




ANTALYA BÜYÜKŞEHİR BELEDİYESİ
İMAR VE BAYINDIRLIK KOMİSYONU RAPORU

Tarih: 07/06/2022

BİRİM	KENT ESTETİĞİ DAİRESİ BAŞKANLIĞI
TALEP SAHİBİ	BÜYÜKŞEHİR BELEDİYESİ
MECLİS TOPLANTISININ TARİHİ VE GÜNDEM MADDESİ	Büyükşehir Belediye Meclisinin 07/03/2022 tarihli toplantısında gündemin 76. maddesinde görüşülerek İmar ve Bayındırlık Komisyonuna havale edilmiştir.

TALEP KONUSU	<p>Muratpaşa İlçesi, Balbey Kentsel Sit Alanı ve çevresini kapsayan ve 23.03.2015 tarihli, 2015/7456 sayılı Bakanlar Kurulu kararına istinaden 5366 sayılı Kanun çerçevesinde "Yenileme Alanı" ilan edilen alan sınırları dahilindeki 1. Etap Proje Alanına (6636 - 6722 adalar) ilişkin hazırlanan 1/5000 ölçekli 1.Etap Koruma Amaçlı Nazım İmar Planı ve 1/1000 ölçekli 1.Etap Koruma Amaçlı Uygulama İmar Planı Revizyonu, Kültür ve Turizm Bakanlığı Plan İnceleme ve Değerlendirme Kurulu'nun 25/05/2021 tarihli ve 2021/08-24 sayılı kararı ve Antalya Kültür Varlıklarını Koruma Bölge Kurulu'nun 29/07/2021 tarihli ve 12574 sayılı kararı doğrultusunda 2634 sayılı Turizmi Teşvik Kanunu'nun 7.maddesi uyarınca 20/08/2021 tarihinde onaylanmıştır. Bahse konu onaylı planlar doğrultusunda revize edilen 1.Etap Proje alanına ilişkin Yenileme Avan Projelerinin (Mimari Avan) 5366 sayılı "Yıpranan Tarihi ve Kültürel Taşınmaz Varlıkların Yenilenerek Korunması Hakkında Kanun" kapsamında görüşülerek karara bağlanması hususu.</p>
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KOMİSYON RAPORU:	<p>Muratpaşa İlçesi, Balbey Kentsel Sit Alanı ve çevresini kapsayan ve 23.03.2015 tarihli, 2015/7456 sayılı Bakanlar Kurulu kararına istinaden 5366 sayılı Kanun çerçevesinde "Yenileme Alanı" ilan edilen alan sınırları dâhilindeki 1. Etap Proje Alanı (6636 - 6722 adalar) kapsamında hazırlanan Koruma Bölge Kurulu tarafından 29/07/2021 tarihli ve 12574 sayılı kararı ile uygun görülerek devamında 20/08/2021 tarihinde Kültür ve Turizm Bakanlığı'na onaylanan Koruma Amaçlı İmar Planları doğrultusunda hazırlanan ve 30/03/2022 tarihli ve 13732 sayılı Kültür Varlıklarını Koruma Bölge Kurulu'na uygun bulunan revize</p> <p></p>
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1.Etap Yenileme Avan Projeleri (Mimari Avan)
Komisyonumuzca incelenerek uygun olduđu grne
varılmıtır.

Komisyon Raporu imza altına alınarak, Meclisin takdirine
sunulmutur.

Mithat ARAS
İmar Kom. Bakanı

Metin ALTUNBA
İmar Kom. yesi

Zekeriya ALTUN
İmar Kom. yesi

Hasan Ali ACAR
İmar Kom. yesi

Hasan Can KAMBUROĐLU
İmar Kom. yesi

Ali ÇETİN
İmar Kom. yesi

Hasan Cumhur GNC
İmar Kom. yesi

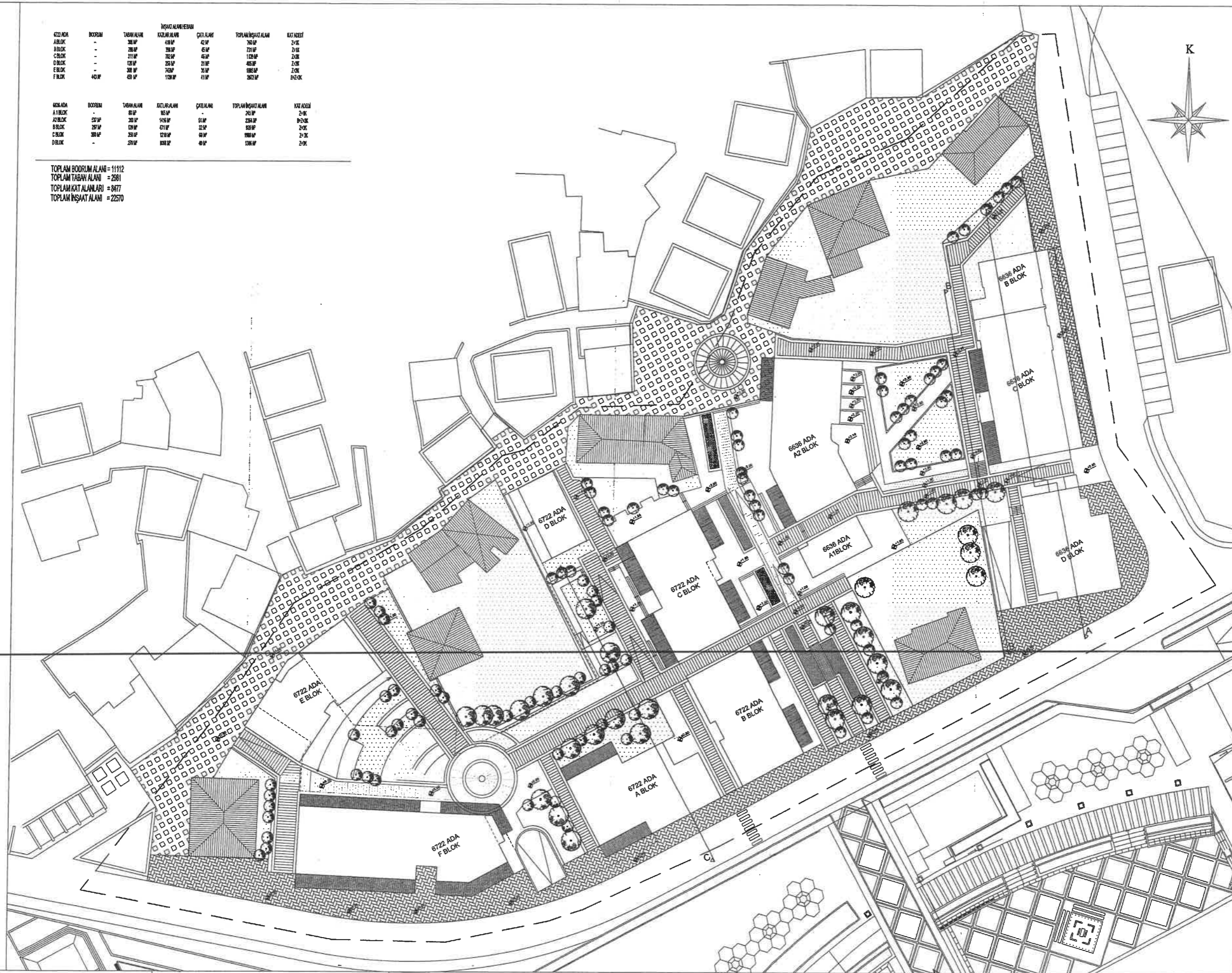
Mehmet Ali KIRI
İmar Kom. yesi

Seluk SENİRLİ
İmar Kom. yesi

		İNŞAAT ALANLARI					
6722 ADA	BOYUTU	TOPLAM ALAN	KATILAN ALAN	ÇATI ALANI	TOPLAM İNŞAAT ALANI	KAT KESİTİ	
A BLOK	-	386 M ²	439 M ²	42 M ²	767 M ²	2/1K	
B BLOK	-	386 M ²	386 M ²	45 M ²	717 M ²	2/1K	
C BLOK	-	311 M ²	382 M ²	46 M ²	739 M ²	2/1K	
D BLOK	-	328 M ²	325 M ²	31 M ²	684 M ²	2/1K	
E BLOK	-	388 M ²	328 M ²	35 M ²	751 M ²	2/1K	
F BLOK	443 M ²	453 M ²	129 M ²	41 M ²	623 M ²	2/1K	

		İNŞAAT ALANLARI					
6636 ADA	BOYUTU	TOPLAM ALAN	KATILAN ALAN	ÇATI ALANI	TOPLAM İNŞAAT ALANI	KAT KESİTİ	
A1 BLOK	-	81 M ²	165 M ²	-	246 M ²	2/1K	
A2 BLOK	537 M ²	305 M ²	146 M ²	51 M ²	502 M ²	2/1K	
B BLOK	287 M ²	129 M ²	471 M ²	22 M ²	829 M ²	2/1K	
C BLOK	388 M ²	358 M ²	123 M ²	60 M ²	929 M ²	2/1K	
D BLOK	-	278 M ²	800 M ²	40 M ²	1318 M ²	2/1K	

TOPLAM BOYUT ALANI = 11112
 TOPLAM TABAN ALANI = 2981
 TOPLAM KAT ALANLARI = 9477
 TOPLAM İNŞAAT ALANI = 22570



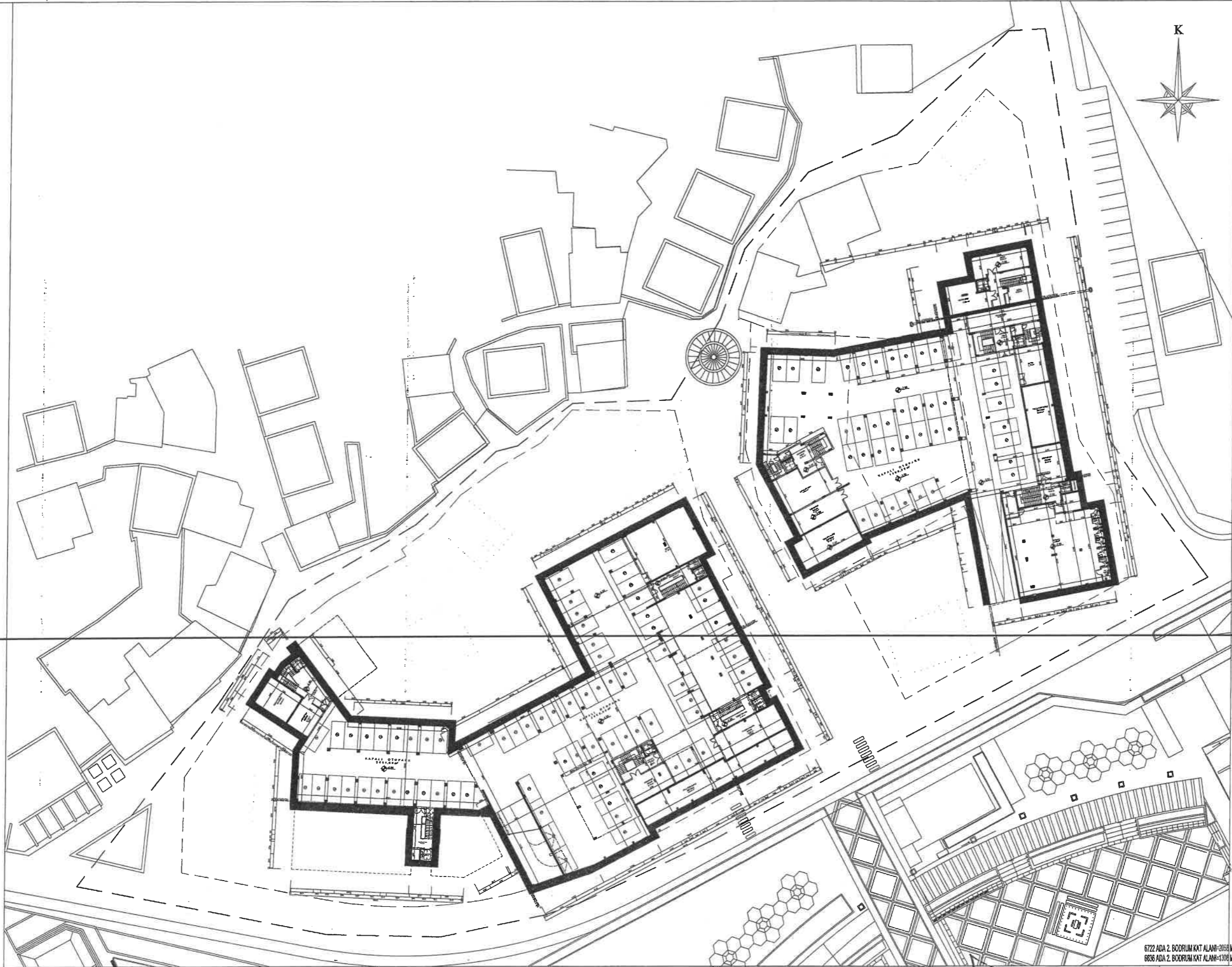
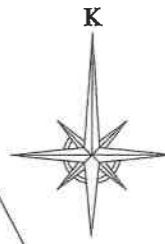
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6722 ADA 2. BODRUM KAT ALANI=2050 M² -74 OTOPARK
6636 ADA 2. BODRUM KAT ALANI=1300 M² -41 OTOPARK

ANTEPE A.Ş.

6722 ADA - 6636 ADA

2. BODRUM KAT PLANI

Ö:1/200

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6722 ADA - 1. BODRUM KAT ALANI (OTOPARK VE ORTAK ALANLAR) - 1760 MF - 66 OTOPARK
6636 ADA - 1. BODRUM KAT ALANI (OTOPARK VE ORTAK ALANLAR) - 53MF - 19 OTOPARK

ANTEPE A.Ş.

6722 ADA - 6636 ADA

1. BODRUM KAT PLANI

Ö:1/200

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A
A
A



ANTEPE A.Ş.

6722 ADA - 6636 ADA

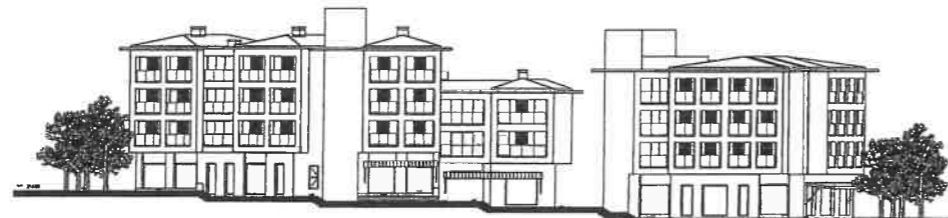
ZEMİN VAZİYET PLANI

Ö:1/200

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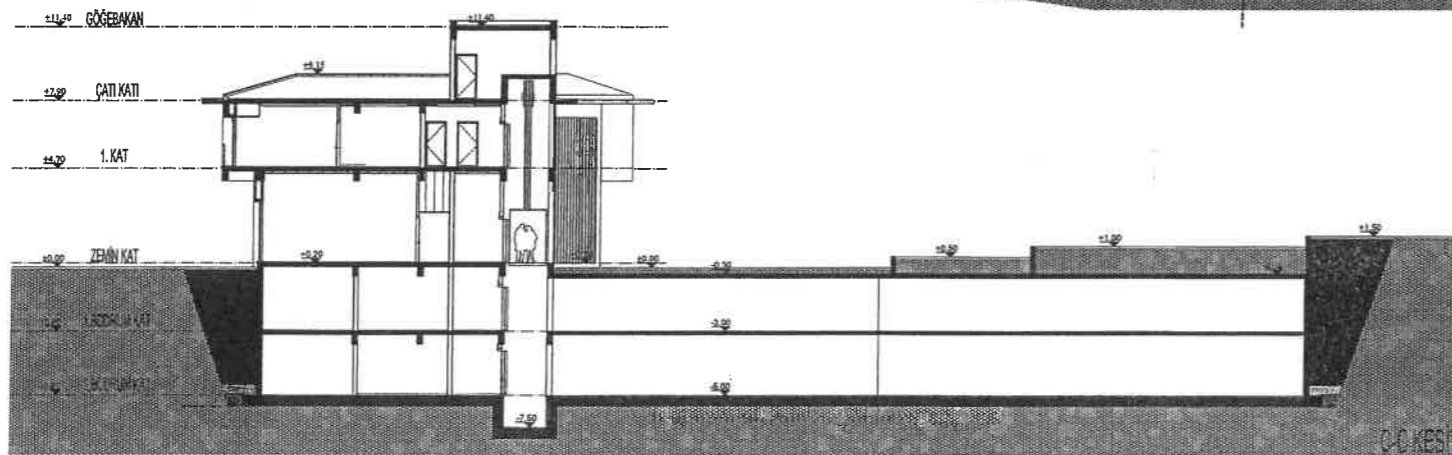
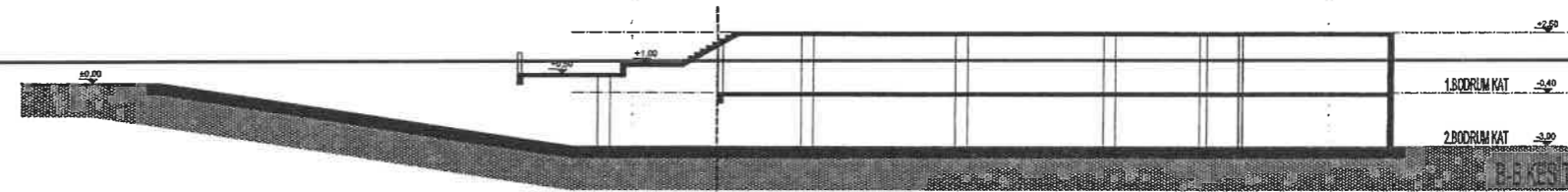
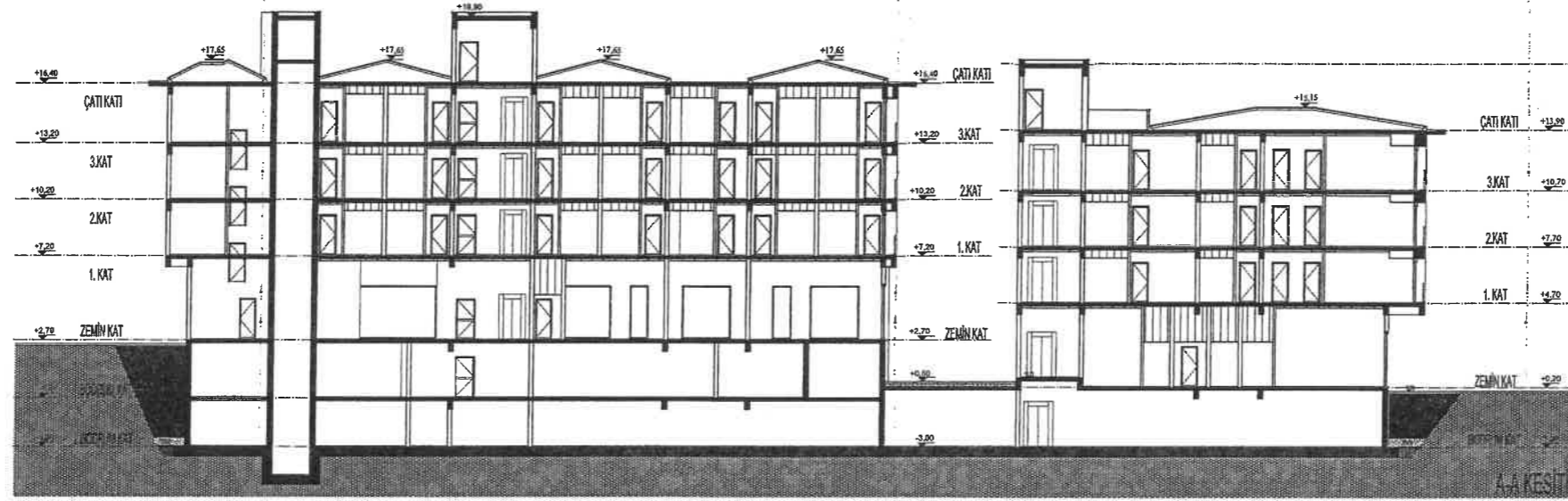
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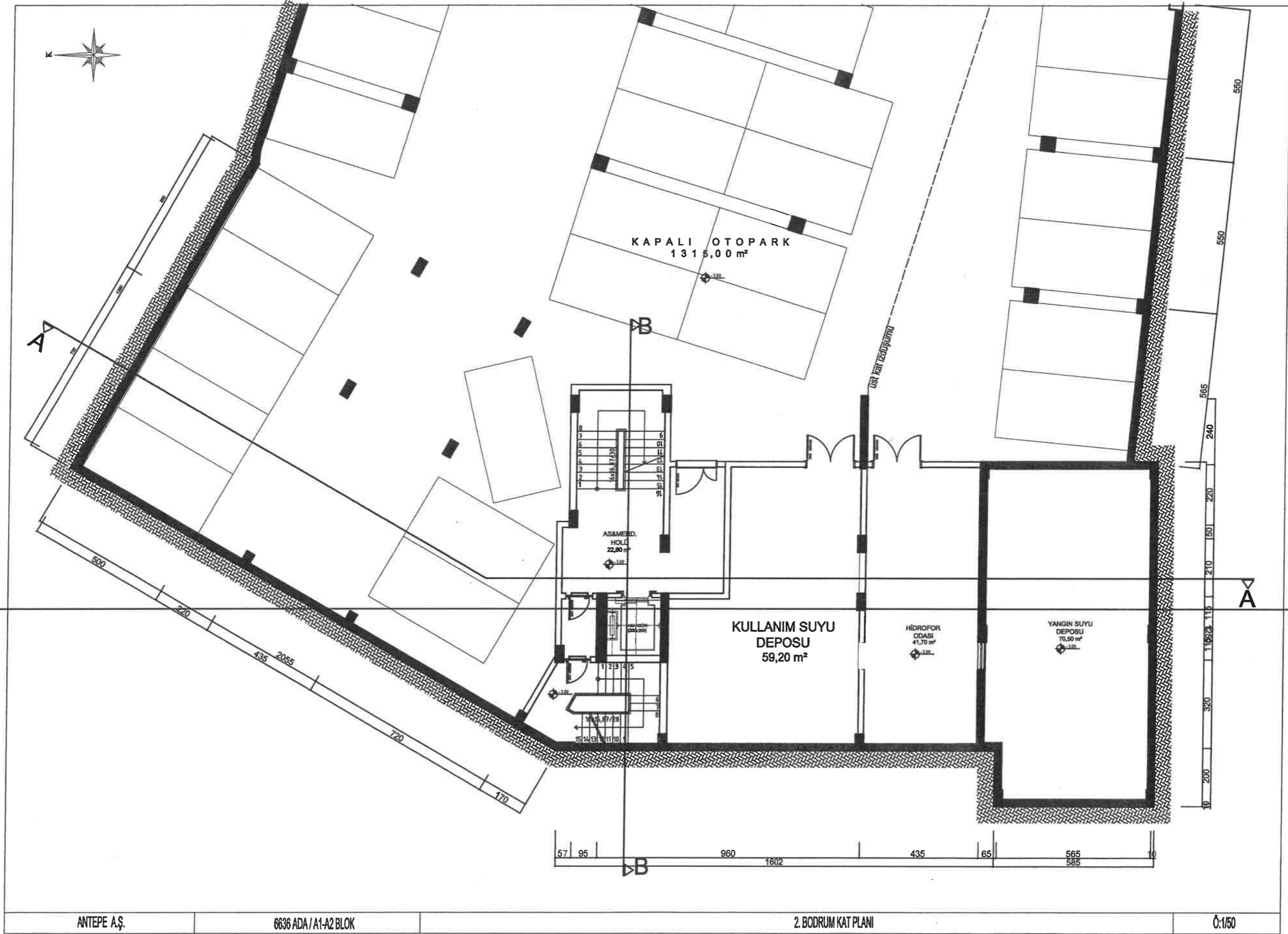
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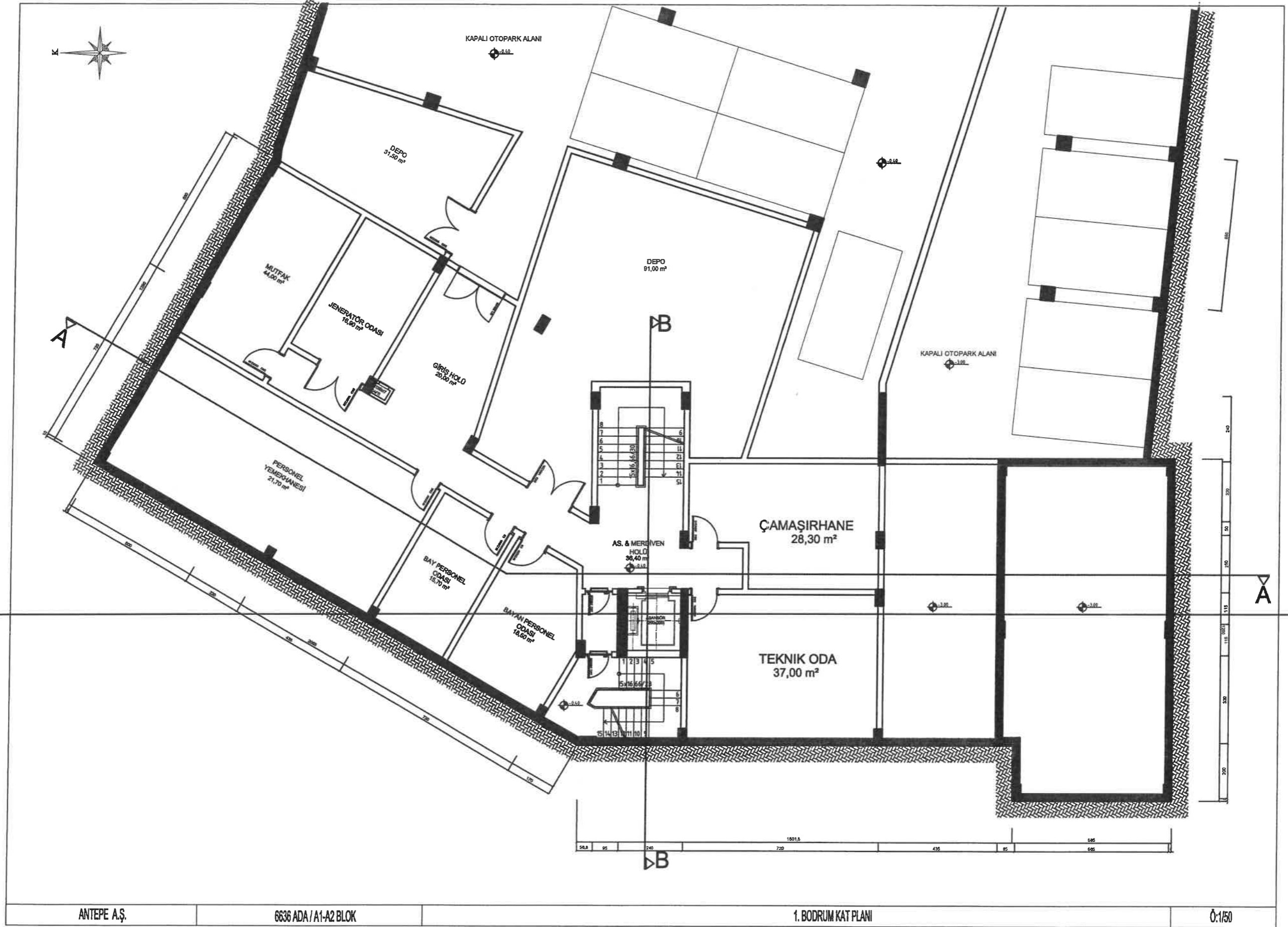
GÜNEY SİLÜETİ



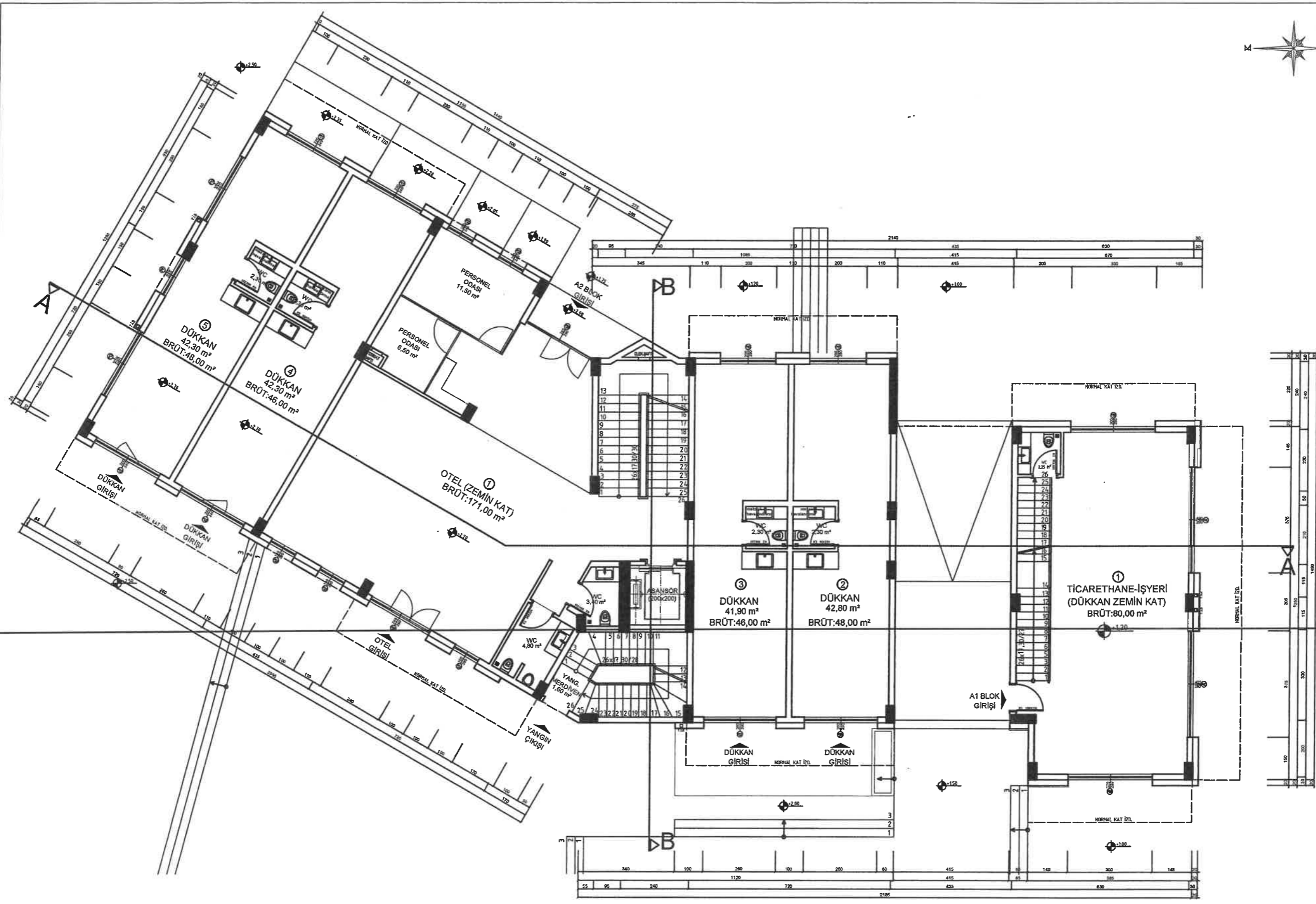
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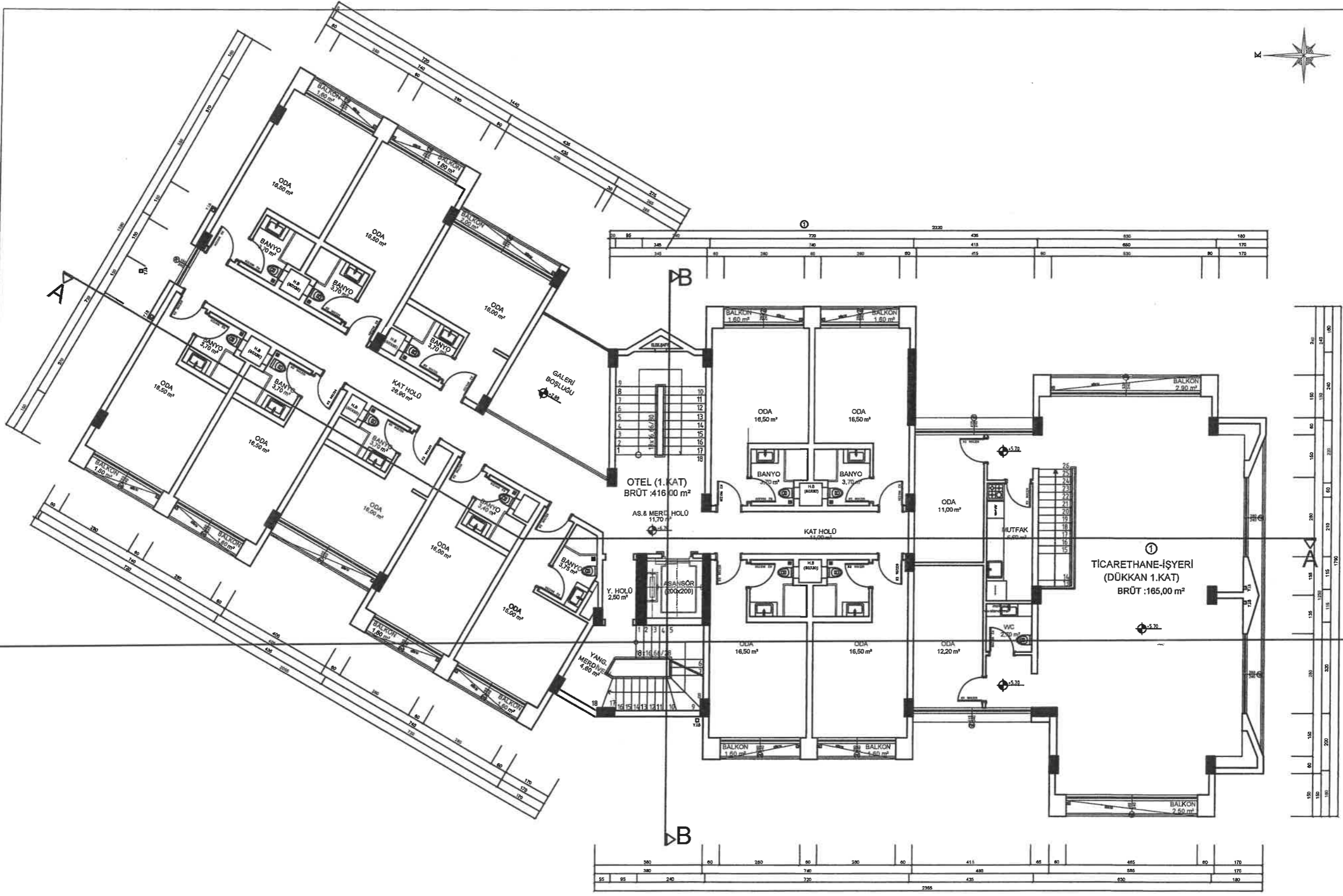
ANTEPE A.Ş.

6636 ADA / A1-A2 BLOK

ZEMİN KAT PLANI

Ö:1/50

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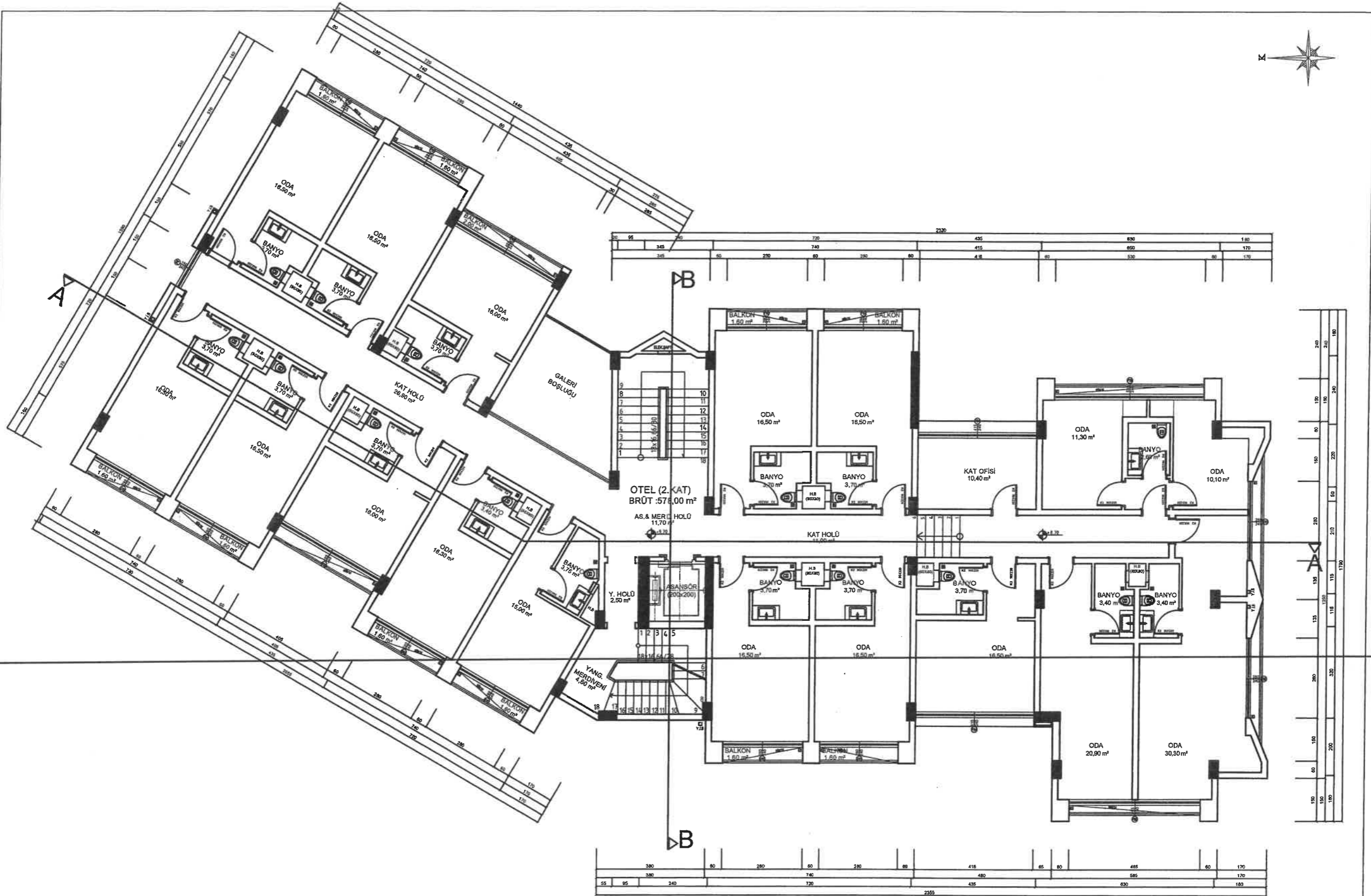
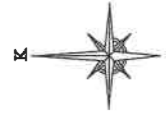


ANTEPE A.Ş.

6636 ADA / A1-A2 BLOK

1. KAT PLANI

Ö:1/50



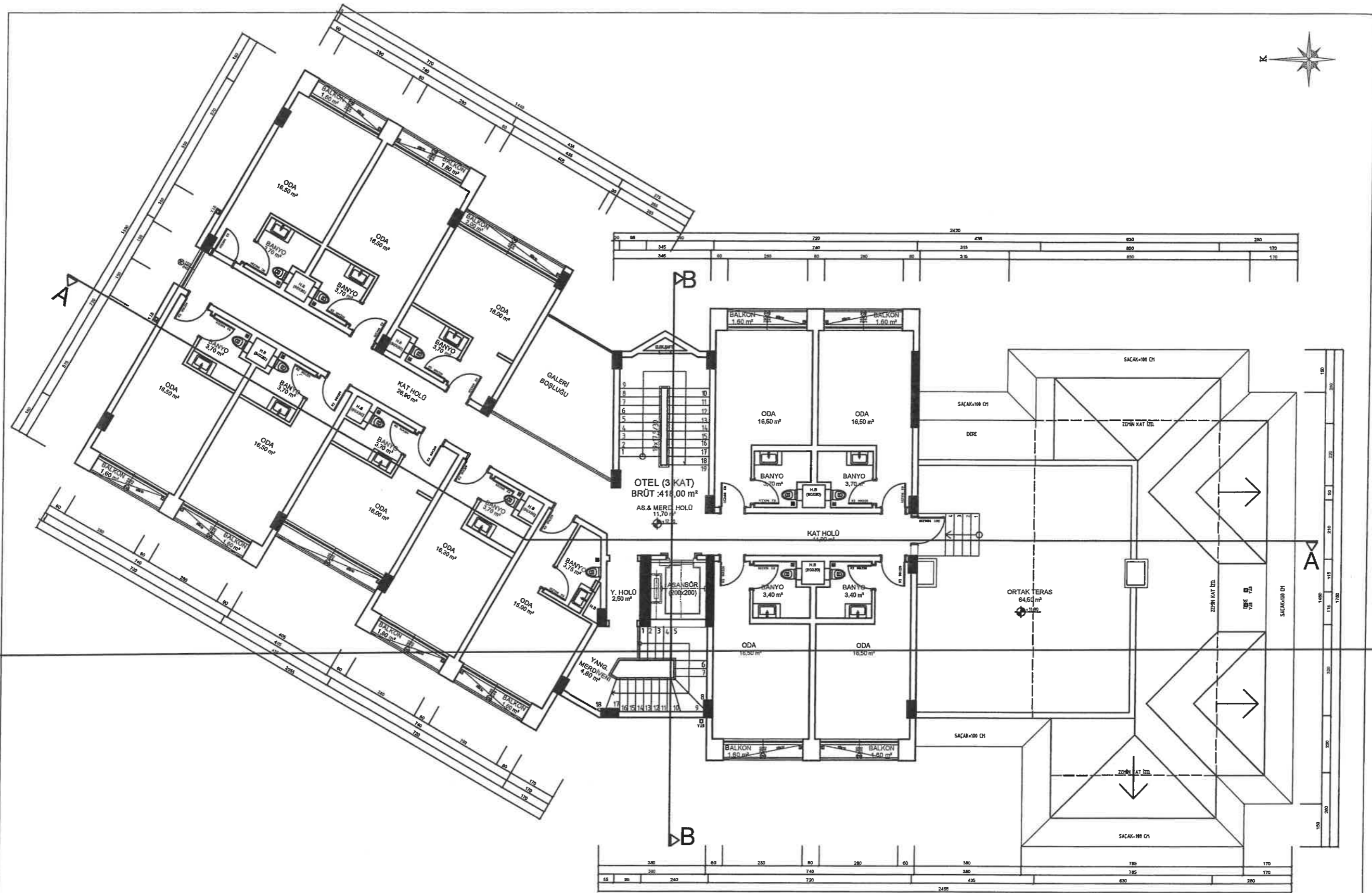
ANTEPE A.Ş.

6636 ADA / A1-A2 BLOK

2. KAT PLANI

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ANTEPE A.Ş.

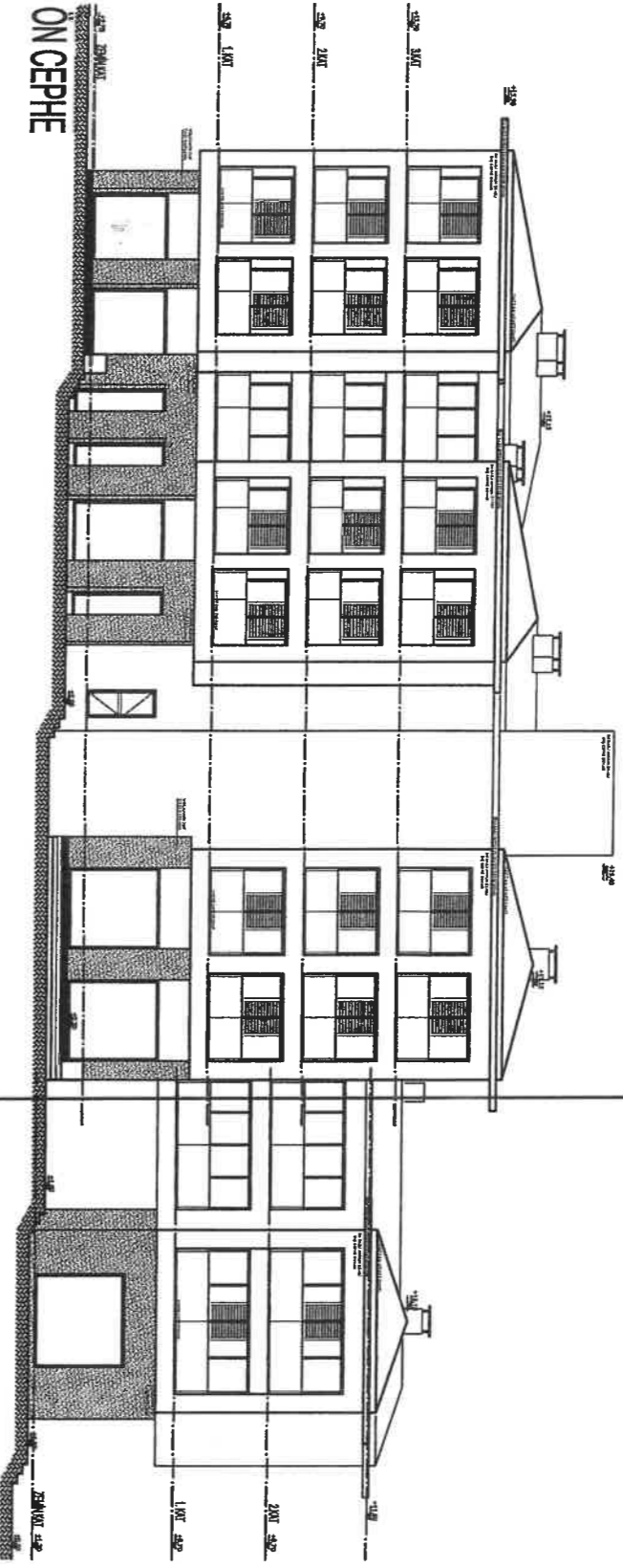
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3. KAT PLANI

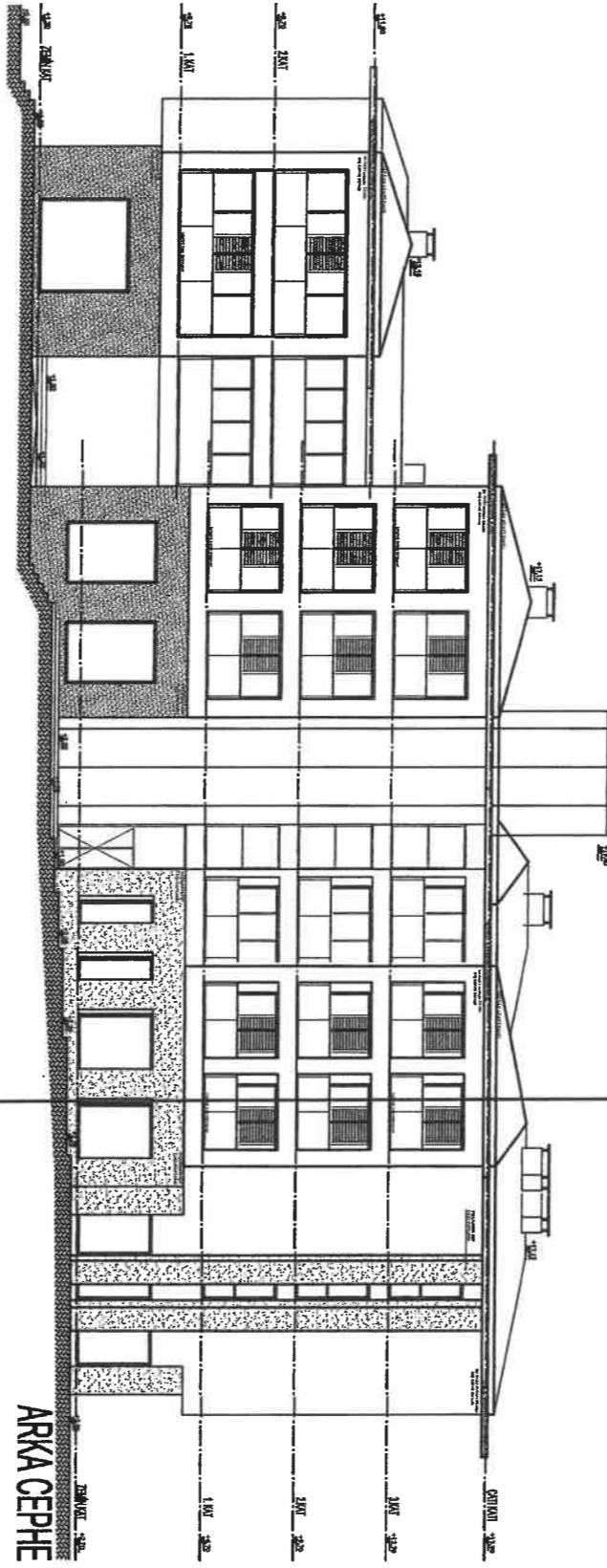
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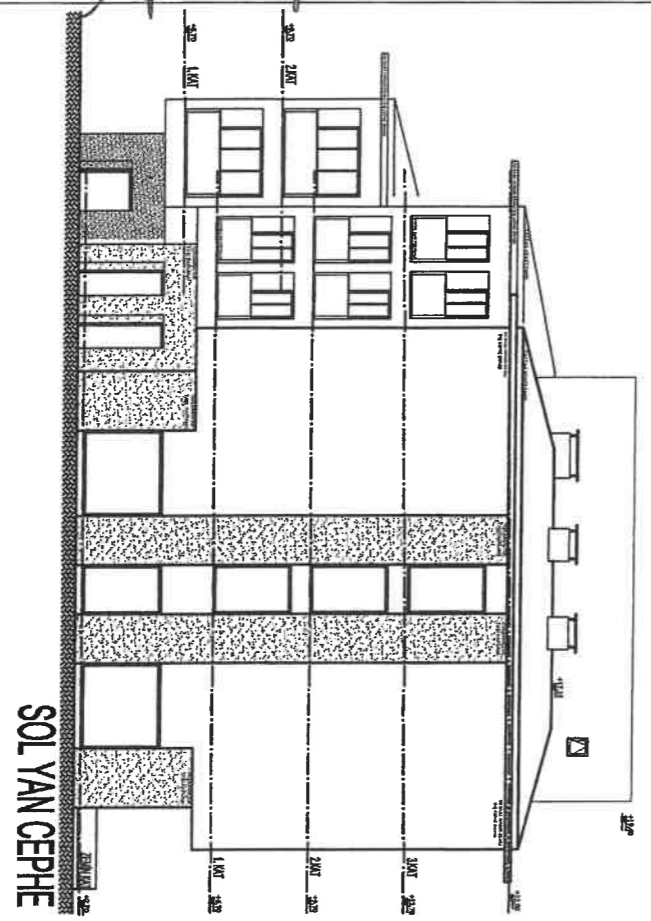
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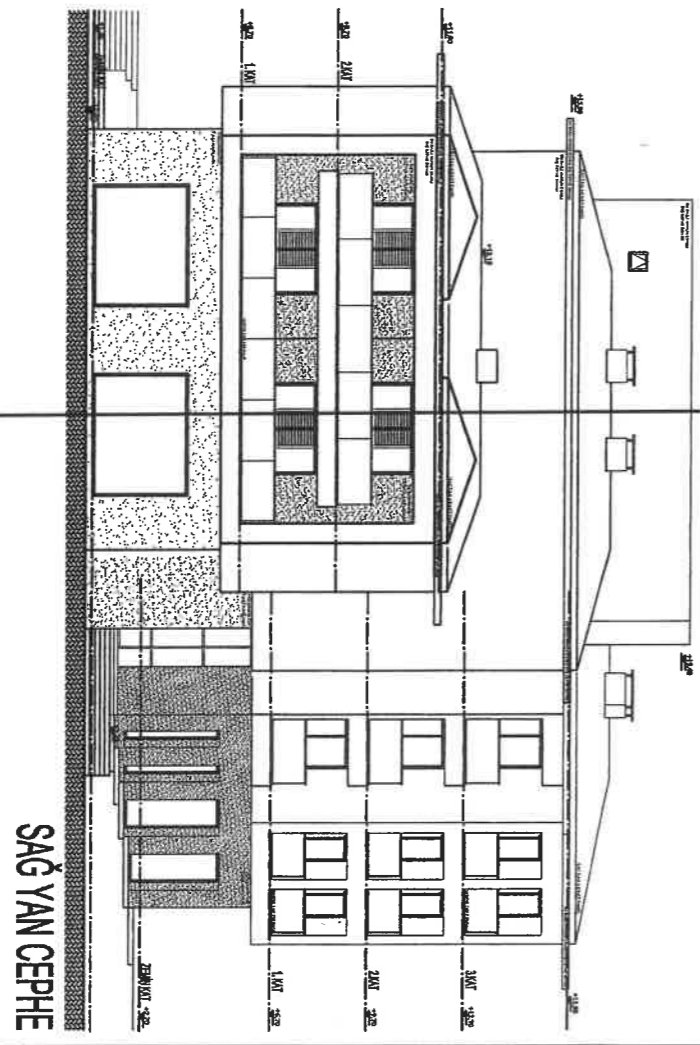
ARKA CEPHE



SOL YAN CEPHE



SAĞ YAN CEPHE

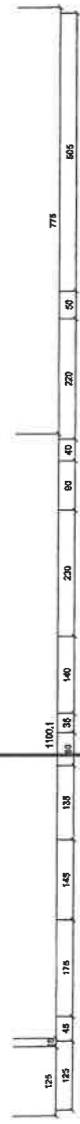
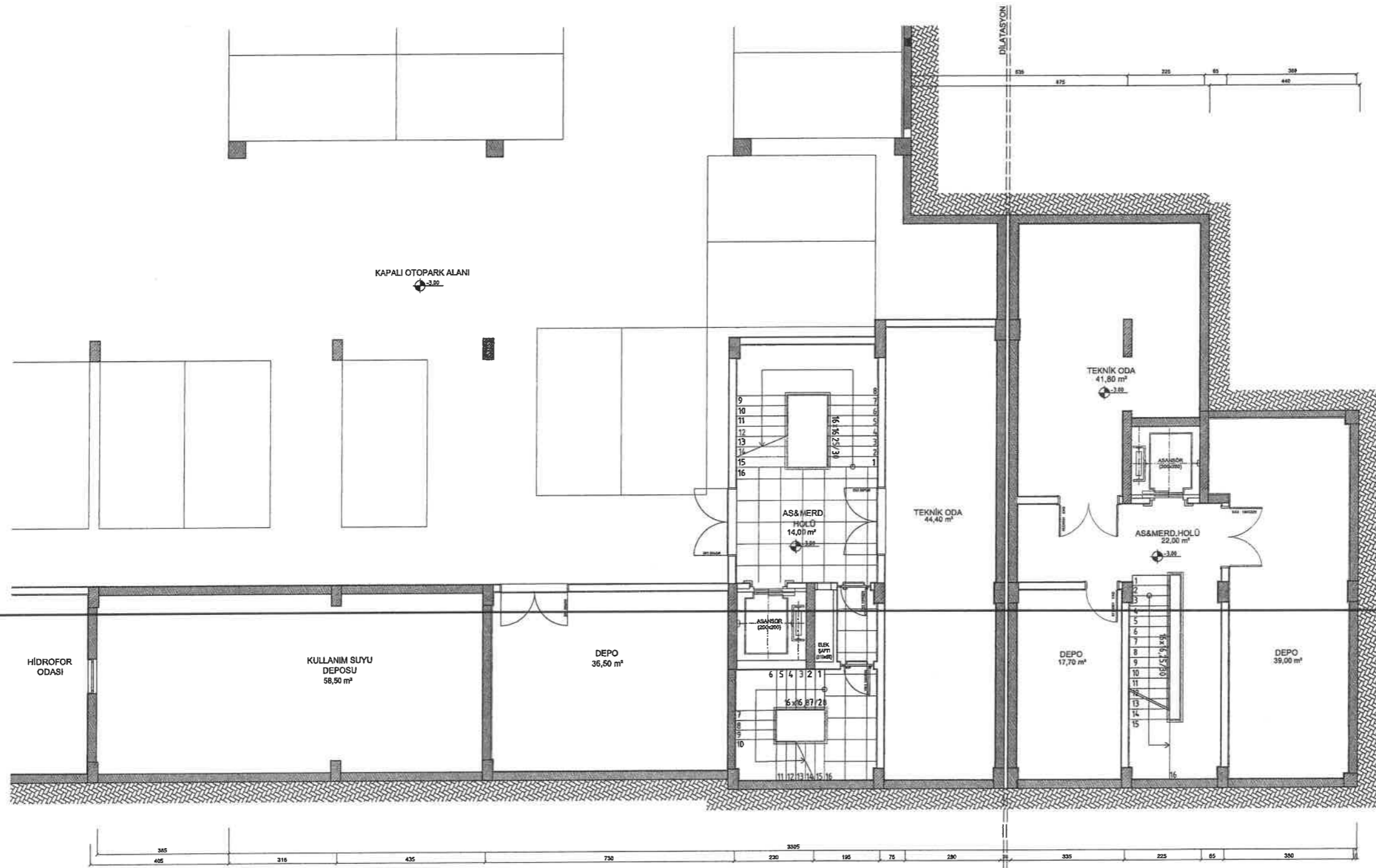


ANTRE Kİ

ÖN AVANÜBÜK

CEPHELER

0:100



HİDROFOR ODASI

KULLANIM SUYU DEPOSU
58,50 m²

DEPO
36,50 m²

AS&MERD
14,01 m²

TEKNİK ODA
44,40 m²

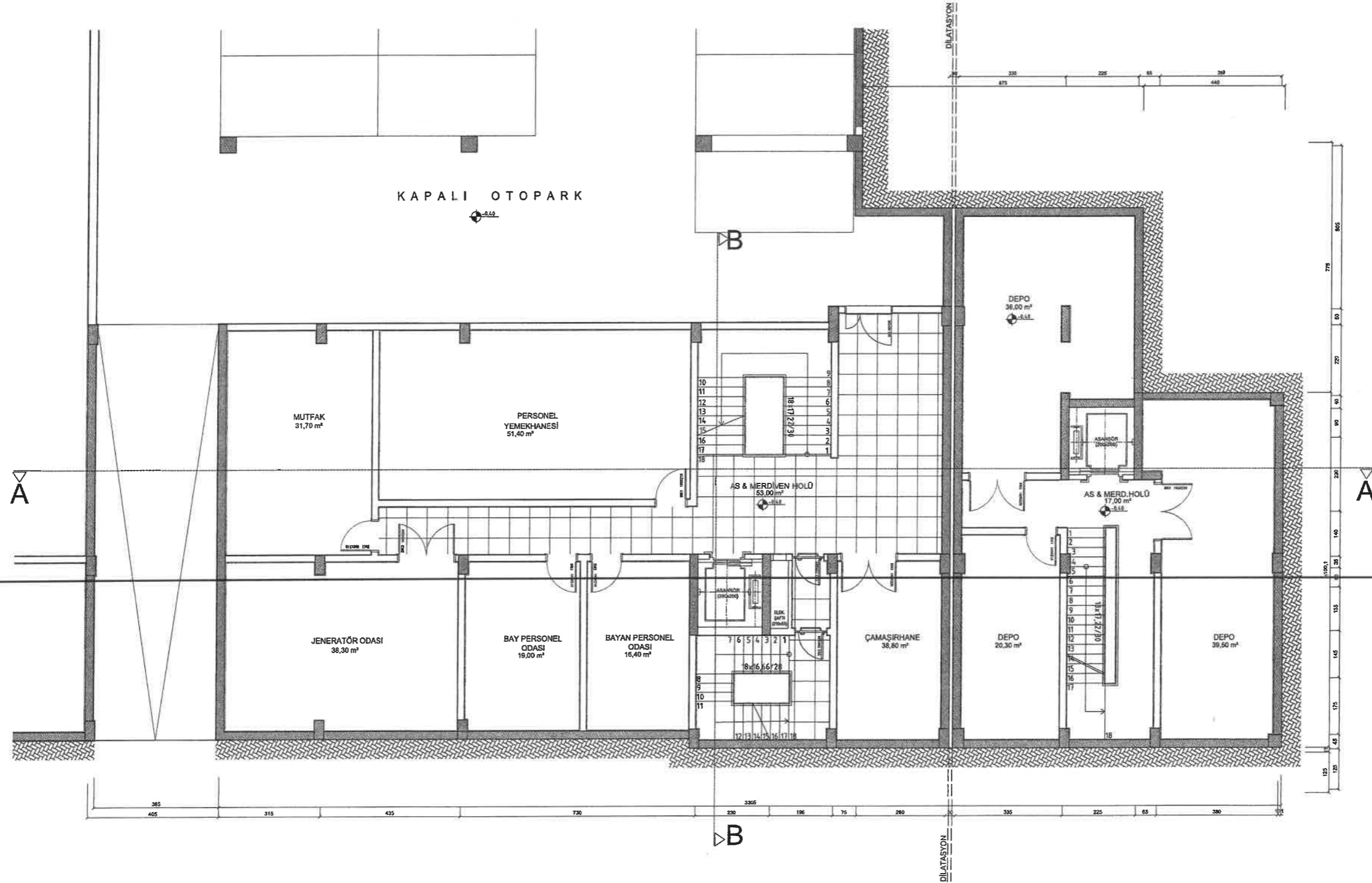
TEKNİK ODA
41,80 m²

AS&MERD HOLÜ
22,00 m²

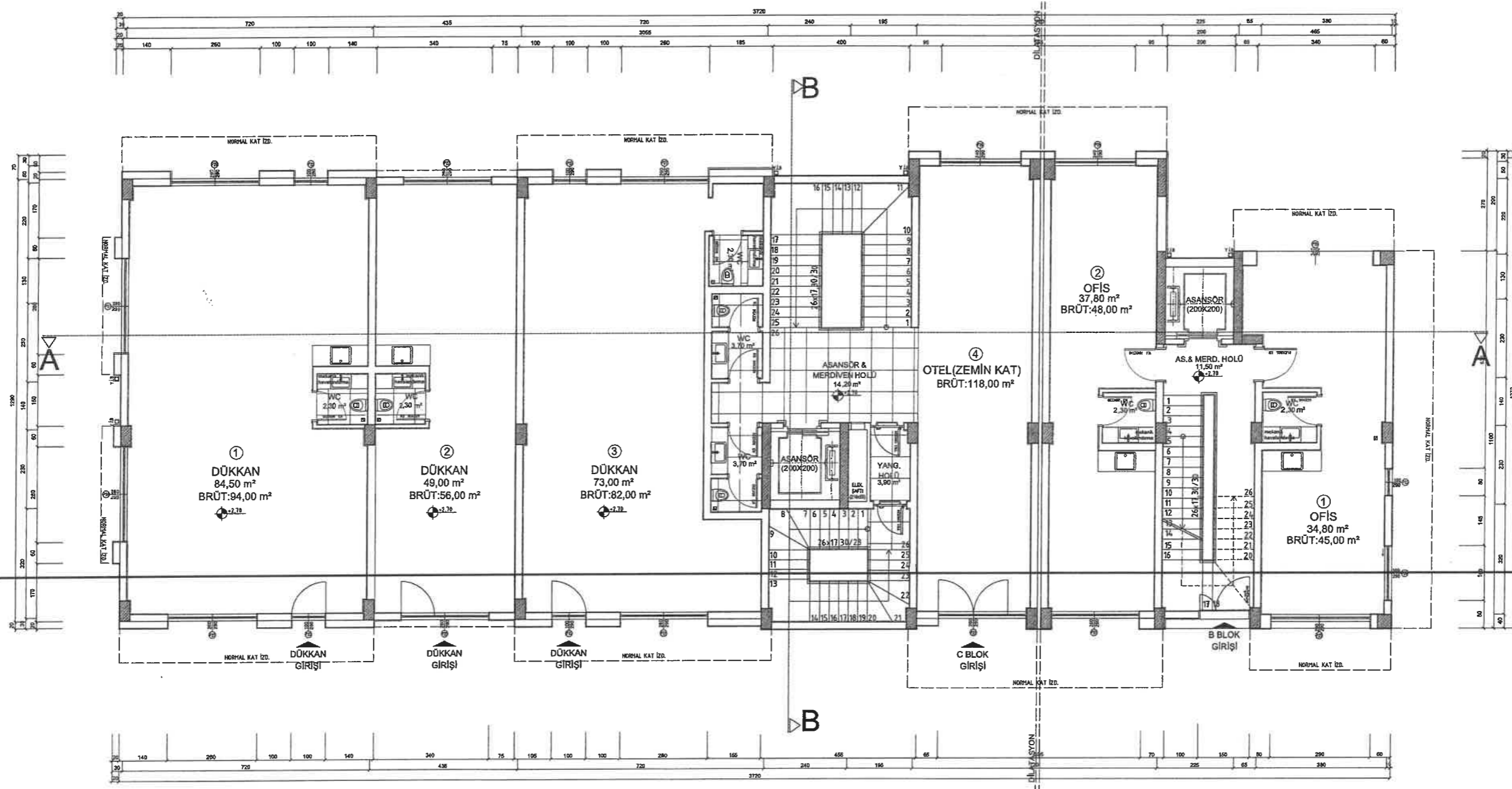
DEPO
17,70 m²

DEPO
39,00 m²

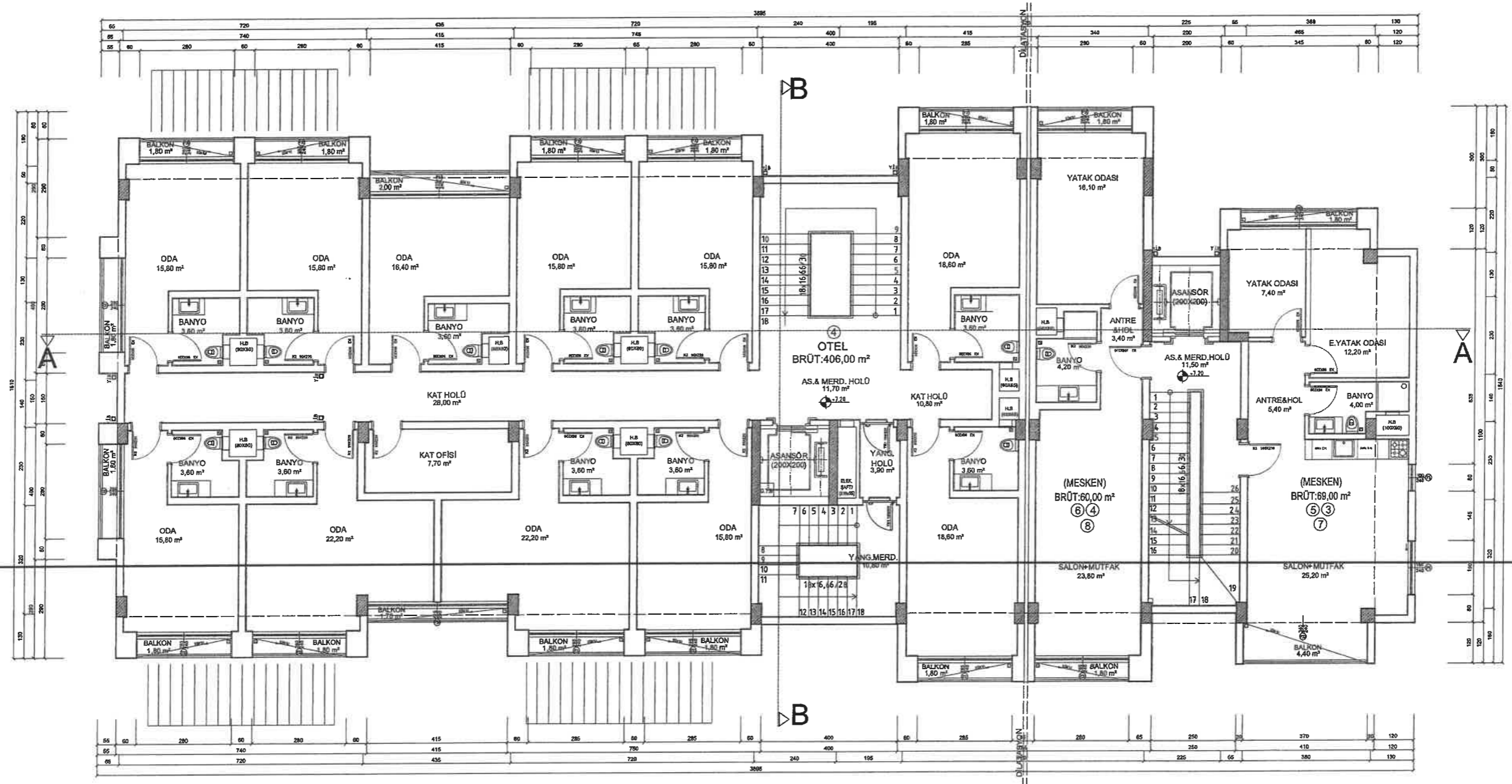
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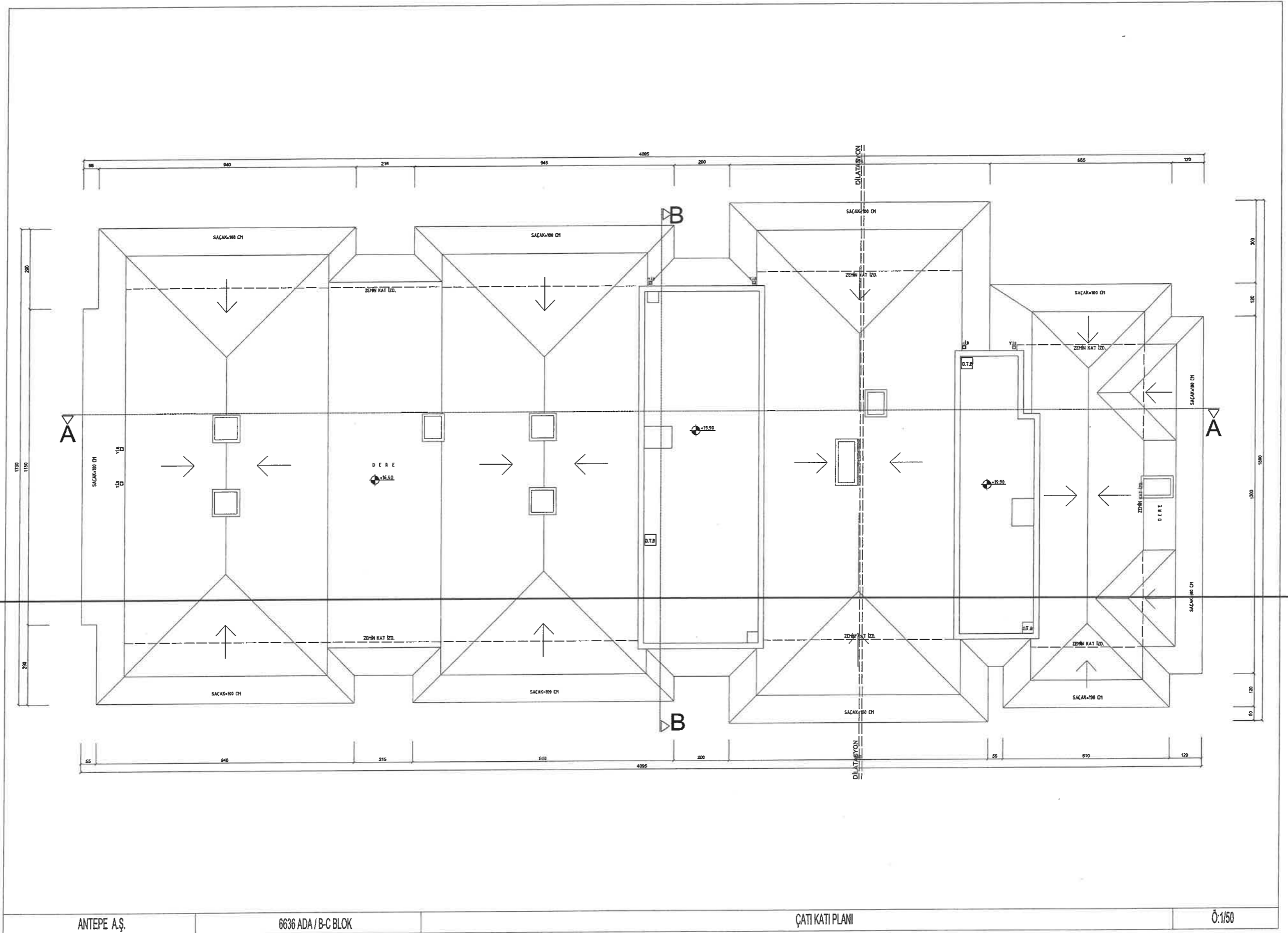


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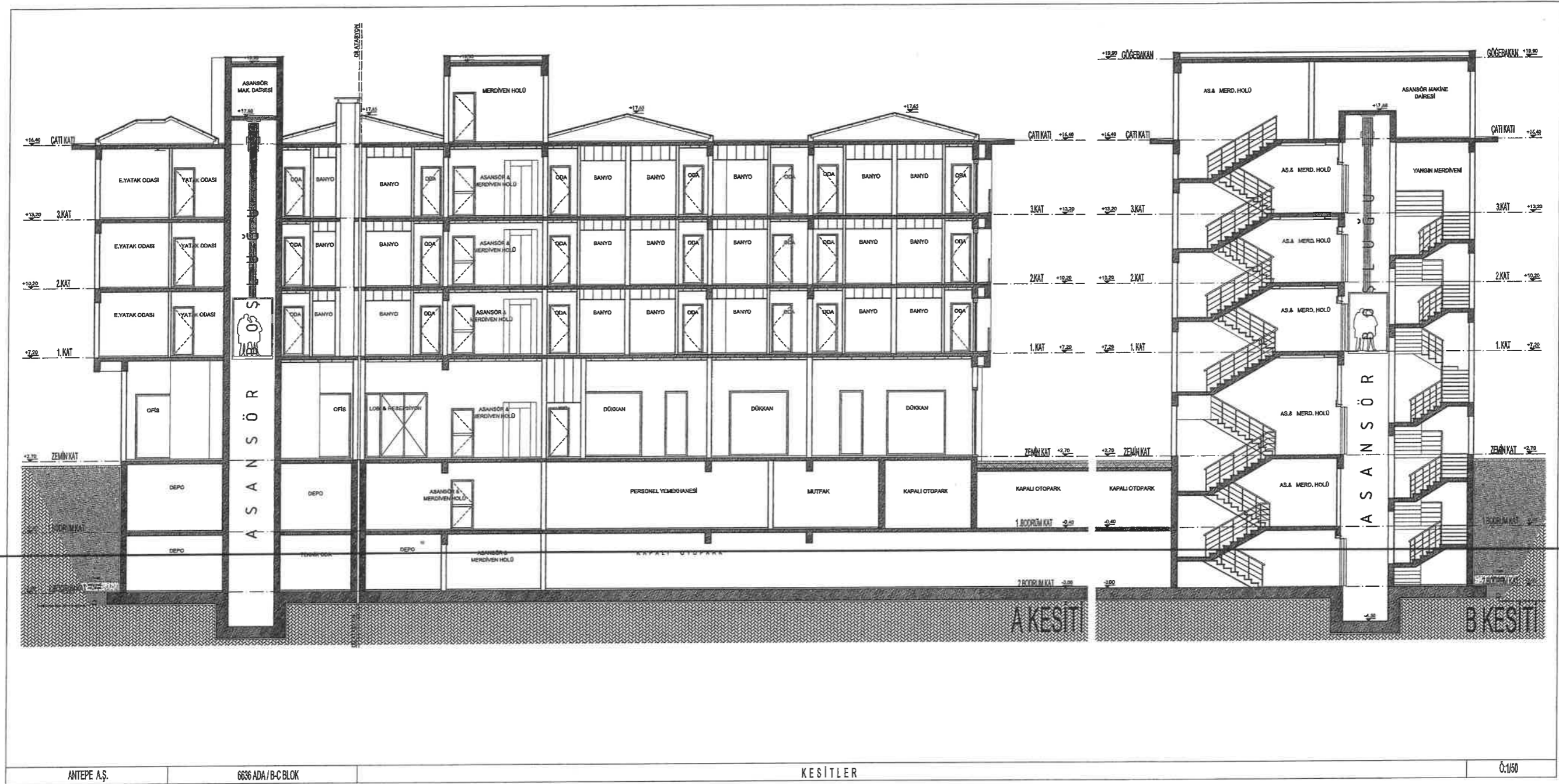
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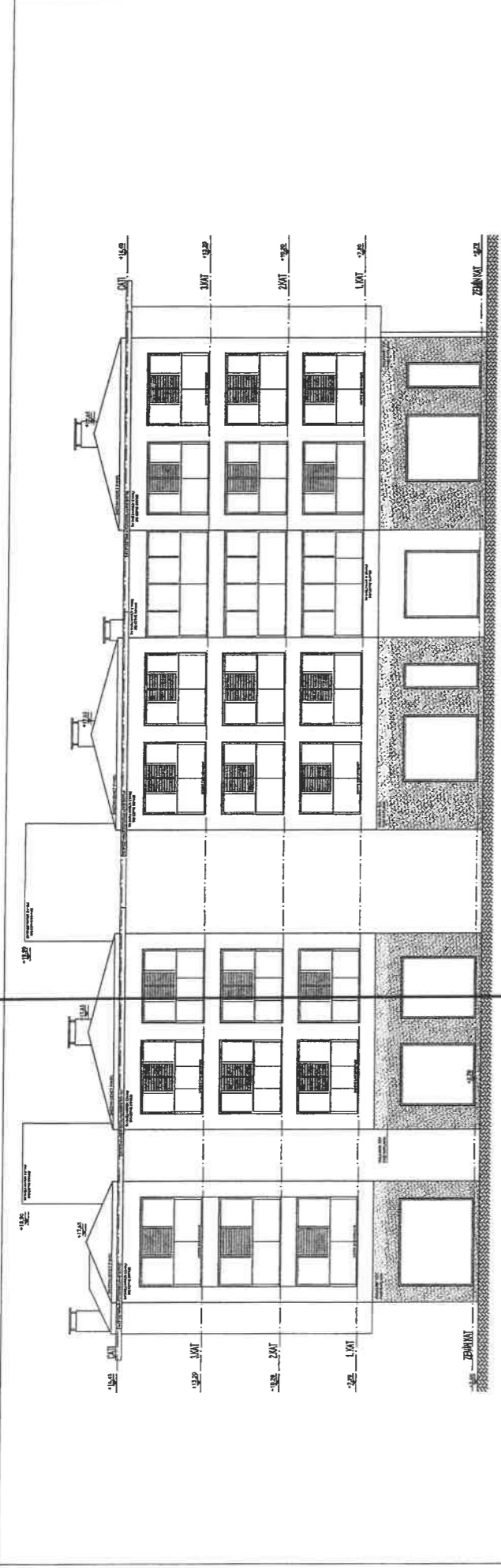


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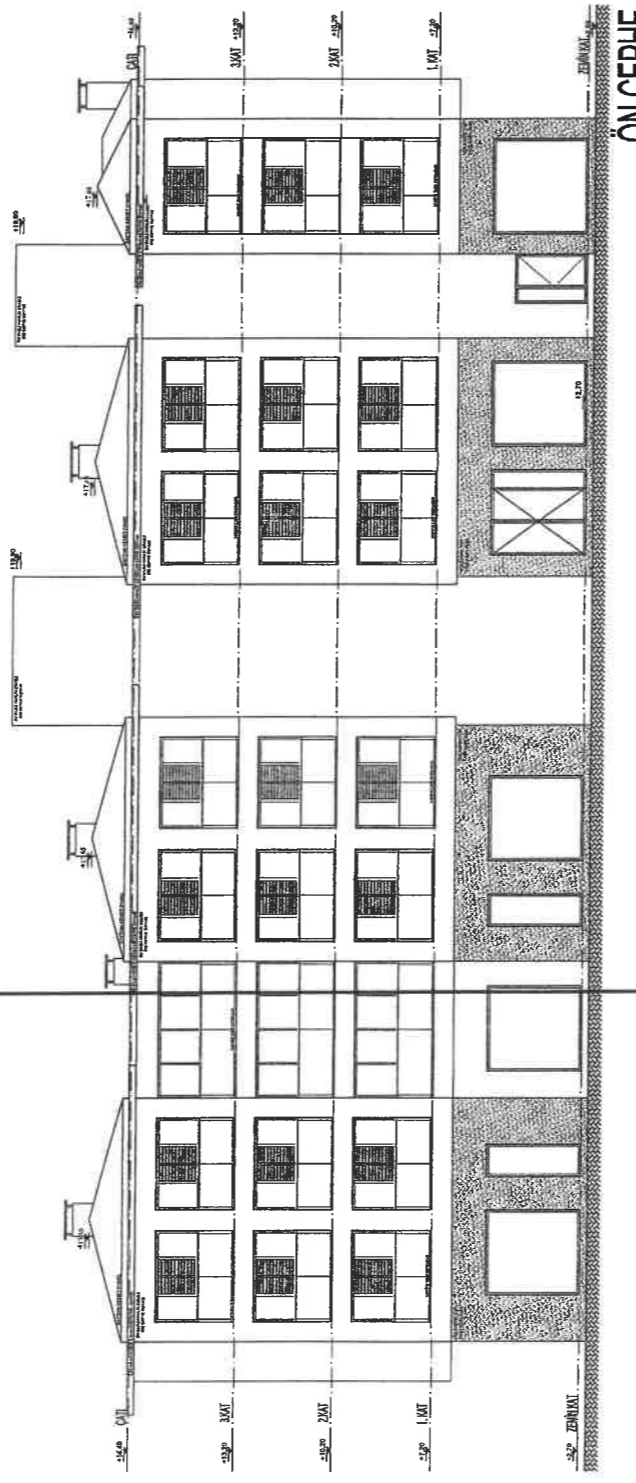




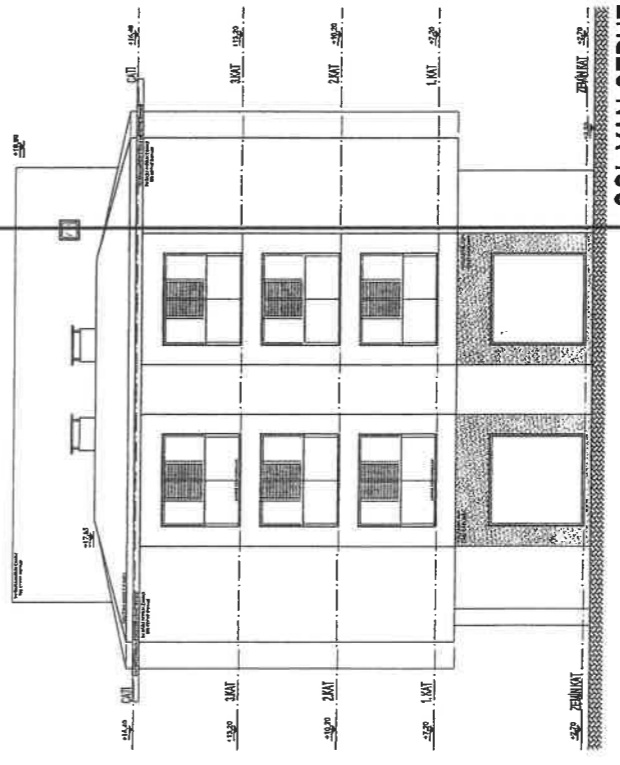
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 r.t. / V.M. / A



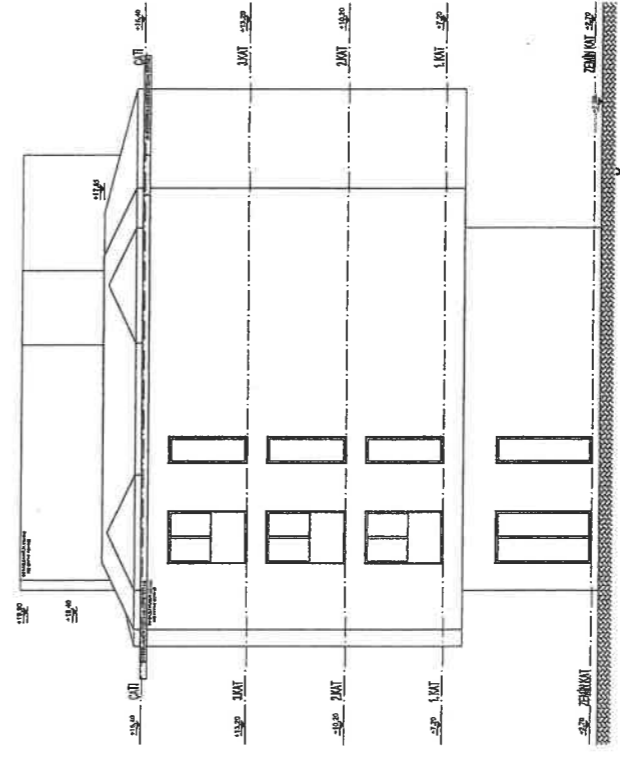
ARKA CEPHE



ÖN CEPHE



SOL YAN CEPHE



SAĞ YAN CEPHE

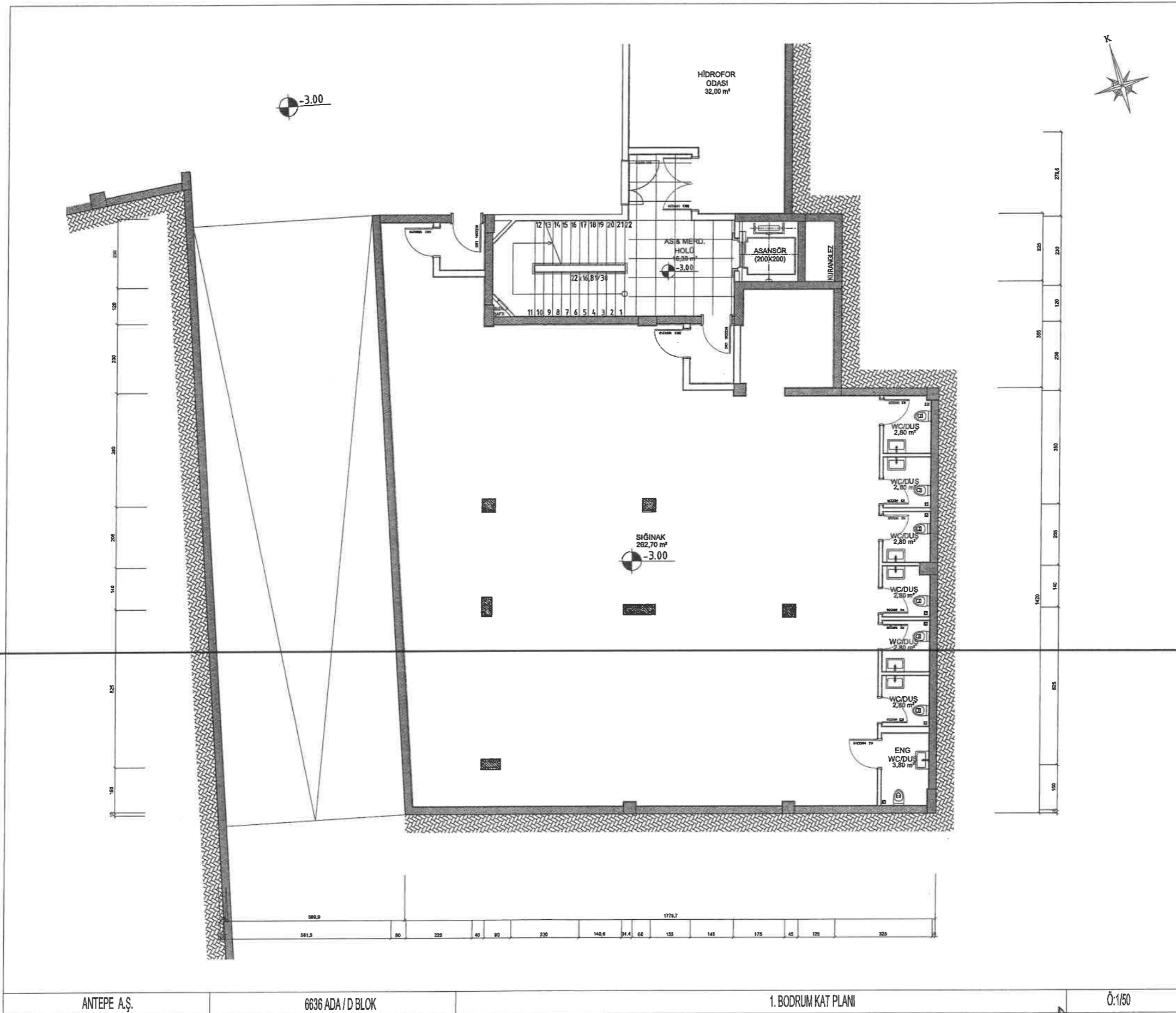
ANTEPE A.Ş.

688 ADA/154 BLOK

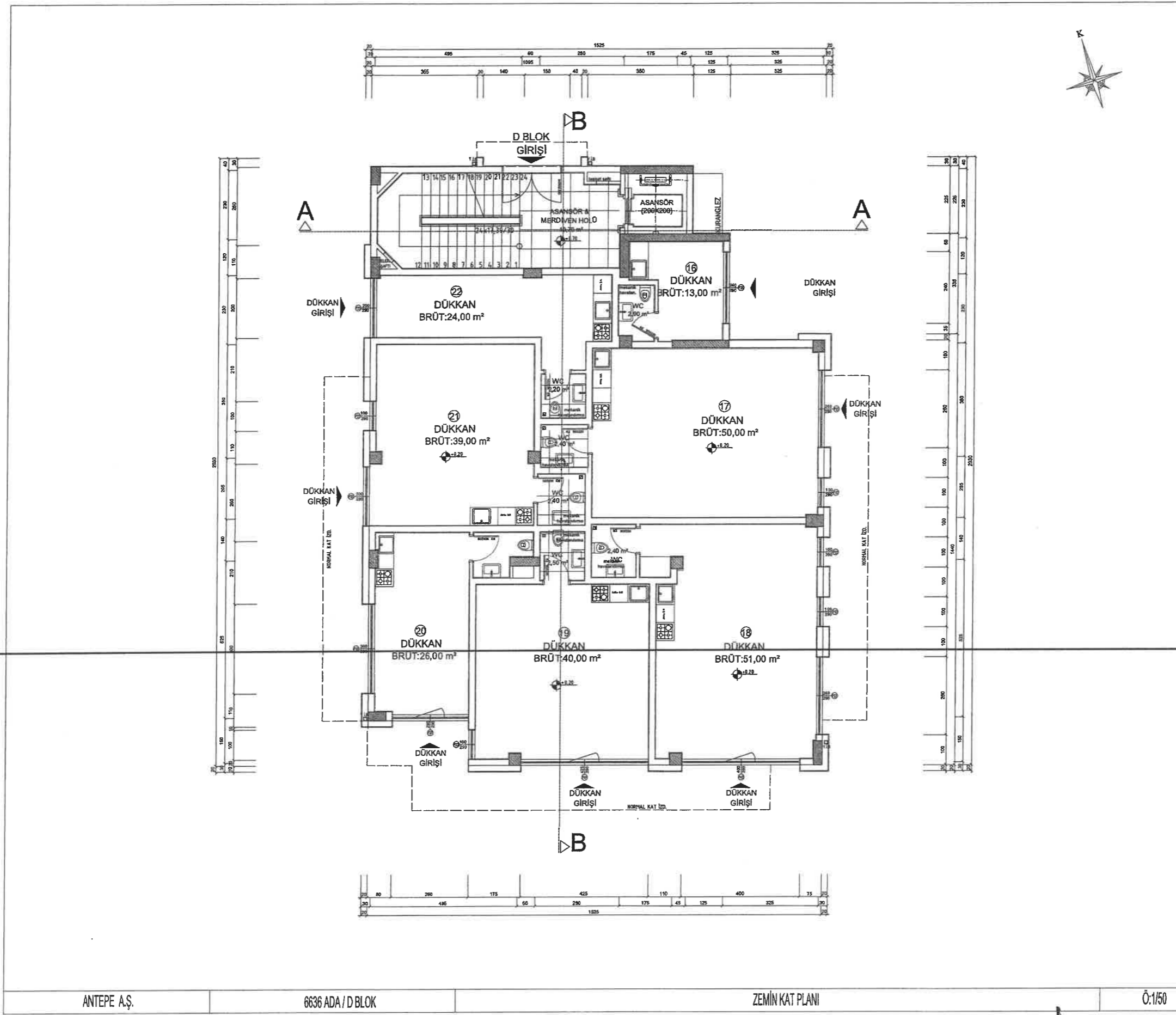
CEPHELER

01/19

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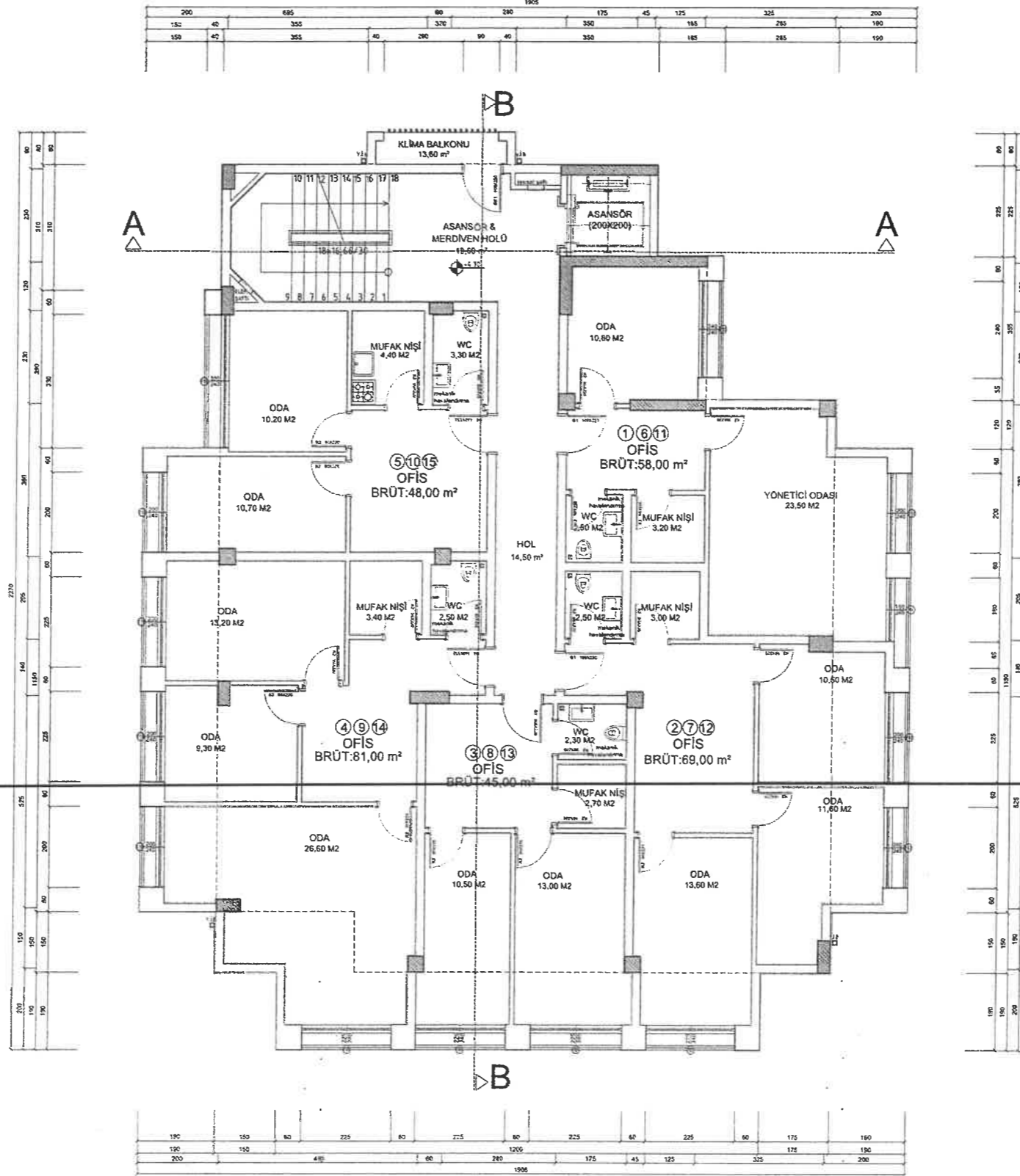
ANTEPE A.Ş.

6636 ADA / D BLOK

ZEMİN KAT PLANI

0:1/50

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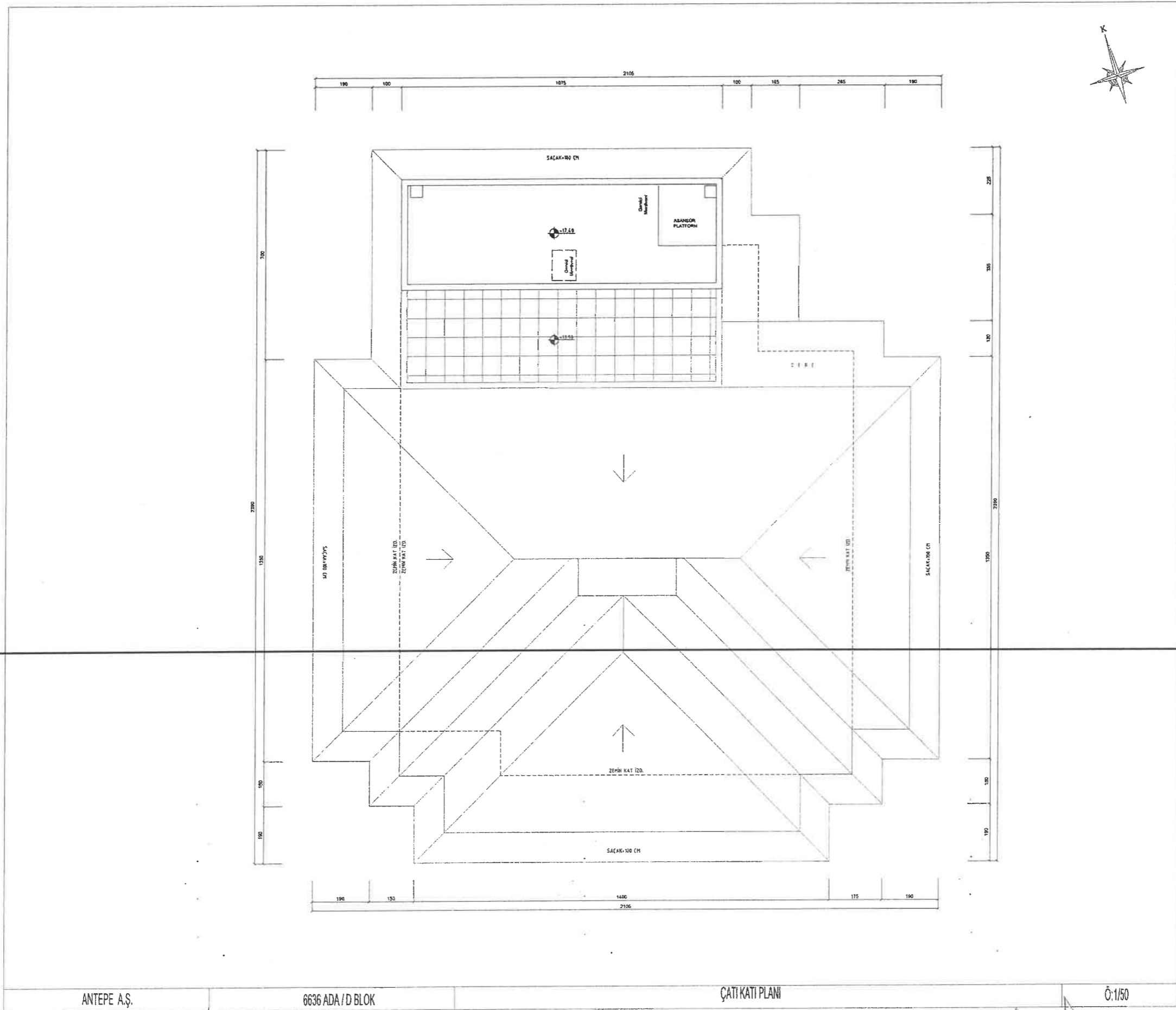


ANTEPE A.Ş.

6636 ADA / D BLOK

NORMAL KAT PLANI

0:1/50



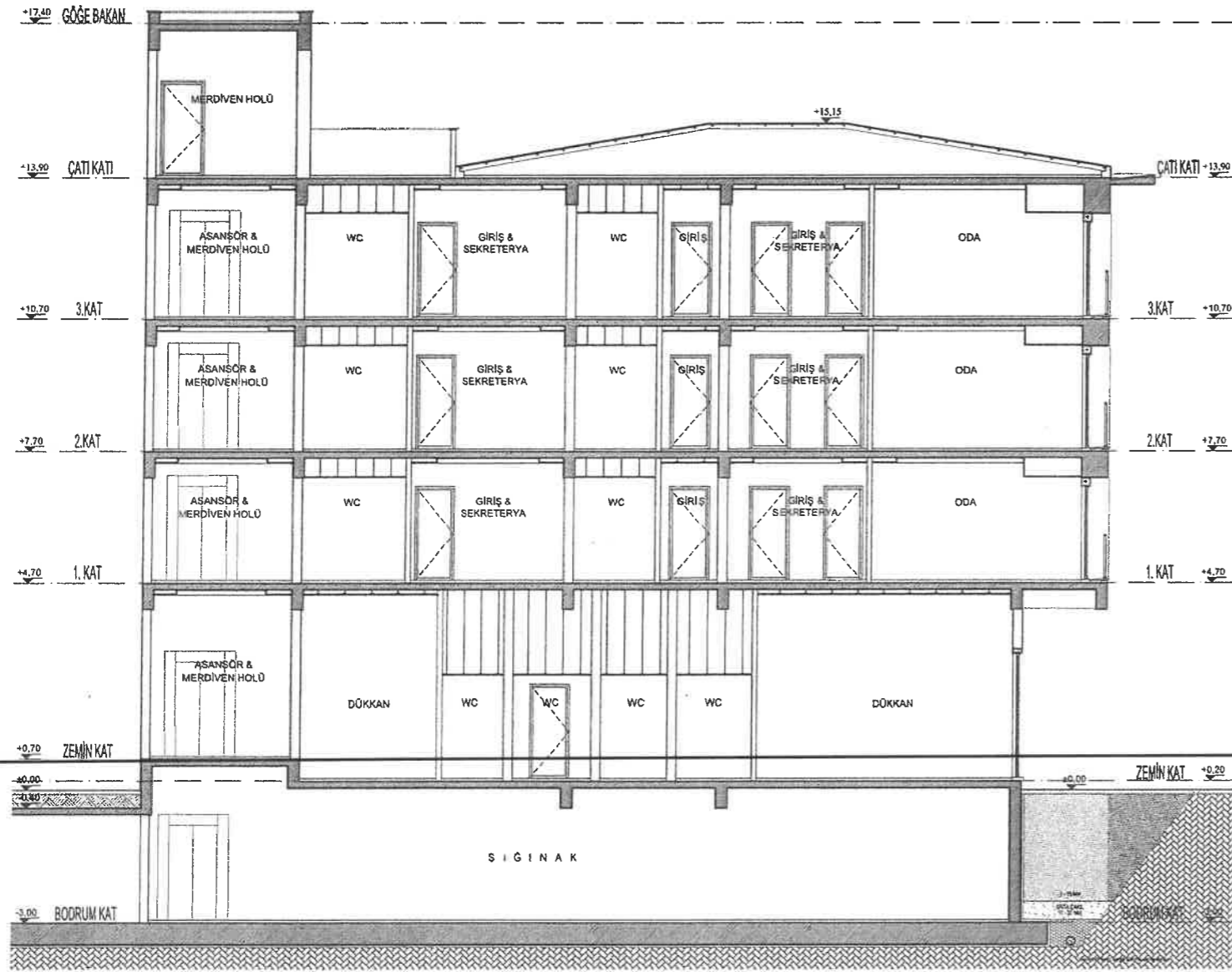
ANTEPE A.Ş.

6636 ADA / D BLOK

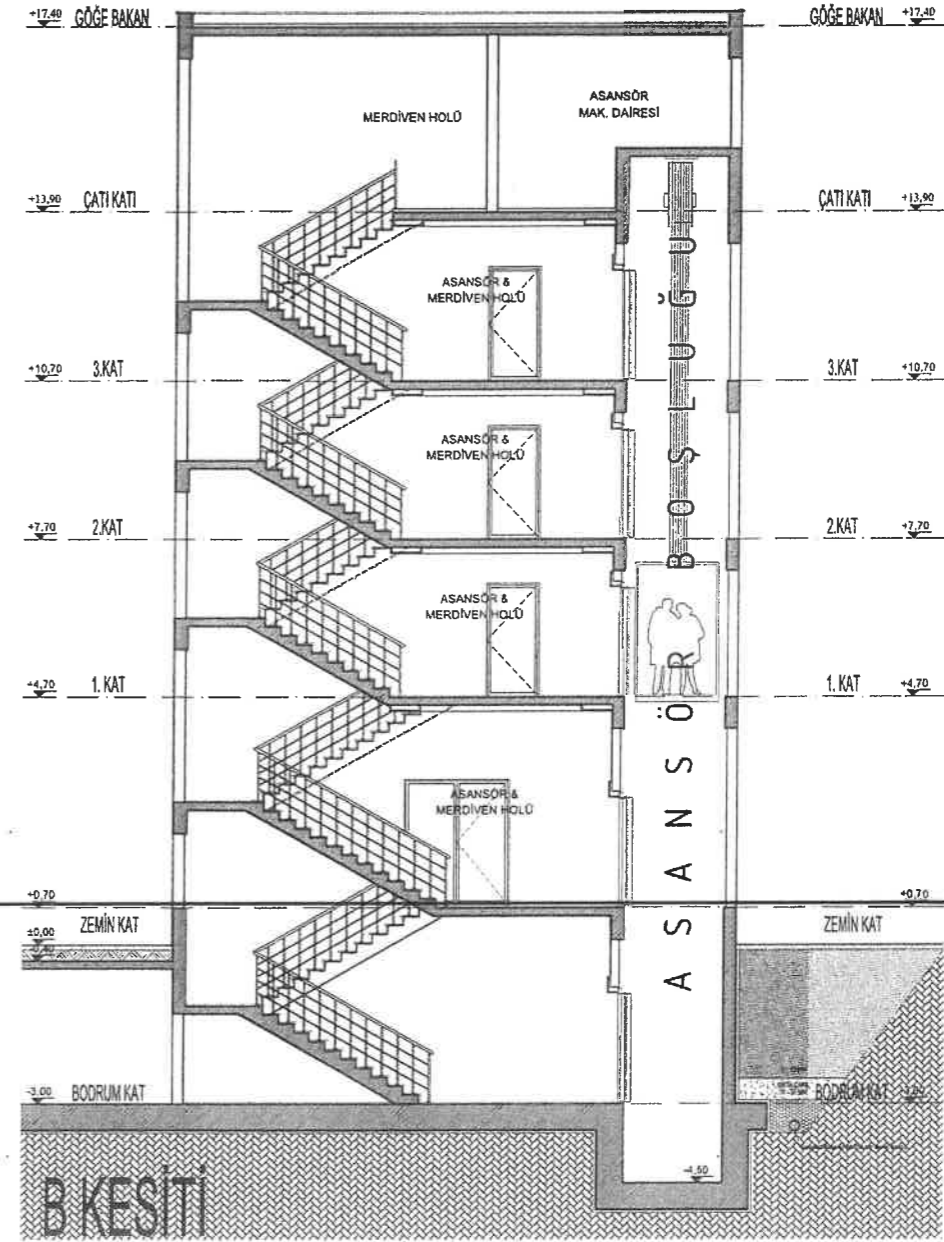
ÇATI KATI PLANI

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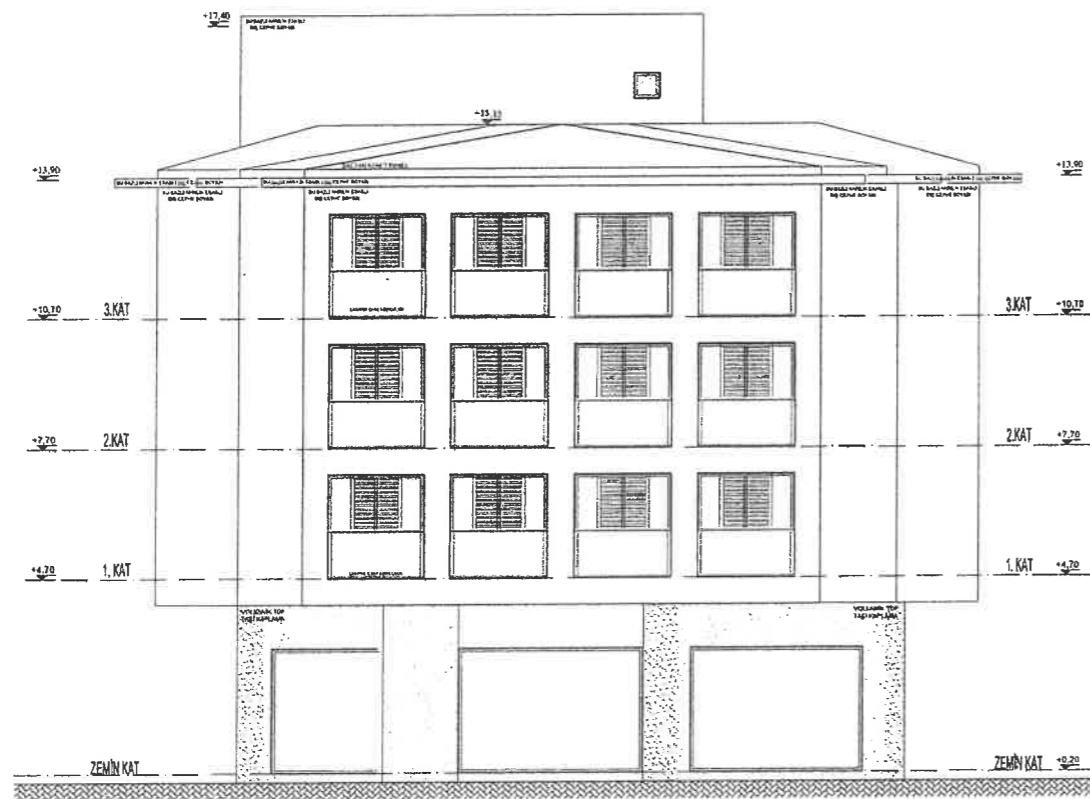


A KESİTİ



B KESİTİ

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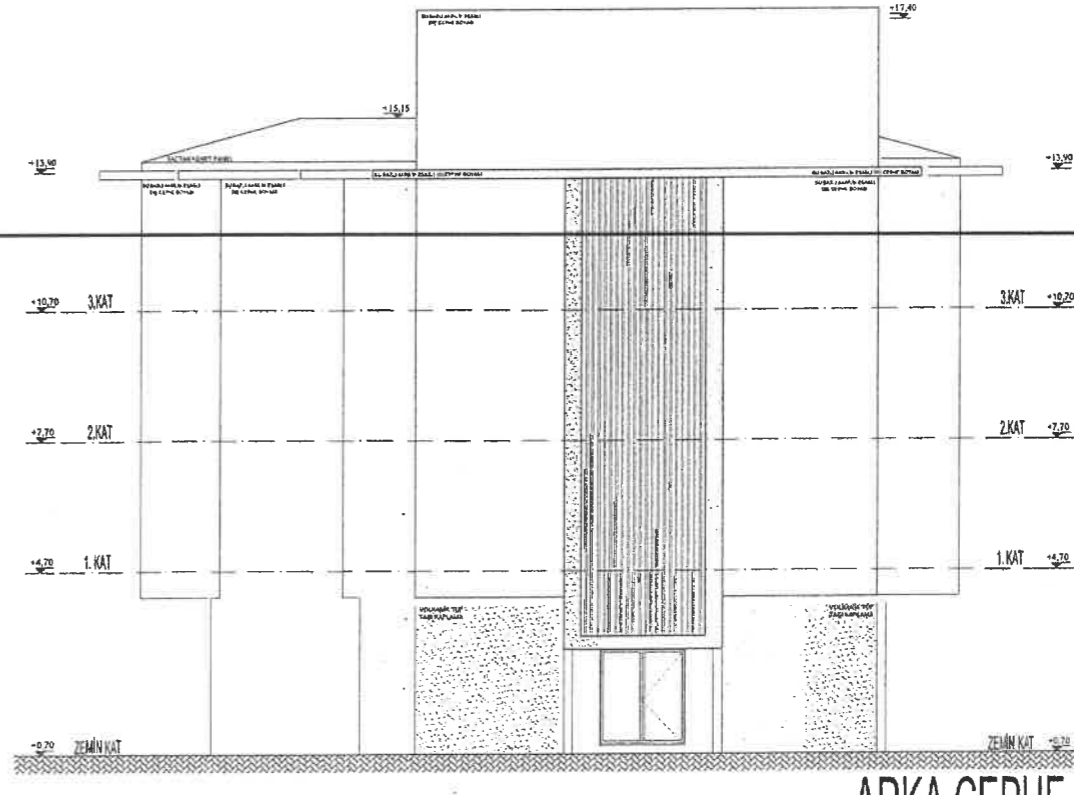
ARKA CEPHE



SAĞ YAN CEPHE

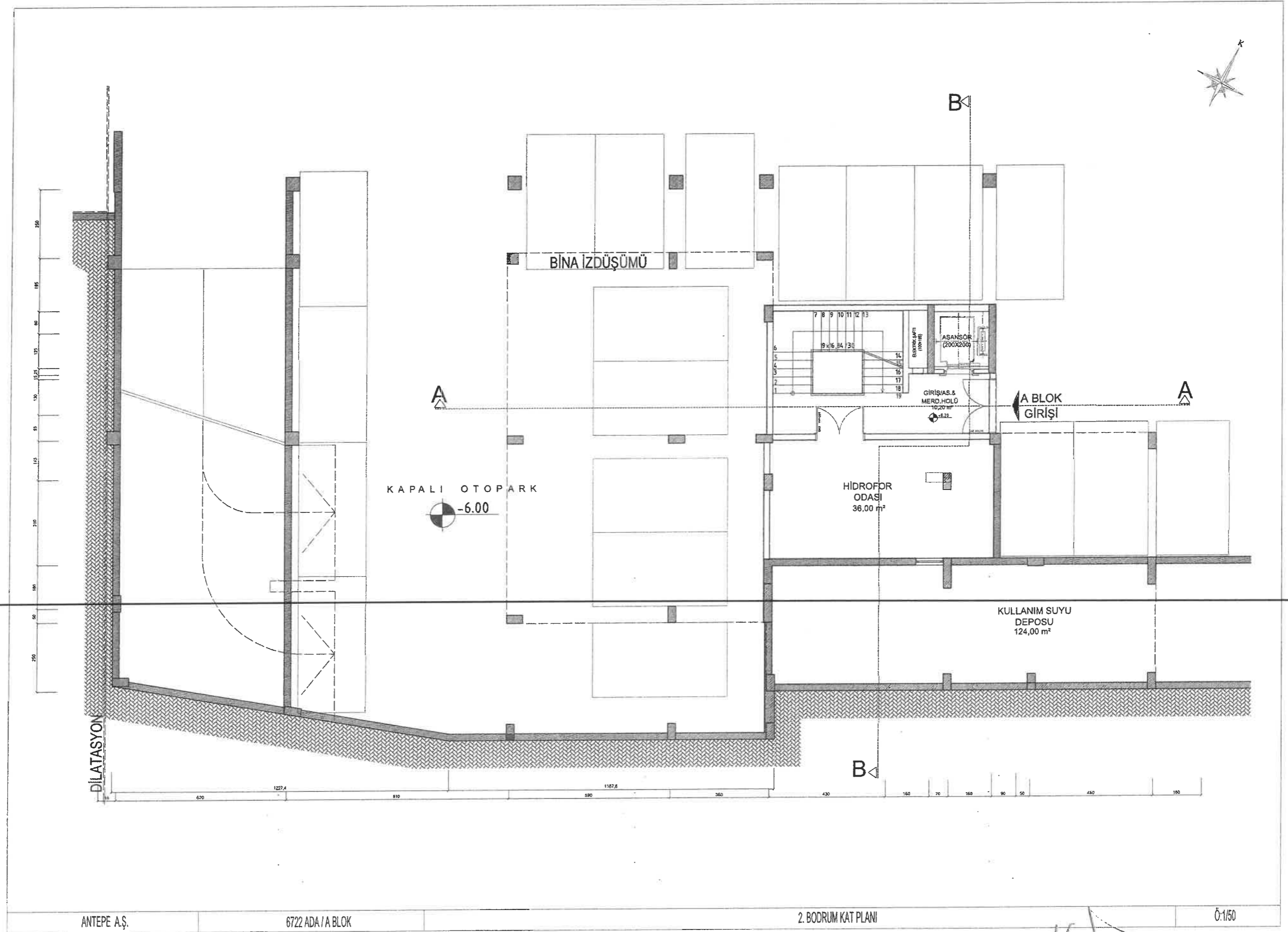


SOL YAN CEPHE



ARKA CEPHE





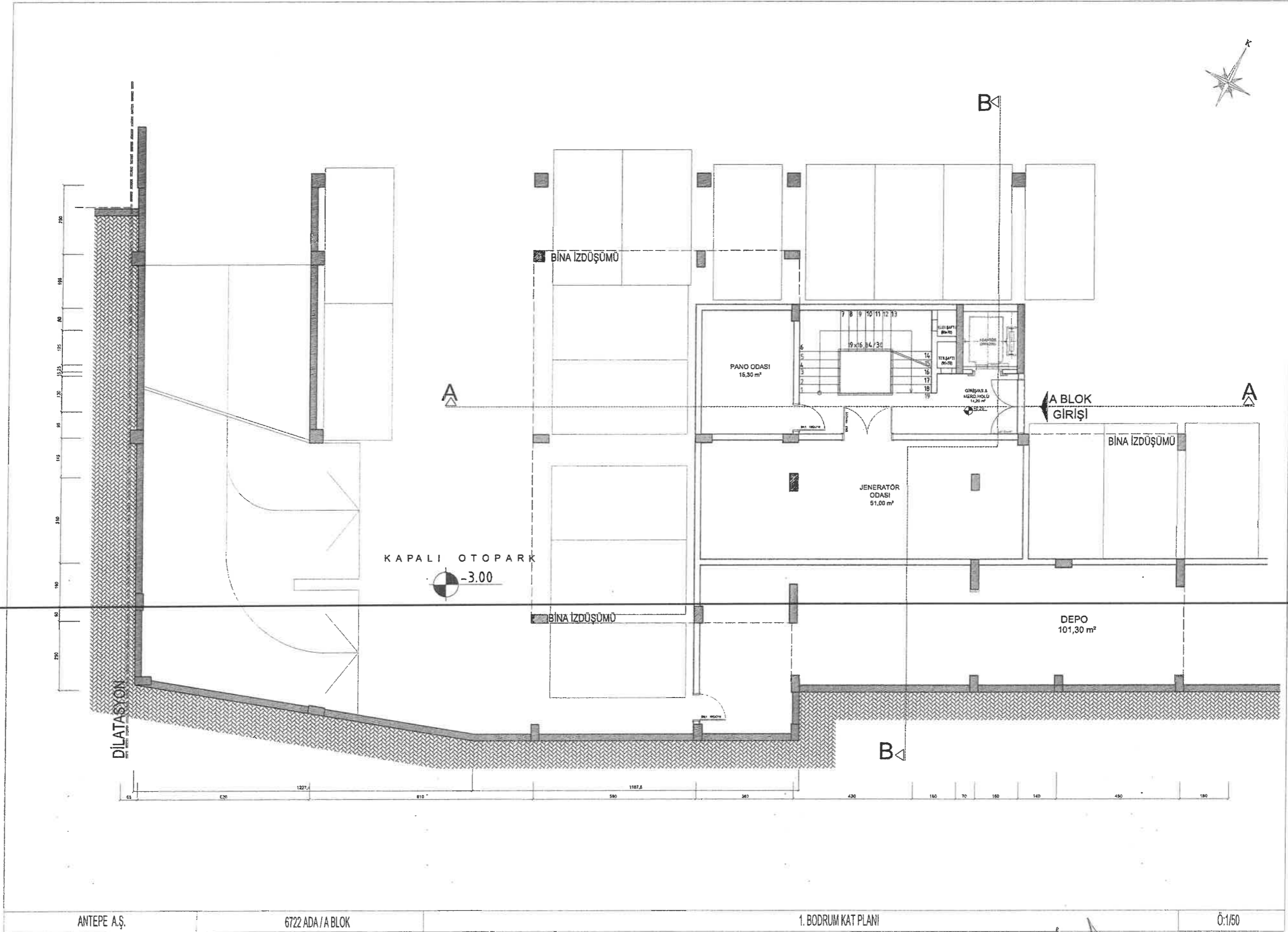
ANTEPE A.Ş.

6722 ADA / A BLOK

2. BODRUM KAT PLANI

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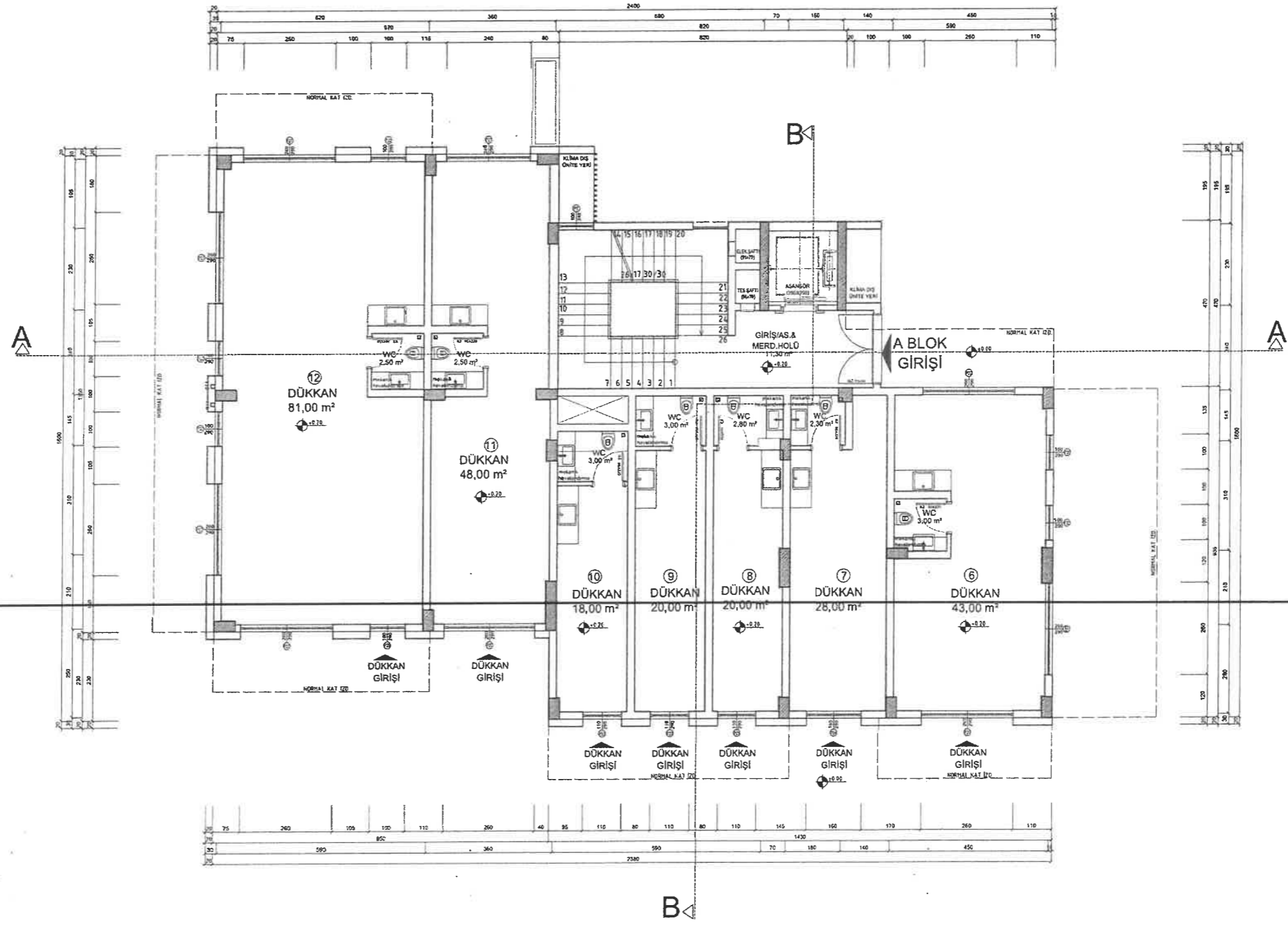
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6722 ADA / A BLOK

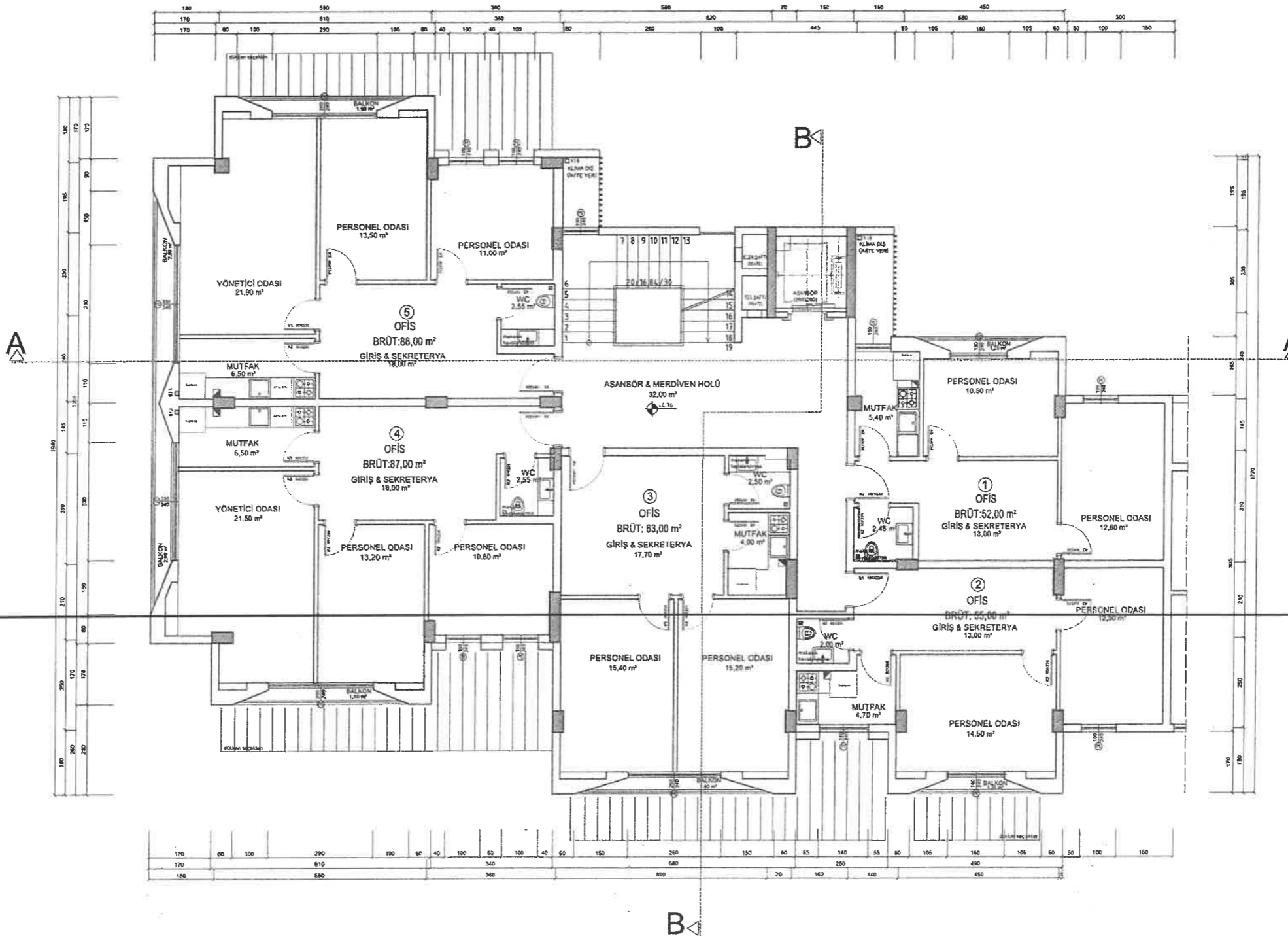
1. BODRUM KAT PLANI

Ö:1/50

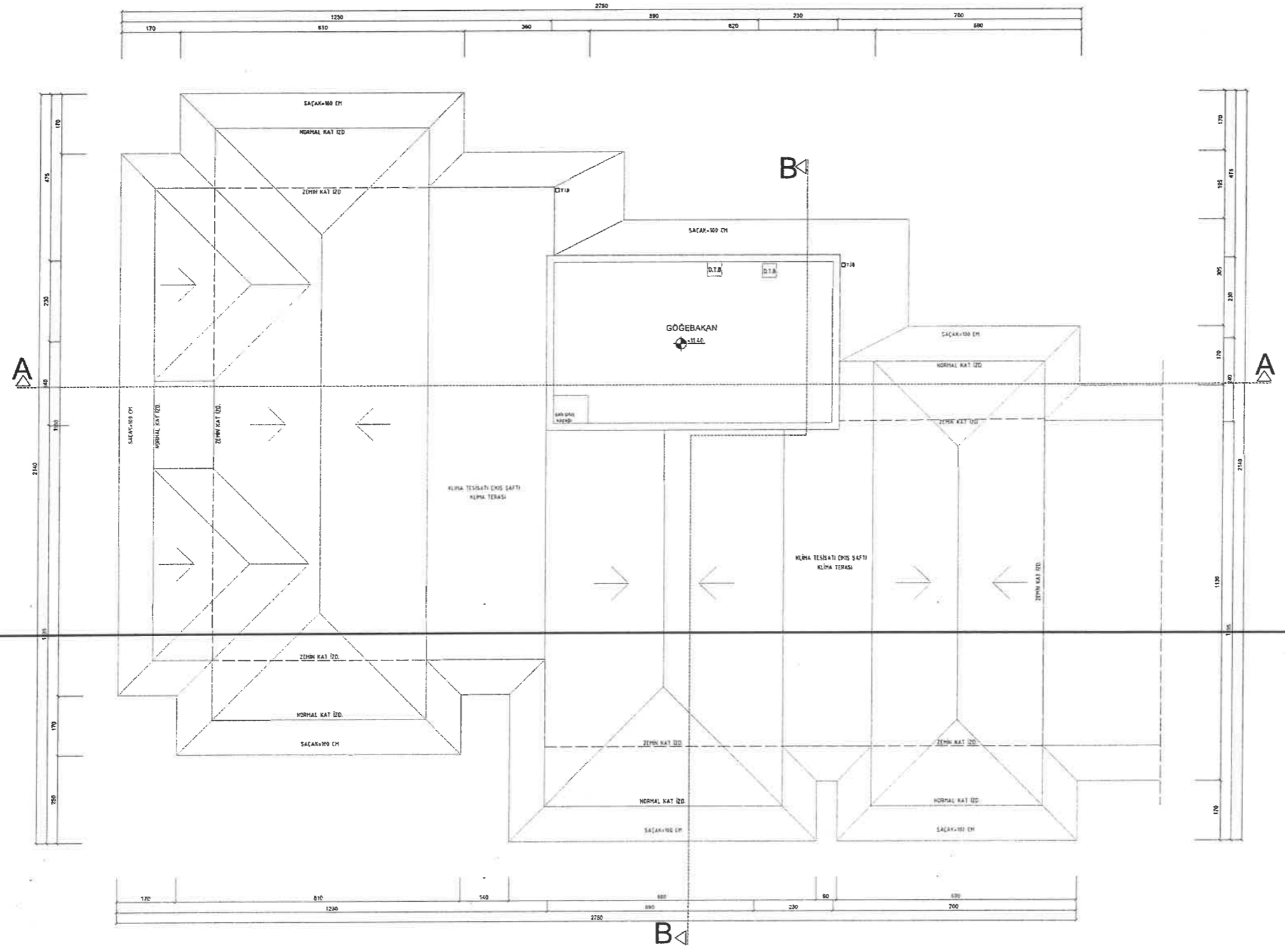
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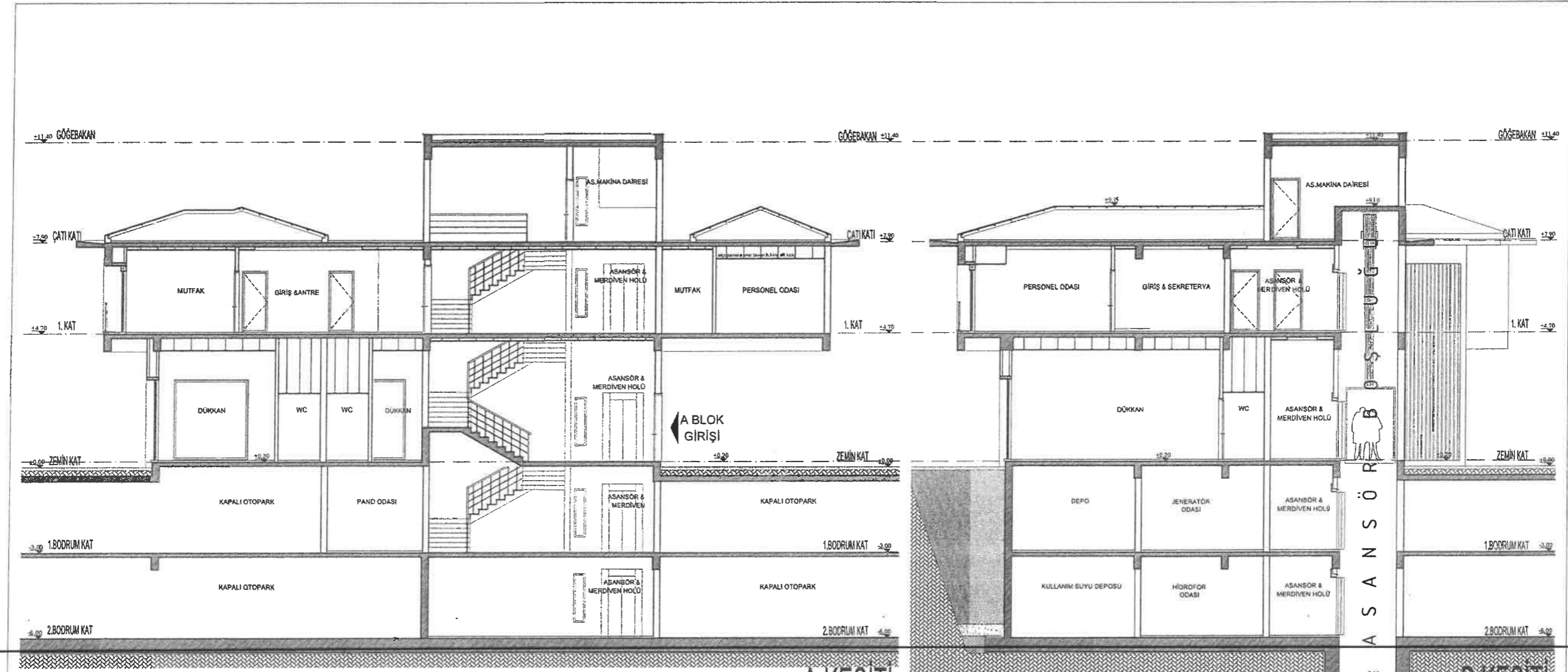
ANTEPE A.Ş.

6722 ADA / A BLOK

ÇATI KATI PLANI

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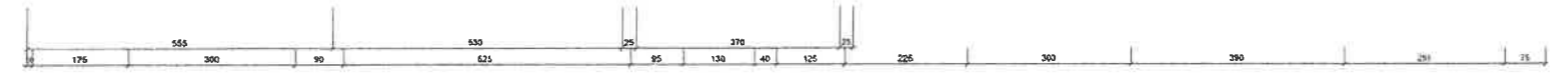
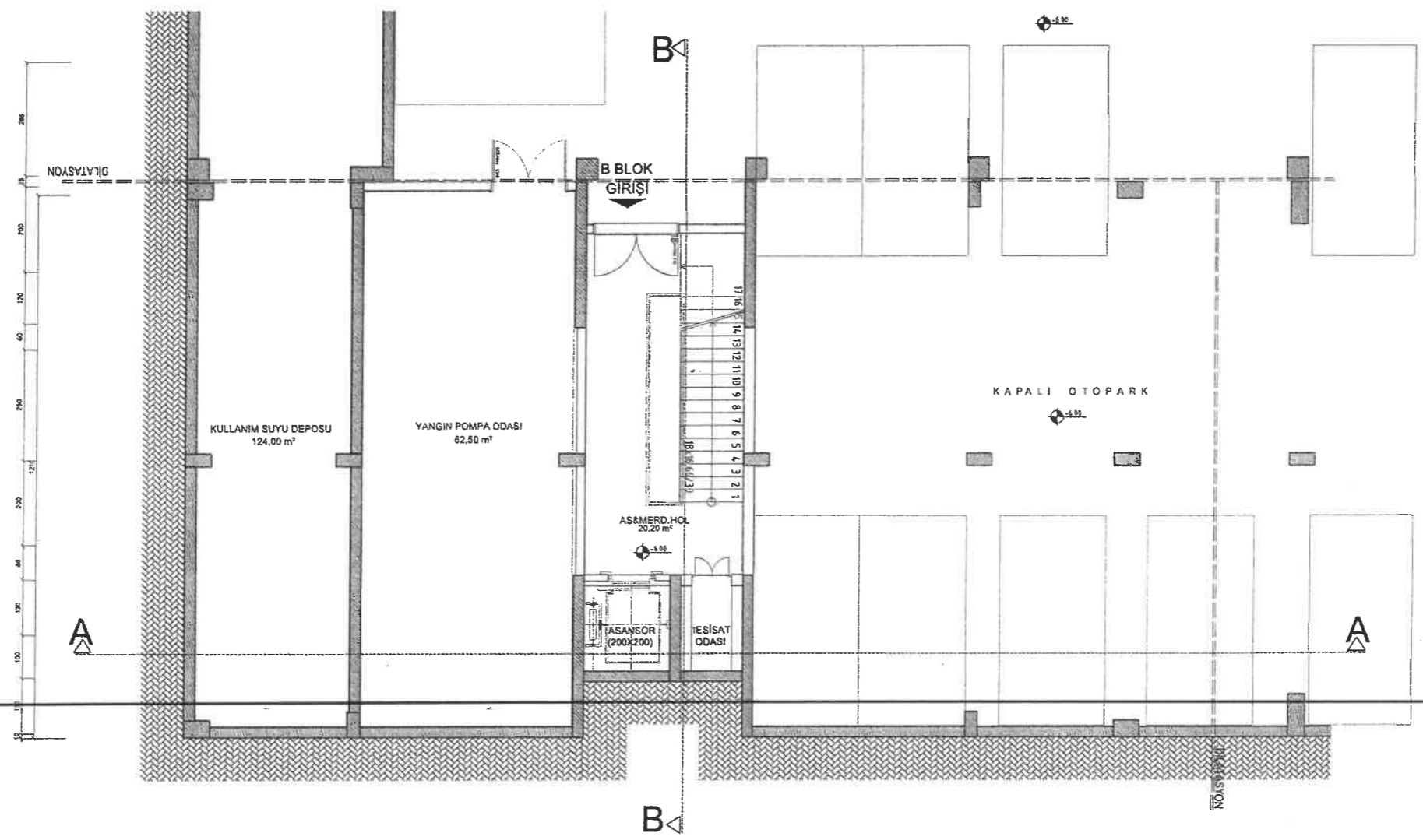
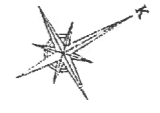
A KESİTİ

B KESİTİ

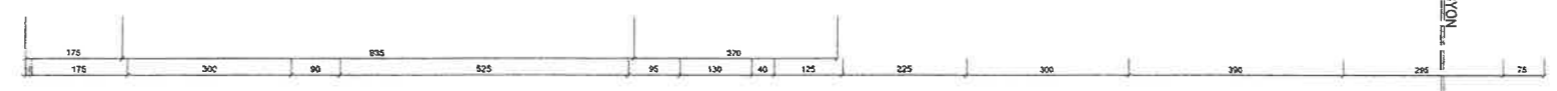
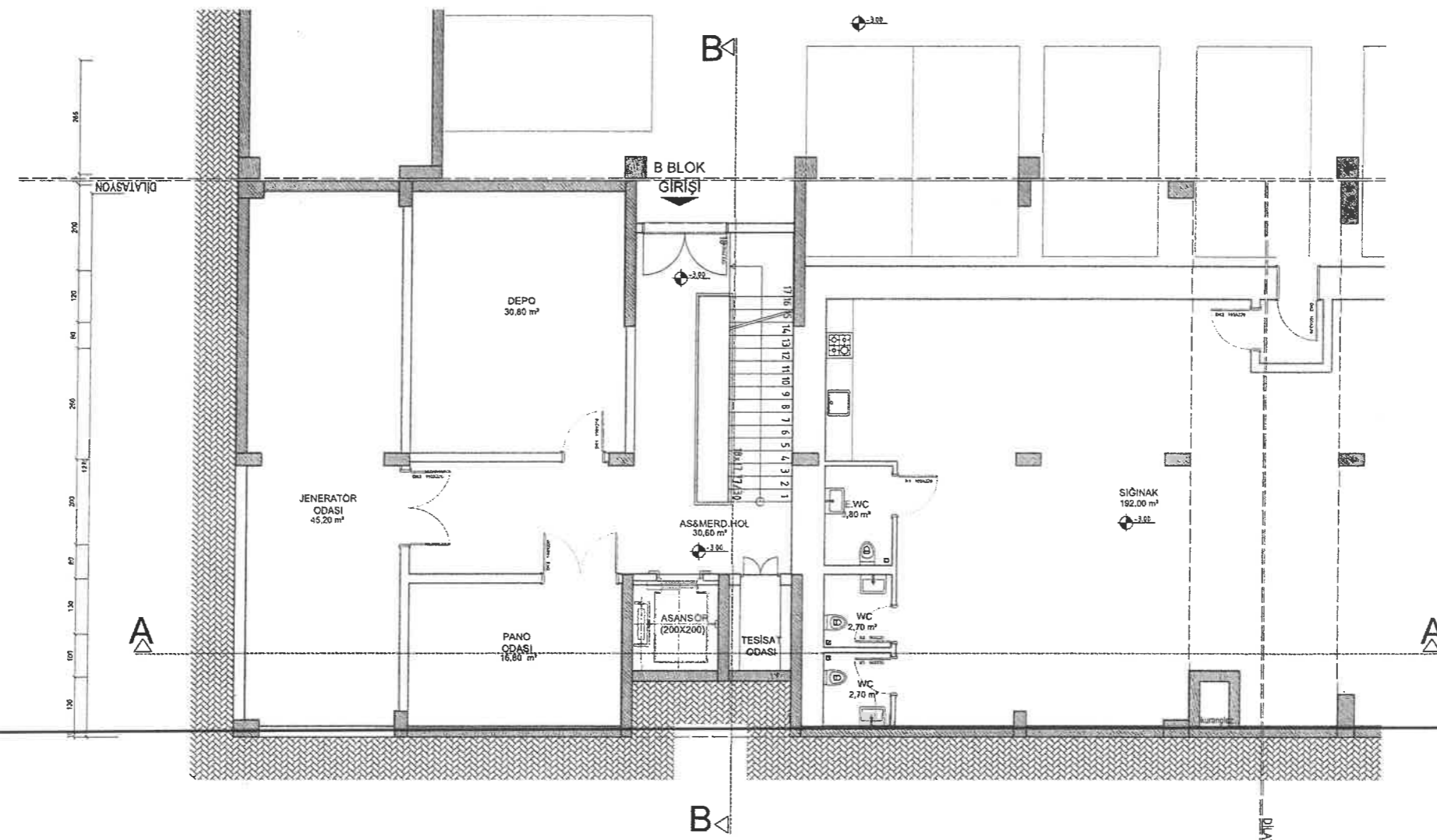
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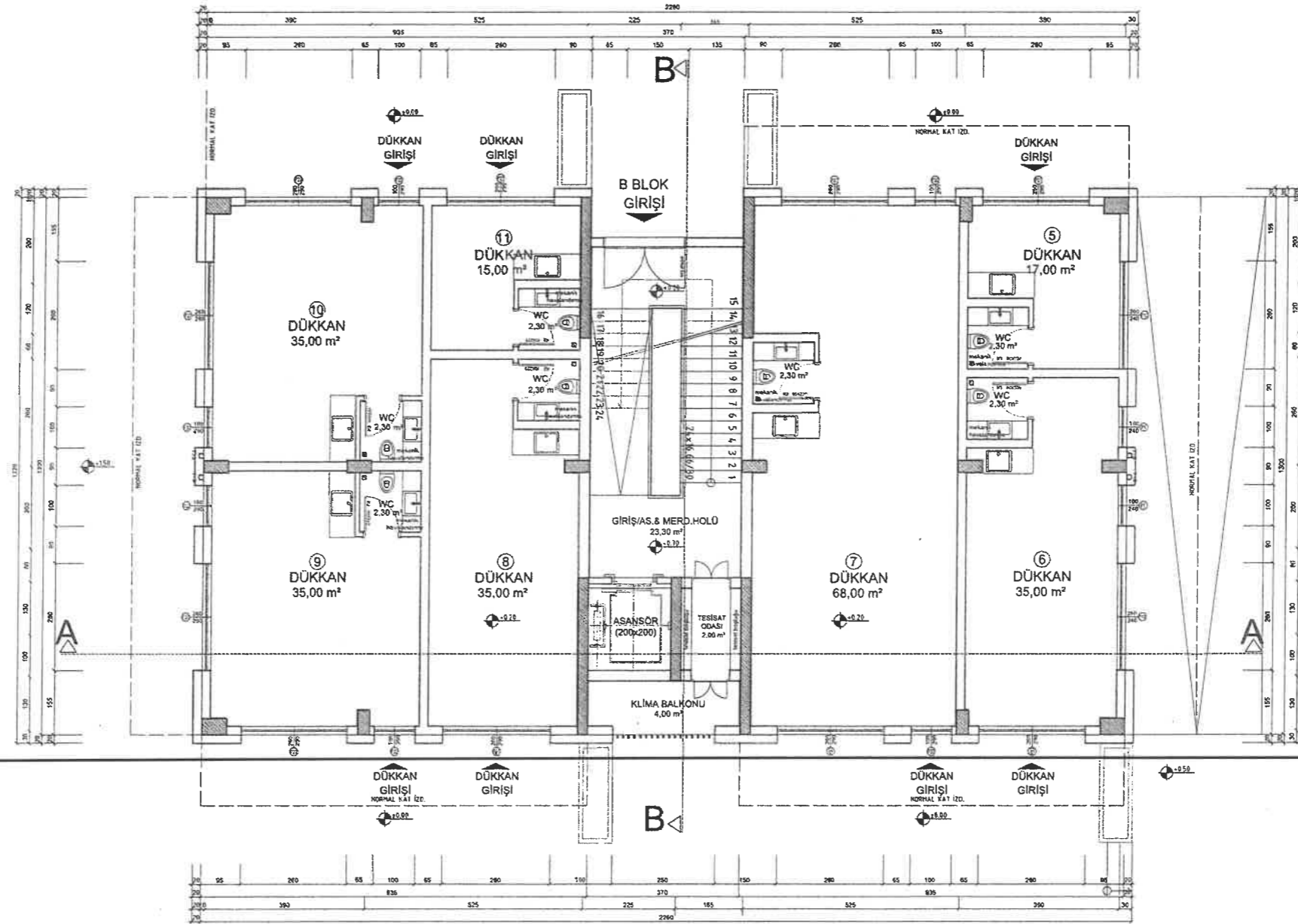
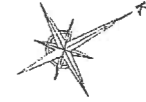
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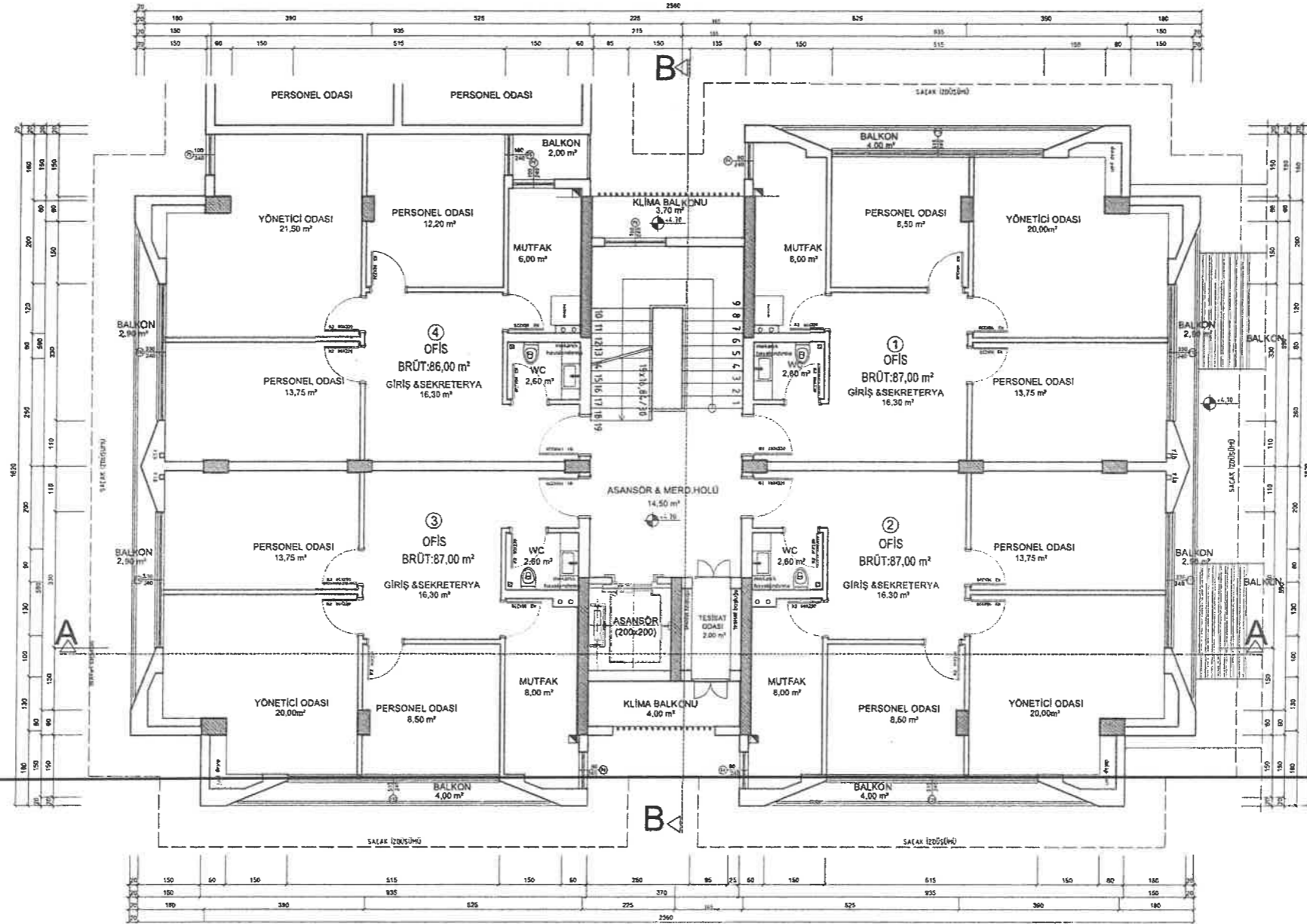
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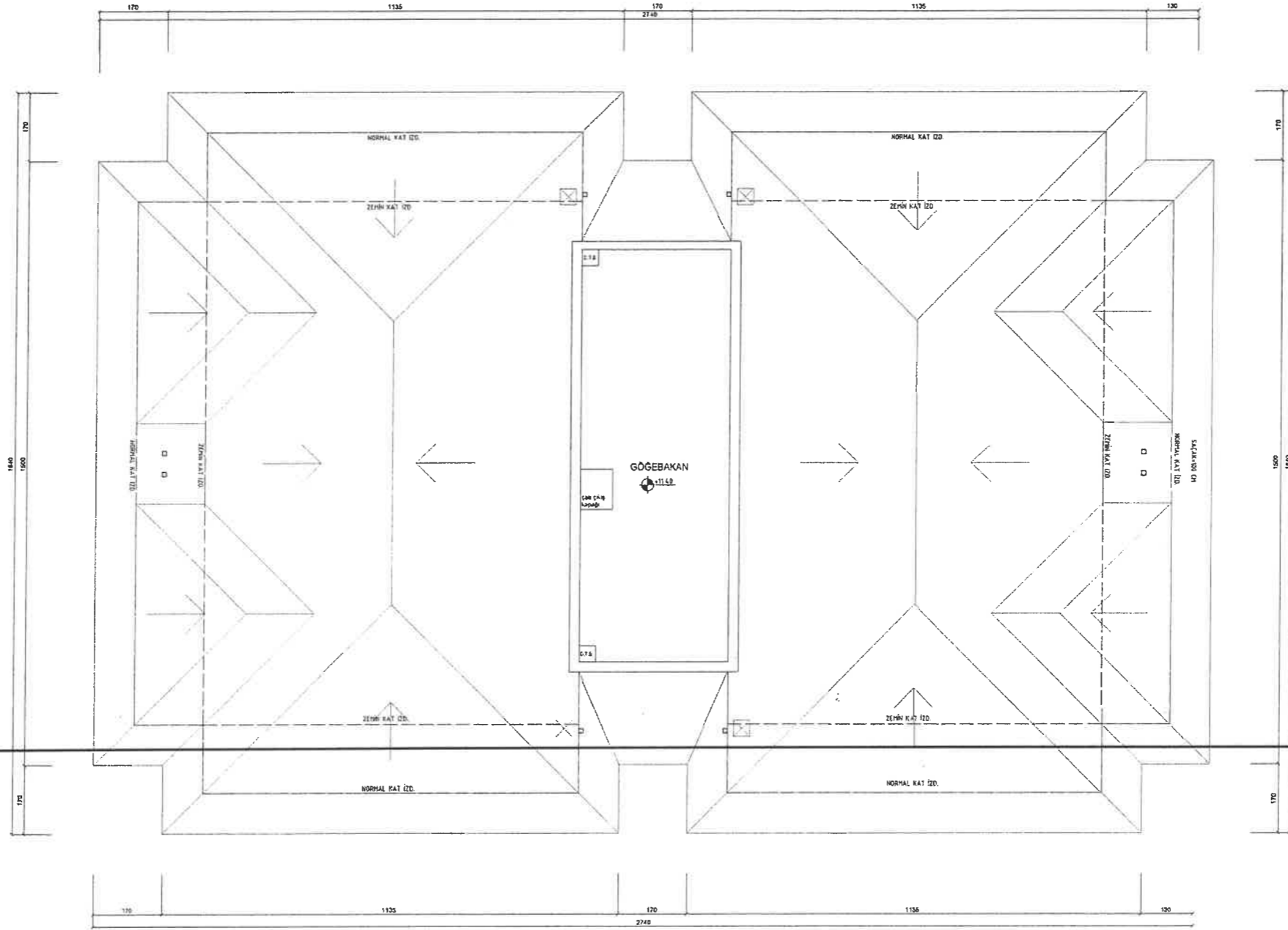
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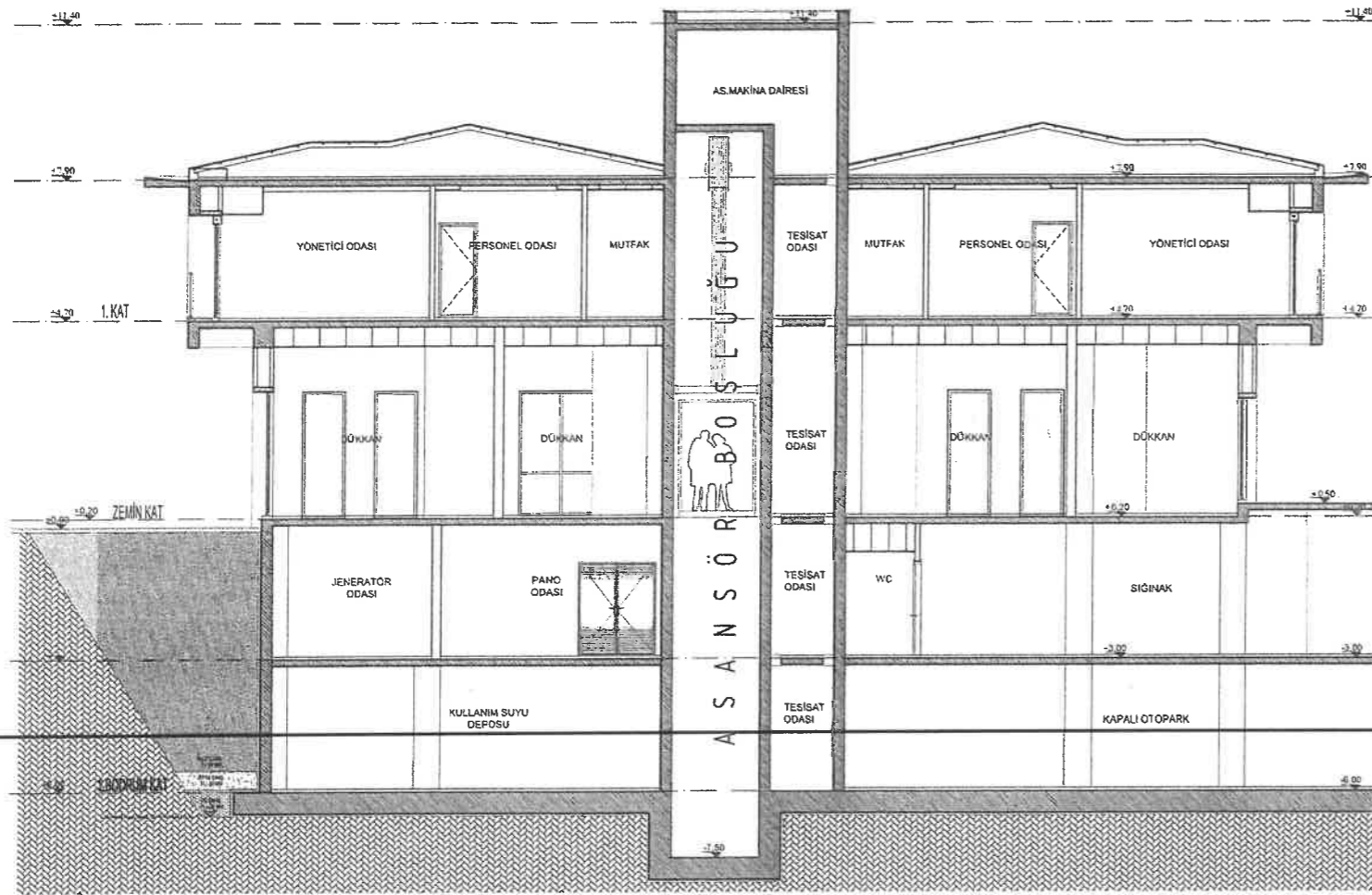
ANTEPE A.Ş.

6722 ADA / B BLOK

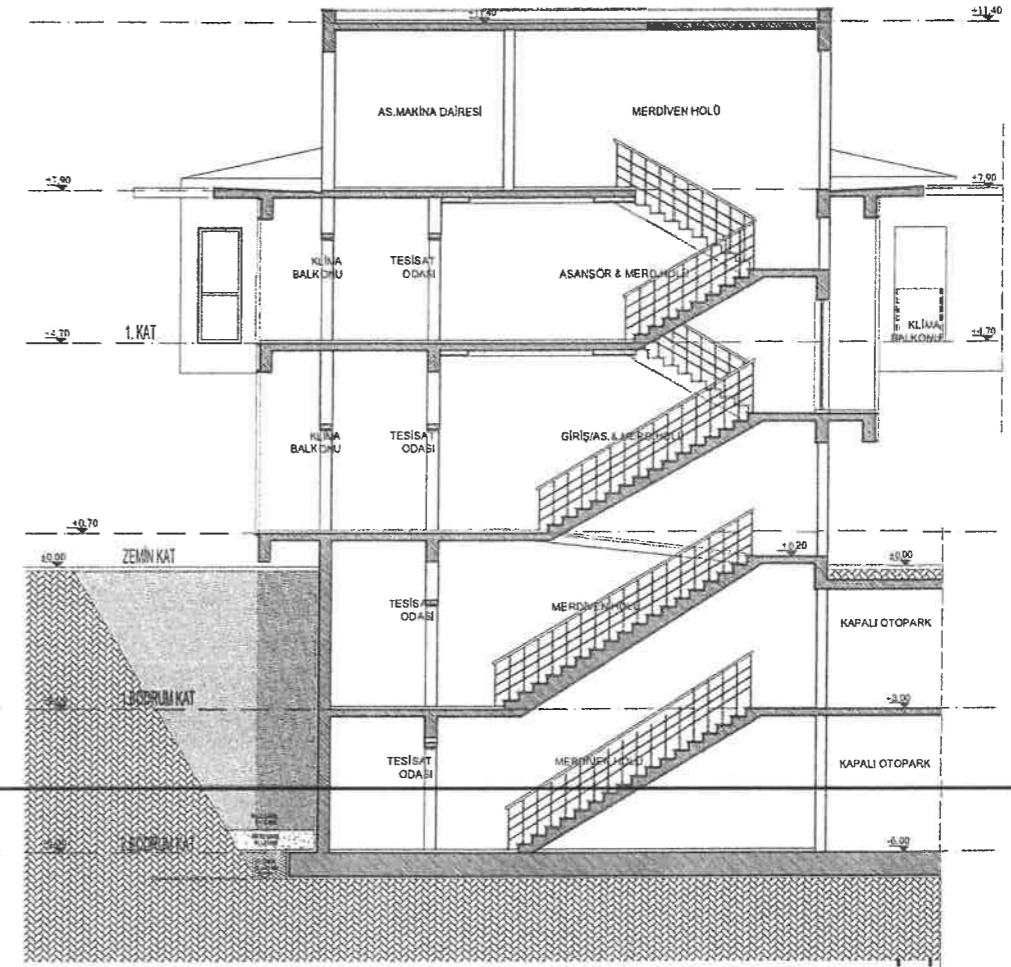
ÇATI KATI PLANI

Ö:1/50

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A KESİTİ

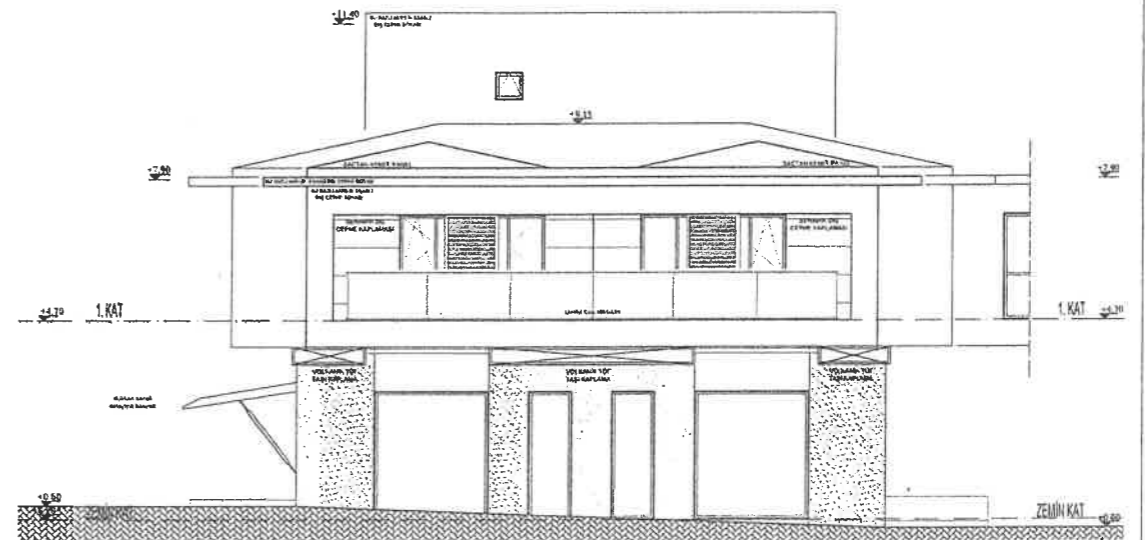


B KESİTİ

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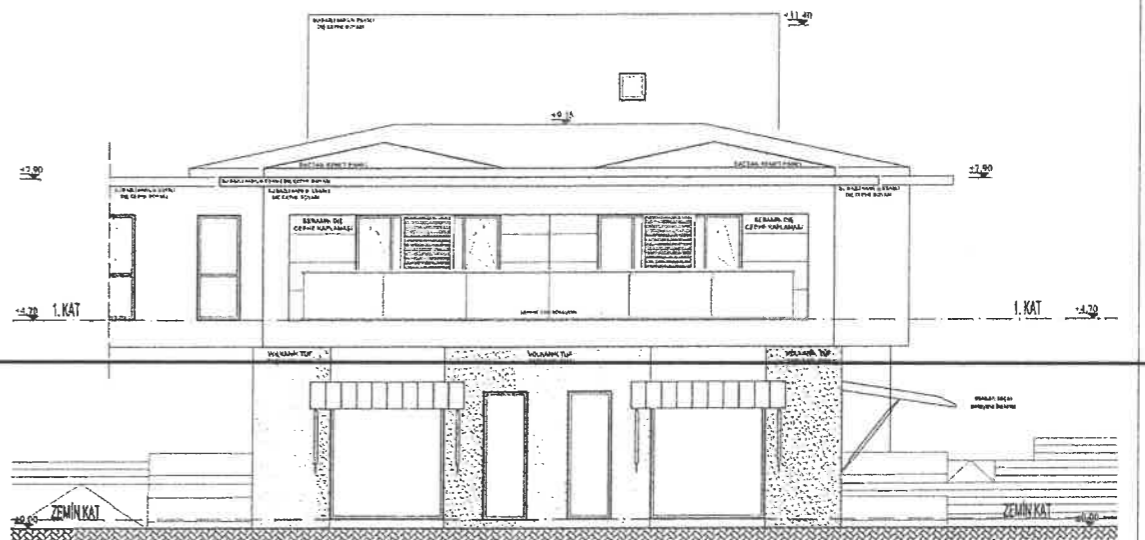
ÖN CEPHE



SAĞ YAN CEPHE

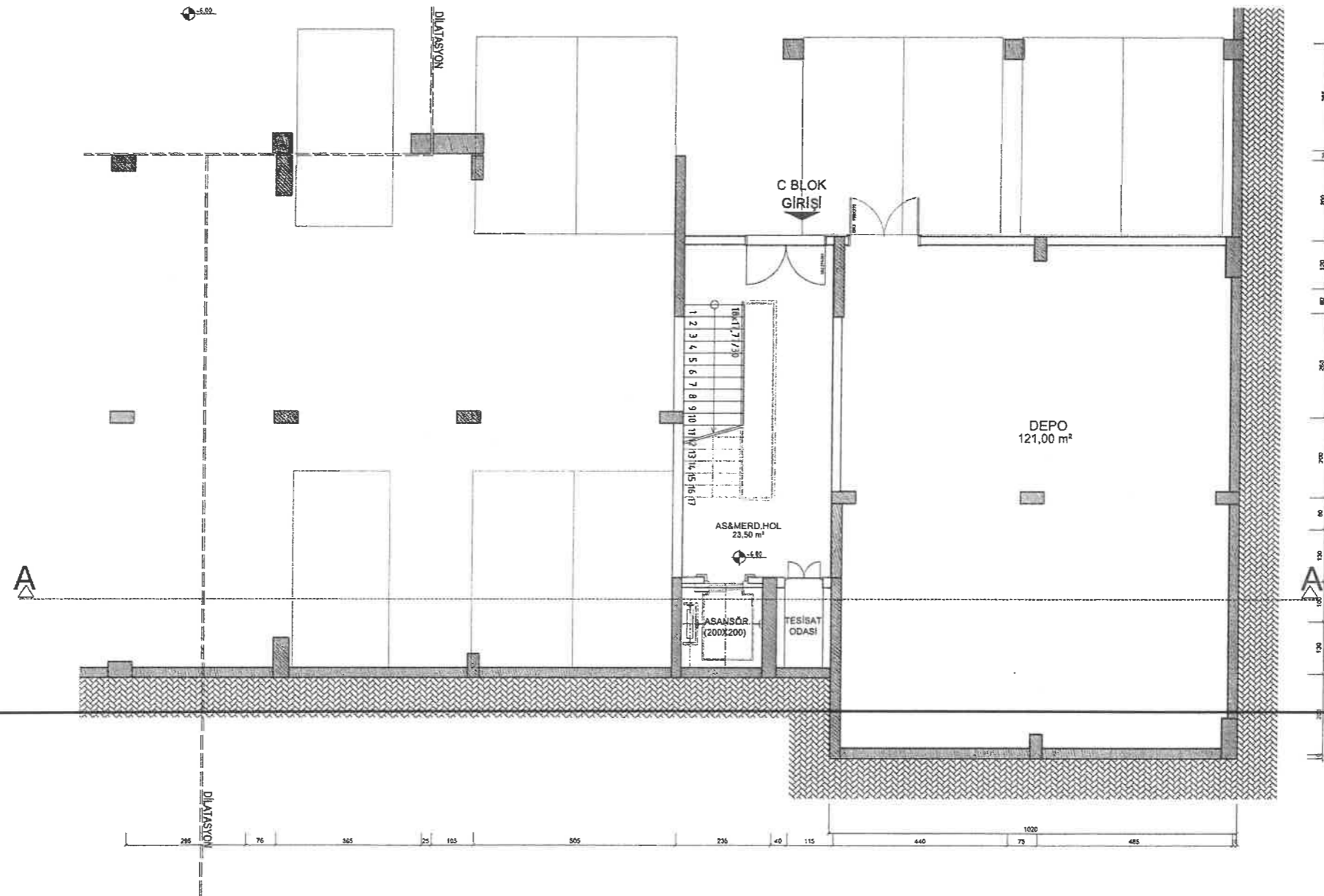


ARKA CEPHE

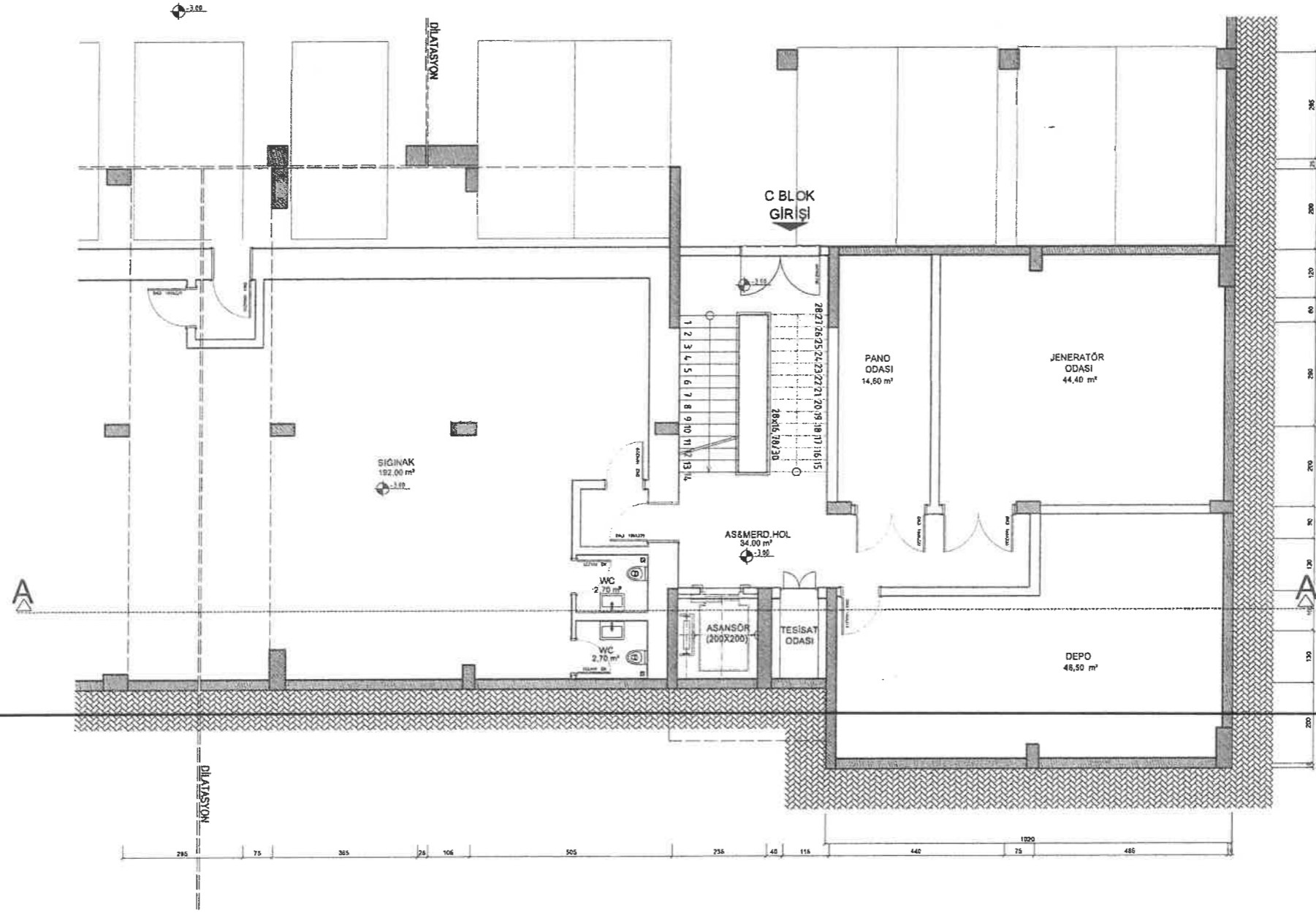


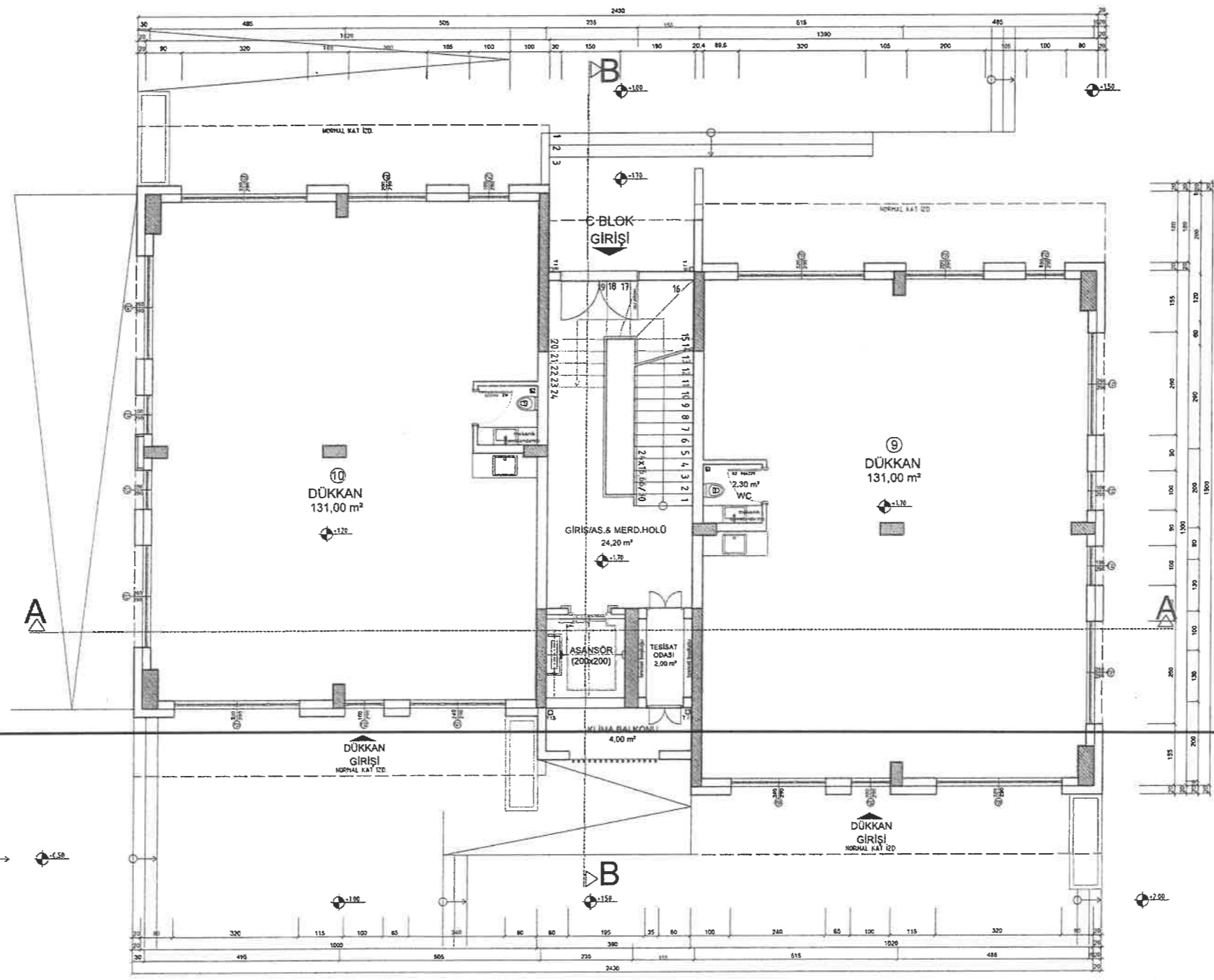
SAĞ YAN CEPHE

Handwritten signature and initials



Handwritten signatures and initials in the bottom right corner.





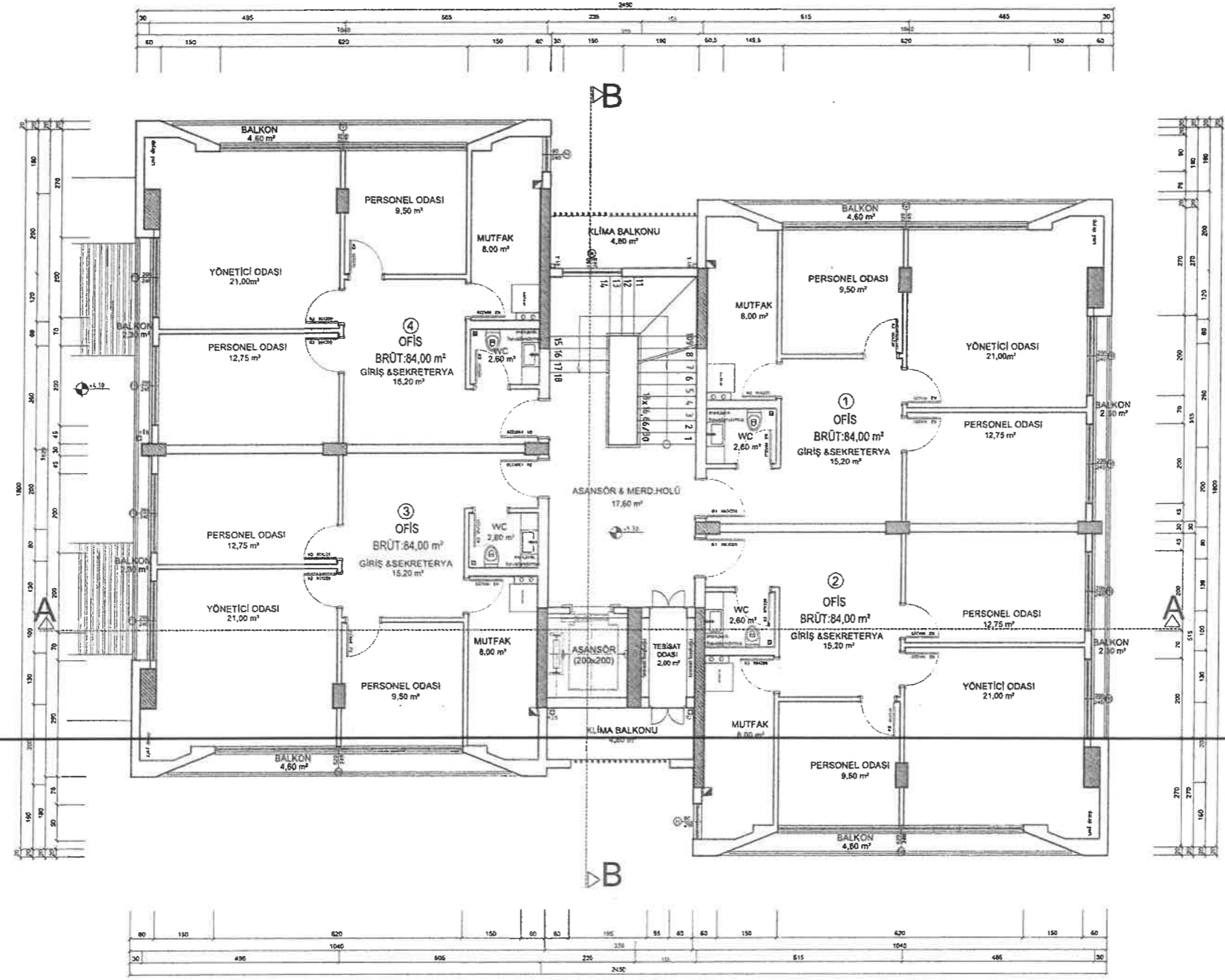
ANTEPE A.Ş.

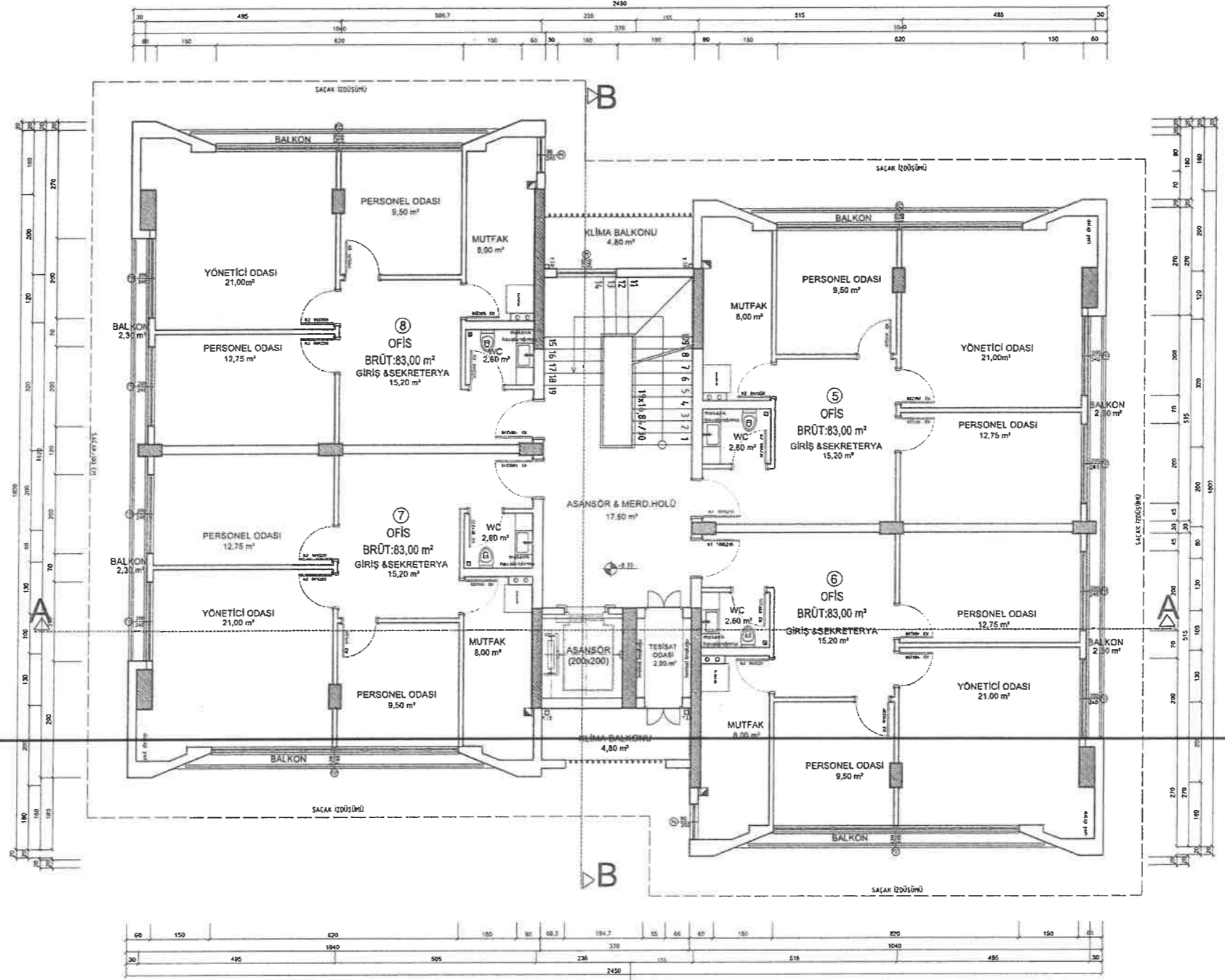
6722 ADA / C BLOK

ZEMİN KAT PLANI

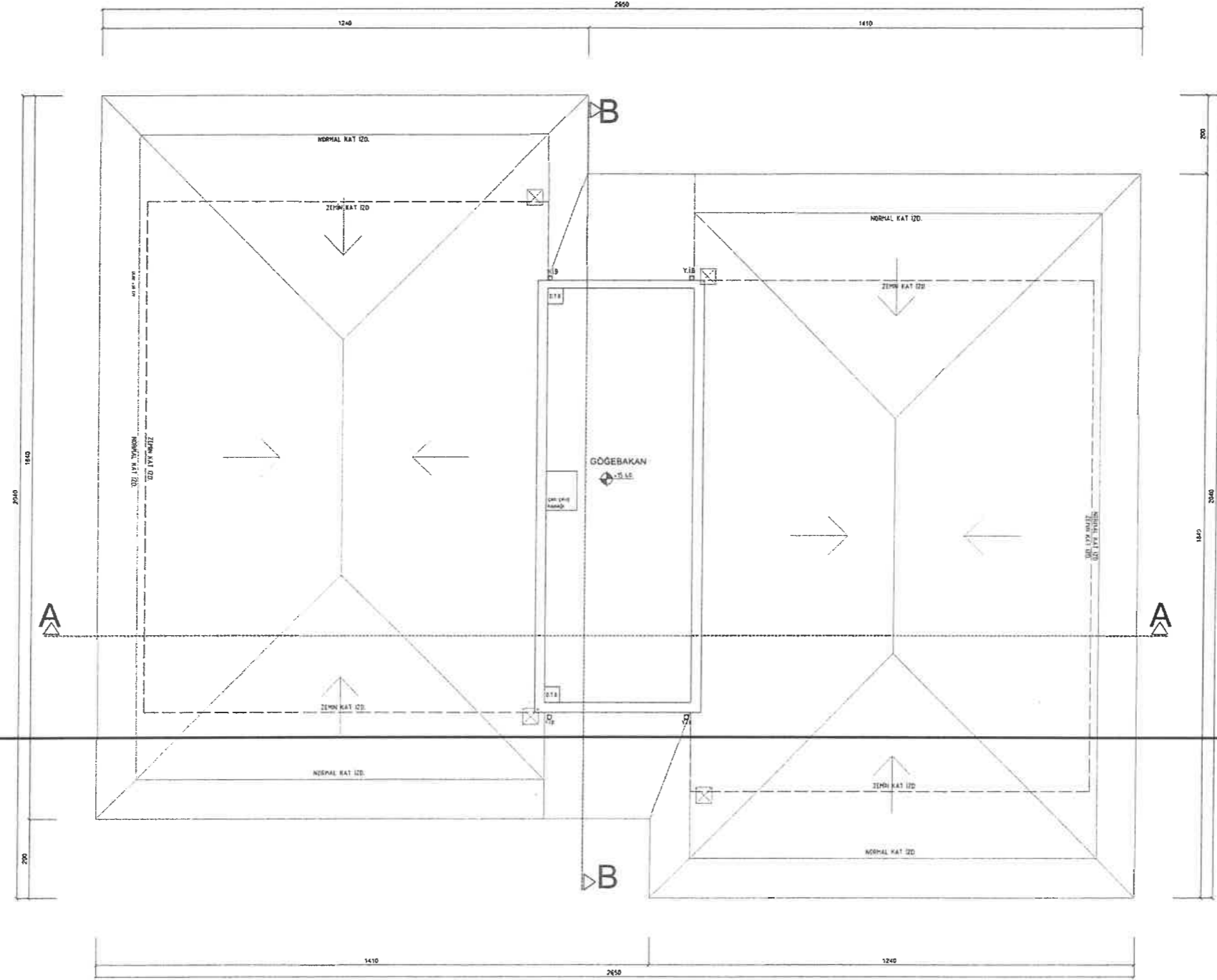
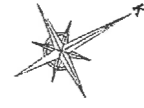
Ö:1/50

Handwritten signatures and initials in the bottom right corner.

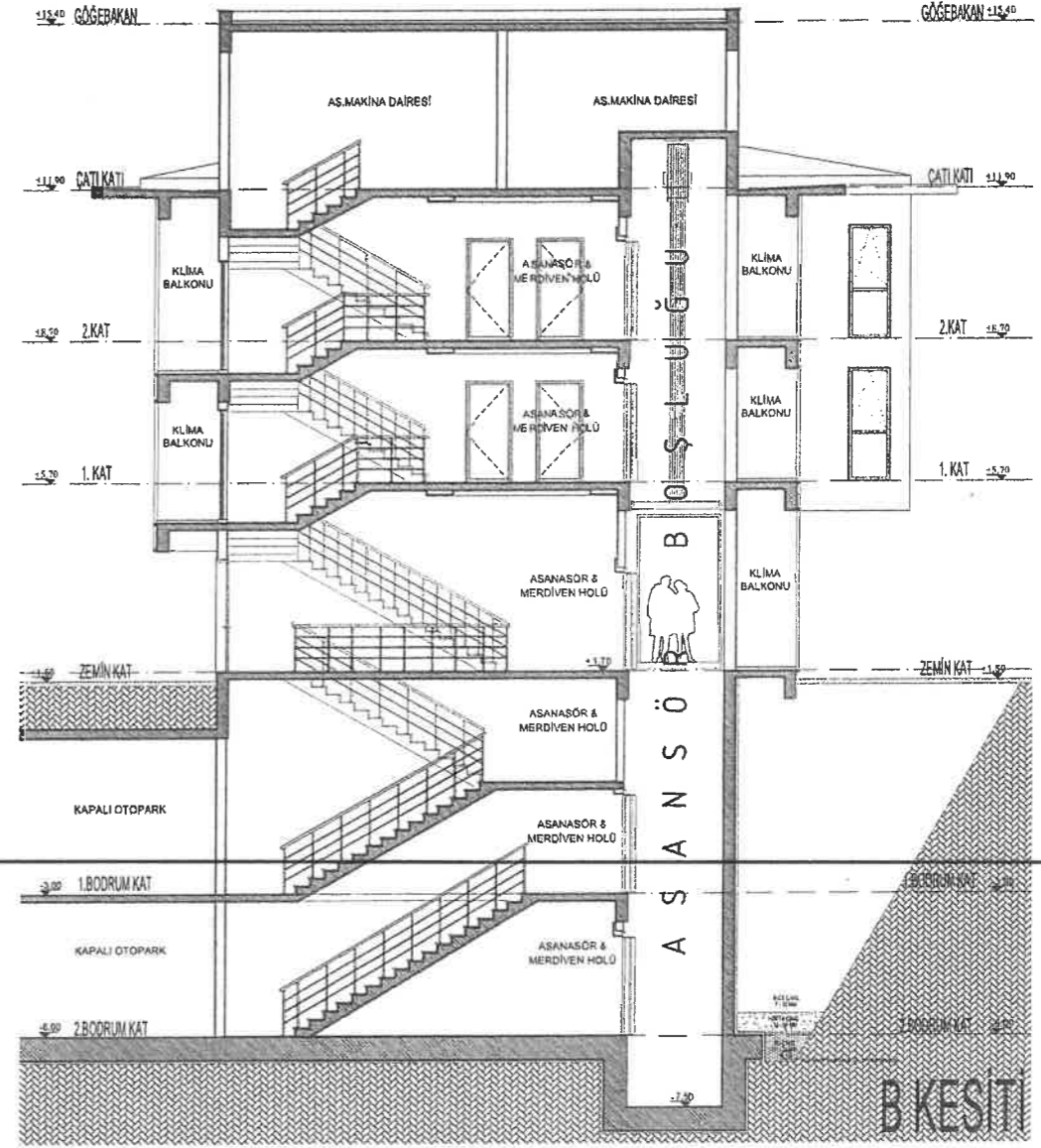
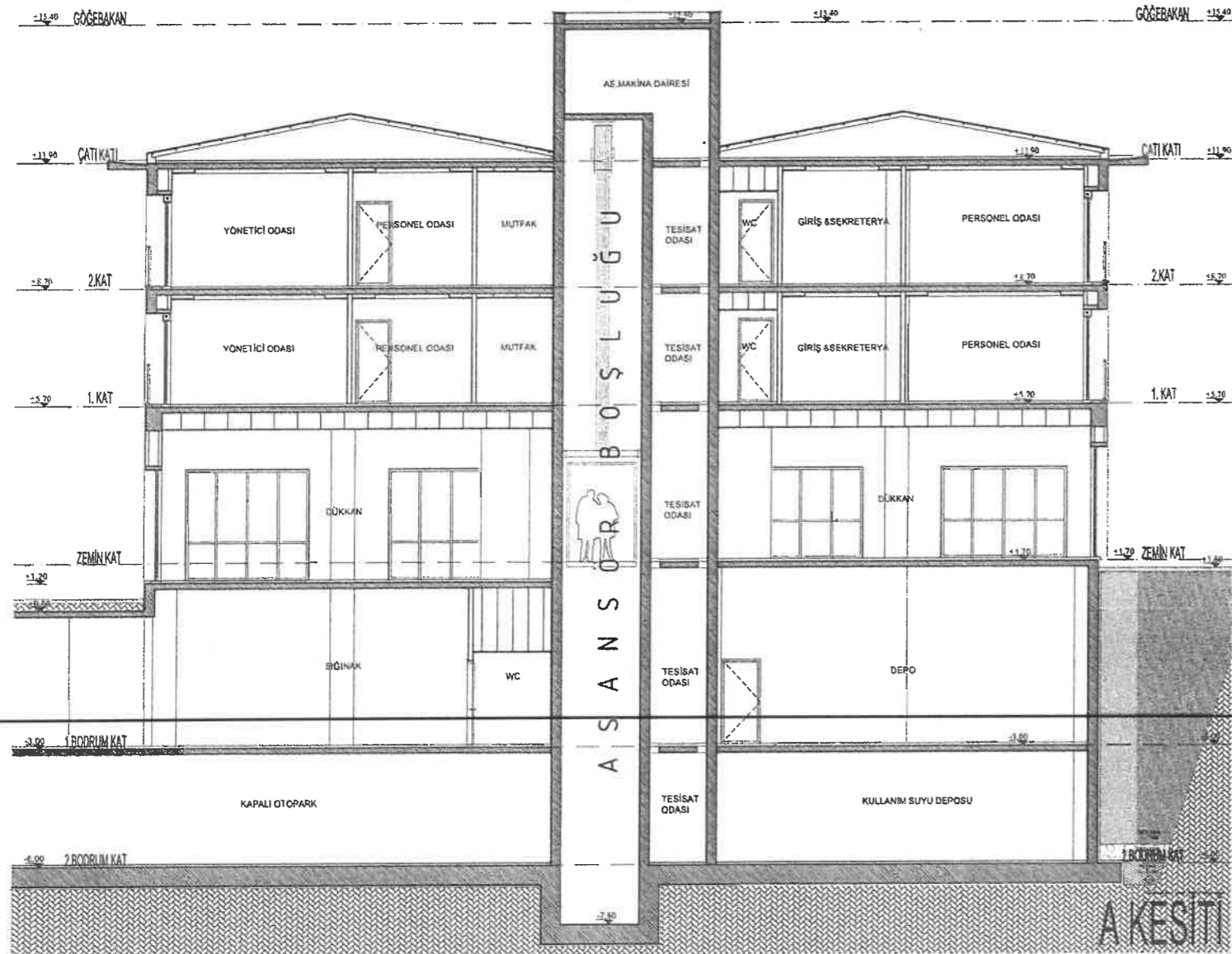




Handwritten signature and initials.



Handwritten signature and initials in the bottom right corner.



ANTEPE A.Ş.

6722 ADA / C BLOK

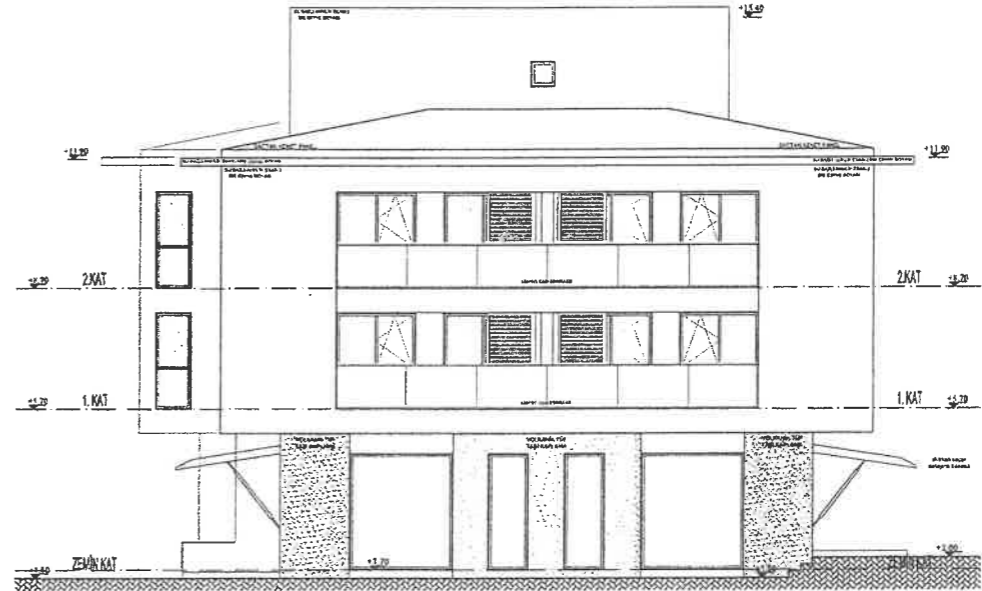
KESİTLER

0:1/50

Handwritten signatures and initials in the bottom right corner.



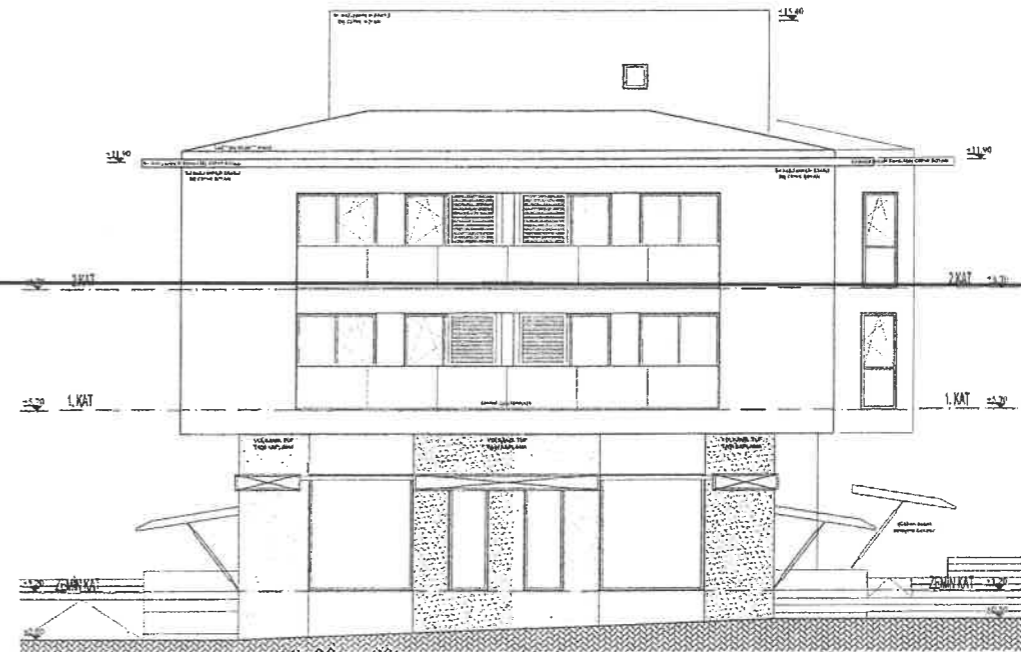
ARKA CEPHE



SOL YAN CEPHE

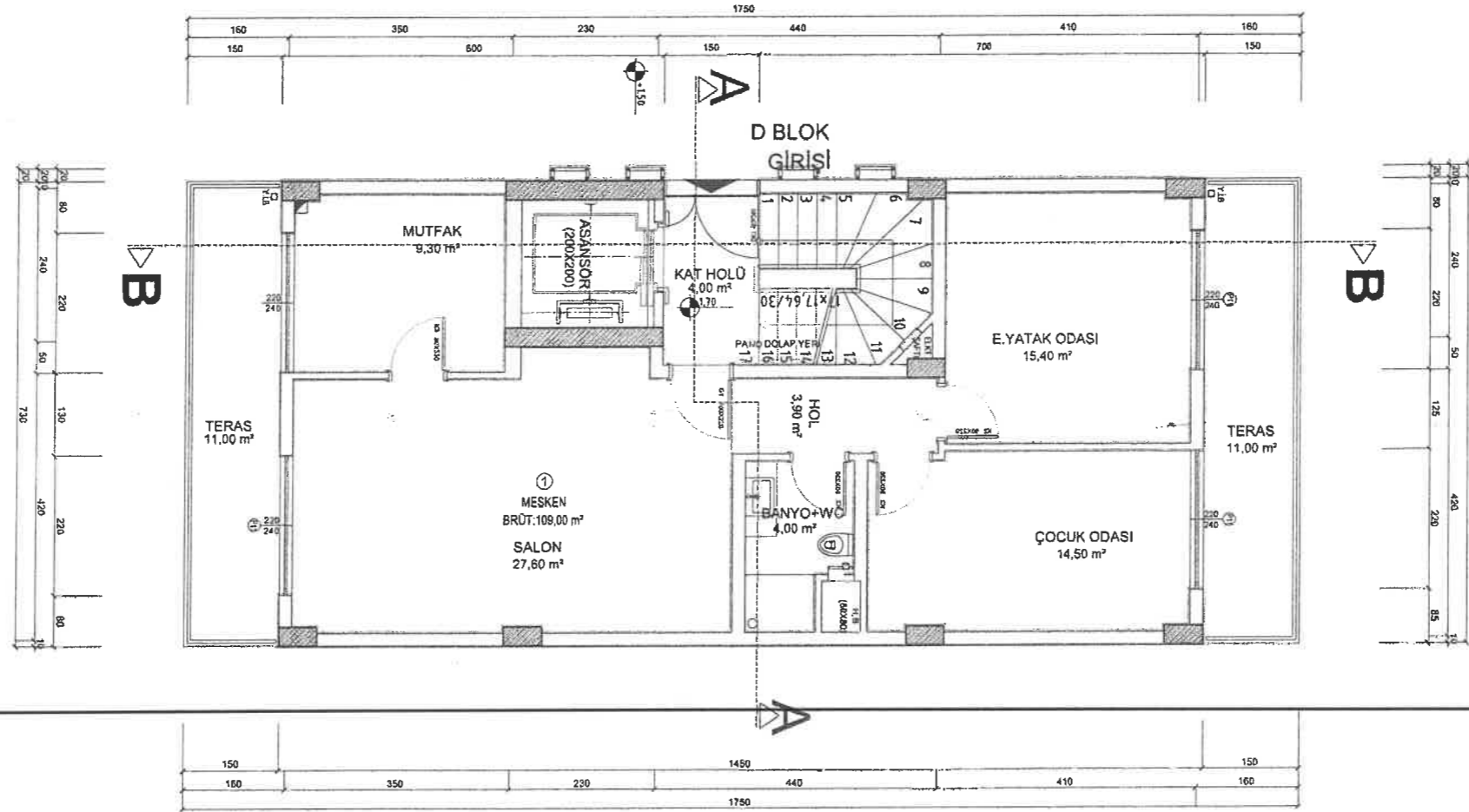
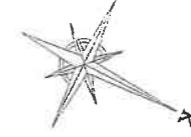


ÖN CEPHE



SAĞ YAN CEPHE

[Handwritten signature and notes]



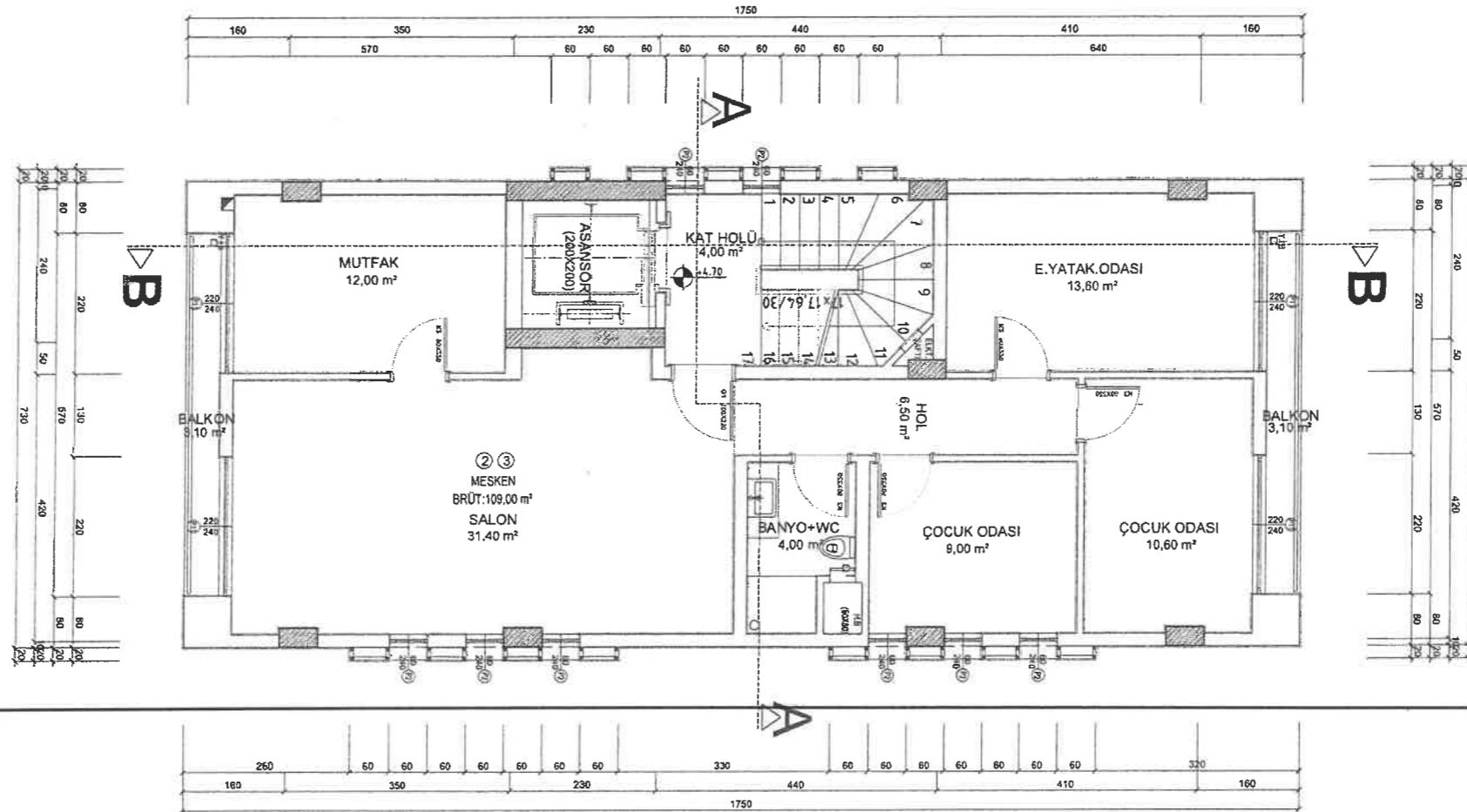
ANTEPE A.Ş.

6722 ADA / D BLOK

ZEMİN KAT PLANI

Ö:1/50

Handwritten signatures and initials.

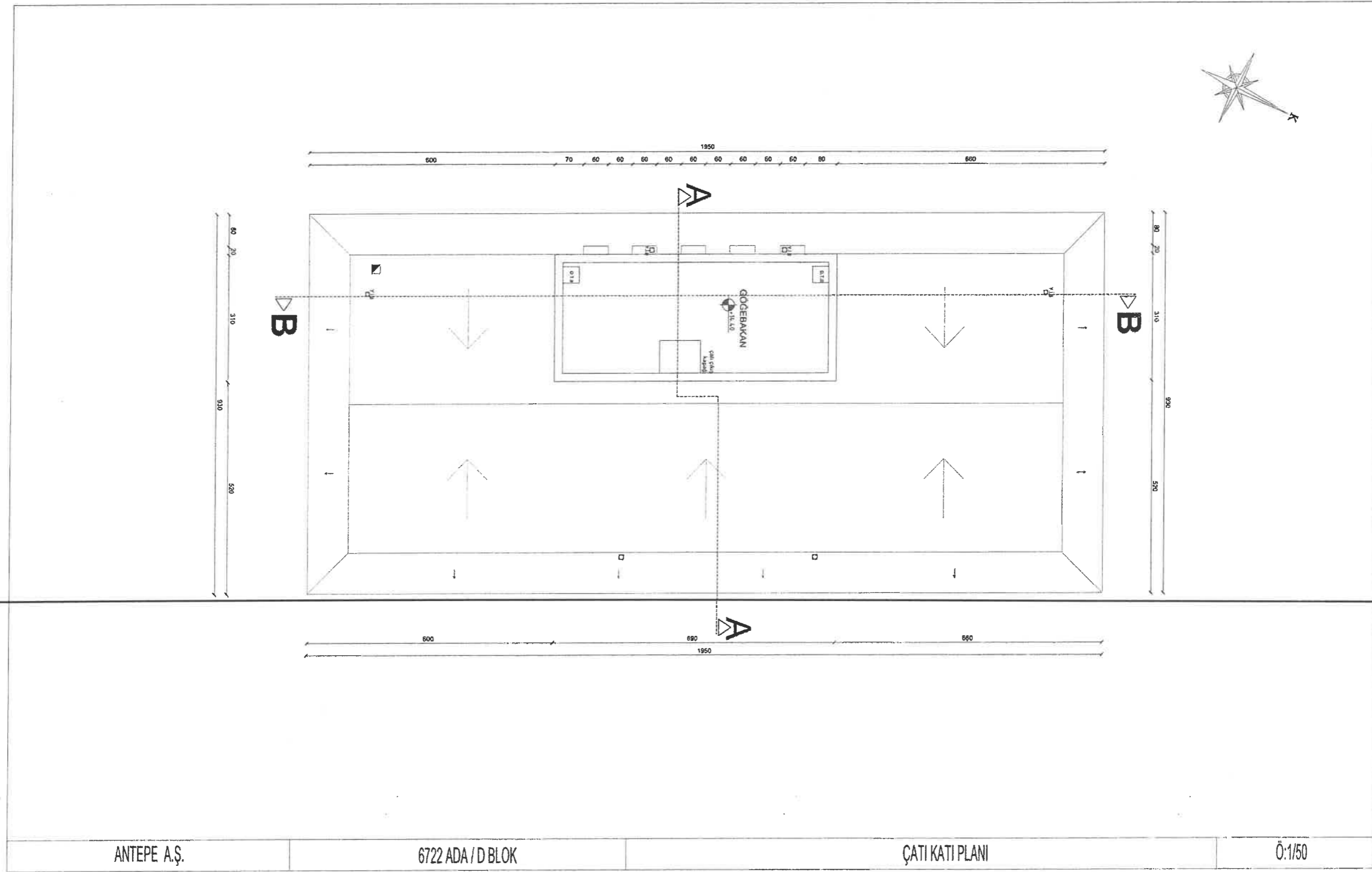


ANTEPE A.Ş.

6722 ADA / D BLOK

NORMAL KAT PLANI

Ö:1/50



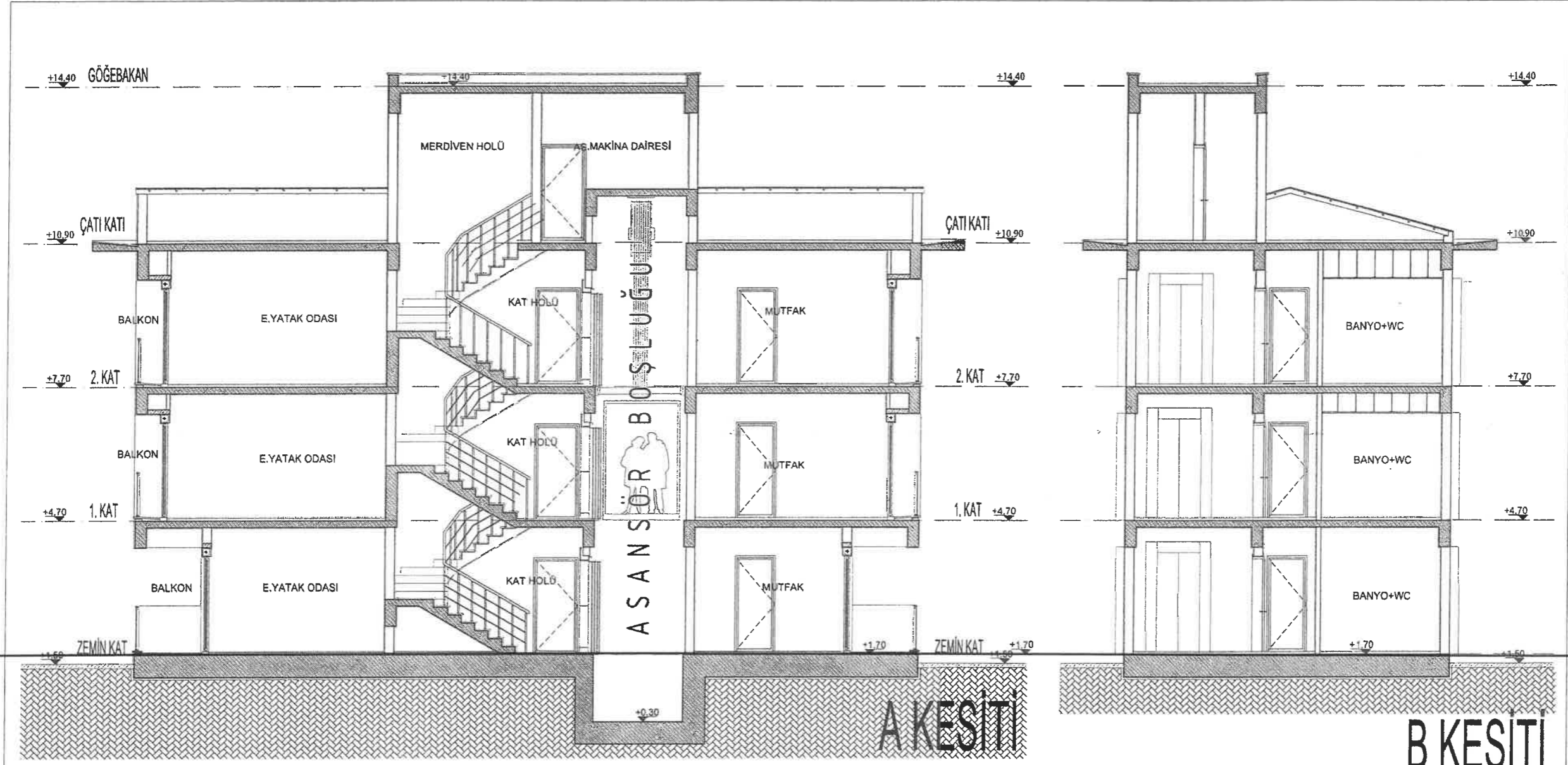
ANTEPE A.Ş.

6722 ADA / D BLOK

ÇATI KATI PLANI

Ö:1/50

Handwritten signatures and initials, including a prominent signature that appears to be 'Ali' and other initials.



ANTEPE A.Ş.

6722 ADA / D BLOK

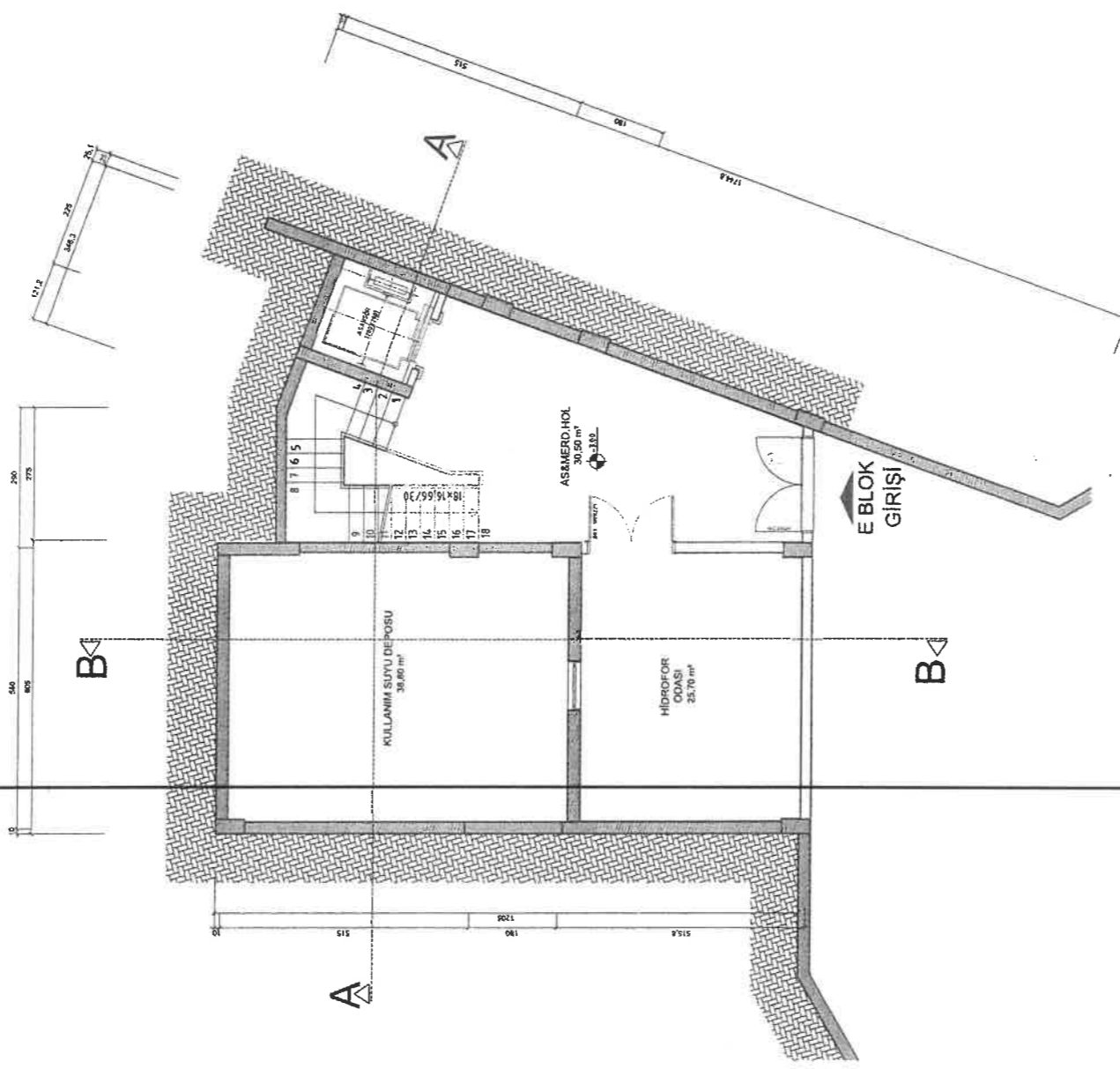
KESİTLER

Ö:1/50

Handwritten signature and date: 08/11/2018



Handwritten signatures and initials, including a large stylized signature and several smaller initials, located in the bottom right corner of the page.

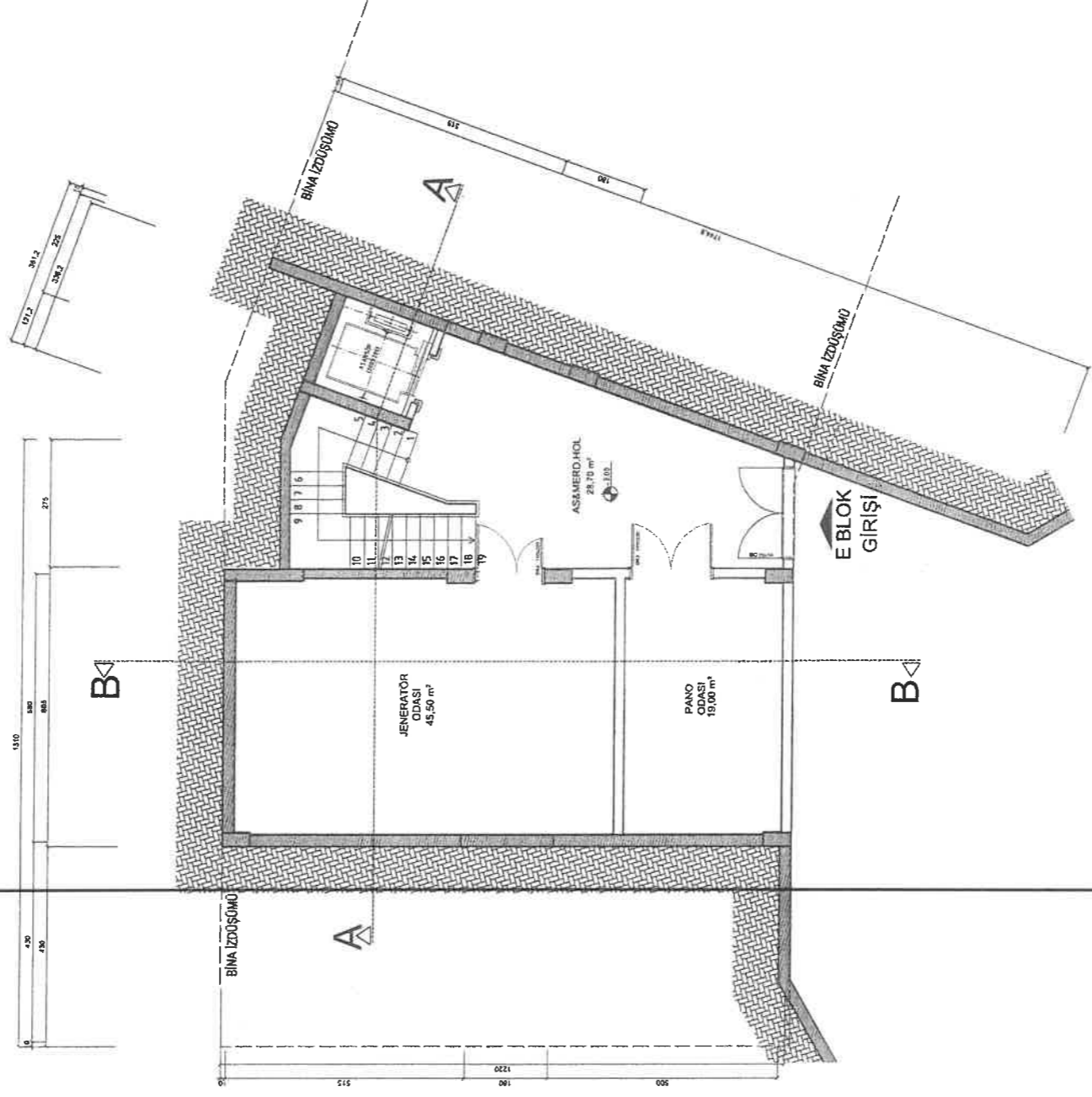


ANTEPE A.Ş.

6722 ADA/E BLOK

2. BODRUM KAT PLANI

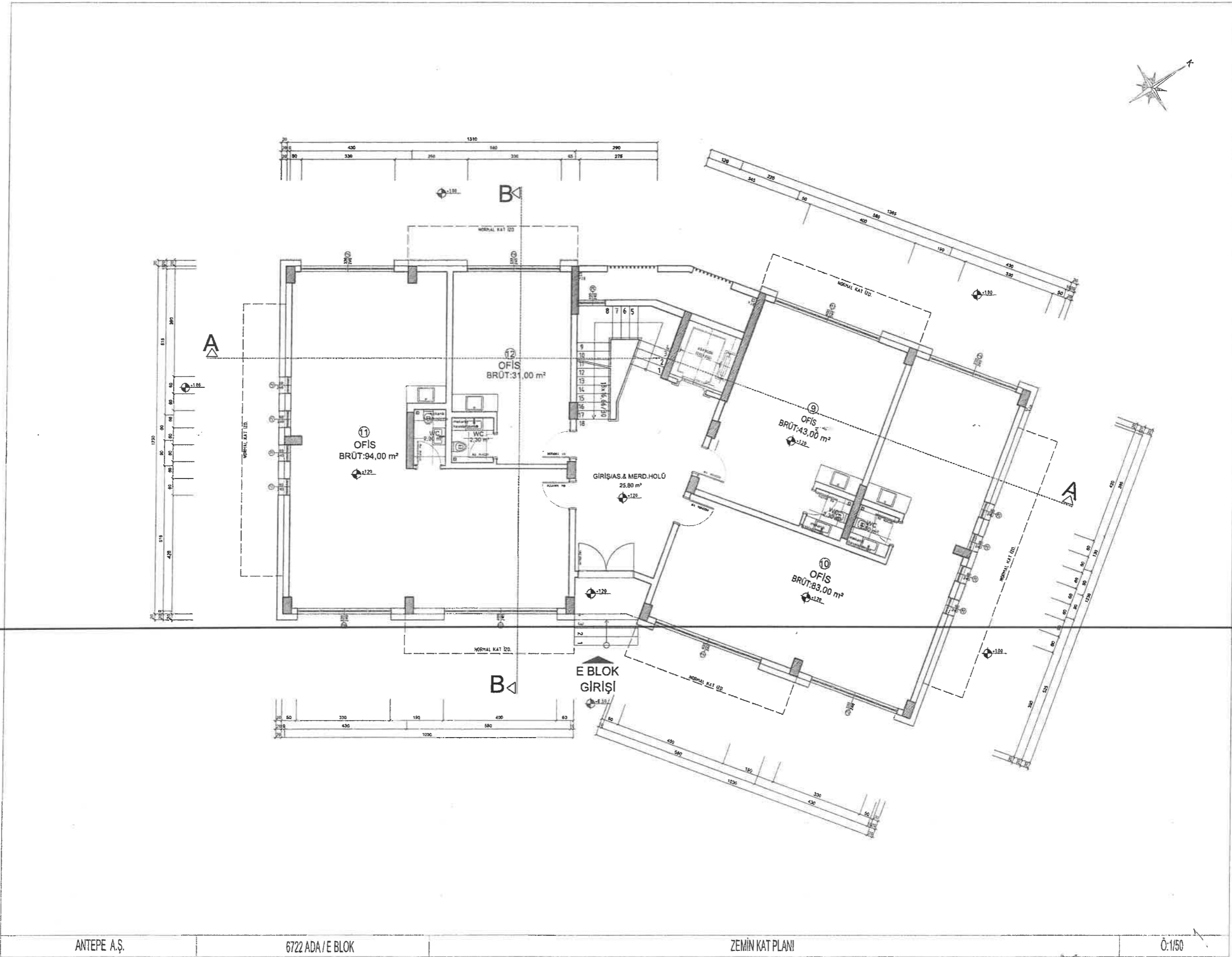
[Handwritten signatures and initials]



ANTEPE A.Ş.

6722 ADA E BLOK

1. BODRUM KAT PLANI



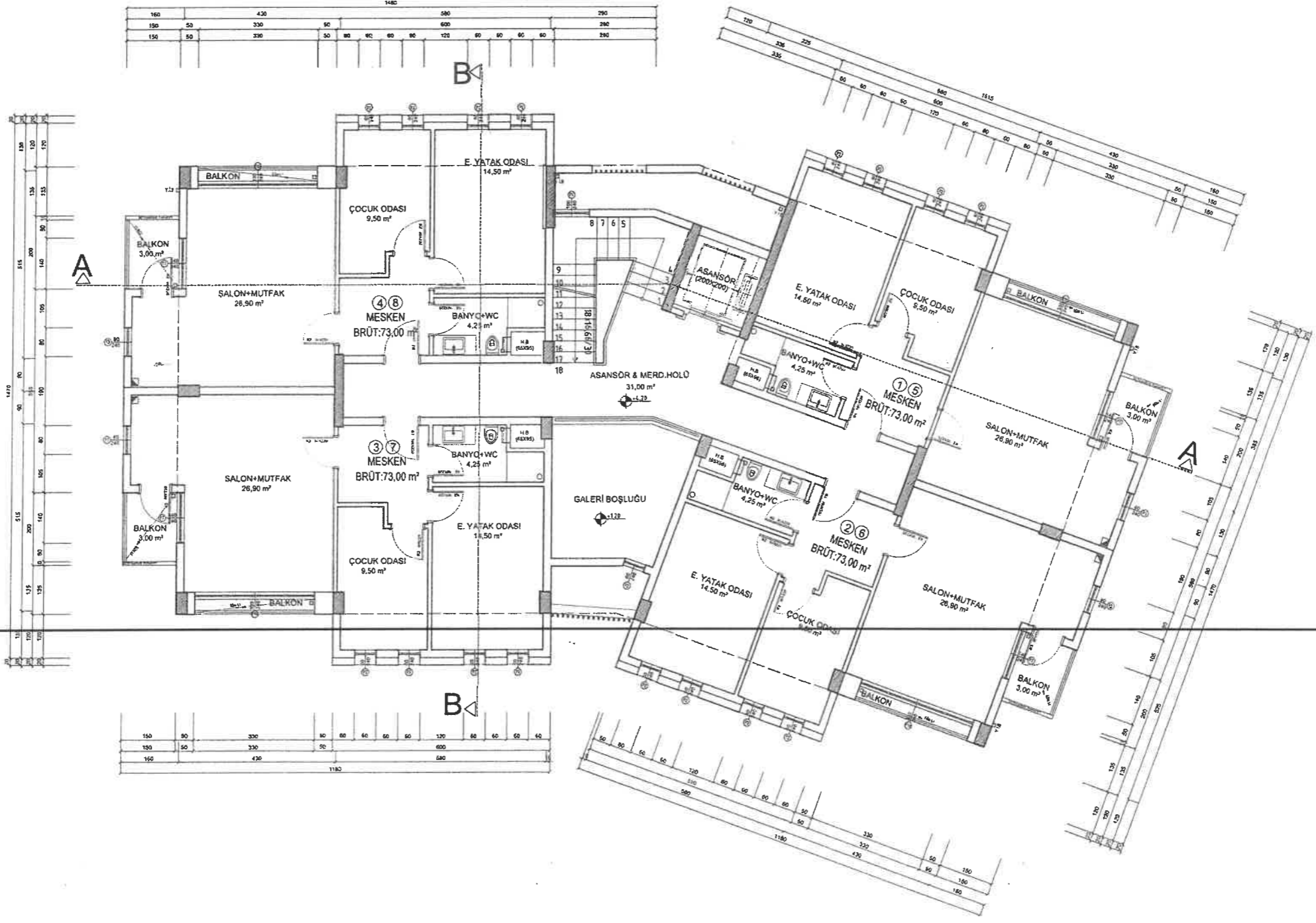
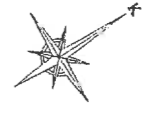
ANTEPE A.Ş.

6722 ADA / E BLOK

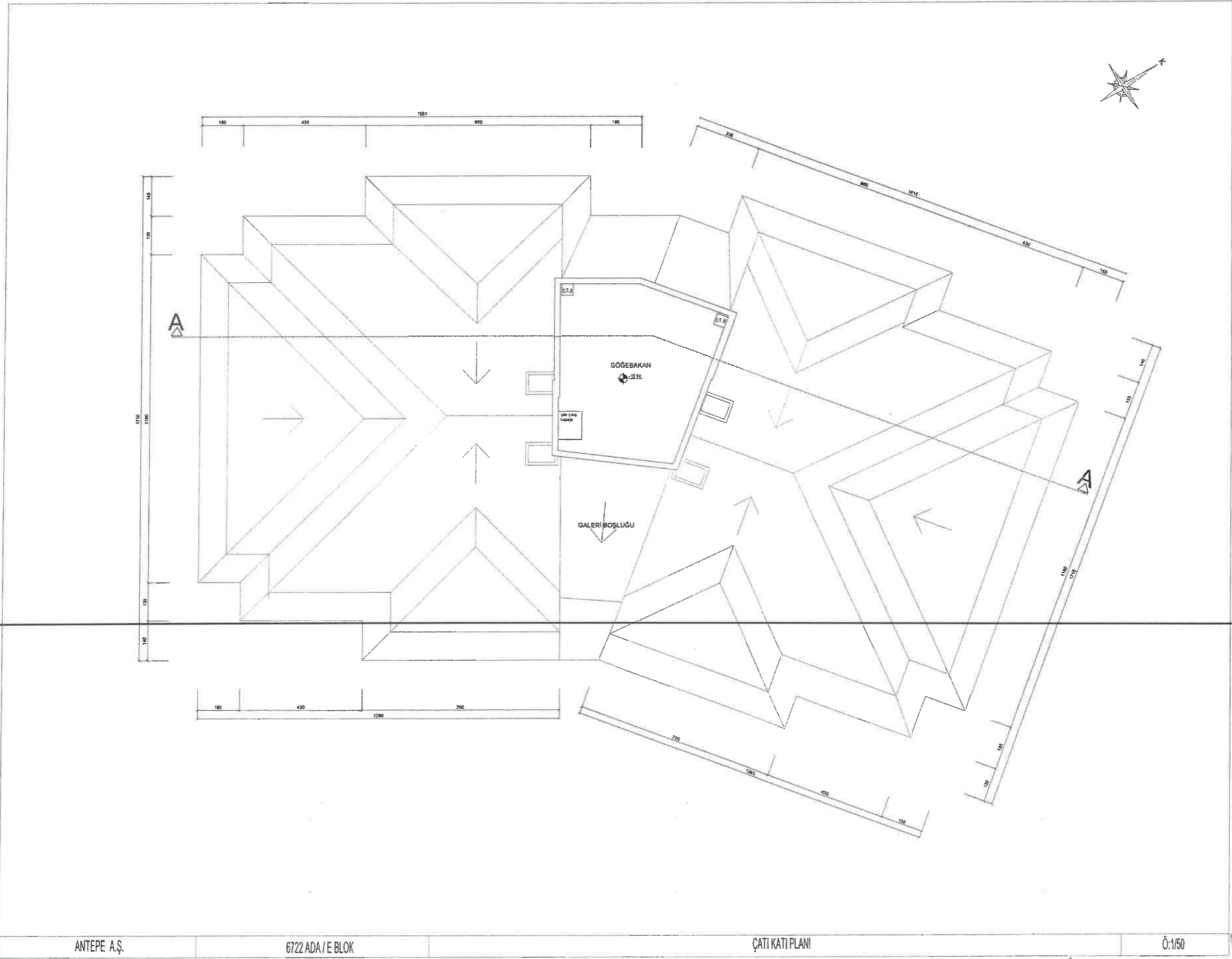
ZEMİN KAT PLANI

0:1/50

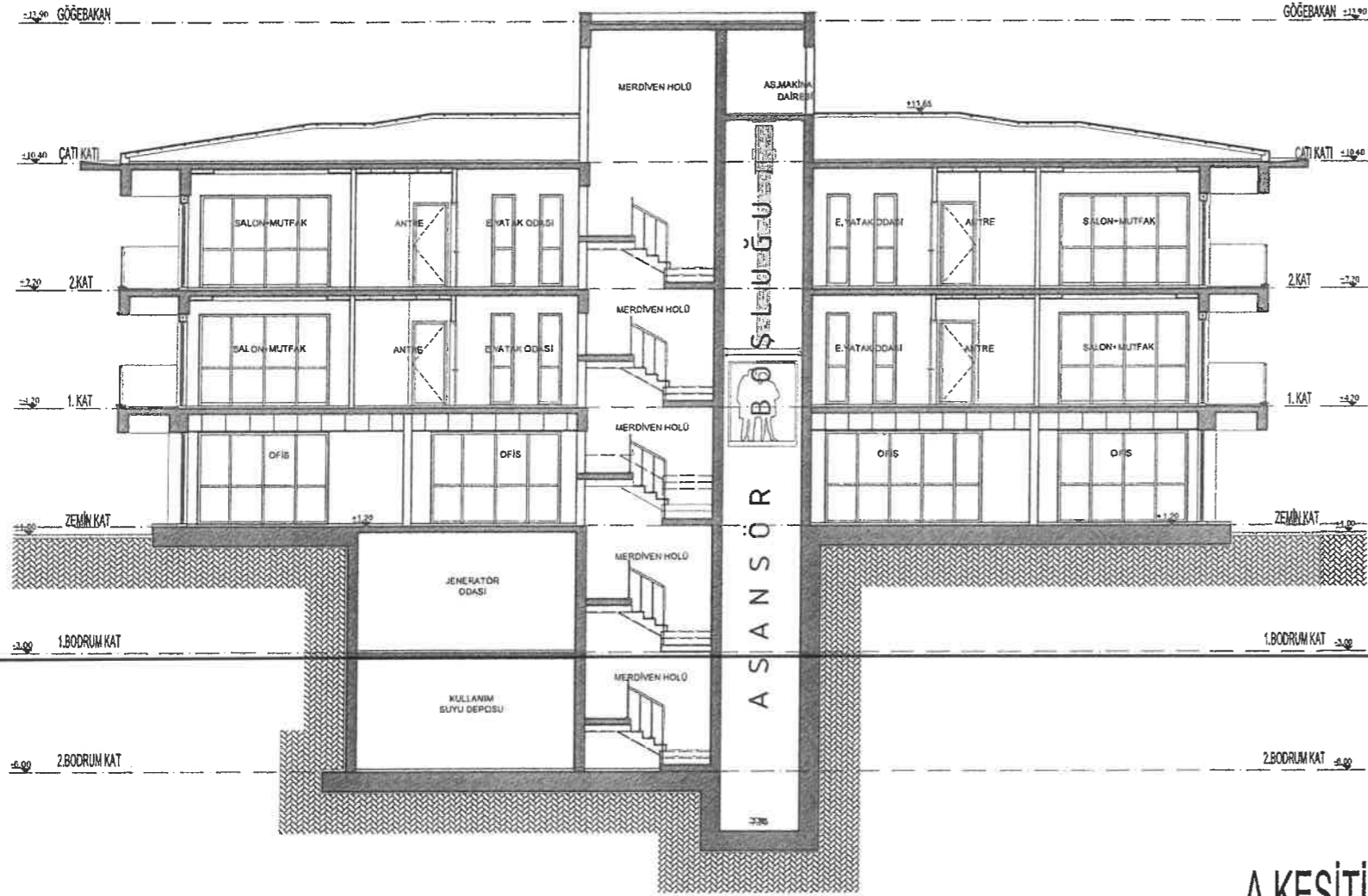
Handwritten signature and initials



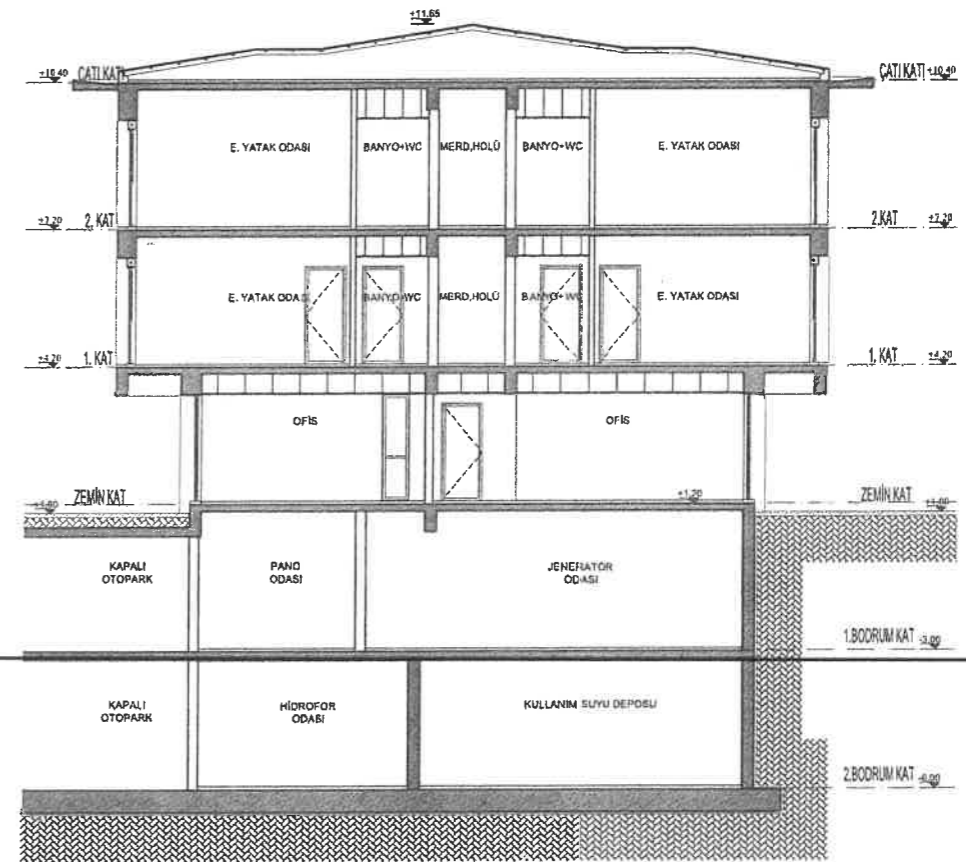
Handwritten signature and initials in the bottom right corner.



Handwritten signature and marks at the bottom right of the drawing.



A KESİTİ



B KESİTİ

Handwritten signatures and initials at the bottom right of the page.

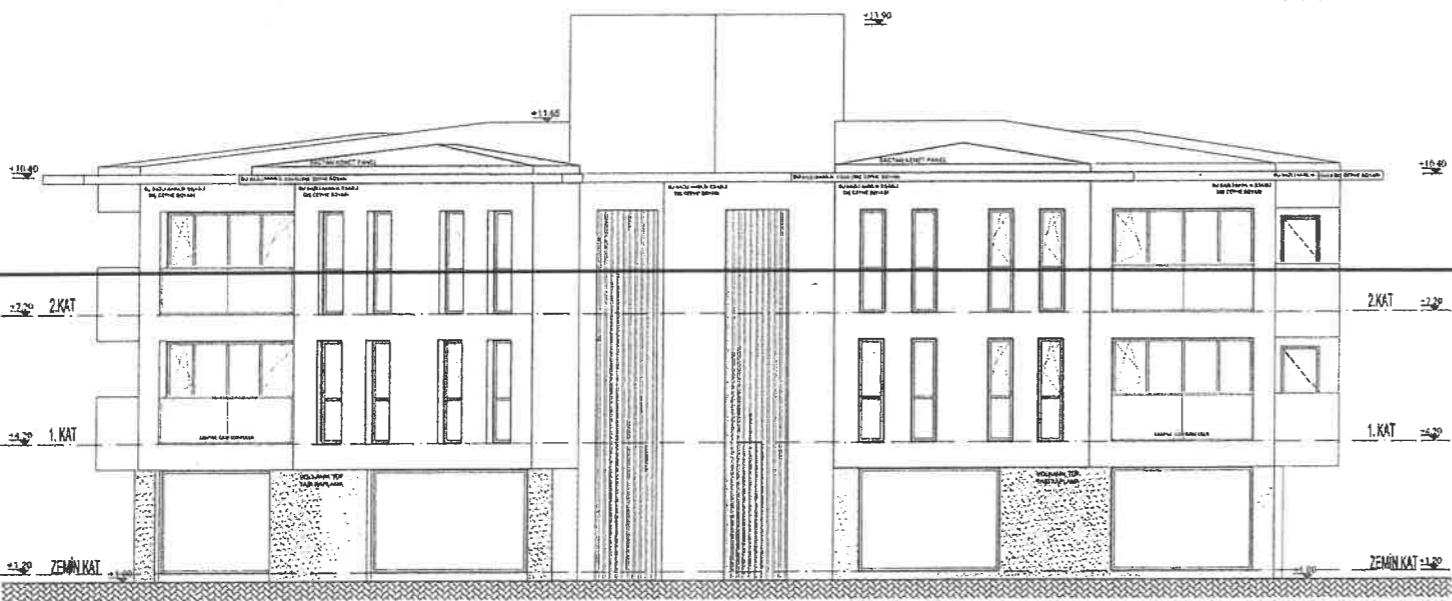
1/4 GÖEBAKAN



ÖN CEPHE



SAĞ YAN CEPHE



ARKA CEPHE



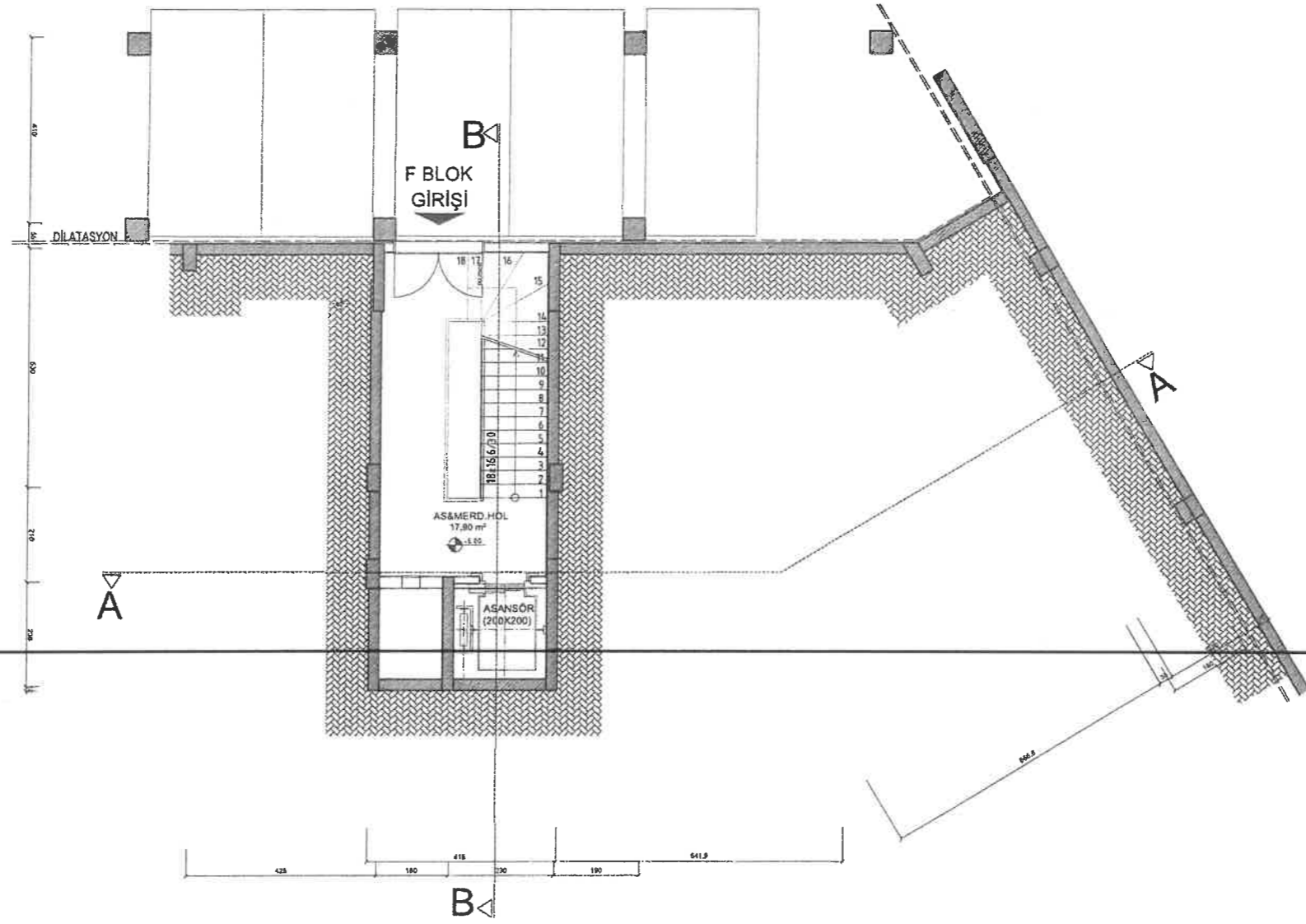
SOL YAN CEPHE

ANTEPE A.Ş.

6722 ADA / E BLOK

CEPHELER

0:150



ANTEPE A.Ş.

6722 ADA / F BLOK

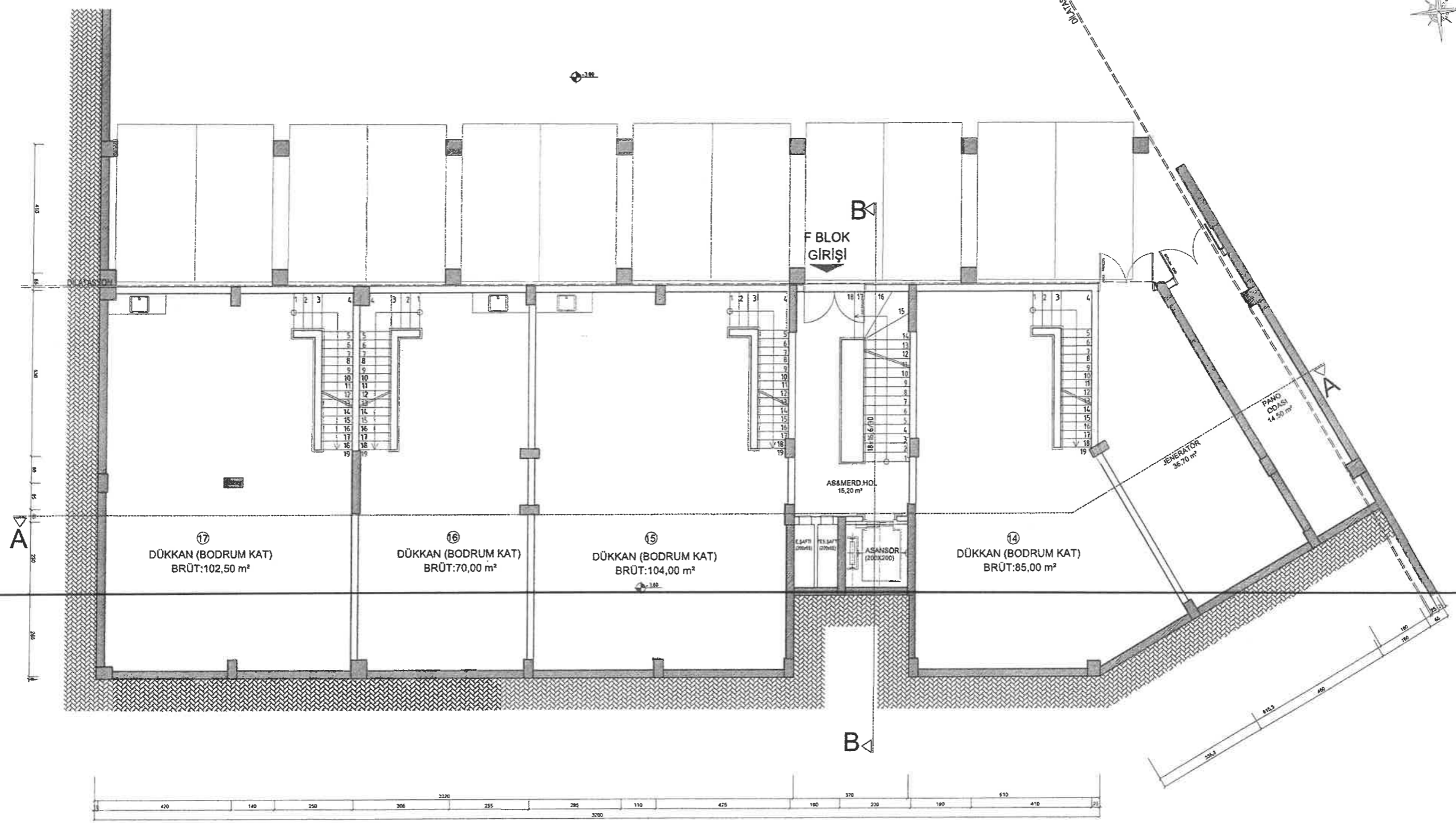
2.BODRUM KAT PLANI

Ö:1/50

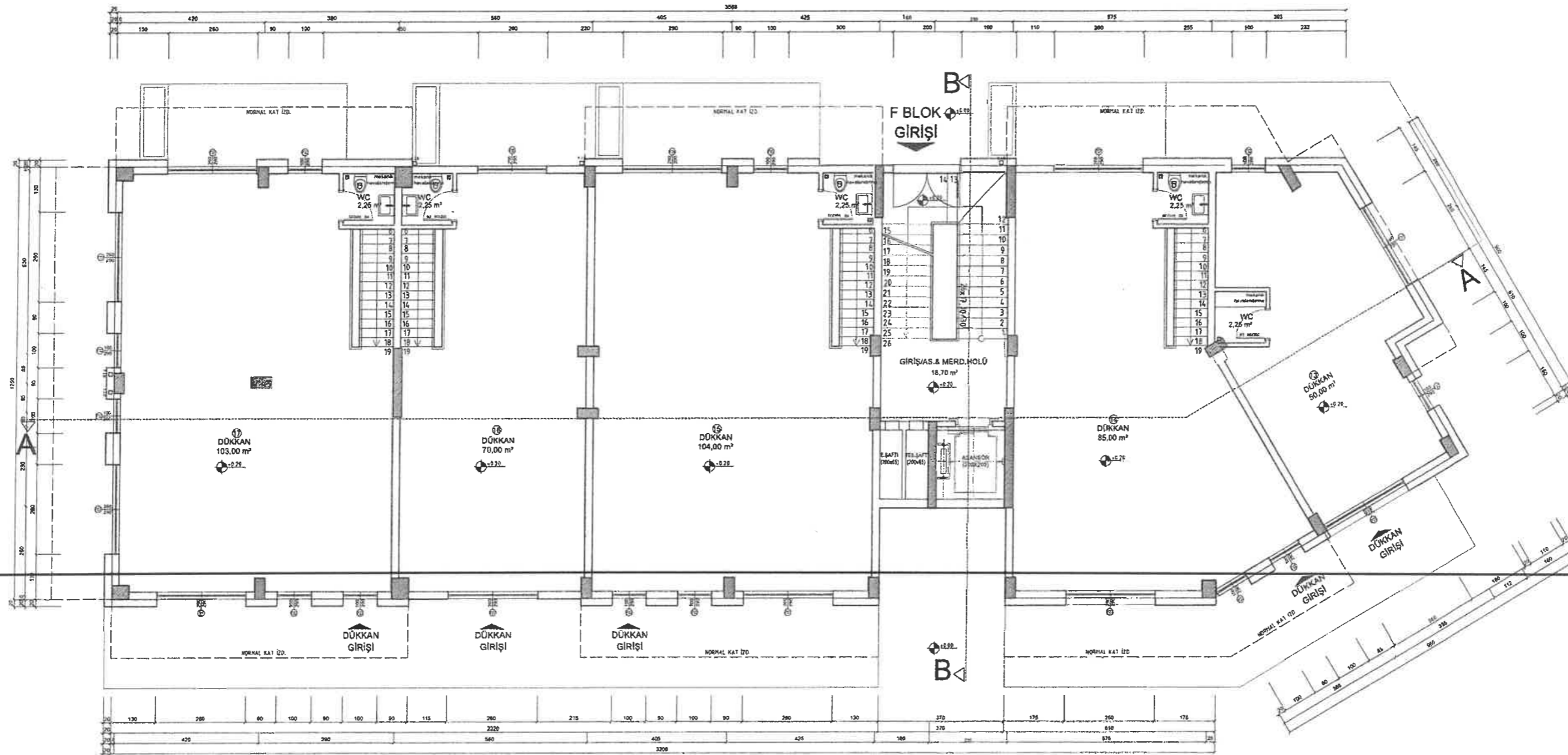
[Handwritten signatures and initials]



MOUSTAFA



[Handwritten signatures and initials]



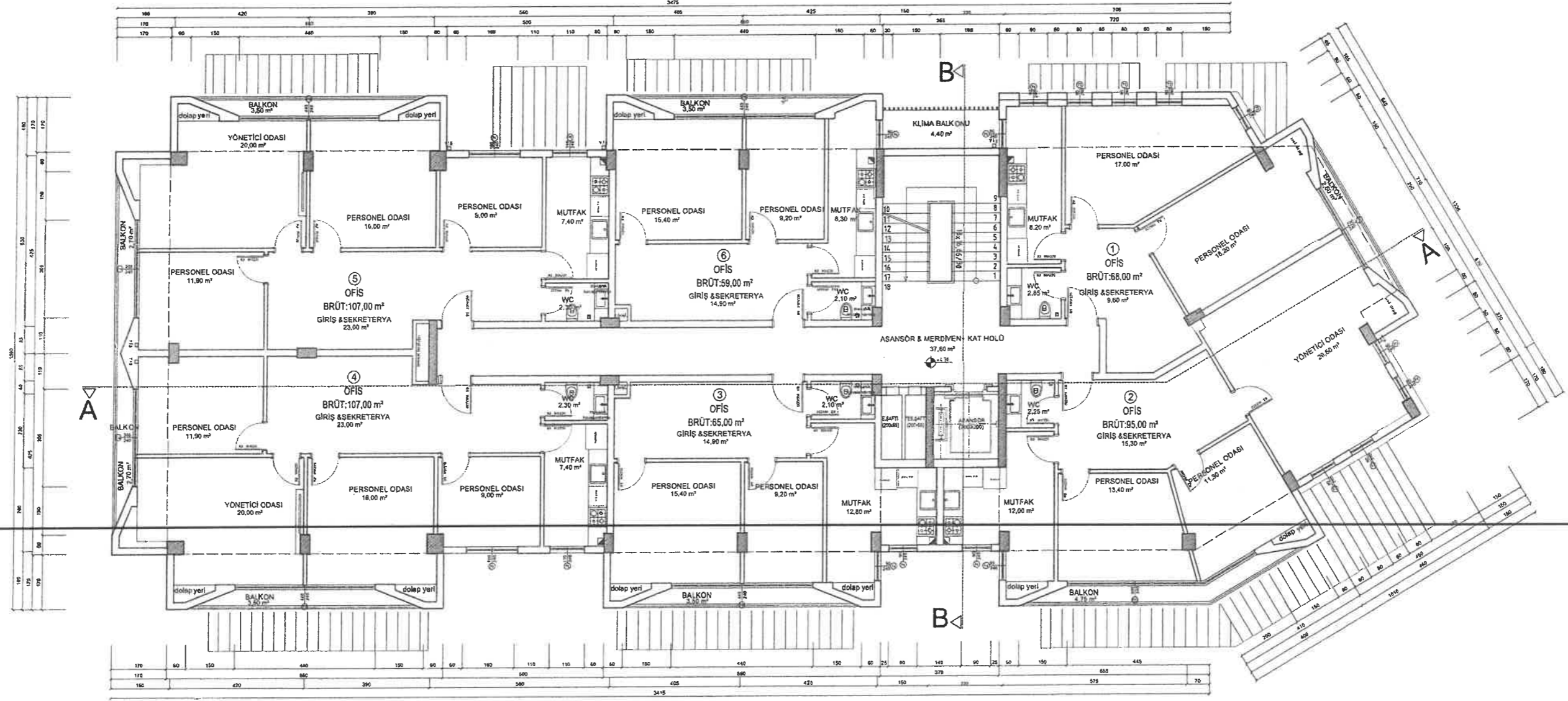
ANTEPE A.Ş.

6722 ADA / F BLOK

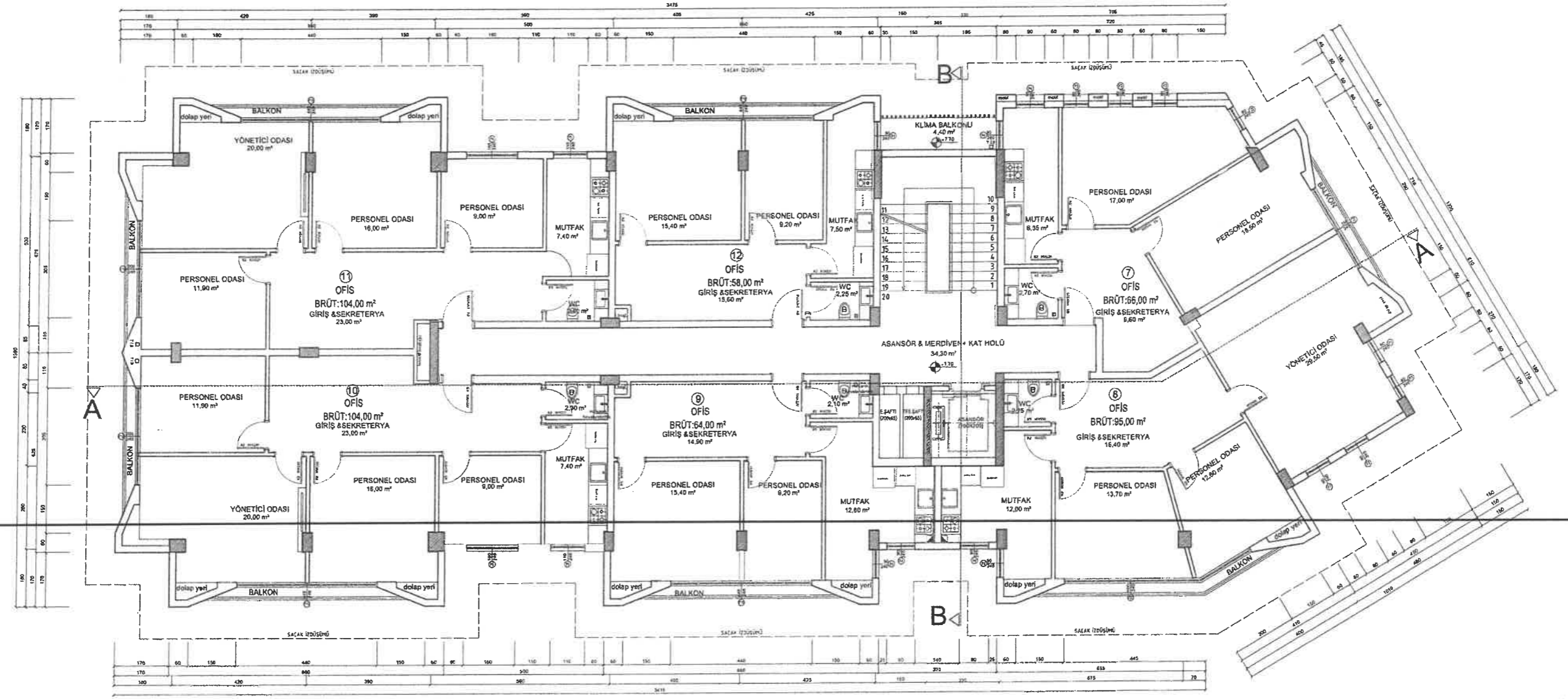
ZEMİN KAT PLANI

0:1/50

Handwritten signatures and initials in the bottom right corner.



Handwritten signatures and initials in the bottom right corner.



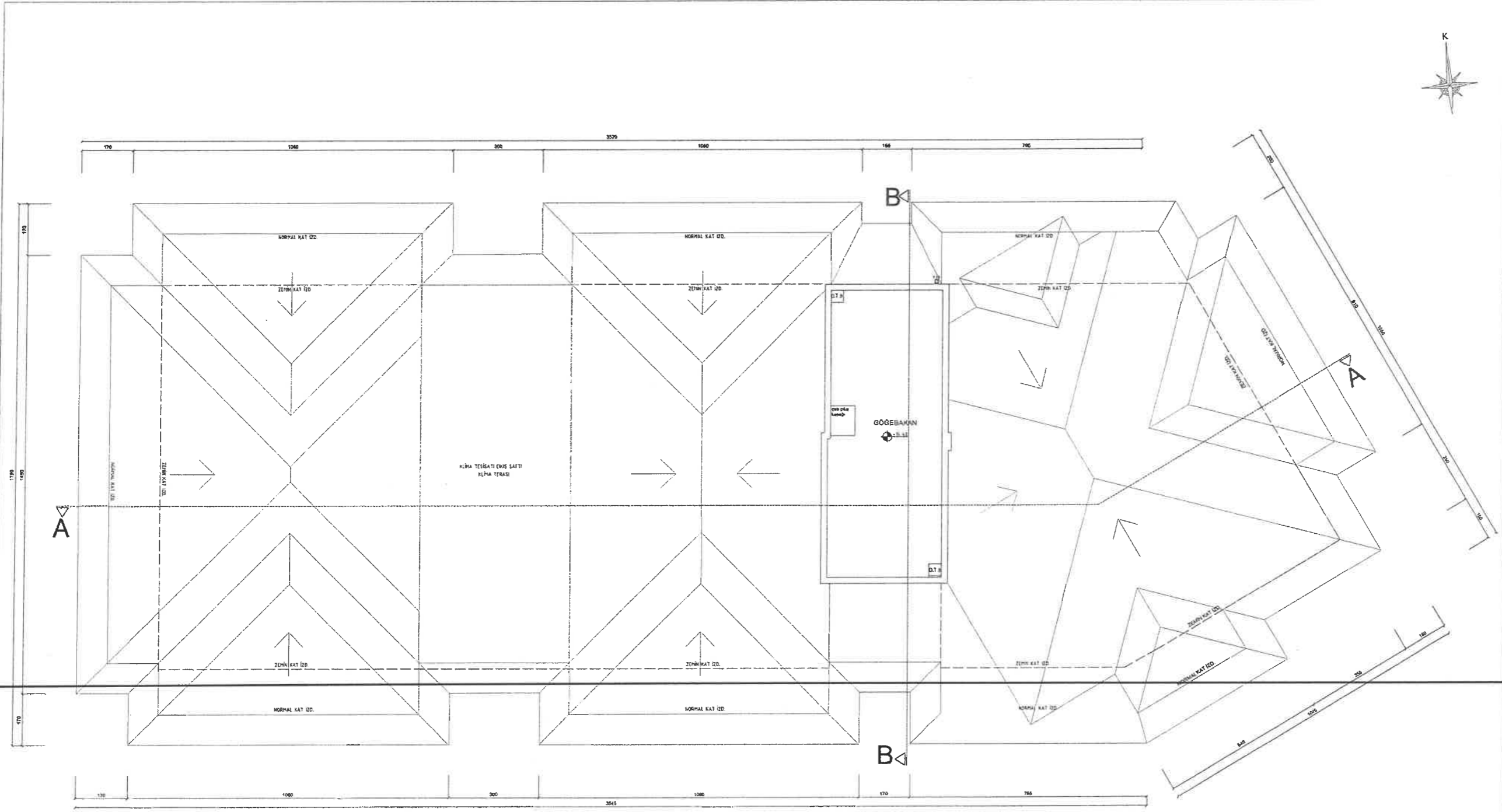
ANTEPE A.Ş.

6722 ADA / F BLOK

2. KAT PLANI

Ö:1/50

Handwritten signature and initials.



ANTEPE A.Ş.

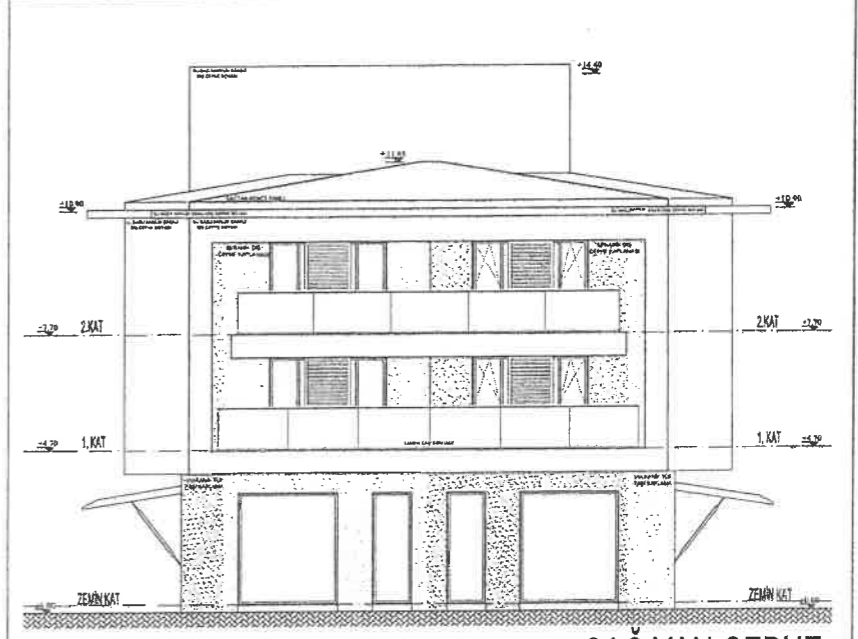
6722 ADA / F BLOK

ÇATI KATI PLANI

0:1/50



ARKA CEPHE



SAĞ YAN CEPHE



ÖN CEPHE



SOL YAN CEPHE

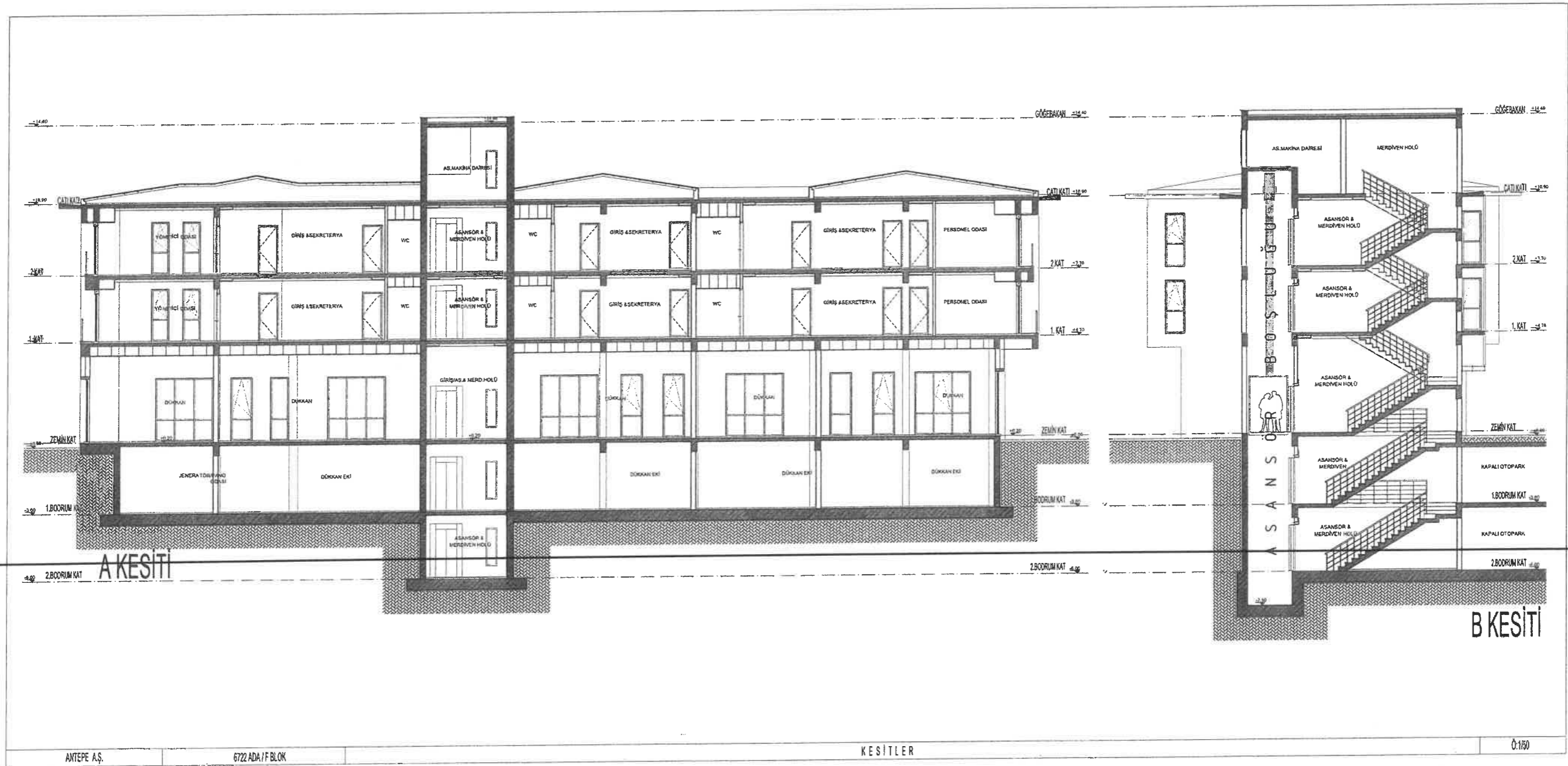
ANTEPE A.Ş.

6722 ADA / F BLOK

CEPHELER

0:150

Handwritten signatures and initials in the bottom right corner of the page.



Handwritten signatures and initials are present at the bottom right of the page, including a large signature and several smaller initials.