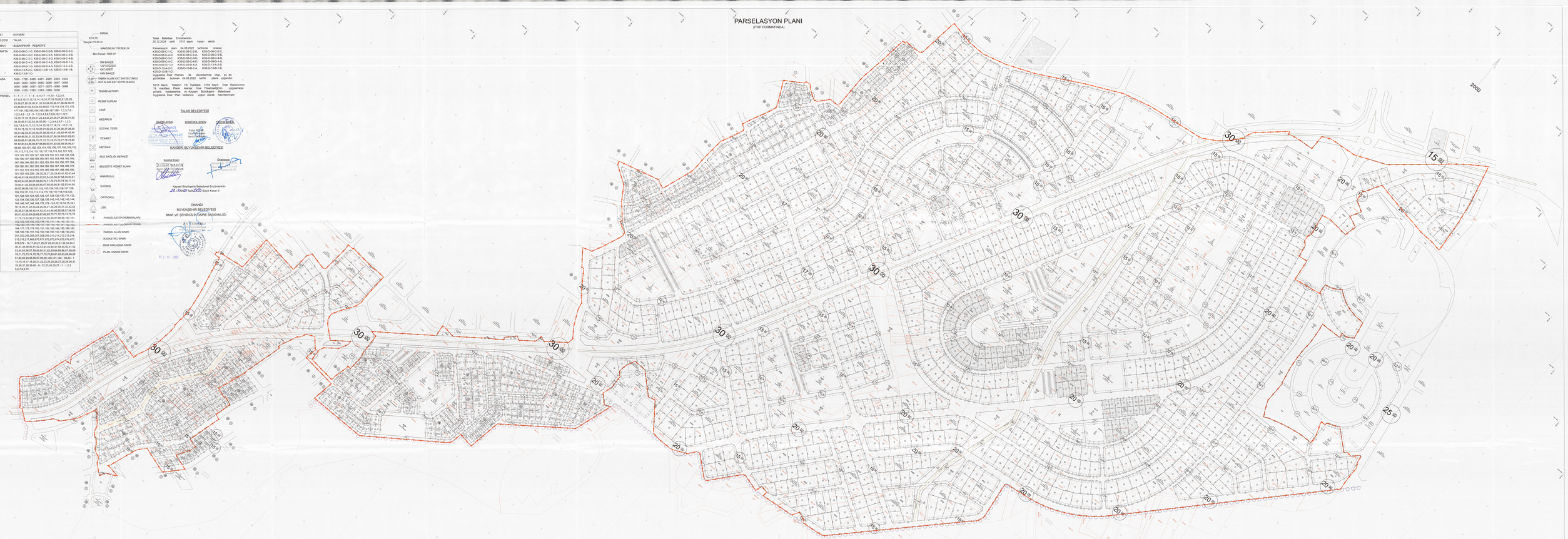

PARSELASYON PLANI

(ITRF FORMATINDA)

İLİ	: KAYSERİ
İLÇESİ	: TALAS
MAH.	: BAŞAKPINAR - REŞADİYE
PAFTA	: K35-D-08-C-1-C, K35-D-08-C-2-B, K35-D-08-C-2-C, K35-D-08-C-2-D, K35-D-08-C-3-A, K35-D-08-C-3-B, K35-D-08-C-3-C, K35-D-08-C-3-D, K35-D-08-C-4-B, K35-D-08-C-4-C, K35-D-08-C-4-D, K35-D-09-D-1-A, K35-D-09-D-1-D, K35-D-09-D-4-A, K35-D-13-A-2-B, K35-D-13-A-2-C, K35-D-13-B-1-A, K35-D-13-B-1-B, K35-D-13-B-1-D
ADA	: 1650 - 1729 - 2420 - 2421 - 2422 - 2423 - 2424 2429 - 3053 - 3054 - 3055 - 3056 - 3057 - 3058 3059 - 3066 - 3067 - 3071 - 3075 - 3080 - 3098 3099 - 3105 - 3382 - 3383 - 3385 - 5000
PARSEL	: 1 - 1 - 1 - 1 - 1 - 1 - 4,14,17 - 11,12 - 1,2,3,4, 6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23, 25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41 43,44,60,61,62,63,64,65,66,67,113,114,174,175,176, 177,181,182,183,184,185,186,187,188 - 1,2,3,7,8 - 1,2,3,4,5 - 1,2 - 3 - 1,2,3,4,5,6,7,8,9,10,11,12,1 15,16,17,18,19,20,21,22,23,24,25,26,27,28,30,31,33 34,35,45,51,52,53,54,55,56 - 1,2,3,4,5,6,7 - 1,2,3 5,6,7,8,9,10,11,12,13,14,15,16,17,18,19 - 10,11,12 13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29 30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46 47,48,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63 64,65,66,67,68,69,70,71,72,73,74,75,76,77,78,79,80 81,82,83,84,85,86,87,88,89,90,91,92,93,94,95,96,97 98,99,100,101,102,103,104,105,106,107,108,109,110, 111,112,113,114,115,116,117,118,119,120,121,122, 123,124,125,126,127,128,129,130,131,132,133,134, 135,136,137,138,139,140,141,142,143,144,145,146, 147,148,149,150,151,152,153,154,155,156,157,158, 159,160,161,162,163,164,165,166,167,168,169,170, 171,172,173,174,175,176,185,186,187,188,189,190, 191,192,193,209 - 24,25,26,27,28,29,40,41,42,43,44 45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,61 62,63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,78 79,80,81,82,83,84,85,86,87,88,89,90,91,92,93,94,95 96,97,98,99,100,101,102,103,104,105,106,107,108, 109,110,111,112,113,114,115,116,117,118,119,120, 121,122,123,124,125,126,127,128,129,130,131,132, 133,134,135,136,137,138,139,140,141,142,143,144, 145,146,147,148,149,178,179 - 5,8,12,13,14,15,16,1 18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34 35,36,37,38,39,40,41,42,43,44,45,46,55,56,57,58,59 60,61,62,63,64,65,66,67,68,69,70,71,72,73,74,75,76 77,78,79,80,90,91,92,93,94,95,96,97,98,99,100,101, 102,103,104,142,143,144,145,147,148,149,150,151, 152,153,154,155,156,157,158,159,160,161,162,163, 164,177,178,179,180,181,182,183,184,185,186,187, 188,189,190,191,192,193,194,195,197,198,199,200, 201,202,205,206,207,208,209,210,211,212,213,214, 215,216,217,869,870,871,872,873,874,875,876,877, 878,879 - 16,17,20,21,26,27,28,29,30,31,32,33,34,3 36,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51,52 53,54,55,56,57,58,59,60,61,62,63,64,65,66,67,68,69 70,71,72,73,74,75,76,77,78,79,80,81,82,83,88,89,90 91,92,93,94,95,96,97,98,99,100,101,102 - 39,40 - 1 14,15,16,17,18,20,21,22,23,24,25,26,27,28,29,30,31 35,36,37,38,39,40 - 9 - 22,23,24,25,27 - 1 - 1,2,3 5,6,7,8,9,10

E=0.75 — EMSAL

Yençok=10.00 m — MAKSİMUM YÜKSEKLİK

Min.Parsel: 1000 m²

5	ÖN BAHÇE
A	YAPI DÜZENİ
2	KAT ADETİ
3	YAN BAHÇE
0.30	TABAN ALANI KAT SAYISI (TAKS)
0.60	KAT ALANI KAT SAYISI (KAKS)
TA	TEKNİK ALTYAPI
⦶	RESMİ KURUM
	CAMİ
	MEZARLIK
	SOSYAL TESİS
T	TİCARET
	MEYDAN
ASM	AİLE SAĞLIĞI MERKEZİ
BHA	BELEDİYE HİZMET ALANI
△ ANA	ANAOKULU
△ İLK	İLKOKUL
△ ORTA	ORTAOKUL
△ LİSE	LİSE
①	:PARSELASYON NUMARALARI
	:PARSELASYON ONAMA SINIRI
	:PARSEL ALAN SINIRI
	:KADASTRO SINIRI
	:BİNA YAKLAŞMA SINIRI
○ ○ ○	:PLAN ONAMA SINIRI

Talas Belediye Encümeninin 25.12.2024 tarih 1010 sayılı kararı ekidir.

Parselasyon alanı 04.08.2022 tarihinde onanan K35-D-08-C-1-C, K35-D-08-C-2-B, K35-D-08-C-2-C, K35-D-08-C-2-D, K35-D-08-C-3-A, K35-D-08-C-3-B, K35-D-08-C-3-C, K35-D-08-C-3-D, K35-D-08-C-4-B, K35-D-08-C-4-C, K35-D-08-C-4-D, K35-D-09-D-1-A, K35-D-09-D-1-D, K35-D-09-D-4-A, K35-D-13-A-2-B, K35-D-13-A-2-C, K35-D-13-B-1-A, K35-D-13-B-1-B, K35-D-13-B-1-D, Uygulama İmar Planları ile düzenlenmiş olup, şu an yürürlükte bulunan 04.08.2022 tarihli plana uygundur.

5216 Sayılı Yasanın 7/b maddesi, 3194 Sayılı İmar Kanunu'nun 19. maddesi, Planlı Alanlar İmar Yönetmeliği'nin uygulamaya yönelik maddelerine ve Kayseri Büyükşehir Belediyesi Uygulama İmar Plan Notlarına uygun olarak hazırlanmıştır.

TALAS BELEDİYESİ

HAZIRLAYAN

Ertuğrul KUYRUKCU
Harita ve Kadastro Mühendisi
alya ALYA PROJE Har.Müh.Müş.Taah. ve Tic.Ltd.Şti.
Ceyhun Atıf Kansu Cad. No:114 F Blok D:5
Balgat - Çankaya / ANKARA
Tel:0312 472 91 91 (3 Hat) Fax: 0312 472 91 94
Başkent Vergi Dairesi :135 028 7948

KONTROL EDEN

Eyüp SOYAK
Talas Belediyesi
Harita Teknikeri

TASDİK EDEN

Tuncay TÜRKAN
Plan [illegible] Müdürü V.

KAYSERİ BÜYÜKŞEHİR BELEDİYESİ

Kontrol Eden

Ahmet ŞAHİN
Kayseri Büyükşehir Belediyesi
Harita Mühendisi

Onaylayan

Fatma Nur ŞİMŞEK
Kayseri Büyükşehir Belediyesi
Harita ve Kadastro Şb. Md.

Kayseri Büyükşehir Belediyesi Encümeninin 28./10/2025 Tarih 2435 Sayılı Kararı il

ONANDI
BÜYÜKŞEHİR BELEDİYESİ
İMAR VE ŞEHİRCİLİK DAİRE BAŞKANLIĞI

Ali SÜSLÜ
Kayseri Büyükşehir Belediyesi
İmar ve Şehircilik Dairesi Bşk.

13 -11- 2025