means of livelihood because of project-related land acquisition or restriction of access to land and natural resources.

Displacement (physical) refers to loss of dwelling or shelter because of project-related land access, which requires the affected person(s) to move to another location.

Footprint refers to land that is directly affected by the project component.

Forager refers to gatherer of non-timber forest products (NTFP)s, such as berries, mushrooms, wild fruit, herbs, and medicinal plants.

Forced eviction is defined as the permanent or temporary removal against the will of individuals, families, and/or communities from the homes and/or land which they occupy without the provision of, and access to, appropriate forms of legal and other protection, including all applicable procedures and principles in ESS5.

Household refers to one person or a group of persons who share a dwelling unit, and for a

¹ The World Bank's Environmental and Social Standard – 5 (ESS5).

² IFC, *Good Practice Handbook, Land Acquisition and Involuntary Resettlement*, 2023.

³ Where land acquisition or restrictions on land use are unavoidable, the Borrower will, as part of the environmental and social assessment, conduct a census to identify the persons who will be affected by the project, to establish an inventory of land and assets to be affected, to determine who will be eligible for compensation and assistance, and to discourage ineligible persons, such as opportunistic settlers, from claiming benefits. The social assessment will also address the claims of communities or groups who, for valid reasons, may not be present in the project area during the time of the census, such as seasonal resource users. In conjunction with the census, the Borrower will establish a cut-off date for eligibility. Information regarding the cut-off date will be well documented and will be disseminated throughout the project area at regular intervals in written and (as appropriate) non-written forms and in relevant local languages. This will include posted warnings that persons settling in the project area after the cut-off date may be subject to removal (ESS5, paragraph 20).

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group, share at least one meal a day.

In-fill resettlement involves relocating displaced persons into existing neighborhoods rather than development of resettlement sites.

Informal settlers refer to person or group of persons with no recognizable legal right to the land they use or occupy; commonly referred to as squatters.

Involuntary resettlement refers to physical and/or economic displacement whereby affected persons or communities do not have the right to refuse land acquisition or restrictions on land use resulting in their relocation.

Land includes anything growing on or permanently affixed to land, such as crops, buildings and other improvements, and appurtenant water bodies.

Land acquisition refers to all methods of obtaining land for project purposes, which may include outright purchase, expropriation of property, and acquisition of access rights, such as easements or rights of way. Land acquisition may also include: (a) acquisition of unoccupied or unutilized land whether or not the landholder relies upon such land for income or livelihood purposes; (b) repossession of public land that is used or occupied by individuals or households; and (c) project impacts that result in land being submerged or otherwise rendered unusable or inaccessible.

Livelihood refers to the full range of means that individuals, families, and communities utilize to make a living, such as wage-based income, agriculture, fishing, foraging, other natural resource-based livelihoods, petty trade, and bartering.

Livelihood restoration refers to the process of restoring (or improving) affected persons' livelihoods to pre-project levels (or better).

Negotiated settlement refers to situations where the Borrower needs to acquire specific land or restrict its use for project purposes, but rather than doing so through an expropriation proceeding, the Borrower first tries to arrive at a mutually agreeable negotiated settlement with the landowner/user.⁴

Opportunistic settlers refer to people who encroach in the area after the establishment of the cut-off and are therefore not eligible for compensation.

Orphan land is the land that is not directly located within the project's direct footprint but becomes uneconomic because of land acquisition. Also referred to as *severed land*.

Project-affected persons, see *affected persons* or *displaced persons*.

Replacement cost is defined as a method of valuation yielding sufficient compensation to replace assets, plus necessary transaction costs associated with asset replacement. Where functioning markets exist, replacement cost is the market value as established through independent and competent real estate valuation, plus transaction costs. Where functioning markets do not exist, replacement cost may be determined through alternative means, such as calculation of output value for land or productive assets, or the undepreciated value of replacement material and labor for construction of structures or other fixed assets, plus transaction costs. In all instances where physical displacement results in loss of shelter,

⁴ *Negotiated settlement helps to avoid the delays and transaction costs associated with the full judicial or administrative process of expropriation or compulsory acquisition (ESS5, GN4.6). In a negotiated settlement, the Borrower proceeds with expropriation or other compulsory mechanism if negotiations fail (ESS5, GN4.7). In many cases, both parties might find it advantageous to reach a negotiated settlement to avoid the delays and transaction costs associated with the full judicial or administrative process of expropriation or compulsory acquisition.*

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replacement cost must at least be sufficient to enable purchase or construction of housing that meets acceptable minimum community standards of quality and safety. The valuation method for determining replacement cost should be documented and included in relevant resettlement planning documents. Transaction costs include administrative charges, registration or title fees, reasonable moving expenses, and any similar costs imposed on affected persons. To ensure compensation at replacement cost, planned compensation rates may require updating in project areas where inflation is high or the period between calculation of compensation rates and delivery of compensation is extensive.

Resettlement or Livelihood Restoration Framework is the document that outlines the general principles for managing resettlement and livelihood restoration when the exact nature or magnitude of the land acquisition or restrictions on land use are unknown due to the stage of project development.

Restrictions on land use refers to limitations or prohibitions on the use of agricultural, residential, commercial, or other land that is directly introduced and put into effect as part of the project. These may include restrictions on access to legally designated parks and protected areas, restrictions on access to other common property resources, restrictions on land use within utility easements, or safety zones.

Security of tenure means that resettled individuals or communities are resettled to a site that they can legally occupy, where they are protected from the risk of eviction and where the tenure rights provided to them are socially and culturally appropriate.⁵

Transaction costs refer to all costs that may be incurred because of the transaction or transfer of assets, e.g., taxes, stamp duties, legal and notarization fees, registration fees, travel costs, etc.

Transition period is the period between the occurrence of the displacement and the time when affected livelihoods are restored.

Vulnerable groups are people who may experience vulnerable or at-risk status stemming from their race, color, sex, language, religion, political or other opinion, national or social origin, property, or birth.

⁵ *In no event will resettled persons be provided tenure rights that are in effect weaker than the rights they had to the land or assets from which they have been displaced.*

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EXECUTIVE SUMMARY

The World Bank (WB) will be supporting the Directorate General of Infrastructure Investments (AYGM) under the Ministry of Transport and Infrastructure in implementing the Istanbul North Rail Crossing Project (INRAIL or the Project). INRAIL aims to complete the missing high-capacity and heavy-duty overland railway link between the European and Asian sides of Istanbul and is therefore expected to significantly improve the connectivity and logistics efficiency of Türkiye's national railway network. Project components can be summarized as:

- Railway (126 km)
- Structures—tunnels (46 km) and viaducts (14 km)—along railway alignment.
- Electrification and Signaling:

Although the Project requires land acquisition, the scope cannot be defined at this stage, since the detailed engineering designs will be prepared by the design and build contractor.

This **Resettlement Framework (RF)** is developed to establish the resettlement principles and procedures and organizational arrangements to be used in subsequent preparation of Resettlement Plans (RPs) during Project implementation. Once the individual components are designed and the necessary information becomes available, this framework will be guiding the formulation of specific RP(s). The RF and subsequent land acquisition for the Project will be carried out according to the World Bank Environmental and Social Standard (ESS) 5 on Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement and Turkish legislation.

Legal Framework. Land acquisition legislation in Türkiye has a lengthy history, undergoing periodic updates to enhance their effectiveness and address issues encountered during implementation. Despite these efforts to align with international best practices, certain gaps persist between Turkish legislation and ESS5. The identified issues include the absence of provisions for livelihoods restoration, insufficient coverage of affected persons, misalignment of compensation with replacement cost, lack of coverage for common property resources, and the absence of continuous consultation and a Grievance Mechanism (GM) during RP implementation. Section 6.3 presents mitigation measures for the gaps.

Eligibility and Categories of Affected Persons. ESS5, and this RF, classifies affected persons into three categories which will be used in compensation calculations within the scope of the Project; (i) who has formal legal rights to land or assets, (ii) who does not have formal legal rights to land or assets but have a claim to land or assets that is recognized or recognizable under national law, (iii) who has no recognizable legal right or claim to the land or assets they occupy or use. Please see Section 5 for categories of affected persons and Section 7 for calculation for compensation payments.

Implementation Arrangements. A Project Implementation Unit (PIU) will be established under AYGM. Among other specialists the PIU will be staffed by a resettlement specialist who will be responsible for the preparation, implementation and monitoring of the RP(s).

Monitoring. The Resettlement specialist of the PIU will monitor the development and implementation of RPs. Quarterly resettlement plan progress reports will be sent to the World Bank.

Stakeholder Engagement. In line with ESS10 on Stakeholder Engagement and Information Disclosure, meaningful consultations with affected persons will be conducted throughout all stages of RP(s) including preparation, implementation, and monitoring. While full versions of draft and final RP(s) will be kept confidential and accessible only to AYGM and the World Bank, the anonymized version will be disclosed at AYGM's project website.

Grievance Mechanism. The Grievance Mechanism (GM) of the Project defined in the SEP will also be used for resettlement related grievances such as the displaced persons' complaints regarding the land acquisition process, calculation or payment of compensation, provision of

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assistance, or other relevant matters. GM does not preclude displaced persons from pursuing legal remedies available to them. Special attention will be paid to ensuring that the GM is accessible and inclusive for all Project Affected Persons, particularly vulnerable groups such as women-headed households, the elderly, persons with disabilities, migrants, and those with limited literacy. Grievance uptake channels (in-person, written, phone, and verbal) and assistance in submitting complaints will be provided to ensure that all affected persons can effectively raise concerns and receive timely responses.

1. INTRODUCTION

This Resettlement Framework (RF) is developed to establish the principles and procedures to be used in permanent or temporary “economic and/or physical displacement caused by land acquisition or restrictions on land use” (involuntary resettlement) caused by activities planned in the Istanbul North Rail Crossing Project (INRAIL or the Project) to be financed by the World Bank (WB or the Bank) and implemented by the Directorate-General of Infrastructure Investments (AYGM) of Türkiye’s Ministry of Transport and Infrastructure (MoTI).

The Project is a strategic greenfield railway development designed to strengthen Türkiye’s intercontinental rail connectivity by establishing a high-capacity rail corridor between the Asian and European sides of İstanbul. The Project aims to provide a dedicated alternative to the Marmaray Tunnel, particularly for freight transport, while also enhancing multimodal passenger connectivity.

The scope of the Project includes all civil works and infrastructure components necessary for the construction and operation of a fully electrified, double-track, signalized railway line suitable for both freight and passenger services.

The railway line, with a total length of 126 kilometers, branches off the Marmaray Line at the Çayırova location, passes by Sabiha Gökçen Airport, turns north after the airport, crosses the Bosphorus via the Yavuz Sultan Selim Bridge, reaches İstanbul Airport, and finally connects to the Halkalı-Kapıkule Line at Çatalca on the European side.

To minimize E&S impacts along the alignment, various engineering structures are planned. List of engineering structures and their properties are summarized in Table 1.

Table 1. Engineering Structures List

Name of Structure	Number	Length (km)
Total Tunnel	25	58.44
Tunnel Boring Machine (TBM) Tunnel	5	37.1
New Austrian Tunneling Method (NATM) Tunnel	20	21.34
Viaduct	42	22,105
Cut-and-Cover Tunnel	15	2,995
Underpass / Overpass	21	-
Culvert	37	-

For electrification, three transformer centers with a capacity of 154/25 kV each will be constructed. In terms of signaling systems, European Rail Traffic Management System (ERTMS) / European Train Control System (ETCS) / Automatic Train Protection (ATP) Level 1-2 automatic train protection and control systems will be installed.

Auxiliary facilities which refers to the supporting infrastructure necessary for the effective implementation and operation of the Project such as construction sites, energy transmission lines (ETLs), and disposal areas for excavated material will be included as part of the overall development.

Multiple construction sites and disposal areas for excavated material can be established for the Project. Their exact number and locations are not yet determined and will be selected by the future contractor, subject to approval by AYGM.

ETLs will be used to transmit electricity generated by the facility to the national grid. The projects and routes of the ETL lines have not yet been finalized as of the date of this RF.

The Project will be implemented under a design-and-build (D+B) contract modality.

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1.1 Land Acquisition Requirements of the Project

The Project will require land acquisition. Although the exact scope of the land acquisition cannot be defined at this stage—since the detailed engineering designs will be prepared by the D+B Contractor(s)—estimated displacement impacts and estimated numbers and categories of displaced persons are given in Section 4.

Once the individual project components are defined and the necessary information becomes available, this RF will be expanded into one or more specific Resettlement Plans (RPs) proportionate to potential risks and impacts. The number and sequencing of RPs will depend on the D+B contractors involved. Currently, 4+1 contractors (alignment has been divided into 4 sections and fifth one is for the signalization contractor for the whole alignment) are planned. One RP will be prepared per contractor for each to allow proper tracking and regional monitoring. The final RPs will be prepared before the commencement of works, after contractors selection, final design completion, and expropriation corridor delineation, and will undergo third-party monitoring and receive approval from the World Bank before works begin. The process is currently in the planning stage. Once it is finalized, the RF will be updated. RPs will be applied to close the gaps between the national legislation and the requirements of ESS5.

No physical and/or economic displacement will occur until plans required by this ESS have been finalized and approved by the World Bank.

1.2 Objective of the Resettlement Framework

The Project is being prepared and will be implemented under the WB’s Environmental and Social Framework (ESF). Pursuant to Environmental and Social Standard – 5 (ESS5) on *Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement* of ESF. Since the likely nature or magnitude of the land acquisition or restrictions on land use related to INRAIL with potential to cause physical and/or economic displacement is unknown during the Project preparation, AYGM developed this RF to establish general principles and procedures compatible with ESS5.

This RF utilizes the existing national legal and policy framework, incorporating any supplementary measures necessary to achieve consistency in land acquisition with ESS5 principles and standards.

Implementation Arrangements

A Project Implementation Unit (PIU) will be established under AYGM. Among other specialists, the PIU will be staffed by a resettlement specialist who will be responsible for the preparation, implementation and internal monitoring of the RPs, including Livelihood Restoration Plan(s) (LRP(s)), if required.

Considering the size and complexity of the Project, the Project will be implemented through mobilization of one or more design-build (“D+B”) civil works contracts. Once these D+B Contractor(s) developed the final engineering designs, AYGM will be responsible for developing full-fledged RP(s), including LRP(s) as needed, and implementation and internal monitoring of these RP(s) and/or LRP(s) based on the guidance provided by this RF.

Additionally, a third party (independent consultants) will conduct final monitoring.

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2. LAND ACQUISITION PRINCIPLES FOR THE PROJECT

AYGM PIU is obligated to develop RP(s) since the Project will cause physical or economic displacement due to land acquisition or land use restrictions.

The works which require involuntary resettlement will commence only after the specific RP is implemented, all compensations paid, and assistances are delivered.

In accordance with the ESS5, the principles and objectives governing resettlement preparation and implementation—including compensation and assistance—adopted by the Project are:

- a) AYGM will avoid forced eviction.
- b) AYGM will strive to avoid permanent or temporary “economic and/or physical displacement or restrictions on land use” (involuntary resettlement) through the assessment of alternative alignments, technical design options, and construction methods.
- c) Where land acquisition or restrictions on land use are unavoidable,
 - Project will be designed to minimize restrictions on land use, privately owned land acquisition and the economic and social impacts on the affected people. After the final engineering designs, the PIU will initially assess proposed sites to identify current usage and tenurial arrangements, pinpointing the site (or sites) that minimize physical and economic displacement.
 - resettlement activities will be planned and implemented with appropriate disclosure of information to, meaningful consultation with, and the informed participation of those affected.
 - compensations for land, structures, unharvested crops, and all other fixed assets will be paid, and allowances will be granted in accordance with the entitlement matrix, prior to the occurrence of any impact or displacement. Where feasible, land-for-land compensation will be prioritized for physically and economically displaced persons, to ensure restoration of livelihoods and living standards consistent with ESS5.
 - all affected persons will be informed about the grievance mechanism where they can convey their specific concerns about compensation, relocation, or livelihood restoration measures in a timely fashion.
 - land acquisition and resettlement activities will be regularly monitored and reported through semi-annual monitoring reports to ensure timely and effective implementation of the RPs.
 - RP(s) will include an estimated budget for all costs, including contingencies for price inflation and unforeseen costs, as well as organizational arrangements for meeting financial contingencies.
 - RP(s) will include arrangements to mitigate any adverse impacts that may occur, i.e., mitigate unavoidable adverse social and economic impacts from land acquisition or restrictions on land use by:
 - (i) providing timely compensation for loss of assets at replacement cost (defined as a method of valuation yielding compensation sufficient to replace assets, plus necessary transaction costs associated with asset replacement) and
 - (ii) assisting displaced persons in their efforts to improve, or at least restore, their livelihoods and living standards, in real terms, to pre-

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displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.

- living conditions of poor or vulnerable persons who are physically displaced, will be improved through provision of adequate housing, access to services and facilities, and security of tenure.
 - resettlement activities will be conceived and executed as sustainable development programs, providing sufficient investment resources to enable displaced persons to benefit directly from the project, as the nature of the project may warrant.
- d) Pursuant to Article 8 of Expropriation Law, land acquisitions will be realized primarily through negotiations⁶. Negotiated payments cannot be less than full replacement cost. The amount to be paid through negotiated payments will be sufficient compensation to cover the full replacement cost. Where negotiations fail, acquisition will be made through national legislation (by independent courts) and per the requirements of ESS5 (where there are gaps between requirements).

AYGM bears official responsibility for meeting all costs associated with obtaining project sites, including compensation and other considerations due to displaced persons. In addition, AYGM agrees to take all actions necessary to ensure full and effective implementation of RPs prepared in accordance with the RF, and to otherwise take actions necessary to achieve all relevant provisions of ESS5.

⁶ Appropriate principles for negotiated settlement transactions include (a) intended project sites are screened to identify competing claims to ownership or use, or other encumbrances that would impede two-party negotiations; (b) if the site is collectively or communally owned or used, the negotiation process includes those individuals or households who directly occupy or use it; (c) prior to negotiations, owners or users are informed by project authorities of their intent to obtain relevant land (and other assets) for project use; (d) owners or users are informed of their rights and options to pursue legal remedies or other actions, and sign a declaration indicating willingness to negotiate; (e) at the onset of negotiations, project negotiators present the owner or user with a proposed package of compensation or other beneficial considerations, along with an explanation as to the basis of this initial offer; (f) owners or users are informed that they may make counterproposals as they may see fit; (g) negotiations are conducted without resort to coercion or intimidation in any form; (h) an agreement establishing payment amounts or other agreed considerations is written, signed, and recorded; (i) payment of compensation and provision of any other agreed considerations is completed prior to taking possession for project use; and (j) owners or users retain the right of access to the grievance mechanism if they have complaints regarding any aspect of the negotiated settlement process.

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3. PREPARING A RESETTLEMENT PLAN

After final engineering designs of the Project is completed by the selected D+B Contractor(s), AYGM will be responsible for developing full-fledged RP(s), including Livelihood Restoration Plan(s), as and if needed, based on the guidance provided in this RF. Basic steps of the process for preparing and approving RPs are described in the subsequent paragraphs.

Step-1: Cut-off Date and Census

In conjunction with the final engineering designs, the area of influence with a focus on aspects that may cause physical or economic displacement or impact natural resources used by communities will be defined.

AYGM will conduct a census (i) to identify the persons who will be affected by the project, (ii) to establish an inventory of land and assets to be affected⁷, and (iii) to determine who will be eligible for compensation and assistance⁸. A socio-economic survey will also be carried out in parallel to gather baseline information on the livelihoods, income sources, and living conditions of affected persons, including vulnerable groups. During the census and asset inventory surveys, gender-sensitive and inclusive consultation methods will be applied to ensure that women, including those from female-headed households, can freely express their views and concerns. Specific efforts will be made to reach women who may face barriers to participation due to cultural, social, or household dynamics, and to reflect their inputs in the planning of mitigation and compensation measures. This survey will include an assessment of communities or groups who may not be physically present at the time of the census, such as seasonal users of natural resources or informal settlers, to ensure that their claims and livelihoods are also considered.

For each RP, the census data will be updated and further detailed based on follow-up surveys conducted in the project area to reflect the specific scope and impacts of land acquisition. In addition, any affected person who was not captured during the census process will have the opportunity to submit their claim through the Project’s Grievance Mechanism. The census will also identify vulnerable groups among the project-affected population, to ensure that appropriate support and assistance measures are planned (see Section 5.1).

In connection with the census, AYGM will establish a cut-off date for eligibility. Information regarding the cut-off date will be well documented and will be disseminated throughout the project area at regular intervals in written and (as appropriate) nonwritten forms (see Section 5.2). The announcement of cut-off date will serve the purpose of defining date of eligibility and thus discourage "opportunistic settlers".

Step-2: Asset Inventory and Valuation

AYGM will offer affected persons compensation at replacement cost, and other assistance as may be necessary to help them improve or at least restore their standards of living or

⁷ Such inventory should include a detailed account, derived through a consultative, impartial and transparent process, of the full range of rights held or asserted by affected people, including those based on custom or practice, secondary rights such as rights of access or use for livelihoods purposes, rights held in common, etc.

⁸ Compensation (payment or legal documents for land-for-land compensation) shall be issued to the legal owner(s) registered in the land registry, and other resettlement assistance, such as skills training, access to credit, and job opportunities, should be equally available to women and adapted to their needs. Pursuant to Expropriation Law no 2942, compensation will be paid to the legally recognized right holder, and not to joint spousal accounts unless both spouses are co-registered owners or right holder elects to open a joint account with his/her spouse. On the other hand, to ensure that women are not further disadvantaged, alternative measures will be applied to provide them equivalent security of tenure and access to compensation and livelihood restoration benefits. This includes: (a) Identifying female household members as entitled persons where feasible; (b) Ensuring that all compensation payments, access to replacement land, or livelihood support consider women as beneficiaries; (c) Monitoring and verifying through third-party oversight that tenure and benefits are equally accessible to women. These steps will be integrated into the RP preparation and implementation process to ensure that women’s rights are safeguarded and that project impacts do not exacerbate gender inequalities, in line with ESS5 requirements.

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livelihoods, subject to the provisions below regarding physical and economic displacement⁹. Please see Section 5 for eligibility criteria and Section 7 for the standards/principles for compensation.

Compensation standards for categories of land and fixed assets will be disclosed and applied consistently, and they may be subject to upward adjustment where negotiation strategies are employed. In all cases, a clear basis for calculation of compensation will be documented, and compensation distributed in accordance with transparent procedures.

Where livelihoods of displaced persons are land-based, or where land is collectively owned, AYGM will offer the displaced persons an option for replacement land, unless it can be demonstrated to the Bank's satisfaction that equivalent replacement land is unavailable. As the nature and objectives of the project may allow, AYGM will also provide opportunities to displaced communities and persons to derive appropriate development benefits from the project. In the case of project-affected persons who have no recognizable legal right or claim to the land or assets they occupy or use.

AYGM would take possession of acquired land and related assets only after compensation in accordance with ESS5 has been made available and, where applicable, displaced people have been resettled and moving allowances have been provided to the displaced persons in addition to compensation. Livelihood restoration and improvement programs will commence prior to displacement and continue during the transition period until livelihood levels are restored to ensure that affected persons are sufficiently prepared to take advantage of alternative livelihood opportunities as the need to do so arises.

In certain cases, there may be significant difficulties related to the payment of compensation to particular affected persons, for example, where repeated efforts to contact absentee owners have failed, where project-affected persons have rejected compensation that has been offered to them in accordance with the approved plan, or where competing claims to the ownership of lands or assets are subject to lengthy legal proceedings. On an exceptional basis, with prior agreement of the Bank, and where the Borrower demonstrates that all reasonable efforts to resolve such matters have been taken, the Borrower may deposit compensation funds as required by the plan (plus a reasonable additional amount for contingencies) into an interest-bearing escrow or other deposit account and proceed with the physical acquisition of the land in question. Compensation placed in escrow will be made available to eligible persons in a timely manner as issues are resolved.

To maintain confidentiality and prevent any bias against displaced persons, a separate set of individual compensation files for each displaced household or person will be prepared by AYGM.

Eligibility criteria for compensation and other forms of assistance summarized in Table 3 can be also used for consultation with displaced persons.

Step-3: Preparing Draft RP

Using census and inventory data, the social assessment and consultation with the affected people AYGM will prepare RPs proportionate to the risks and impacts associated with the project. The following principles will guide the RP preparation:

- a) For projects with minor land acquisition (less than 10% impact on affected persons) or restrictions on land use, as a result of which there will be no significant impact on incomes or livelihoods (less than 10% on affected persons), the RP would establish eligibility criteria for affected persons, set out procedures and standards for compensation, and incorporate arrangements for consultations, monitoring and addressing grievances.

⁹ At the request of project-affected persons, it may be necessary to acquire entire land parcels if partial acquisition would render the remainder economically unviable, or make the remaining parcel unsafe or inaccessible for human use or occupancy.

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- b) For projects causing physical displacement, the RP would set out the additional measures relevant to relocation of affected persons such as:¹⁰
- Explanation of relocation arrangements, including options for displaced persons and transitional support for moving or other expenses.
 - Description of resettlement site selection, preparation, and measures to mitigate impacts on host communities or the physical environment, incorporating environmental protection and management.
 - Measures to enhance living standards and address the needs of relocating poor or vulnerable households, ensuring replacement housing meets minimum community standards and comes with security of tenure.
 - Description of project design measures to improve living standards, access to community services or facilities, or other project-related benefits.
 - Any necessary measures to address the impacts of resettlement on host communities.
- c) For projects involving economic displacement with significant impacts on livelihoods or income generation, the RP would set out the additional measures relating to livelihood improvement or restoration such as:¹¹
- An account of the scale and scope of likely livelihood-related impacts, encompassing agricultural production, commercial activity, and natural resource use for livelihoods.
 - Options for livelihoods assistance (such as employment, training, small business support, assistance in providing replacement land of equivalent productive value, among others) for those losing agricultural land or resource access.
 - Assistance measures available to commercial enterprises (and workers) affected by the loss of assets or business opportunities related to land acquisition or project construction.
 - Project measures to enhance productivity or incomes among displaced persons or communities.
- d) For projects that may impose changes in land use that restrict access to resources in legally designated parks or protected areas or other common property resources on which local people may depend for livelihood purposes, the RP would establish a participatory process for determining appropriate restrictions on use and set out the mitigation measures to address adverse impacts on livelihoods that may result from such restrictions.

Each RP will adhere to the principles, planning procedures, and implementation arrangements outlined in this RF especially please see Section 5 for eligibility criteria and Section 7 for the standards/principles for compensation. An indicative outline for RP is provided in Annex-1.

Step-4: Disclosure of Draft RP

Draft RP(s) will be disclosed in a timely, accessible, and culturally appropriate manner through stakeholder consultation meeting(s) and AYGM's project website in Turkish. Disclosure of draft RP(s) will take place well before any displacement or land acquisition begins, to allow sufficient time for meaningful consultation, feedback, and incorporation of stakeholders' inputs into the final documents. However, the disclosed versions will be anonymized and will not include personally identifiable information such as names, parcel numbers, or compensation amounts linked to individuals. Publicly disclosed RP(s) will present aggregate data (e.g., number of

¹⁰ Additional details regarding planning measures for physical displacement are provided in ESS5, Annex 1, paras. 17–23.

¹¹ Consideration of scale of loss of productive assets as well as changes in institutional, technical, cultural, economic, and other factors may be important in determining the significance of economic displacement. In general practice, however, loss of 10 percent or more of productive land or assets from a household or enterprise often is considered significant. Additional details regarding planning measures for economic displacement are provided in ESS5, Annex 1, paras. 24–29.

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affected households per settlement, types of impacts, general compensation entitlements) and will focus on ensuring transparency and accountability without compromising privacy.

The PIU will address the questions raised by affected individuals during stakeholder consultation meeting(s). All consultation meetings will be documented for reference including attendees and issues raised (please see Section 12 for more information).

Additionally, each affected person will receive individualized information—through written notifications and/or face-to-face consultations in their own language—regarding the specific impacts on their assets and their entitlements. The full versions of RP(s), including detailed personal data, will be kept confidential and accessible only to AYGM and the World Bank.

Step-4: Preparation and Disclosure of Final RP

RP(s) will be revised per the minutes of the stakeholder consultation meeting(s) if necessary and submitted to the World Bank for no-objection. While final full version of RP will be kept confidential and accessible only to AYGM and the World Bank, the anonymized version will be disclosed at AYGM’s project website.

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4. ESTIMATED DISPLACEMENT IMPACTS AND ESTIMATED NUMBERS AND CATEGORIES OF DISPLACED PERSONS

The project entails the construction of a new railway corridor, including associated facilities such as stations, viaducts, underpasses, and maintenance areas. While the exact technical design and corridor width are still under refinement, the alignment generally traverses a mix of urban peripheries, semi-rural areas, and agricultural landscapes.

Although the detailed design and land acquisition boundaries are not yet finalized, preliminary assessments and the available project route data indicate that the Project is likely to result in both **physical** and **economic displacement**. The following types of impacts are anticipated:

- **Loss of residential structures:** The railway alignment passes near or through areas with existing housing structures, particularly in semi-urban settlements. Some households may require full or partial relocation due to land acquisition for right-of-way or safety buffer zones.
- **Impact on agricultural lands:** In several semi-rural areas, the alignment intersects with agricultural parcels. This may result in temporary or permanent land acquisition, restricting access to farmland and disrupting livelihoods, especially for households reliant on subsistence or small-scale commercial agriculture.
- **Impact on commercial enterprises:** In certain segments, small businesses, workshops, and roadside vendors located along or near the alignment may be affected, either through land acquisition or restricted access, leading to economic displacement.
- **Temporary land occupation:** During the construction phase, temporary use of land may be required for contractor camps, material storage sites, and access roads. This may cause short-term disruptions to land use, including grazing or cultivation.
- **Restrictions on land use, land access and protected areas:** The project may lead to the establishment of safety zones or restricted access areas along the railway, affecting the surrounding communities' ability to use land or resources such as forests, pastures, or public infrastructure. This may also include potential impacts within legally designated protected areas. People using or occupying public lands, including informal users or squatters, may also be affected and would be eligible for relocation assistance and compensation for crops or other assets.

The exact number of affected persons and scope of land acquisition will be clarified during the detailed design stage. Based on current preliminary estimates, approximately 441,200 m² will be required for bridges and viaducts, and around 2,495,555 m² for cut-and-fill areas, including tunnel entrances, exits, and shaft locations. In total, the land area to be used for the Project is estimated at approximately 296 hectares. These figures are provided at this stage solely to give an indicative understanding of the potential land requirements and may be subject to change as the design progresses. The estimated area currently comprises treasury lands, forest areas, pasturelands, areas under the control and disposal of state institutions, lands expropriated within existing road boundaries, and privately owned parcels.

Preliminary livelihood impact screening and baseline assessment has been conducted to clarify the scope of potential impacts. Using KMZ files, the entire alignment was reviewed online, identifying a total of 359 parcels, of which 142 are public land and 217 are private land. The assessment indicates that livelihood impacts vary across provinces and districts depending on land use, ownership, and presence of physical assets. Overall, affected parcels are predominantly publicly or Treasury-owned, with a significant portion classified as forest or agricultural land. The number of affected physical structures remains limited and localized, with 16 buildings identified on 15 private parcels, including seven parcels with buildings or factories that are currently inactive.

Low-level livelihood impacts are expected in districts such as Gebze, Tuzla, Eyüpsultan, Çekmeköy, and Pendik, where land is mainly public and no active livelihood activities are

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present. Moderate impacts are anticipated in Sarıyer, Sancaktepe, and Beykoz, where parcels include forest, agricultural, or plot land and may host informal users. In Çatalca and Arnavutköy, where agricultural activity and number of affected parcels are higher, livelihood impacts are primarily driven by land-based activities rather than physical structures, and the presence of multiple shareholders on private land increases the complexity of acquisition and compensation.

Given the scale of Istanbul and the dynamic nature of land use, there is a likelihood of additional new structures, informal users, or squatters being present before RPs are prepared and finalized. Therefore, RPs must be updated repeatedly prior to construction, with detailed field verification to capture all affected parcels, structures, and users, ensuring accurate impact assessment and mitigation in line with ESS5 requirements.

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5. ELIGIBILITY AND CATEGORIES OF AFFECTED PERSONS

Project-affected persons (PAPs) in the Project will be classified according to ESS5 under the following three groups. For each group, the types of losses and applicable eligibility criteria for compensation and assistance are outlined below. Please refer to Table 3 for full matrix of types of losses and compensation.

- **Who has formal legal rights to land or assets**

Title owners and the persons who have leases on the land are among the persons classified in this category.

These individuals or entities have documented ownership or formal leases for the land or structures affected by the project. Their potential losses may include:

- Full or partial loss of land (agricultural, residential, or commercial)
- Loss of buildings or structures
- Loss of business premises or disruption to livelihoods
- Loss of access to infrastructure, water sources, or roads
- Loss of plants, crops and trees

Eligibility and compensation measures for these individuals or entities are:

- Cash compensation at full replacement cost for land and assets
- Relocation assistance (transportation, temporary housing support)
- Livelihood restoration support, where income-generating activity is affected
- In case of shared tenancy (e.g., multiple business operators), entitlements will be divided fairly among the parties
- **Who does not have formal legal rights to land or assets but have a claim to land or assets that is recognized or recognizable under national law**

The Cadastre of 99.48% of the lands in Türkiye has been completed.¹² Therefore, although the likelihood of the presence of this category is very small, in cases where exists, their claims will be considered in the context of the Project.

Such persons may include long-term users, beneficiaries of customary arrangements, or those awaiting formalization of title. In Türkiye, this category may occasionally include those whose rights are under dispute or pending recognition. Their potential losses may include:

- Land under long-term use without formal registration
- Unregistered buildings, assets, or tenancy agreements

Eligibility and compensation measures for these individuals or entities are:

- Compensation for structures and assets
- Support for formalization of tenure, where possible
- Relocation and livelihood assistance, if displaced
- Full compensation in alignment with ESS5 standards even in the absence of title deeds

¹² <https://www.tkgm.gov.tr/kadastro-db/turkiye%27nin-guncel-kadastro-durumu>

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- **Who has no recognizable legal right or claim to the land or assets they occupy or use**

Persons occupying land in violation of applicable laws are classified in this category. However, this group may also include squatters or individuals informally occupying vacant or unused land. Additionally, below groups are also included in this category:

- Seasonal pastoralists or semi-nomadic herders may graze livestock in open or forest-adjacent lands, especially in areas like Arnavutköy or Çatalca. These users might establish temporary shelters during spring and summer.¹³
- Seasonal agricultural workers, often migrating from eastern or southeastern provinces, may temporarily reside near fields for harvest or fieldwork. They might erect temporary tents or structures near the lands they work on, although they do not own or formally lease these lands.
- Forest product collectors (e.g., for wood, mushrooms, medicinal herbs, or honey) may operate in forested areas along the route. While these activities are often informal, they represent an important part of local livelihoods.
- Informal or street vendors, including those operating temporary stands for selling fruits, vegetables, or other goods.

Their potential losses may include:

- Loss of informal shelter
- Loss of seasonal access to land or natural resources
- Loss of crops
- Loss of business income
- Loss of structures or improvements (e.g., fencing, irrigation channels)

Eligibility and compensation measures for these individuals or entities are:

- Compensation for non-land assets at replacement cost (e.g., for crops, shelters)
- Relocation support and, where applicable, access to alternative grazing or livelihood sites
- Livelihood restoration options such as skills training or employment support
- No compensation for land, but assistance will aim to prevent deterioration of living standards

Note: Persons who settle in the project area after the cut-off date will not be eligible for compensation or assistance, in line with ESS5 and disclosed eligibility procedures.

Determination of Eligibility in Complex Cases

In complex or disputed cases concerning eligibility —such as overlapping land claims, inheritance disputes, or unregistered ownership— the Project will initially seek resolution through administrative mechanisms such as cross-checking official cadastral records and coordinating with relevant land offices and municipalities.

¹³ In Türkiye, pastures, summer highlands (yaylak), and wintering grounds (kışlak) are legally under the ownership and authority of the State and cannot be subject to private property rights. The Pasture Law (Law No. 4342) grants collective usage rights to village or municipal communities, while semi-nomadic and pastoralist groups may also be granted seasonal access through administrative allocation. While these arrangements do not constitute legal property rights, they are recognized and respected as traditional usage practices.

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In rural and peri-urban settings, mukhtars, cadastral officers, or municipal representatives may support claim verification. Where appropriate, local knowledge may be obtained from trusted sources such as the neighborhood council member [ihtiyyar heyeti].

In addition, any disputes arising in relation to the cut-off date—for example, claims submitted after the cut-off or disagreements over eligibility status—will be addressed transparently through the Project’s GM and/or administrative review by AYGM in coordination with relevant authorities. Information on the cut-off date and related grievance procedures will be clearly communicated to affected communities during disclosure and consultation activities.

For disputes that cannot be resolved administratively and require legal adjudication, the case may be referred to judicial authorities. In such instances, and in line with ESS5, the Project may proceed with planned activities only after depositing the compensation amount—as calculated in accordance with the approved entitlement matrix—into an interest-bearing escrow account. This ensures that affected persons can later access compensation once legal matters are resolved, while also preventing unnecessary delays in project implementation.

5.1 Vulnerable Groups

The vulnerable groups that may be affected by the Project have been identified during social assessment and will be further detailed during census.

Potential vulnerable groups who may be more likely to be adversely affected by the project impacts and/or more limited than others in their ability to take advantage of a project’s benefits are envisaged as

- People who lose 10% or more of the total land assets that generate agricultural income due to land acquisition of the Project.¹⁴
- Cumulative impacts on affected persons whose lands have already been affected by other infrastructure or investment projects in the region and whose lands will be affected within the scope of this Project.
- Affected persons subject to multiple impacts of the project (multiple lands affected by the land acquisition requirements of project components).
- Affected persons left with unviable land due to project design and land take requirements of the Project.

In addition to these in the context of the Project, potential vulnerable groups may also include:

- Women-headed households: Particularly in semi-rural or peri-urban areas, women managing households on their own may face greater challenges in understanding or accessing compensation procedures, especially where legal ownership is contested or lacking.
- Elderly persons living alone: Older individuals, particularly those with limited mobility or support networks, may be disproportionately affected by displacement or restricted access to services and resources.
- People with disabilities: Persons with physical or mental disabilities may require tailored assistance during resettlement or livelihood restoration processes, especially if they depend on proximity to services or caregivers.

¹⁴ Consideration of scale of loss of productive assets as well as changes in institutional, technical, cultural, economic, and other factors may be important in determining the significance of economic displacement. In general practice, however, loss of 10 percent or more of productive land or assets from a household or enterprise often is considered significant. Additional details regarding planning measures for economic displacement are provided in ESS5, Annex 1, paras. 24–29.

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- Low-income or landless households: Households without formal land titles or those relying on informal tenancy, wage labor, or seasonal work may lack legal eligibility for compensation and thus be at greater risk of economic hardship.
- Seasonal or migrant workers: Especially those working in agriculture or informal labor markets. Although they may not have fixed assets in the project area, their livelihoods may still be disrupted by land access restrictions or the loss of work opportunities.
- Ethnic minorities or marginalized communities (if applicable): If any minority groups live or work along the project corridor, special attention must be given to cultural sensitivities and language barriers to ensure meaningful engagement.
- Children and youth: Particularly if displacement affects their access to education or exposes them to increased social and economic vulnerabilities.

Specific measures for vulnerable groups will be defined in the RP(s) such as:

- Simplified information dissemination, and support during grievance processes,
- Priority access to livelihood restoration, training, and compensation programs,
- Gender-differentiated and targeted measures, such as priority consideration for employment opportunities within the Project, additional cash or in-kind assistance for female-headed households, and outreach activities designed to enable women's participation in consultations and decision-making;
- Monitoring of outcomes to ensure that vulnerable groups have at least restored, if not improved, standards of living and livelihood.

5.2 Cut-Off Date

As also mentioned in the previous sections, a census and asset inventory study will be conducted in order to identify the affected persons, assets to be acquired, their usage and ownership status and formal/informal users, vulnerabilities and the eligible parties. For the Project, the **cut-off date** will be the date on which the **census and asset inventory** are completed. This date will be publicly communicated and clearly documented, and it will serve as the official benchmark for determining eligibility for compensation and assistance.

The process will include:

- **Public notification** of the census process and cut-off date through appropriate channels such as village announcements, posters in local mukhtar offices, municipal boards, social media platforms, and face-to-face meetings where needed.
- **Written and verbal communication** in Turkish and (where necessary) in languages spoken by migrant or refugee communities in the affected area (e.g., Arabic).
- **Coordination with local authorities** (e.g., municipalities, district directorates, neighborhood representatives) to ensure widespread awareness.

After this date:

- **No new claims** for compensation will be accepted from individuals who settle, build, or plant in the affected area.
- **Opportunistic settlers** arriving after the cut-off will not be eligible for any form of compensation or assistance, but will be given due notice and, where applicable, options for voluntary relocation in line with ESS5.

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The cut-off date will be **site-specific** and documented in the Resettlement Plans (RPs) once the detailed project footprints are finalized.

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6. LEGAL FRAMEWORK

6.1 National Legislation

6.1.1 Expropriation Law (No. 2942)

Expropriation Law (No. 2942) outlines the authority of administrations to conduct expropriation for the implementation of public services based on a public interest decision. Rather than acquiring ownership of immovable property, the law allows for the establishment of an easement if it proves sufficient for the intended purpose.

The procedures for expropriation conducted by administrations include:

- a)** The administration initiates the expropriation process by identifying the title deed records or possessions of the immovable properties that will be affected. An application is then submitted to the land registry office to ensure that an annotation is made in the land registry.
- b)** The administration forms a valuation commission, responsible for determining the estimated value of the immovable property in accordance with established evaluation standards. The valuation criteria include:
 - for lands, considering the net income the property would generate in its current state and based on its location and conditions,
 - for lots, taking into account comparable sales without a specific purpose before the expropriation day, and
 - for buildings, considering official unit prices, building cost calculations, and depreciation. In the case of partial expropriation, the suitability for use and any decrease or increase in value of the remaining part are also taken into consideration when calculating the estimated value of the immovable property.
- c)** The administration formally notifies the owner in writing of its intention to acquire the immovable property through negotiation or barter.
 - If the owner agrees to the administration's request, negotiations ensue, and the parties exchange the price, ensuring that it does not exceed the estimated value of the immovable property. Upon reaching an agreement, the immovable property is either registered ex officio or left to the title deed, and the expropriation fee is paid to the owner either in advance or through a barter arrangement.
 - If the owner rejects the request or if an agreement cannot be reached, or if there is possession, the owner may take the matter to the civil court of first instance. The purpose is to determine the expropriation fee for the immovable property, secure an advance payment of this amount, and register the property in the name of the administration or cancel its registry.

In situations where the rightful owner is unknown or cannot be reached, the expropriation fee is deposited into the bank account specified by the court, ensuring it is available for payment to the rightful owner in the future.

In cases where land is titled in the name of someone else, is ownerless, or has not been acquired by the possessor, only the minimum cost of the buildings and the value of the trees, as determined within the framework of Article 11, are compensated to the possessor.

The draining of cultivated land is typically deferred until the end of the harvest. However, if waiting for the harvest time is impractical, the expropriating administration may request the evacuation of the land, with the condition of compensating the possessor for the crop cost, a figure determined by the court. If the cost of the crop has already been factored into the

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determination of the expropriation value according to Articles 11 and 12, there is no need to reevaluate and pay this amount again for the evacuation of the immovable property.

In certain special cases, defined under the applicable expropriation legislation, the administration may opt for an urgent expropriation decision, resulting in the seizure of the immovable property by depositing the expropriation fee into the bank specified in the invitation and announcement made in accordance with Article 10. In urgent expropriation, property owners do not have the right to challenge the legality of the expropriation itself in court. However, their rights are fully protected, as they retain the ability to initiate legal proceedings to request a reassessment of the expropriation compensation, ensuring that they receive fair and adequate compensation for their property. For the Project, urgent expropriation is not anticipated, and all land acquisitions are expected to follow the standard expropriation procedures. This clarification ensures that the rights of affected persons will be fully respected, consistent with applicable legislation and international standards.

6.1.2 Resettlement Law (No. 5543)

Resettlement activities are regulated by Resettlement Law No. 5543 and Regulation for the Execution of Resettlement Law. Resettlement Law deals with families applying to related governmental agencies in the project region and requesting government assisted resettlement. Resettlement assistance of the government is provided for entitled families while expropriation compensation payments are paid to all individuals possessing immovable properties in the project area. According to Article 3 of the Law, three types of resettlements can be applied as for the choices and requests of affected families. Article 3 of the Law reads this point as follows;

“ARTICLE 3 – (1)

- a) Agricultural resettlement: Agricultural resettlement is implemented through providing a family with the following; agricultural land at the amount envisaged in special resettlement project prepared by Ministry of Environment, Urbanization and Climate Change (MoEUCC), house, management building, animal, agricultural devices and tools, workbench and credits one or more.
- b) Non – agricultural resettlement: This type of resettlement is implemented through providing a family with the following: building plot at the amount provisioned in special resettlement project, house, devices, tools, workbench and loans one or more.
- c) Physical settlement: This type of resettlement is implemented through providing construction credit support to a family within the amount of loan determined by the MoEUCC for the aim of re-building (moving) of villages because of unsuitability of a village centers or consolidating of villages because of dispersed settlement or villages which are fragmented as a result of disasters; after selling land (house plot) from village development areas to people in need”.

Article 12 of the Law refers to the resettlement of persons whose immovable assets are expropriated, and specifies eligibility criteria for government assisted resettlement as follows:

“(1) Due to the construction of a dam, an area adjacent to the dam, an area under protection, airport, highway, railway, plant and other facilities related to national economy and defense will be erected by public institutions and organizations; and due to the implementation of special laws and in order to protect historical and natural valuables;

- a) The families who have to leave their locations/places as a result of partial or full expropriation of their immovable properties,
- b) The families who do not own any immovable property, but who reside in the expropriation area at least for three years before the beginning of the calendar year, in which the resettlement planning studies were commenced, will be resettled to the locations/places indicated by the MoEUCC according to the provisions of this Law, provided that they request.

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(2) However, the families who own immovable properties to be expropriated but left their places before the commencement date of resettlement planning studies shall not be resettled. Within the last three years as of this date, the families who sold their immovable properties without any compulsory situation and did not purchase immovable property with the equal or higher value shall not be resettled even if they did not leave their places. The compulsory situations mentioned above shall be determined by the regulations.

(3) Among the families residing in the expropriation area, those who are affected from the expropriation implemented by the public institutions and organizations, can be resettled by the Ministry to a location indicated within their village boundaries upon their written application if they do not want to be resettled by the government in any other place, provided that the suggestion of relevant Governorate and the approval of the Ministry of Interior are obtained.

(4) Among the families included in the scope of this article, and requested to be resettled by the Government;

- the families who do not apply within the ninety-day following the ending date of the announcement of resettlement, and
- the families who do not commit to deposit the amount determined by the MoEUCC from their expropriation compensation they received or will receive, or their full expropriation compensation and additional increase awarded by court in the case that the amount of expropriation compensation is lower than the amount (determined by the MoEUCC) into the account of the Central Account Unit of the MoEUCC, shall not be resettled.

This article states that the affected family (entitled to expropriation compensation) requesting government assisted resettlement has to commit to deposit a certain amount of this compensation to the MoEUCC. The Regulations/Instructions for implementation of Resettlement Law defines this amount as 120 times of the gross monthly (30 days) minimum wage of any worker who is older than 16 years. If the affected household requesting government assisted resettlement is not entitled to expropriation compensation, then they are not required to pay down payment (as deposit) to the MoEUCC. Upon the completion of resettlement construction process the cost of resettlement shall be paid by the household to the MoEUCC within 15 years after a 5-year grace period and without interest. Naturally, the amount of down payment shall be considered (deducted). The amount of down payment is updated as of this netting date. Furthermore, according to regulations of the Law, if there are workers or persons with pension from any social security organization in the family, total annual amount of their wage/pension should be less than 18 times of monthly minimum gross wage.

Resettlement Assistance; Article 9 of Resettlement Law explains the resettlement assistance (which is similar to WB Standards) as follows:

- a) "At first, house and its' house - plot (for building),
- b) For craftsmen, artisans and tradesmen: workplace and its' building plot and operation credit to enable them providing for their livelihood,
- c) For farmers, land, necessary agricultural inputs, agricultural structures or plot of structure, and in kind and in cash operation and equipment credits as envisaged in agricultural resettlement project (specific),
- d) In case of the request of the right holder families (entitled to resettlement), resettlement credits can be given to the families collectively or individually, if the house, workplace and agricultural land are found by themselves and their suggestions are approved by MoEUCC."

Other assistances can be summarized as follows;

"Transportation (moving) of those entitled families to the resettlement areas (sites) shall be provided free of charge by the government according to the "Transportation (moving) Project" to be prepared (specifically) by the Ministry,"

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In sum, landless families, renters of houses and/or workplaces, tenant users of the land, formal/informal users of treasury or forest areas and artisans including itinerant peddlers without immovable property but living in that area can be entitled to government assisted resettlement for which they might be eligible.

The Resettlement Law and Regulation for the Execution of Resettlement Law provides for government-assisted resettlement in the rural and urban areas. Two households that will be subject to physical resettlement have been identified in the project area. In addition to compliance with national law, Project will also comply with the World Bank's ESS5 on Involuntary Resettlement in order to address any gaps that are found in Section 3.3 regarding resettlement entitlements.

6.2 World Bank Requirements

The Environmental and Social Standard ESS5 of the World Bank's ESF, focusing on Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement, acknowledges the potential adverse impacts that project-related land acquisition and land use restrictions can have on communities and individuals. In light of this recognition, the standard emphasizes the importance of avoiding involuntary resettlement whenever possible. However, if involuntary resettlement becomes unavoidable, it underscores the necessity of careful planning and implementation to minimize adverse impacts. Additionally, the standard emphasizes the importance of providing appropriate measures to mitigate these impacts on displaced persons and the host communities receiving them. The specific objectives set out by ESS5 are as follows:

Avoidance of Involuntary Resettlement: Strive to avoid involuntary resettlement through exploration of project design alternatives.

Prevention of Forced Eviction: Ensure the prevention of forced eviction in the course of project implementation.

Mitigation of Adverse Impacts: Mitigate unavoidable adverse social and economic impacts resulting from land acquisition or restrictions on land use by:

- (a) Providing timely compensation for the loss of assets at replacement cost.
- (b) Assisting displaced persons in efforts to enhance or restore their livelihoods and living standards to pre-displacement levels or levels prevailing before project initiation, whichever is higher.

Improvement of Living Conditions: Enhance the living conditions of physically displaced poor or vulnerable individuals through the provision of adequate housing, access to services and facilities, and the assurance of security of tenure.

Resettlement as Sustainable Development: Conceptualize and execute resettlement activities as sustainable development programs, allocating sufficient investment resources to enable displaced persons to directly benefit from the project in line with its nature.

Transparent and Inclusive Planning: Ensure that resettlement activities are planned and executed with appropriate disclosure of information, meaningful consultation, and the informed participation of those affected by the project.

6.3 Gap Analysis

Land acquisition laws and procedures in Türkiye have a lengthy history, undergoing periodic updates to enhance their effectiveness and address issues encountered during implementation. Despite these efforts to align with international good practices, certain gaps persist between Turkish legislation and World Bank ESS5. The identified issues include the absence of provisions for livelihoods restoration, insufficient coverage of affected persons,

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misalignment of compensation with replacement cost, lack of coverage for common property resources, and the absence of continuous consultation and a Grievance Mechanism during resettlement plan implementation.

To address these shortcomings and ensure compliance with ESS5, the measures presented in Table 2. will be implemented during the implementation of the project.

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Table 2. Gap Analysis and Measures to Bridge those Gaps

Gap	ESS5	Turkish Legislation	Measures to bridge the GAPS
Identification of Potentially Adverse Impacts of Land Acquisition	Adverse direct and indirect livelihood impacts of the land acquisition and other immovable assets identified and minimized.	There is no provisioning in the Turkish Law for livelihood restoration.	AYGM commits to applying requirements of ESS5 through Resettlement Plans.
	Lost livelihoods and decreased living standards are restored and improved.		In cases where land-based livelihood impacts are found to predominate a Livelihood Restoration Plan will be developed and implemented.
Identification of Potentially Adverse Impacts of Land Acquisition	Affected populations and impacts should be: identified through thematic maps, a census and inventory of affected assets,	Inventory of assets are required by Turkish Law.	An inventory of assets, structures, crops and trees will be prepared.
	<ul style="list-style-type: none"> • baseline socio-economic surveys and studies, • analysis of surveys and studies, • consultation with affected populations. 	Land acquisition through expropriation requires the preparation of a census of affected immovable assets, and a list of their owners. No studies, surveys and consultations are required. Consultations for the negotiated purchase of immovable assets are required by Article 8 of Expropriation Law.	Full socio-economic census of households (both landowners/users) affected by Project components. Surveys, Geographic Information System (GIS) and Coordination of Information on the Environment (CORINE) database will be analyzed. Specific consultations on land acquisition with affected households in line with the SEP will be carried out.
Physical Displacement	Involuntary resettlement should be avoided or minimized where feasible.	There is no provision regarding the minimization of resettlement in Turkish Laws.	All project specific alternatives will be evaluated and the alternative that would result in a minimal level of physical resettlement will be selected.
	All affected persons losing homes are entitled to resettlement.	Resettlement entitlements are limited to certain categories of affected persons. Each nuclear family within affected dwellings is entitled to a resettlement home; this provision exceeds international standards. Article 12 of Resettlement Law states that the families who do not own any immovable property, but who reside in the expropriation area at least for three years before the beginning of the calendar year, in which the resettlement planning studies were commenced, will be resettled to the locations/places indicated by the MoEUCC according to the provisions of this Law, provided that they request.	Impacts on dwellings will be eliminated through design. If dwellings are affected, then it will be handled individually for each case through RPs prepared in accordance with this RF and WB ESS5. AYGM will allocate its available sources and budget to compensate physical and economic displacement of all affected persons including informal users who are not entitled to resettlement in Turkish legislation. All affected persons will be entitled to different types of compensation in accordance with this RF and WB ESS5. In cases where resettlement is led by a government authority ("government-led resettlement"), AYGM

Gap	ESS5	Turkish Legislation	Measures to bridge the GAPS
		<p>According to The Turkish Civil Law No. 4721, Article 713; "A person who holds an immovable property that is not registered in the title deed and who has possession of the immovable property for two decades without any trial and ownership as an owner may request that the right of ownership on the whole, one part or one part of the immovable property be registered in the title deed".</p> <p>In accordance with this provision, possession by usucapion is only for immovable property which is not registered in the title deed.</p>	<p>will closely coordinate and cooperate with the Ministry of Environment, Urbanization and Climate Change (MoEUCC) to follow the resettlement process in accordance with Law No. 5543. This ensures that all affected persons are provided with suitable accommodation options and livelihood support before the civil works of the Project begin. AYGM will also monitor the process and provide technical support as needed to ensure compliance with ESS5 requirements, including timely compensation and livelihood restoration.</p>
	Resettlement plans should be developed in cases where displacement is unavoidable.	<p>No legal provisioning forces the project proponents to prepare social impact assessment (SIA) and/or resettlement plan under Turkish Law.</p> <p>Resettlement Law 5543 provides resettlement options to displaced persons by asking their preferences for urban versus rural resettlement.</p>	<p>AYGM will prepare and implement RP(s) and SIA studies in accordance with WB ESS5.</p>
	<p>Homes and residential land will be compensated by use of replacement value.</p> <p>Amortization is not allowed.</p> <p>Rural, urban and residential land is compensated by use of market prices.</p>	<p>Lost homes are not compensated by the use of replacement value.</p> <p>Homes are compensated by the use of their cost of construction with high quality material in the market.</p> <p>Amortization is considered.</p> <p>Residential land is compensated by its market prices, by using net capitalization method.</p>	<p>Cash compensation will be provided at the unit price which covers all transaction costs as defined by ESS5 plus the cost of any registration and the transfer taxes.</p> <p>Depreciation of the asset will not take place.</p> <p>In brief, the compensation for lands and structures will be at replacement cost as defined in the ESS5.</p>
Economic Displacement	The loss of assets or access to assets that results in loss of income or other means of livelihood should be restored.	<p>Economic displacement is implicit in the Expropriation Law that allows compensation for lost assets based on discounted net income.</p> <p>Valuation of agricultural land, trees, vineyards etc. is based on net income capitalization method and will consider additional factors that may have an impact on the immovable asset.</p>	<p>Requirements of ESS5 will be applied through RP(s) and where necessary via a Livelihood Restoration Plan.</p>

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Gap	ESS5	Turkish Legislation	Measures to bridge the GAPS
	Economically displaced (loss of income as a result of land acquisition) persons should be compensated and offered other assistance where required.	No legal provisioning is made in the Turkish legislation except for those that opt for State-Assisted Resettlement.	Entitlements for economically displaced persons are identified as compensation to owners of businesses, compensation for income loss, transitional livelihood support, crop payment for unviable lands, cash compensation for loss of structures, water wells, livestock pens, transportation costs, title deed costs and payments regarding the loss of common lands such as grazing lands. Those entitlements will be paid from available sources and budget of AYGM since there is no legal provisioning made in Turkish legislation.
	Project related losses of the affected people should be compensated in full and in cash prior to the actual acquisition of immovable assets. All transaction costs should be paid. Not only title deed holders, but also customary owners, tenants, public land users and squatters are entitled to compensation.	Only the legal owners can receive monetary compensation (via the expropriation of lands). Users' rights on public and private property are recognized due to recent changes in the Turkish Law. Traditional rights are recognized (with the exception of forest lands that do not recognize user rights).	All affected persons will be entitled to compensation. Users as well as owners will be compensated for assets and standing crops. Compensation measures that exceed provisions of national law will be covered by AYGM.
Use of Urgent Expropriation Procedure	Urgent expropriation may be applied only in exceptional cases. Affected persons retain rights to fair compensation and reassessment of compensation.	Law allows urgent expropriation in special cases; owners cannot contest the expropriation itself, only request reassessment of compensation. No guidance on limiting use of urgent expropriation or on livelihood restoration.	For the Project, urgent expropriation is not anticipated. All land acquisitions will follow standard procedures. Full rights of affected persons will be respected, including the ability to request reassessment of compensation. AYGM will ensure transparent and traceable compensation payments, e.g., via bank transfers or escrow accounts where possible. Procedures for consultation, grievance mechanism, and livelihood restoration (if needed) will be applied in line with ESS5.
Common Property Resources	ESS5 requires compensation for livelihood losses of individuals and communities that result from acquisition of pasturelands.	No legal provisioning is made in the Turkish legislation.	Compensation payments regarding the economic livelihood losses arising from not being able to use

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Gap	ESS5	Turkish Legislation	Measures to bridge the GAPS
		The pasture and meadow losses of the families or the associated income losses of villages are not compensated.	common lands for grazing purposes will be included in the RP(s) prepared and managed by AYGM.
Transitional Livelihood Support	According to ESS5 the borrower will provide transitional support “to all economically displaced persons, based on a reasonable estimate of the time required to restore their income-earning capacity, production levels, and standards of living”.	Transitional support is available only for government led resettlement.	Livelihood supports will be provided by AYGM to economically displaced people.
Monitoring and Evaluation	Procedures to monitor and evaluate the implementation of a Resettlement Plan will be established.	No legal provisioning is made.	AYGM will monitor the RP implementation process regularly (internal monitoring). AYGM will receive support from independent consultants to perform external monitoring and completion audit.
Grievance Mechanism	A GM will be established to receive and facilitate resolution of concerns and grievances of affected people and communities about the Project. In order to resolve concerns promptly, an understandable and transparent consultative process that is culturally appropriate and readily accessible should be used. Affected people will be informed about the GM in the course of the stakeholder engagement process.	The use of a grievance mechanism is not provisioned.	AYGM will establish a Grievance Mechanism to receive and facilitate resolution of concerns regarding land acquisition and involuntary resettlement as part of the general GM of the Project in accordance with WB policies.
Consultation / Participation	All people affected by land acquisition activities and other key stakeholders should be consulted and involved in resettlement planning. The resettlement site must be chosen through consultation with all displaced people and host communities.	There is no provision regarding to public participation in Turkish Laws. There is no requirement for Stakeholder Engagement Plan. The Resettlement Law allows consultation in the process of selecting the resettlement sites to those who opt for State-Assisted Resettlement.	ESS5 requirement of stakeholder engagement will be met by AYGM. AYGM prepared a Stakeholder Engagement Plan for the implementation of all consultations throughout Project. AYGM will conduct consultation meetings with all people affected by land acquisition activities. Physically displaced persons will be separately consulted in accordance with the ESS10.
Vulnerable Groups	Particular attention is paid to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly woman and children.	Expropriation and Settlement Laws do not make any definition for vulnerable groups.	Vulnerable groups affected by the Project are described in Section 4.2.

Gap	ESS5	Turkish Legislation	Measures to bridge the GAPS
		<p>However, the State guarantees that citizens of live their lives in peace and security in accordance with Turkish Constitution, and also encourages them to achieve high socio-economic living standards. In this context, the State implements various rules and measures to protect and support needy, weak, helpless and homeless citizens (e.g., Law No. 2022 on 01.07.1976).</p>	<p>Vulnerable people will be identified to evaluate their losses in terms of livelihood restoration during the negotiation and land acquisition process.</p> <p>Livelihood impacts on these vulnerable groups will be assessed and compensation will be provided from available sources and budget of AYGM where necessary.</p> <p>Special effort will be made to encourage female owners and users to attend to negotiations and to register their entitlements.</p> <p>Verbal communication channels will be available for those who are illiterate.</p> <p>Notary and transportation expenses of the elderly, disabled and sick right holders who are unable to withdraw their payments.</p>
Gender	<p>ESSs address gender-differentiated aspects of impacts and opportunities, as well as gender-responsive consultation processes.</p> <p>The use of land and natural resources affected by the Project should be assessed in a gender inclusive manner and specifically consider women's role in the management and use of these resources.</p>	<p>Customary law in the Project areas may deny women the right to ownership and management of cultivated lands.</p> <p>These customs are not recognized by the Civil Law, which states that all siblings and extended family members, regardless of gender and age, have similar inheritance rights.</p>	<p>AYGM will ensure that compensation arrangements should be issued in the names of both spouses or heads of households and compensation payments will be deposited in bank account (in both names). In this case, to ensure that women are not further disadvantaged, alternative measures will be applied to provide them equivalent security of tenure and access to compensation and livelihood restoration benefits. This includes:</p> <ul style="list-style-type: none"> • Identifying female household members as entitled persons where feasible. • Ensuring that all compensation payments, access to replacement land, or livelihood support consider women as beneficiaries. • Monitoring and verifying through third-party oversight that tenure and benefits are equally accessible to women. <p>These steps will be integrated into the RP preparation and implementation process to ensure that women's rights are safeguarded and that project</p>

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Gap	ESS5	Turkish Legislation	Measures to bridge the GAPS
			<p>impacts do not exacerbate gender inequalities, in line with ESS5 requirements.</p> <p>The use of joint bank accounts will be actively supported and promoted to enhance transparency, shared decision-making, and equitable access to compensation.</p> <p>Project's consultation process will capture both men's and women's views, if necessary, through separate forums or engagements.</p>

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7. METHODS OF VALUING AFFECTED ASSETS

All the categories defined under Section 4 are eligible to get compensation or assistance, which varies according to their category as set in Table 3, in entitlement matrix. Where options are available, affected persons shall have the opportunity to choose their preferred form of compensation. However, general and special considerations that are identified in Table 3 will be considered by the AYGM.

Under the Turkish legal framework, a valuation commission consisting of a minimum of three persons internally appointed by the agency responsible for land acquisition determines the estimated value of the immovable property to be expropriated or subject to the establishment of an easement right, having regard to the information and documents to be obtained from expert persons, institutions and authorities (such as Provincial Directorate of Ministry of Agriculture and Forestry), the Ministry of Industry and Technology, where necessary, and from local real estate agencies as per Article 8 of the Expropriation Law. According to Article 11 "Principles of determination of expropriation value" of Law no. 2942, below factors are taken into consideration while defining expropriation or easement right value:

- a) The type and nature of the immovable property or resource,
- b) The area of the immovable property or resource,
- c) All the characteristics and factors, which could affect the value of the immovable property or resource, and the value of each factor separately,
- d) Tax declaration, if any,
- e) Any valuations made by official authorities as of the date of expropriation,^{15, 16}
- f) For land, the net income it would generate if used as is, according to its location and conditions,
- g) For plots, the sales value based on comparable sales without any special purpose, prior to the date of expropriation,
- h) For structures, official unit prices (annually issued by the MoEUCC), calculations of the cost of building, and depreciation,
- i) Any other objective criteria that will be effective in determining the price, provided that the effect of each criterion is explained.

The valuation of affected assets is prepared based on current market values, using up-to-date price information to ensure full compensation without loss of value. All necessary measures are taken to prevent depreciation from affecting compensation, including verification of asset conditions through field visits by experts and the Valuation Commission of the Expropriation Department, preparation in accordance with applicable legislation, and monitoring by AYGM PIU as well as independent third-party monitoring. Therefore, the process is carefully controlled, calculations are based on official data, and inflation and other relevant factors are fully considered to ensure that compensation reflects the true replacement value of affected assets.

The valuation of trees affected by the project is determined by the Valuation Commission. To ensure accuracy and fairness, the commission relies on official unit price lists and agricultural

¹⁵ *Property tax values determined by municipalities, Valuations by the General Directorate of Land Registry and Cadastre / General Directorate of National Property, Valuations by the Tax Office / Revenue Administration, Valuations by Provincial/District Directorates of Agriculture, Decisions of Municipal Councils or Provincial Special Administrations, Valuations by courts or enforcement offices.*

¹⁶ Expropriation term also includes establishment of easement right.

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valuation data provided annually by the relevant Provincial Directorates of Agriculture and Forestry, as well as on prevailing market prices. Historical data from previous years may also be considered to establish an objective and balanced valuation.

Under this Project, no kind of depreciation will be taken into account.

7.1 Relocation Assistance

The relocation assistance for households losing residential structures will be calculated based on actual and reasonable market costs, following the replacement cost principle under ESS5, and tailored to household-specific circumstances (distance, household size, and vulnerability status). The calculation will include moving costs, transitional livelihood support, temporary accommodation support (if required) and utility/connection costs as such:

- Moving costs will include reimbursement of actual costs incurred for the physical relocation of household belongings (transportation, loading/unloading, and related expenses), based on local market rates;
- Transitional livelihood support will be provided to compensate for income losses and livelihood disruptions during the relocation and adjustment period up to three months. This may include short-term cash allowances or access to temporary employment opportunities until livelihoods are restored;
- Temporary accommodation support will include provision of rental assistance for a defined period (up to three months, or longer if work program is delayed) and will be calculated according to average rental prices in the project area;
- Utility and connection costs will include the coverage of the actual costs required to reconnect essential utilities (electricity, water, natural gas, and internet/telephone, as applicable) at the new place of residence.”

Table 3. Entitlement Matrix

Impact	Affected Persons	Entitlement in Principle	Mitigation Standards/Measures	Explanations/Responsibilities
A. Loss of agricultural land - Irrigated land - Rainfed land - Pasture - Groves - Fishpond - Other	Owners	Compensation in kind or at replacement cost	<p>Exchangeable lands of equivalent characteristics and value will be searched for the willing, if available, effort will be shown for exchange.</p> <p>If the remaining part of the land is "unviable" after partial permanent expropriation, the remaining part will also be expropriated by AYGM without waiting for the application of the affected persons.¹⁷</p> <p>Expropriation works and transactions will be performed in accordance with the legislation in force. Lands will be compensated with a suitable replacement cost and in a manner allowing Affected Persons to acquire equivalent assets (to be appraised on the project commencement date).</p>	<p>The expropriation fee will be paid from the expropriation budget of the AYGM. The difference between the replacement cost and the expropriation fee—that the Expropriation Law does not cover—will be covered by AYGM's own institutional budget allocations.</p>
	Users with legalizable claims	Compensation in kind or at replacement cost	<p>The land users with customary rights to land will be helped to obtain title deeds for the subject lands.</p> <p>Exchangeable lands of equivalent characteristics and value will be searched for the willing, if available, effort will be shown for exchange.</p>	<p>The expropriation fee will be paid from the expropriation budget of the AYGM. The difference between the replacement cost and the expropriation fee—that the Expropriation Law does not cover—will be covered by AYGM's own institutional budget allocations.</p>

¹⁷ If the remaining part of the expropriated property is not suitable for cultivation/benefit, expropriation of the remaining property must be made within thirty days after the submission of a written notice without the need to file a lawsuit in the administrative court (Expropriation Law Article 12, pr.7).

Impact	Affected Persons	Entitlement in Principle	Mitigation Standards/Measures	Explanations/Responsibilities
			<p>If the remaining part of the land is "unviable" after partial permanent expropriation, the remaining part will also be expropriated by AYGM without waiting for the application of the affected persons.¹⁸</p> <p>Expropriation works and transactions will be performed in accordance with the legislation in force. Lands will be compensated with a suitable replacement cost and in a manner allowing Affected Persons to acquire equivalent assets (to be appraised on the project commencement date).</p>	
	Renters/Lessees	Prorated compensation for remainder of term; assistance in finding suitable alternative	Renters/Lessees will be informed five months prior to construction activities to ensure they can find another land. Their loss of agricultural production and productive assets will be compensated as written in the relevant rows of this matrix.	Compensation will be paid from AYGM's own institutional budget allocations..
	Other users (squatters, encroachers)	<p>Compensation for improvements; assistance in lieu of land compensation</p> <p>Provide alternative resource</p> <p>Livelihood restoration</p>	<p>Their loss of agricultural production and productive assets will be compensated as written in the relevant rows of this matrix.</p> <p>Provision of defined security of tenure and ensuring that affected persons' land use, agricultural production, and assets are protected and secure.</p>	<p>Compensation will be paid from AYGM's own institutional budget allocations.</p> <p>If necessary, AYGM will coordinate with the relevant Social Assistance and Solidarity Foundations (established under Law No. 3294) to facilitate the provision of in-kind and cash support to eligible households. While AYGM does not have a mandate to directly provide such assistance, it will act as a mediator to ensure that affected</p>

¹⁸ If the remaining part of the expropriated property is not suitable for cultivation/benefit, expropriation of the remaining property must be made within thirty days after the submission of a written notice without the need to file a lawsuit in the administrative court (Expropriation Law Article 12, pr.7).

Impact	Affected Persons	Entitlement in Principle	Mitigation Standards/Measures	Explanations/Responsibilities
				households are referred to and can access the existing national social support mechanisms.
B. Loss of residential land	Owners	Compensation in kind or at replacement cost	<p>Exchangeable lands of equivalent characteristics and value will be searched for the willing, if available, effort will be shown for exchange.</p> <p>If the remaining part of the land is "unviable" after partial permanent expropriation, the remaining part will also be expropriated by AYGM without waiting for the application of the affected persons.¹⁹</p> <p>Expropriation works and transactions will be performed in accordance with the legislation in force. Lands will be compensated with a suitable replacement cost and in a manner allowing Affected Persons to acquire equivalent assets (to be appraised on the project commencement date).</p>	<p>During the expropriation process, the Department of Real Estate and Expropriation of AYGM will negotiate with owners, evaluate the preferences of the owners for resettlement, and apply the most appropriate choice to restore the living conditions of the owners to better or at least restore the living conditions.</p> <p>The expropriation fee will be paid from the expropriation budget of the AYGM. The difference between the replacement cost and the expropriation fee—that the Expropriation Law does not cover—will be covered by AYGM's own institutional budget allocations.</p>
	Users with legalizable claims	Compensation in kind or at replacement cost	<p>The land users with customary rights to land will be helped to obtain title deeds for the subject lands.</p> <p>Exchangeable lands of equivalent characteristics and value will be searched for the willing, if available, effort will be shown for exchange.</p>	<p>The expropriation fee will be paid from the expropriation budget of the AYGM. The difference between the replacement cost and the expropriation fee—that the Expropriation Law does not cover—will be covered by AYGM's own institutional budget allocations.</p>

¹⁹ If the remaining part of the expropriated property is not suitable for cultivation/benefit, expropriation of the remaining property must be made within thirty days after the submission of a written notice without the need to file a lawsuit in the administrative court (Expropriation Law Article 12, pr.7).

Impact	Affected Persons	Entitlement in Principle	Mitigation Standards/Measures	Explanations/Responsibilities
			<p>If the remaining part of the land is "unviable" after partial permanent expropriation, the remaining part will also be expropriated by AYGM without waiting for the application of the affected persons.²⁰</p> <p>Expropriation works and transactions will be performed in accordance with the legislation in force. Lands will be compensated with a suitable replacement cost and in a manner allowing Affected Persons to acquire equivalent assets (to be appraised on the project commencement date).</p>	
	Other users (squatters, encroachers)	Compensation for improvements; assistance in lieu of land compensation	<p>Transport expenses will be covered, or transportation support will be given.</p> <p>Provision of defined security of tenure</p>	<p>Compensation will be paid from AYGM's own institutional budget allocations.</p> <p>If necessary, AYGM will coordinate with the relevant Social Assistance and Solidarity Foundations (established under Law No. 3294) to facilitate the provision of in-kind and cash support to eligible households. While AYGM does not have a mandate to directly provide such assistance, it will act as a mediator to ensure that affected households are referred to and can access the existing national social support mechanisms.</p>
C. Loss of commercial land	Owners	Compensation at replacement cost, commercial real estate value	Exchangeable lands of equivalent characteristics and value will be searched for the willing, if	The expropriation fee will be paid from the expropriation budget of the AYGM. The difference between the replacement cost and the expropriation fee—that the

²⁰ If the remaining part of the expropriated property is not suitable for cultivation/benefit, expropriation of the remaining property must be made within thirty days after the submission of a written notice without the need to file a lawsuit in the administrative court (Expropriation Law Article 12, pr.7).

Impact	Affected Persons	Entitlement in Principle	Mitigation Standards/Measures	Explanations/Responsibilities
			<p>available, effort will be shown for exchange.</p> <p>If the remaining part of the land is "unviable" after partial permanent expropriation, the remaining part will also be expropriated by AYGM without waiting for the application of the affected persons.²¹</p> <p>Expropriation works and transactions will be performed in accordance with the legislation in force. Lands will be compensated with a suitable replacement cost and in a manner allowing Affected Persons to acquire equivalent assets (to be appraised on the project commencement date).</p>	Expropriation Law does not cover—will be covered by AYGM's own institutional budget allocations.
	Users with legalizable claims	Compensation in kind or at replacement cost	<p>The land users with customary rights to land will be helped to obtain title deeds for the subject lands.</p> <p>Exchangeable lands of equivalent characteristics and value will be searched for the willing, if available, effort will be shown for exchange.</p> <p>If the remaining part of the land is "unviable" after partial permanent expropriation, the remaining part will also be expropriated by</p>	The expropriation fee will be paid from the expropriation budget of the AYGM. The difference between the replacement cost and the expropriation fee—that the Expropriation Law does not cover—will be covered by AYGM's own institutional budget allocations.

²¹ If the remaining part of the expropriated property is not suitable for cultivation/benefit, expropriation of the remaining property must be made within thirty days after the submission of a written notice without the need to file a lawsuit in the administrative court (Expropriation Law Article 12, pr.7).

Impact	Affected Persons	Entitlement in Principle	Mitigation Standards/Measures	Explanations/Responsibilities
			<p>AYGM without waiting for the application of the affected persons.²²</p> <p>Expropriation works and transactions will be performed in accordance with the legislation in force. Lands will be compensated with a suitable replacement cost and in a manner allowing Affected Persons to acquire equivalent assets (to be appraised on the project commencement date).</p>	
	Other users (squatters, encroachers, illegal businesses)	Compensation for improvements; assistance in lieu of land compensation	<p>Transport expenses will be covered, or transportation support will be given.</p> <p>Provision of defined security of tenure</p>	<p>Compensation will be paid from AYGM's own institutional budget allocations.</p> <p>If necessary, AYGM will coordinate with the relevant Social Assistance and Solidarity Foundations (established under Law No. 3294) to facilitate the provision of in-kind and cash support to eligible households. While AYGM does not have a mandate to directly provide such assistance, it will act as a mediator to ensure that affected households are referred to and can access the existing national social support mechanisms.</p>
D. Temporary loss of land (establishment of easement rights and restrictions on land use)	Owners, occupants, users	Compensation for duration of project use; restoration of land to prior condition	<p>The easement right fee for the land stipulated by the Law will be compensated.</p> <p>The land mentioned will be restored to a usable status before it is delivered to the owner.</p>	The fee for establishment of easement rights will be paid from the expropriation budget of the AYGM.

²² If the remaining part of the expropriated property is not suitable for cultivation/benefit, expropriation of the remaining property must be made within thirty days after the submission of a written notice without the need to file a lawsuit in the administrative court (Expropriation Law Article 12, pr.7).

Impact	Affected Persons	Entitlement in Principle	Mitigation Standards/Measures	Explanations/Responsibilities
	Users with legalizable claims	Compensation for duration of project use; restoration of land to prior condition	<p>The land users with customary rights to land will be helped to obtain title deeds for the subject lands.</p> <p>The easement right fee for the land stipulated by the Law will be compensated.</p> <p>The land mentioned will be restored to a usable status before it is delivered to the owner.</p>	The fee for establishment of easement rights will be paid from the expropriation budget of the AYGM.
E. Loss of agricultural production - crops - fruit/nut trees - timber trees - aquaculture - forest product - livestock forage - livestock	Producers	Opportunity to bring to market, or compensation at market value at maturity (or compensation at net present value for trees and livestock)	<p>Each product and/or tree will be evaluated according to their own characteristics (annual or perennial, maturity, etc.).</p> <p>For the trees, leaving the salvage to the entitled, for the willing.</p> <p>The valuation commission will determine the market values of these crops or trees.</p>	<p>Average yield of at least 3 years will be taken into account.</p> <p>It is important to identify the users who will experience loss of agricultural income due to land acquisition, rather than landowners.</p> <p>It will be paid from the expropriation budget of the AYGM.</p>
F. Loss of productive fixed assets - irrigation facilities - fencing - wells - troughs - sheds - barns - other	Asset owners/users	Direct replacement of productive fixed assets or compensation at replacement cost (non-depreciated value including labor and materials)	Leaving the salvaged materials after demolition of the building to the entitled, for the willing.	<p>During the expropriation process, the usage conditions of these structures will be consulted with the asset owners/users, and the most appropriate entitlement option will be determined.</p> <p>The difference between the replacement cost and the expropriation fee—that the Expropriation Law does not cover—will be covered by AYGM's own institutional budget allocations.</p>
G. Loss of residential structures (Often categorized by major building material,	Owners	Direct house replacement or compensation at replacement cost (non-depreciated value including labor and materials); transitional assistance	Transport expenses will be covered, or transportation support will be given. Assistance to move personal belongings and other movable assets.	The expropriation fee will be paid from the expropriation budget of the AYGM. The difference between the replacement cost and the expropriation fee—that the Expropriation Law does not cover—will be

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Impact	Affected Persons	Entitlement in Principle	Mitigation Standards/Measures	Explanations/Responsibilities
fixed improvements, or other features)		<p>Relocation assistance:</p> <ul style="list-style-type: none"> - Moving costs will include reimbursement of actual costs incurred for the physical relocation of household belongings (transportation, loading/unloading, and related expenses), based on local market rates; - Temporary accommodation support will include provision of rental assistance for a defined period (up to three months, or longer if work program is delayed) and will be calculated according to average rental prices in the project area; - Utility and connection costs will include the coverage of the actual costs required to reconnect essential utilities (electricity, water, natural gas, and internet/telephone, as applicable) at the new place of residence.” 	Leaving the salvaged materials after demolition of the building to the entitled, for the willing.	<p>covered by AYGM's own institutional budget allocations.</p> <p>During the expropriation process, the Department of Real Estate and Expropriation of AYGM will negotiate with owners, evaluate the preferences of the owners for resettlement, and apply the most appropriate choice to restore the living conditions of the owners to better or at least restore the living conditions.</p> <p>AYGM will be in close coordination and cooperation with MoEUCC to follow the resettlement process to ensure that affected persons are provided with accommodation options and livelihood support before the civil works of the Project commence.</p> <p>If necessary, AYGM will coordinate with the relevant Social Assistance and Solidarity Foundations (established under Law No. 3294) to facilitate the provision of in-kind and cash support to eligible households. While AYGM does not have a mandate to directly provide such assistance, it will act as a mediator to ensure that affected households are referred to and can access the existing national social support mechanisms.</p>
	Occupants with legalizable claims	<p>Direct house replacement or compensation at replacement cost (non-depreciated value including labor and materials); transitional assistance</p> <p>Relocation allowance or assistance:</p>	Transport expenses will be covered, or transportation support will be given. Assistance to move personal belongings and other movable assets.	<p>The expropriation fee will be paid from the expropriation budget of the AYGM. The difference between the replacement cost and the expropriation fee—that the Expropriation Law does not cover—will be covered by AYGM's own institutional budget allocations.</p>

Impact	Affected Persons	Entitlement in Principle	Mitigation Standards/Measures	Explanations/Responsibilities
		<ul style="list-style-type: none"> - Moving costs will include reimbursement of actual costs incurred for the physical relocation of household belongings (transportation, loading/unloading, and related expenses), based on local market rates; - Temporary accommodation support will include provision of rental assistance for a defined period (up to three months, or longer if work program is delayed) and will be calculated according to average rental prices in the project area; - Utility and connection costs will include the coverage of the actual costs required to reconnect essential utilities (electricity, water, natural gas, and internet/telephone, as applicable) at the new place of residence. 	Leaving the salvaged materials after demolition of the building to the entitled, for the willing.	<p>During the expropriation process, the Department of Real Estate and Expropriation of AYGM will negotiate with owners, evaluate the preferences of the owners for resettlement, and apply the most appropriate choice to restore the living conditions of the owners to better or at least restore the living conditions.</p> <p>AYGM will be in close coordination and cooperation with MoEUCC to follow the resettlement process to ensure that affected persons are provided with accommodation options and livelihood support before the civil works of the Project commence.</p> <p>If necessary, AYGM will coordinate with the relevant Social Assistance and Solidarity Foundations (established under Law No. 3294) to facilitate the provision of in-kind and cash support to eligible households. While AYGM does not have a mandate to directly provide such assistance, it will act as a mediator to ensure that affected households are referred to and can access the existing national social support mechanisms.</p>
	Illegal structures	<p>Direct house replacement or compensation at replacement cost (non-depreciated value including labor and materials); transitional assistance</p> <p>Relocation allowance or assistance:</p> <ul style="list-style-type: none"> - Moving costs will include reimbursement of actual costs incurred for the physical 	<p>Transport expenses will be covered, or transportation support will be given. Assistance to move personal belongings and other movable assets.</p> <p>Leaving the salvaged materials after demolition of the building to the entitled, for the willing.</p>	<p>The full replacement cost that the national legislation does not cover will be provided by the available sources and the budget of the AYGM.</p> <p>During the process, the Department of Real Estate and Expropriation of AYGM will negotiate with owners, evaluate the preferences of the owners for resettlement, and apply the most appropriate choice to restore the living conditions of the owners</p>

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Impact	Affected Persons	Entitlement in Principle	Mitigation Standards/Measures	Explanations/Responsibilities
		<p>relocation of household belongings (transportation, loading/unloading, and related expenses), based on local market rates;</p> <ul style="list-style-type: none"> - Temporary accommodation support will include provision of rental assistance for a defined period (up to three months, or longer if work program is delayed) and will be calculated according to average rental prices in the project area; - Utility and connection costs will include the coverage of the actual costs required to reconnect essential utilities (electricity, water, natural gas, and internet/telephone, as applicable) at the new place of residence. 		<p>to better or at least restore the living conditions.</p> <p>If necessary, AYGM will coordinate with the relevant Social Assistance and Solidarity Foundations (established under Law No. 3294) to facilitate the provision of in-kind and cash support to eligible households. While AYGM does not have a mandate to directly provide such assistance, it will act as a mediator to ensure that affected households are referred to and can access the existing national social support mechanisms.</p>
	Renters/Lessees	<p>Prorated compensation for remainder of term; assistance in finding suitable alternative; transitional assistance</p> <p>Relocation allowance or assistance:</p> <ul style="list-style-type: none"> - Moving costs will include reimbursement of actual costs incurred for the physical relocation of household belongings (transportation, loading/unloading, and related expenses), based on local market rates; 	<p>Transport expenses will be covered, or transportation support will be given. Assistance to move personal belongings and other movable assets.</p> <p>Renters/Lessees will be informed five months prior to construction activities to ensure they can find another accommodation.</p>	<p>If necessary, AYGM will coordinate with the relevant Social Assistance and Solidarity Foundations (established under Law No. 3294) to facilitate the provision of in-kind and cash support to eligible households. While AYGM does not have a mandate to directly provide such assistance, it will act as a mediator to ensure that affected households are referred to and can access the existing national social support mechanisms.</p>

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Impact	Affected Persons	Entitlement in Principle	Mitigation Standards/Measures	Explanations/Responsibilities
		<ul style="list-style-type: none"> - Temporary accommodation support will include provision of rental assistance for a defined period (up to three months, or longer if work program is delayed) and will be calculated according to average rental prices in the project area; - Utility and connection costs will include the coverage of the actual costs required to reconnect essential utilities (electricity, water, natural gas, and internet/telephone, as applicable) at the new place of residence. 		
<p>H. Loss of commercial structures</p> <p>(Often categorized by major building material, function and capacity, fixed improvements, or other features)</p>	<p>Owners</p>	<p>Compensation at replacement cost for structures, fixed equipment and other improvements; transitional assistance</p>	<p>Transportation, modification, repair, installation, road correction etc. costs that will occur will be compensated.</p> <p>Leaving the salvaged materials after demolition of the building to the entitled, for the willing.</p> <p>Additionally, (a) Compensation of the loss of net income during the period of transition, (b) Support for the transfer and reinstallation of the plant, machinery, or other equipment, (c) Support for reestablishing commercial activities, (d) Livelihood restoration, (e) Allowance for temporary loss of wages (up to six months), and (f) Assistance in identifying alternative employment opportunities.</p>	<p>The expropriation fee will be paid from the expropriation budget of the AYGM. The difference between the replacement cost and the expropriation fee—that the Expropriation Law does not cover—will be covered by AYGM's own institutional budget allocations.</p> <p>During the expropriation process, the usage conditions of these structures will be consulted with the users, and the most suitable moving options will be determined.</p> <p>AYGM will be in cooperation with institutions such as the District Government, Municipality, Ministry of Finance (for Treasury land) and TOKI in finding alternative lands and building new structures that may be required.</p>

Impact	Affected Persons	Entitlement in Principle	Mitigation Standards/Measures	Explanations/Responsibilities
	Occupants with legalizable claims	Compensation at replacement cost for structures, fixed equipment and other improvements; transitional assistance	<p>Transportation, modification, repair, installation, road correction etc. costs that will occur will be compensated.</p> <p>Leaving the salvaged materials after demolition of the building to the entitled, for the willing.</p> <p>Additionally, (a) Compensation of the loss of net income during the period of transition, (b) Support for the transfer and reinstallation of the plant, machinery, or other equipment, (c) Support for reestablishing commercial activities, (d) Livelihood restoration, (e) Allowance for temporary loss of wages (up to six months), and (f) Assistance in identifying alternative employment opportunities.</p>	<p>The expropriation fee will be paid from the expropriation budget of the AYGM. The difference between the replacement cost and the expropriation fee—that the Expropriation Law does not cover—will be covered by AYGM's own institutional budget allocations.</p> <p>During the expropriation process, the usage conditions of these structures will be consulted with the users, and the most suitable moving options will be determined.</p> <p>AYGM will be in cooperation with institutions such as the District Government, Municipality, Ministry of Finance (for Treasury land) and TOKI in finding alternative lands and building new structures that may be required.</p>
	Illegal structures	Compensation at replacement cost for structures, fixed equipment and other improvements; transitional assistance	<p>Transportation, modification, repair, installation, road correction etc. costs that will occur will be compensated.</p> <p>Leaving the salvaged materials after demolition of the building to the entitled, for the willing.</p> <p>Additionally, (a) Support for the transfer and reinstallation of the plant, machinery, or other equipment, (b) Support for reestablishing commercial activities, (c) Livelihood restoration, (d) Allowance for temporary loss of wages (up to six</p>	<p>The full replacement cost that the national legislation does not cover will be covered by AYGM's own institutional budget allocations</p> <p>The usage conditions of these structures will be consulted with the users, and the most suitable options for compensation at replacement cost, relocation and livelihood restoration will be determined.</p>

Impact	Affected Persons	Entitlement in Principle	Mitigation Standards/Measures	Explanations/Responsibilities
	Renters/Lessees	Prorated compensation for remainder of term; compensation at replacement cost for fixed equipment and other improvements; transitional assistance	<p>months), and (e) Assistance in identifying alternative employment opportunities.</p> <ul style="list-style-type: none"> Loss of income due to relocation will be compensated for the duration of relocation (disassembly, transportation and assembly). Amendments, repairs, paint etc. expenses to be made for the location to be ready for operation will be met in a way not to be lower quality than the old facility. Transportation costs of the machinery, equipment, and goods at the facility will be paid. If there is any material that cannot be reused when disassembled, it will be compensated. Support will be provided on legal consultancy (lawyer) costs and new expenses for necessary permits, EIA documents, etc. 	AYGM will cooperate with institutions such as the District Government, Municipality, Ministry of Finance (for Treasury lands) and TOKI in finding and building a new place for the establishment.
I. Loss of agricultural livelihood	Affected agricultural producer, worker who lost more than 10% of yearly income.	In addition to compensation for lost land and assets, persons whose livelihoods are significantly affected receive alternative employment, skills training, business development assistance, or other additional assistance linked to livelihoods restoration or improvement	<ul style="list-style-type: none"> Livelihood support projects will be developed and implemented in cooperation with relevant institutions for farmers and other land-based livelihood holders, including small-scale producers cultivating land or gardens primarily for subsistence, whose livelihoods depend on agriculture and have lost their land; these projects shall give preference to land-based 	<p>AYGM will develop projects jointly with the Provincial / District Directorates of Agriculture and Forestry and cooperatives in the region and will provide livelihood support for households who have lost their livelihoods.</p> <p>AYGM will also inform the landowner about the necessary procedures for the supports that can be provided under the Resettlement Law and ensure that they receive livelihood support.</p>

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Impact	Affected Persons	Entitlement in Principle	Mitigation Standards/Measures	Explanations/Responsibilities
			<p>resettlement options where feasible to ensure the restoration of their previous livelihood patterns.</p> <ul style="list-style-type: none"> • Temporary or permanent employment opportunities, especially cleaning, chauffeur, security, cookery etc. during the construction and operation period will be offered to affected persons. • Special applications will be made for income loss compensation if necessary. • Livelihood supports may include: <ul style="list-style-type: none"> ○ Providing support for treasury land to be transferred to the ownership of unauthorized users, where legally applicable, in order to formalize land use rights and support livelihood restoration. ○ When possible, AYGM will allow the sale of lands it owns for the unauthorized users in accordance with the Law in force. ○ AYGM will inform project-affected persons about the possibilities of renting or purchasing a new land from General Directorate of National Estate. ○ AYGM will provide suitable support in the event that the entitled PAPs apply to benefit from İŞKUR's Social Benefit Program and 	<p>AYGM will also ensure that, in the case of households who have lost their income sources, these households will receive the necessary support as an intermediary in line with social assistance programs under the Social Assistance and Solidarity Encouragement Law No. 3294.</p> <p>For the provision of temporary or permanent employment opportunities, prioritization of local employment and displaced persons will be stipulated in contracts to be made with the Construction Contractor and AYGM will ensure that these people have been provided with employment opportunities in the Project.</p>

Impact	Affected Persons	Entitlement in Principle	Mitigation Standards/Measures	Explanations/Responsibilities
			receive it or obtain funds from Social Aid and Solidarity Foundations.	
J. Loss of grazing land and livestock-based livelihood	Herders, livestock owners, and households whose livelihoods partially or fully depend on access to grazing land.	In addition to compensation for affected land and assets, affected persons are entitled to livelihood restoration measures aimed at restoring or, where possible, improving livestock-based livelihoods in line with ESS5	<ul style="list-style-type: none"> • Identification and facilitation of access to alternative grazing areas, where feasible, in coordination with relevant public institutions. • Transitional support to address temporary loss of grazing access or reduced livestock productivity. • Provision of alternative livelihood support, including temporary or permanent employment opportunities during construction and operation phases. • Facilitation of access to agricultural and livestock support programs implemented by the Provincial / District Directorates of Agriculture and Forestry. • Support to access social assistance and livelihood programs under the Social Assistance and Solidarity Encouragement Law No. 3294, where applicable. 	AYGM will coordinate with relevant public institutions to ensure that affected households whose livelihoods depend on grazing land receive appropriate livelihood restoration support. AYGM will also act as an intermediary to facilitate access to agricultural, livestock, employment, and social assistance programs and ensure that livelihood restoration measures are implemented in accordance with ESS5.
K. Temporary loss of business income	Owner, enterprise	Payment of support for period of disruption	<ul style="list-style-type: none"> • In order to establish the business in a new place without stopping operation/activity, it will be ensured that the new location is found and made ready before the project construction begins. The 	

Impact	Affected Persons	Entitlement in Principle	Mitigation Standards/Measures	Explanations/Responsibilities
		<p>new location must provide the affected people with the opportunity to at least restore their income to pre-project levels or improve it. Any income loss will be compensated if the new facility was not put into operation before the construction of the project or if there was a business interruption/ work stoppage during the relocation. The new location must provide the affected people with the opportunity to at least restore their income to pre-project levels or improve it. Compensation and assistance measures will cover, as applicable:</p> <ul style="list-style-type: none"> • (i) the cost of identifying a viable alternative location, • (ii) lost net income during the transition period, • (iii) transfer and reinstallation of equipment, and • (iv) costs associated with re-establishing commercial activities. 		
L. Temporary loss of employment or wages	Employees	Payment of wages or unemployment support for period of disruption (including the insurance premiums)	<ul style="list-style-type: none"> • All actions are to be planned in a manner that allows business to stay in operation. • In cases of retrenchment due to relocation of businesses, additional support will be provided find jobs for workers whose contracts have been terminated. For this, 	At this stage, there is no identified support program specifically for employees who may face unemployment. Assistance measures for these categories will be determined during the preparation of the relevant RPs and finalized prior to RPs implementation, based on detailed impact assessments and consultations.

Impact	Affected Persons	Entitlement in Principle	Mitigation Standards/Measures	Explanations/Responsibilities
			cooperation will be made with organizations such as Chamber of Industry.	
M. Loss of public or community infrastructure, facilities or services	Public or private owners	Compensation at replacement cost for damage or destruction of infrastructure and facilities; assistance in restoring functionality and accessibility of services	<ul style="list-style-type: none"> • The current infrastructure and services will be protected and regulated so as not to bring economic losses to its users. • Any type of impact on other public assets used by locals will be consulted with relevant state authorities (BOTAŞ, DSI, Agricultural Directorates, municipalities) and compensated at full or avoid through project design. 	AYGM will make official correspondence with the institutions such as BOTAŞ, DSI, municipalities, and Provincial Directorates of Agriculture for the protection of these assets.
N. Material assistance to vulnerable or disadvantaged	Displaced illegal residents, users or occupants	In addition to applicable forms of compensation and assistance, provision of defined security of tenure ²³	In addition to mitigation measures described in relevant rows, AYGM guarantees to give priority to unauthorized users and/or families of vulnerable communities regarding possible temporary or permanent employment opportunities relevant to the project.	AYGM will ensure that such households have continued access to secure housing. This will be achieved through relocation assistance, temporary rental support which will be covered by AYGM's own institutional budget allocations, and coordination with municipalities or TOKİ to facilitate their access to social housing programs or other formal housing opportunities.
	Occupants displaced from substandard housing	Arrangements for obtaining replacement housing ²⁴ meeting minimum legal or community standards		AYGM will ensure that such households have continued access to secure housing. This will be achieved through relocation assistance, temporary rental support which will be covered by AYGM's own institutional budget allocations, and coordination with municipalities or TOKİ to facilitate their

²³ As defined in footnote 7 of ESS5, "security of tenure" means that resettled individuals or communities are resettled to a site that they can legally occupy, where they are protected from the risk of eviction and where the tenure rights provided to them are socially and culturally appropriate. In no event will resettled persons be provided tenure rights that are in effect weaker than the rights they had to the land or assets from which they have been displaced.

²⁴ As stated in General Note 27.1 of ESS5 "replacement housing" should, as appropriate, be of sufficient quality to protect inhabitants from weather conditions and environmental hazards and provide for their physical safety; and housing structures should provide adequate space, taking into account household size and the number of women and children.

Impact	Affected Persons	Entitlement in Principle	Mitigation Standards/Measures	Explanations/Responsibilities
				access to social housing programs or other formal housing opportunities.
O. Damages to structures, houses and products during construction	All PAPs	Contractor of the construction will conduct necessary examination and assessment to compensate and fix damages. In cases where the damage and injuries cannot be fixed, damaged structures will be compensated as per the RF.	PAPs will be informed of rights regarding the effects of construction phase and the grievance redress mechanism in place. Leaving the salvaged materials after demolition of the building to the entitled, for the willing.	Compensation will be paid from own budget of the Construction Contractor.

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8. RESPONSIBILITIES AND RESOURCES

8.1 Implementation Arrangements

While the Department of Real Estate and Expropriation within AYGM will carry out valuation, land acquisition and expropriation procedures in accordance with national legislation, the overall responsibility for resettlement implementation and the alignment of the national procedures with ESS5 will lie with the Project Implementation Unit (PIU) established under AYGM. The PIU will include a resettlement specialist, who will lead the preparation, coordination, implementation, and monitoring of Resettlement Plans (RPs) and will ensure compliance with both national legislation and ESS5.

The site-specific RP(s) will be prepared and submitted to the World Bank for no-objection prior to the implementation of RP(s) and the commencement of civil works. The PIU will oversee the coordination of compensation payments, relocation assistance, and livelihood restoration measures, as detailed in RP(s). All entitlements will be delivered in a timely, transparent, and accountable manner, ensuring that no displacement occurs before full compensation is paid and appropriate resettlement support is in place.

If planned relocation sites are required, the PIU will lead the identification and preparation process in consultation with affected persons and relevant authorities. These sites will be selected based on:

- Comparable or improved living conditions, in terms of access to infrastructure, services, and economic opportunities.
- Environmental suitability and technical feasibility for development.
- Estimated timeframes for acquiring and preparing the land, including the transfer of ancillary resources such as utilities.
- Supplementary investments (e.g., access roads, water supply, or social infrastructure) may be included to enhance local living conditions or benefit host communities.

In cases of physical relocation, detailed relocation timetables and logistics will be included in the RP. Legal arrangements will ensure secure tenure for resettled persons, including those previously lacking formal land rights. Where needed, the PIU will also coordinate with other relevant governmental bodies (e.g., municipalities, utility providers, land registry offices) to facilitate land titling, site development, and service provision.

If required, the PIU will provide or finance the provision of housing, basic infrastructure, and essential services at resettlement sites in full compliance with the World Bank Environmental and Social Framework (ESF). Environmental and social impacts associated with resettlement site development will be assessed and managed in coordination with the project's Environmental and Social Impact Assessment (ESIA) which will be updated as necessary to reflect resettlement site requirements identified at later stages of the project.

AYGM will also establish formal coordination mechanisms between the PIU and any other involved agencies, including subnational entities, to ensure effective implementation of RP(s). Where institutional capacity is limited, AYGM will provide technical and administrative support to ensure that resettlement activities meet ESS5 standards. If gaps exist between ESS5 and the procedures of involved agencies, AYGM will define supplemental measures in the RPs to bridge these gaps. RP(s) will include a detailed roles and responsibilities matrix, funding arrangements, and a schedule of implementation milestones, including contingencies and protocols for addressing unforeseen events.

The roles and responsibilities of the parties are summarized in Table 4.

Table 4. Roles and Responsibilities

Unit	Responsibility
AYGM - Department of Real Estate and Expropriation	<ul style="list-style-type: none"> • Communicates with land owners / users to inform them about their rights and land acquisition process under the supervision of AYGM PIU. • Identifies formal / informal land users and assets and vulnerable groups on the affected lands, establishes a commission for value determination • Manages and executes all transactions related to land acquisition in accordance with Turkish legislation. • Provides regular land acquisition process information to the PIU, including complaints and meeting records in negotiation meetings • Carries out the organizational and institutional consultations required for the fulfillment of the RP commitments.
AYGM PIU	<ul style="list-style-type: none"> • Works in close cooperation with the Department of Real Estate and Expropriation to ensure that the land acquisition process complies with the ESS5, ensures that value calculations are made to meet the requirements of ESS5. • Implements and develops processes related to the grievance mechanism, management of entitlement supports/compensations and stakeholder engagement. • Leads, follows and monitors the site personnel for the proper execution of processes related to the grievance mechanism, management of entitlement supports/compensations and stakeholder engagement. • Coordinates with the parties for the proper implementation of processes related to the grievance mechanism, management of entitlement supports/compensations and stakeholder engagement. • Tracks and reports information activities conducted within the scope of RP entitlement applications / complaints / requests • Monitors and reports on the progress made regarding the commitments defined in the RP • Determines whether other actions are necessary to achieve RP implementation objectives • Announces cutoff date to exclude individuals who are not entitled. • Verifies that measures for the restoration of livelihoods are implemented and evaluates their effectiveness • Prepare brochures and other informative materials related to land acquisition in line with SEP.
Project Management Consultant (PMC)	<ul style="list-style-type: none"> • Oversee and ensure that the implementation of the Resettlement Plans (RPs) and Livelihood Restoration Plan (LRP) is carried out in full compliance with the World Bank's ESS5 requirements and national legislation. • Conducting a census with informal users & squatters and all socio-economic surveys under the supervision of the AYGM PIU. • Coordinate with AYGM PIU, Design Supervision Consultants, and Construction Contractors to ensure consistent and harmonized resettlement implementation across all project sections. • Ensure that all resettlement-related activities are integrated into the overall project implementation schedule and monitored regularly. • Verify census and asset inventory data, entitlement matrices, and compensation calculations to ensure accuracy and fairness. • Provide recommendations to AYGM regarding any necessary corrective or supplementary measures. • Establish a monitoring system to track progress of resettlement and livelihood restoration activities, including compensation payments, livelihood assistance, and support to vulnerable groups. • Conduct field verification to assess whether affected persons have received entitlements and that livelihood restoration activities are effective. • Prepare semi-annual or quarterly resettlement monitoring reports summarizing progress, challenges, and recommendations for improvement, and submit them to AYGM and the World Bank. • Provide training and capacity-building to AYGM staff, contractors, and CLOs on resettlement procedures, grievance handling, and community engagement. • Ensure that all stakeholders involved in resettlement implementation understand their roles and responsibilities. • Support the effective functioning of the Grievance Mechanism (GM) related to land acquisition and resettlement issues. • Ensure timely registration, tracking, and resolution of grievances, including documentation and reporting of outcomes.

Unit	Responsibility
	<ul style="list-style-type: none"> Facilitate consultations and disclosure activities with Project Affected Persons (PAPs) and local communities to ensure transparency and participation throughout the process. Conduct completion and post-resettlement evaluations to assess whether the objectives of the RP and LRP have been achieved. Advise AYGM on any additional livelihood restoration measures required to achieve sustainable outcomes for affected persons
Independent Consultants (Third-party consultancy)	<ul style="list-style-type: none"> Monitors and reports on the progress made regarding the commitments defined in the RP. Reviews internal monitoring activities, records and reports and proposes solutions to verify compliance with RP commitments and identify problem areas in RP implementation. Monitor compensation and mitigation implementations and evaluate the appropriateness of the activities Verifies that measures for the restoration of livelihoods are implemented and evaluates their effectiveness and suggests corrective measures to the PIU if any required

The E&S structure to be executed by AYGM and the Construction Contractors will be managed with the organizational structure defined in Figure 8-1.

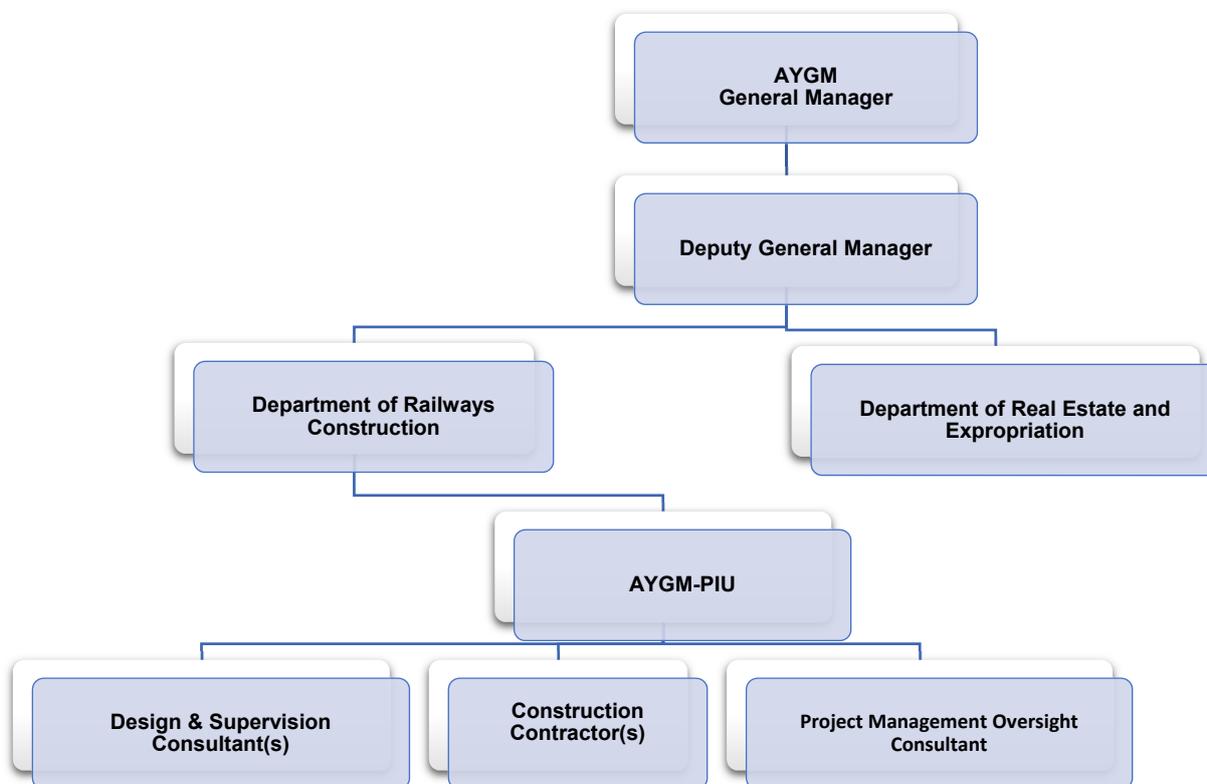


Figure 8-1 Project Implementation Arrangements and E&S Roles

Within AYGM PIU, one dedicated Social Expert will be assigned specifically for resettlement-related matters. For each Design Supervision Consultant, it is foreseen to have one Social Expert and two Community Liaison Officers (CLOs). Similarly, for each Construction Contractor, there will be one Social Expert and a minimum of four CLOs (to be assigned for both the Anatolian and European sides).

For the Project Management and Oversight Consultant, the team will include one Social Expert, one Resettlement and Livelihood Restoration Specialist, one Gender Specialist, and a minimum of four CLOs (two male and two female).

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Trainings

The resettlement specialist of the PIU will provide training to the Department of Real Estate and Expropriation on World Bank's ESS5 standards and principles. The resettlement specialist of the PIU will provide additional support and refresher training to Department of Real Estate and Expropriation if needed during implementation.

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9. IMPLEMENTATION PROCESS SCHEDULE

For the Project, the implementation of resettlement activities will be closely aligned with the overall civil works schedule to ensure that displacement does not occur before affected persons are fully compensated and, where applicable, resettlement assistance is provided. The PIU will be responsible for preparing a consolidated implementation schedule as part of each site-specific Resettlement Plan (RP), including the specific sections and areas covered by the RP, supported by detailed maps and parcel-level data provided in the relevant sections and annexes.

The general sequencing of activities is as follows:

- Preparation and approval of RP(s)
- Delivery of Entitlements: Compensation payments and resettlement assistance will be completed before displacement. This includes registration, valuation, and disbursement activities, as well as physical relocation where applicable.

In accordance with Article 11 and Article 27 of the Turkish Expropriation Law No 2942, the valuation is determined based on the market value at the date of expropriation. If there is a significant delay between the valuation and the actual compensation payment, the law entitles the affected person to legal interest from the date of valuation until the payment date. In addition, in court proceedings, the updated market value at the time of judgment may be applied.

In addition, Real Estate and Expropriation Department of AYGM is aware of the risk that inflation or market fluctuations may erode property values if there is a long delay between valuation and payment. To address this, the valuation process is carried out meticulously and through two separate commissions to minimize time loss: the Valuation Commission which determines the property value, and the Valuation and Negotiation Commission which negotiates with owners who do not accept the initial valuation and, where necessary, updates valuations based on current market conditions.

If a substantial delay occurs during the administrative/negotiation phase, an updated valuation will be conducted to reflect current market prices. If the process proceeds to court, the court determines the compensation amount based on the value at the time of judgment and may apply legal interest from the date of possession until the date of payment. To comply with ESS5, all compensation amounts under this project will be reviewed immediately before disbursement and updated if necessary, ensuring that project-affected people receive full replacement cost at the time of payment, without any depreciation due to inflation or market changes.

- Commencement of Civil Works: Only after completion of compensation and relocation activities, and validation of these actions, will construction works begin on affected sections.

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10. GRIEVANCE MECHANISM

A project-level Grievance Mechanism (GM) will be established by AYGM in accordance with ESS10 and will be accessible to all project stakeholders. The GM will be operationalized as early as possible and will remain functional throughout the project’s life cycle, covering both the preparation and implementation of RP(s). To ensure accessibility for all Project Affected Persons, including those who are rural, mobile, or with limited literacy, the GM will provide multiple channels for grievance submission. Complaints may be lodged in person, verbally, in writing, or through phone, email, or online platforms, and will also be accepted via local authorities such as mukhtars or municipal offices. Assistance will be provided for individuals requiring support in preparing or submitting grievances.

In matters specifically related to land acquisition and valuation—such as disputes over compensation amounts, expropriation boundaries, or ownership claims—the Department of Real Estate and Expropriation under AYGM will act as the lead technical body. These grievances will be handled in close coordination with the PIU and will be subject to formal documentation and resolution procedures within the GM framework. All such grievances will be acknowledged within five working days and resolved no later than 30 working days from registration, unless legal or procedural complexities require additional time, in which case the complainant will be informed of the reason and expected timeline.

However, it is important to note that the GM does not prevent displaced persons from pursuing legal remedies available to them. According to Expropriation Law No. 2942, owners of immovable property subject to expropriation have the right to file a lawsuit for annulment in the administrative jurisdiction against the expropriation transaction. Additionally, a lawsuit for correction against material errors can be filed in the judicial jurisdiction within thirty days from the date of notification by the court. If the notification cannot be made due to the inability to identify the owner(s) of the immovable property, the date of announcement made by the court in the newspaper replaces the date of notification.

The PIU’s Resettlement Specialist will be responsible for monitoring the GM and preparing regular reports summarizing the types, frequency, and resolution status of grievances.

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11. ARRANGEMENTS FOR FUNDING RESETTLEMENT

The costs associated with the implementation of Resettlement Plans (RPs)—i.e., land acquisition, compensation, physical relocation, livelihood restoration measures, transitional support—will be fully financed by AYGM through public funds allocated to the Ministry of Transport and Infrastructure, with AYGM assuming overall financial responsibility.

The Department of Real Estate and Expropriation of AYGM will prepare detailed cost estimates for expropriation and related compensation activities, in line with both Turkish Expropriation Law No. 2942 and the requirements of ESS5. These estimates will be reviewed by the PIU Resettlement Specialist to ensure that budgeted amounts reflect full replacement cost principles, include contingencies for price adjustments, and provide sufficient allocation for support to vulnerable groups.

AYGM will ensure the timely availability and flow of funds to implement RP(s) before the start of any civil works that would result in physical or economic displacement. In particular, no construction activities will proceed on land parcels unless full compensation has been paid to the eligible affected persons or provision for secure escrow mechanisms has been made in case of delayed legal resolution.

Where resettlement-related expenditures fall outside the jurisdiction of AYGM (e.g., when involving municipal service extensions to new resettlement areas), cooperation agreements will be established with the relevant agencies to ensure cost-sharing and coordinated implementation.

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12. MECHANISMS FOR CONSULTATIONS

Consultation with affected persons will be ensured throughout the resettlement planning and implementation process, in accordance with ESS5 and ESS10. Two key phases of engagement are foreseen:

(i) Individual consultations during census and socio-economic surveys

As part of the RP preparation process, the census and socio-economic surveys will involve direct interviews with all affected households. These consultations serve to:

- Inform affected persons about the project, resettlement process, and their rights, and available compensation and assistance options.
- Conduct census for determining eligibility and entitlements
- Understand household preferences regarding compensation and livelihood restoration
- Identify vulnerable groups and their specific needs

(ii) Stakeholder consultation meeting on the draft RP

Once the draft RP is prepared, a structured stakeholder consultation meeting will be held with project-affected communities, local authorities, and relevant institutions. This meeting will present the main findings and provisions of the draft RP—including eligibility criteria, compensation framework, relocation arrangements (if any), GM, and implementation schedule. Participants will have an opportunity to ask questions, express concerns, and provide input before finalization.

Specific measures will be taken to ensure the participation of vulnerable groups. For example:

- Women-headed households will be engaged through dedicated consultations with female staff or local facilitators.
- Elderly persons living alone will be identified during the census process and assisted through individual household visits during consultations. Where needed, transportation will be arranged for public meetings.
- Persons with disabilities will be consulted using accessible formats (e.g., verbal explanations, large print, or sign language interpreters) depending on their needs.
- Ethnic minorities or marginalized communities, where present, will be engaged through culturally appropriate approaches, using translators or community representatives.

Feedback collected during the stakeholder consultation meeting will be incorporated into the final RP(s), and a summary of the consultation process—including key concerns raised and responses provided—will be annexed to the final RP(s).

In addition to these formal stages, ongoing consultation and information sharing will continue, and GM will be in place to continue communication with affected communities throughout RP implementation. The PIU and local representatives will hold periodic follow-up meetings, site visits, and information sessions to keep affected persons informed of progress, implementation schedules, compensation disbursement, and grievance redress outcomes.

The PIU will monitor the implementation of RPs as part of its internal monitoring and will provide quarterly monitoring reports to the World Bank regarding the status of land acquisition and implementation of the RPs. For this Project, an external monitoring mechanism will be established through which the competent resettlement monitoring professionals will monitor implementation progress and provide advice to the PIU on any necessary corrective actions and will conduct an implementation review when all mitigation measures in the RP are substantially complete. The implementation review evaluates the effectiveness of mitigation measures in achieving RP and ESS5 objectives and recommends corrective measures to meet objectives not yet achieved.

An indicative outline for the resettlement plan progress reports is provided in Annex-2.

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The PIU will carry out regular supervision missions to the project sites. The roles and responsibilities for monitoring and the indicators to be monitored and reported are given in Table 5.

Table 5. Roles and Responsibilities for Monitoring and the Monitoring Indicators

Responsible Party	Type	Roles in M&E process	Frequency	Indicators
PIU	Internal Monitoring	<ul style="list-style-type: none"> • Preparation of RP progress reports and submission to Project management and WB • To follow the land acquisition process in order to compensate the losses of all affected persons • To ensure that all landowners' (formal and informal) livelihoods are compensated timely and appropriately through the RP Fund • To ensure that all affected persons, especially vulnerable ones, can easily express their concerns that may arise in the RP implementation process and respond to them in time. • To monitor the engagement activities regarding land acquisition to be carried out with relevant stakeholders in accordance with the SEP • To ensure that the grievance mechanism is transparent and accessible to all affected persons • To closely monitor the compliance of all planned RP implementation with the plan and the budget. • To plan in detail the subsequent measures to be taken in consultation with the relevant parties of the RP implementation. • Providing the internal monitoring data and all other necessary documents to the external monitoring and completion audit Consultant • Taking action in practice when necessary, giving information about corrections 	Quarterly	<ul style="list-style-type: none"> • Number of economically and physically displaced households and individuals by project component and/or land acquisition type. • The number of public information and consultations conducted during the RP implementation on land acquisition and restoration of livelihoods • Number of compensation payments completed, including payments to joint account • Amount and percentage of payments made as a result of court proceedings and payments made as a result of negotiations • Number of ongoing/open court cases among total court cases • Number and type of complaints about land acquisition and compensation process • Status of complaints (open, closed), closing time and resolution status • Number of affected persons received any compensation payments and/or subsistence from current budget and sources of AYGM • Number of stakeholders contacted during the RP implementation (types of stakeholders, issues raised /discussed and gender distribution of participation) and feedback from consultations • Number of vulnerable people and type of support provided to them among affected persons
Independent Party	External Monitoring	<ul style="list-style-type: none"> • Perform monitoring activities to verify compliance with RP commitments and identify problem areas in RP implementation • Preparation of external monitoring reports by reviewing internal monitoring records and reports and using both desktop data and field observations • To provide advice to the PIU on corrective actions and measures to be taken to improve RP implementation • Conduct RP completion audit. 	Semi-annually	<ul style="list-style-type: none"> • Number of information and consultation activities performed related to the resettlement process • Number of consultations with vulnerable groups • Number of households physically displaced • Number of affected persons receiving transitional livelihood support or other compensation • Number of affected persons/households receiving additional support • Number of compensation agreements awarded and reconciled • Number of ongoing lawsuits for which no consensus can be reached

Responsible Party	Type	Roles in M&E process	Frequency	Indicators
				<ul style="list-style-type: none"> • Percentage of complaints resolved in a timely manner
PIU	Completion Audit	<ul style="list-style-type: none"> • Upon the completion of resettlement activities, performing a RP Completion Audit, preparing the audit report and submitting it to the Project management 	At the end of the Project	<ul style="list-style-type: none"> • Number of complaints that cannot be resolved/closed on time • Qualitative feedback from affected persons on RP implementation • Whether households have returned to pre-displacement living standards and income sources • How the compensation / crop payments received are evaluated by the households • Whether payments are made at full replacement price • Satisfaction status of the households regarding the physical displacement

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ANNEXES

Annex-1: Indicative Outline for the Resettlement Plan

Annex-2: Resettlement Plan Progress Reporting Format

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ANNEX-1 INDICATIVE OUTLINE FOR THE RESETTLEMENT PLAN

Resettlement Plan

Minimum Elements of a Resettlement Plan

1. Description of the project.
General description of the project and identification of the project area including the specific sections and areas covered by the RP, supported by detailed maps and parcel-level data provided in the relevant sections and annexes.
2. Potential impacts.
Identification of:
 - (a) The project components or activities that give rise to displacement, explaining why the selected land must be acquired for use within the time frame of the project;
 - (b) The zone of impact of such components or activities;
 - (c) The scope and scale of land acquisition and impacts on structures and other fixed assets;
 - (d) Any project-imposed restrictions on use of, or access to, land or natural resources;
 - (e) Alternatives considered to avoid or minimize displacement and why those were rejected; and
 - (f) The mechanisms established to minimize displacement, to the extent possible, during project implementation.
3. Objectives.
The main objectives of the resettlement plan.
4. Census survey and baseline socioeconomic studies.
The findings of a household-level census identifying and enumerating affected persons, and, with the involvement of affected persons, surveying land, structures, and other fixed assets to be affected by the project. The census survey also serves other essential functions:
 - (a) Identifying characteristics of displaced households, including a description of production systems, labor, and household organization; and baseline information on livelihoods (including, as relevant, production levels and income derived from both formal and informal economic activities) and standards of living (including health status) of the displaced population;
 - (b) Information on vulnerable groups or persons for whom special provisions may have to be made;
 - (c) Identifying public or community infrastructure, property or services that may be affected;
 - (d) Providing a basis for the design of, and budgeting for, the resettlement plan;
 - (e) In conjunction with establishment of a cut-off date, providing a basis for excluding ineligible people from compensation and resettlement assistance; and
 - (f) Establishing baseline conditions for monitoring and evaluation purposes.

As the Bank may deem relevant, additional studies on the following subjects may be required to supplement or inform the census survey:

 - (g) Land tenure and transfer systems, including an inventory of common property natural resources from which people derive their livelihoods and sustenance, nontitle-based usufruct systems (including fishing, grazing, or use of forest areas) governed by local recognized land allocation mechanisms, and any issues raised by different tenure systems in the project area;
 - (h) The patterns of social interaction in the affected communities, including social networks and social support systems, and how they will be affected by the project; and

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- (i) Social and cultural characteristics of displaced communities, including a description of formal and informal institutions (e.g., community organizations, ritual groups, nongovernmental organizations (NGOs)) that may be relevant to the consultation strategy and to designing and implementing the resettlement activities.
- 5. Legal framework.
Since the legal framework is already covered in the RF, one paragraph cross reference will be made to RF.
- 6. Institutional framework.
Since the institutional framework is already covered in the RF, one paragraph cross reference will be made to RF.
- 7. Eligibility.
The eligibility criteria is already covered in the RF. Cross reference will be made to the specific situations in each RP.
- 8. Valuation of and compensation for losses.
The valuation of and compensation for losses is already covered in the RF. Cross reference will be made to the specific situations in each RP.
- 9. Community participation.
Involvement of displaced persons:
 - (a) A description of the strategy for consultation with, and participation of, displaced persons in the design and implementation of the resettlement activities;
 - (b) A summary of the views expressed and how these views were taken into account in preparing the resettlement plan;
 - (c) A review of the resettlement alternatives presented, and the choices made by displaced persons regarding options available to them; and
 - (d) Institutionalized arrangements by which displaced people can communicate their concerns to project authorities throughout planning and implementation, and measures to ensure that such vulnerable groups as ethnic minorities, the landless, and women are adequately represented.
- 10. Implementation schedule.
An implementation schedule providing anticipated dates for displacement, and estimated initiation and completion dates for all resettlement plan activities. The schedule should indicate how the resettlement activities are linked to the implementation of the overall project.
- 11. Costs and budget.
Tables showing categorized cost estimates for all resettlement activities, including allowances for inflation and other contingencies; timetables for expenditures; sources of funds; and arrangements for timely flow of funds.
- 12. Grievance redress mechanism (GRM).
GRM is already covered in the RF. Specific information will be given in each RP
- 13. Monitoring and evaluation.
Monitoring arrangements are already covered in the RF. Specific information will be given in each RP.
- 14. Arrangements for adaptive management.
The plan should include provisions for adapting resettlement implementation in response to unanticipated changes in project conditions, or unanticipated obstacles to achieving satisfactory resettlement outcomes.

Planning Requirements Where Resettlement Involves Physical Displacement

When project circumstances require the physical relocation of residents (or businesses), resettlement plans require additional information and planning elements. Additional requirements include:

- 15. Transitional assistance.

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The plan describes assistance to be provided for relocation of household members and their possessions (or business equipment and inventory). The plan describes any additional assistance to be provided for households choosing cash compensation and securing their own replacement housing, including construction of new housing. If planned relocation sites (for residences or businesses) are not ready for occupancy at the time of physical displacement, the plan establishes a transitional allowance sufficient to meet temporary rental expenses and other costs until occupancy is available.

16. Site selection, site preparation, and relocation.

When planned relocation sites are to be prepared, the resettlement plan describes the alternative relocation sites considered and explains sites selected, covering:

- (a) Legal arrangements for regularizing tenure and transferring titles to those resettled, including provision of security of tenure for those previously lacking full legal rights to land or structures.

17. Consultation on relocation arrangements.

The plan describes methods of consultation with physically displaced persons on their preferences regarding relocation alternatives available to them, including, as relevant, choices related to forms of compensation and transitional assistance, to relocating as individual households, families, or with preexisting communities or kinship groups, to sustaining existing patterns of group organization, and for relocation of, or retaining access to, cultural property (e.g., places of worship, pilgrimage centers, cemeteries).

Planning Requirements Where Resettlement Involves Economic Displacement

If land acquisition or restrictions on use of, or access to, land or natural resources may cause significant economic displacement, arrangements to provide displaced persons with sufficient opportunity to improve, or at least restore, their livelihoods are also incorporated into the resettlement plan, or into a separate livelihoods improvement plan. These include:

18. Loss of access to land or resources.

For those whose livelihood is affected by loss of land or resource use or access, including common property resources, the resettlement plan describes means to obtain substitutes or alternative resources, or otherwise provides support for alternative livelihoods.

19. Support for alternative livelihoods.

For all other categories of economically displaced persons, the resettlement plan describes feasible arrangements for obtaining employment or for establishing a business, including provision of relevant supplemental assistance including skills training, credit, licenses or permits, or specialized equipment. As warranted, livelihood planning provides special assistance to women, minorities, or vulnerable groups who may be disadvantaged in securing alternative livelihoods.

20. Transitional support.

The resettlement plan provides transitional support to those whose livelihoods will be disrupted. This may include payment for lost crops and lost natural resources, payment of lost profits for businesses, or payment of lost wages for employees affected by business relocation. The plan provides that the transitional support continues for the duration of the transition period.

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ANNEX-2: RESETTLEMENT PLAN PROGRESS REPORT

[The cover of the Report will include date of preparation and the reporting period as (month) to (month) 20XX]

1 - Project Description

(This section remains relatively unchanged in the reports unless there is change in design)

Brief description/overview of the project, including: any associated facilities needed for its functionality and success, including those associated facilities financed by other sources; key components; reports should up-date any changes or variations in design which may change land access requirements.

2 – Implementation Summary

A summary of all tasks and activities undertaken up to date on land acquisition and/or resettlement should be provided. Progress on issues such as negotiations for land, court cases, compensation payments, community engagement, site selection, physical relocation, livelihood restoration plan and grievances should be explained.

3 - Emerging Issues and Recommendations

This section should describe the key issues and report on its state of resolution/non-resolution.

4 –Follow-up on Previous Recommendations

This section will not exist for the first report as it will not have any follow-up requirements from a previous period. As of the second report this section will provide information on key issues brought up in the previous report and measures taken to mitigate them. Any unresolved issue will once again be pointed out in this section.

5 – Conclusion

General progress of RP implementation will be evaluated and future actions in line with the recommendations will be discussed in this section.

6- Summary Tables for the Implementation of Resettlement Plan

In line with its monitoring indicators set out in the RP, this section will provide through several tables, both period specific and accumulated information on RP implementation. The tables can be provided separately in an excel worksheet or directly under this section depending on the content of information presented. The tables will include the total area of land being acquired, number of affected persons (disaggregated by gender, and vulnerability status), number of affected households, the category of entitlement, status of land acquisition process, status of disbursement of compensation, etc.