ISTANBUL RESILIENCE PROJECT

AVCILAR CERRAHPASA DORMITORY BUILDINGS
ENVIRONMENTAL AND SOCIAL MANAGEMENT PLAN

JUNE 2026

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Abbreviations

AoI	Area of Influence
CERC	Contingent Emergency Response Component
CHS	Community Health and Safety
CİMER	Presidency's Communication Center
CoC	Code of Conduct
C-ESMP	Contractor Environmental and Social Management Plan
EIA	Environmental Impact Assessment
ERP	Emergency Response Plan
ESF	Environmental and Social Framework
ESHS	Environment, Social and Health and Safety
ESMF	Environmental and Social Management Framework
ESMP	Environmental and Social Management Plan
ESSs	Environmental and Social Standards
E&S	Environmental and Social
GBV	Gender-based Violence
GM	Grievance Mechanism
IMM	Istanbul Metropolitan Municipality
IPCU	Istanbul Project Coordination Unit
IRP	Istanbul Resilience Project
LMP	Labor Management Procedures
LM Plan	Labor Management Plan
MoNE	Ministry of National Education
MSDS	Material Safety Data Sheet
OHS	Occupational Health and Safety
PPE	Personal Protection Equipment
SEA/SH	Sexual Exploitation and Abuse/Sexual Harassment
SEP	Stakeholder Engagement Plan
WB	World Bank
WHO	World Health Organization

WWTP Wastewater Treatment Plant

YİMER Foreigners Communication Center

1. Executive Summary

The Istanbul Resilience Project (IRP), financed by the World Bank and implemented by the Istanbul Project Coordination Unit (IPCU), aims to enhance disaster and climate resilience in Istanbul Province by strengthening emergency preparedness, reducing disaster risks, and ensuring that critical public facilities remain fully functional during and after disasters.

The Project is structured under four components:

1. Strengthening the Emergency Preparedness and Response System
2. Enhancing the Resilience of Critical Public Buildings and Facilities
3. Project Management and Technical Assistance
4. Contingent Emergency Response Component (CERC).

Within the scope of Component 2, the reconstruction of ***Avcılar Cerrahpasa Dormitory Buildings complex in Avcılar, Istanbul***, has been selected as one of the subprojects to be financed under the IRP. The complex consists of multiple functionally integrated buildings constructed on a single foundation system, including separate dormitory blocks for male and female students and a shared common facility building. The dormitory building, previously assessed as structurally vulnerable, has been evacuated and already demolished in previous years, will be reconstructed in line with the highest seismic and climate resilience standards. The new facility will serve not only as a dormitory but also as a self-sufficient post-disaster shelter, ensuring continuity of critical services in the aftermath of emergencies.

Key features of the subproject include:

- **Nearly Net-Zero Quality Building:** Designed with energy-efficient systems (aligned with Turkish TS825 and IRP's Class B performance standards), renewable energy installations (such as photovoltaic panels), and enhanced generator capacity.
- **Water Security and Storage:** Equipped with additional storage tanks and rainwater harvesting systems to ensure uninterrupted water supply during disasters.
- **Emergency Preparedness:** Integration of communication systems and basic provisions (electricity, water, and food) for at least the first 72 hours after a disaster, supporting both students and surrounding communities.
- **Inclusive Design/Universal Access:** The facility will include tactile surfaces, ramps, elevators, and accessible sanitary facilities, ensuring universal access, particularly for persons with disabilities and other vulnerable groups.
- **Community Shelter Function:** The facility has been designed with potential to host displaced individuals during emergencies, contributing to the post-disaster shelter capacity of Istanbul.

The environmental and social screening confirmed that the project does not fall under ineligible activities of the IRP Exclusion List and is categorized as ***Moderate Risk*** under the World Bank's Environmental and Social Framework (ESF). The main anticipated risks include:

- **Construction-related risks:** dust, noise, traffic disruptions, and construction waste generation.
- **Occupational Health and Safety (OHS) risks:** hazards from heavy equipment, work at height, handling of materials, and potential risks of electrical accidents during construction activities.
- **Community Health and Safety risks:** possible exposure to dust/noise and minor increases in local traffic.
- **Waste Management:** construction debris and other solid and liquid wastes will require careful monitoring, segregation, and management to ensure recycling and safe disposal in line with national regulations and the IRP Environmental and Social Management Framework (ESMF).

Mitigation measures have been developed and will be implemented in line with the IRP's Environmental and Social Management Framework (ESMF), Labor Management Procedures (LMP), and Stakeholder

Engagement Plan (SEP). This site-specific Environmental and Social Management Plan (ESMP) will be applied to ensure compliance with Turkish regulations and the World Bank's Environmental and Social Standards (ESSs).

A dedicated Grievance Mechanism (GM) will be available for all project stakeholders, including workers and community members, to raise concerns, complaints, or suggestions related to the subproject. The GM will be accessible, transparent, and inclusive, ensuring timely responses and effective resolution. Special channels will be provided for sensitive cases, including issues related to Sexual Exploitation and Abuse/Sexual Harassment (SEA/SH), with confidentiality and survivor-centered procedures guaranteed.

The reconstruction of Avcılar Cerrahpaşa Dormitory Buildings Complex will thus contribute directly to IRP's objectives by providing a safe, resilient, green, and inclusive public facility that enhances accommodation continuity, protects vulnerable groups, and supports emergency response capacity in Avcılar and beyond.

2. Introduction

This ESMP has been prepared for the reconstruction of Avcılar Cerrahpaşa Dormitory Buildings Complex under the IRP, financed by the World Bank and implemented by the IPCU.

The purpose of this ESMP is to identify the potential environmental and social risks and impacts of the subproject and to propose appropriate mitigation and monitoring measures. The ESMP ensures that project activities are implemented in compliance with the World Bank ESF, particularly the relevant ESSs, as well as with applicable Turkish laws and regulations, including the Law on Environment No. 2872 (1983) and national labor, occupational health and safety legislation.

The mitigation measures defined in this ESMP will be included in the bidding documents, and their implementation will be ensured by the Contractor under the supervision of IPCU and the Supervision Consultant. This ESMP is a living document and will be updated as necessary during implementation to reflect site conditions, monitoring results, and stakeholder feedback.

3. Legal and Institutional Framework

This ESMP has been developed in line with the World Bank Environmental and Social Framework (ESF) and the relevant Environmental and Social Standards (ESSs), as well as with Turkish national laws and regulations governing environment, labor, occupational health and safety, and construction.

Key applicable legislation includes the Environment Law No. 2872, the Labor Law No. 4857, the Occupational Health and Safety Law No. 6331, and related secondary regulations. In cases where discrepancies arise between national legislation and the WB's ESF, the requirement that ensures a higher level of environmental and social protection will apply.

The implementation of this ESMP will be ensured through the institutional arrangements of the IPCU, with monitoring and supervision carried out by the supervision consultant, and day-to-day compliance ensured by the contractor.

The IRP ESMF is publicly disclosed and can be accessed at the following links:

Turkish Version

English Version

4. General Project and Project Area Information

Türkiye faces significant disaster risks due to its seismicity, urbanization, and growing population. The IRP has been designed to address these risks by strengthening critical public buildings and ensuring that they can remain operational during and after disasters. Within this framework, the reconstruction of Avcılar Cerrahpaşa Dormitory Buildings Complex has been selected as one of the subprojects to be financed under *Component 2: Enhancing the Resilience of Critical Buildings and Facilities*.

The main objective of the subproject is to rebuild the dormitory buildings complex to the highest seismic and climate resilience standards, while equipping it as a self-sufficient post-disaster shelter capable of providing basic services (electricity, water, food, and communication) during the first 72 hours of a disaster. The project will therefore contribute to strengthening preparedness, supporting emergency response capacity, and ensuring continuity of education.

Construction activities will consist of new building works (excavation, reinforced concrete, finishing works, and landscaping) on the site where the former structurally weak building has already been demolished and cleared. These activities are expected to generate temporary, localized, and manageable environmental and social impacts, such as noise, dust, traffic, and waste.

Based on the current scope and applicable Turkish EIA Regulation, the subproject is not expected to be subject to a full EIA process; however, all applicable environmental, occupational health and safety, and construction management requirements will be complied with.

This ESMP has therefore been prepared as a guidance document to identify potential risks, propose mitigation measures, and ensure that construction and operation activities are carried out in line with both national regulations and the World Bank ESF.

4.1 Project Description

Subproject Title:	Reconstruction of Avcılar Cerrahpaşa Dormitory Buildings Complex (Nearly Net-Zero Quality, Self-Sufficient Post-Disaster Facility)
Location:	Istanbul University-Cerrahpaşa Avcılar Campus 34320 Avcılar / Istanbul 0 Block / 22774 Plot
Implementing Institution:	Istanbul Project Coordination Unit (IPCU)
Responsible User Institution:	Istanbul University-Cerrahpaşa
Site Condition:	The site is currently vacant. The former structurally weak dormitory buildings have already been demolished.
Building Information:	Planned as one male dormitory and one female dormitory, with an approximate enclosed area of 48,201.62 m²
Estimated Cost:	The project consists of 48,201.62 m² of enclosed area, and relevant authorities should develop their own cost estimations as appropriate.
Construction Period:	18 months (Approx.)

4.2 General Information and Objectives

Avcılar is located on the European side of Istanbul, within the Marmara Region of Türkiye. Istanbul University-Cerrahpaşa Avcılar Campus is situated in the Avcılar district, which has a predominantly urban character shaped by residential neighborhoods, commercial areas, and educational facilities. The campus functions as a key educational and research center, accommodating various faculties, laboratories, and social areas. Positioned near the Sea of Marmara, the campus benefits from a strategic

location with strong connectivity to the wider metropolitan area through major transportation networks. The project area is located within the existing campus boundary and is designated for the development of student dormitory facilities.

The subproject site is situated in Istanbul University-Cerrahpaşa Avcılar Campus , Parcel 0/22774. The area is designated as a Higher Education Facility Area under the zoning plan, and the land is state-owned under the Istanbul University.

The site is currently vacant, as the former structurally weak dormitory buildings have been demolished.

Building Location

The subproject area is easily accessible by local roads and is connected to Avcılar district center by public and private transport options.

The Area of Influence (AoI) is defined at the neighborhood scale, covering the broader built-up area in which the project site is located, including surrounding residential areas and nearby public facilities. These receptors may be affected by temporary construction-related impacts such as noise, dust, and traffic. Based on the surrounding receptors identified within the AoI, the main sensitive receptors are as follows (approx. straight-line distances):

- Residential and commercial buildings: The project site is located within a densely built-up area. Based on surrounding land use and satellite imagery, residential buildings and commercial facilities are present within approximately 300 m of the construction site.
- Educational facilities: Several educational facilities are located within the AoI. These include Abdulkadir Uztürk Primary School (~274 m), Selahattin Müzeyyen Kaçaker Kindergarten (~307 m), Sabancı 50th Year Anadolu Lisesi (~318 m), Avcılar Vocational and Technical Anatolian High School (~436 m), from the project site center. In addition, student dormitories within the AoI include İstanyurt Female Student Dormitory (~139 m) and Özel Boğaziçi Avcılar Male Student Dormitory (~182 m) and from the project site center. Existing university faculties and some educational buildings are also present within the campus where the new student dormitories will be constructed.
- Healthcare facilities: Healthcare services are available within the AoI. Avcılar Murat Kölük State Hospital (~361 m), Avcılar No. 7 Family Health Center (~333 m), and Medicana Avcılar Hospital (~648 m) are located within the AoI.
- Religious facilities: No religious facilities are located within the AoI.
- Government/public facilities: Governmental and public facilities within the AoI include Avcılar İlçe Milli Eğitim Müdürlüğü (~257 m), Avcılar Polis Merkezi Amirliği (~612 m), and İETT Avcılar Garajı (~306 m).
- Infrastructure: No major infrastructure facilities (such as water reservoirs, treatment plants, or energy facilities) have been identified in close proximity to the project site.
- Transportation infrastructure: No metro or railway lines are located in close proximity to the project site.

Community Health and Safety (CHS) risks within the defined Area of Influence (AoI) will be managed through the ESMP and Contractor ESMP (C-ESMP), including relevant sub-plans such as the Traffic Management Plan. Particular attention will be given to sensitive receptors identified within the AoI, especially nearby educational facilities and residential areas. Coordination and continuous communication with these receptors will be maintained throughout the construction period to minimize potential disturbances related to noise, dust, and traffic.

In addition, the project site is located within an active university campus where faculty buildings are currently in operation, and these on-site receptors will also be considered within the AoI.

A general view of the project site is presented in Figure 1.

Site photographs (Annex 1) — including views of the entrance, garden, and surrounding trees — as well as satellite and aerial imagery (Annex 2) and land registry records (Annex 3) are provided in the annexes to this ESMP. In addition, a location map showing the project site and nearby infrastructure, is presented in Annex 2.

Annex 3 (Land Register) presents the official title deed information for the project site, including the parcel and block numbers, total land area (48,201.62 m²), land use designation ("Higher Education Facility Area"), and registration under the Istanbul University-Cerrahpaşa. Annex 4 (Topographic Survey) provides detailed information on the site's existing elevation, boundaries, and physical features, supporting the design and layout of the new dormitory complex building. Annex 5 (Zoning Status Letter) includes the official confirmation of the land-use designation and verifies that the site is planned as a Higher Education Facility Area under the applicable zoning plans.

Figure 1: General View of Project Site (Avcılar Cerrahpaşa Dormitory, Istanbul)

4.3 Subproject Description and Activities

The subproject consists of the reconstruction of Avcılar Cerrahpaşa Dormitory Buildings Complex in Avcılar, Istanbul. The former dormitory buildings, identified as structurally weak, have already been demolished. The site is currently vacant and ready for construction works.

The new dormitory complex will be constructed as one male dormitory, one female dormitory and a shared common facility building with a total enclosed area of approximately 48,201.62 m². It will be designed to meet the highest seismic and climate resilience standards and to function as a self-sufficient post-disaster shelter. Key design features include:

- Additional water storage capacity,
- Renewable energy systems (such as photovoltaic panels),
- Expanded generator capacity, and
- Enhanced communication systems to ensure building functionality during emergencies.

Planned construction activities include:

- Site preparation and excavation,
- Reinforced concrete and superstructure works,
- Interior and exterior finishing works,
- Landscaping and external arrangements, and
- Procurement and installation of building materials and equipment.

No major new infrastructure such as transportation routes, electricity, water, or wastewater lines is required, as the site is already serviced by existing urban infrastructure.

Construction activities are expected to generate typical short-term environmental and social impacts such as dust and noise emission, generation of construction waste, increased traffic, and potential risks to community health and safety (CHS) and occupational health and safety (OHS). These impacts will be mitigated through the implementation of the measures described in this ESMP and the Contractor's Environmental and Social Management Plan (C-ESMP), ensuring compliance with relevant national regulations and the IRP ESMF.

5. Environmental and Social Management Plan

This ESMP outlines the key measures that the Contractor and other responsible parties must implement during the subproject activities to prevent, minimize, or mitigate potential environmental and social risks and impacts. It summarizes site-specific risks identified for the reconstruction of Avcılar Cerrahpaşa Dormitory Buildings Complex, together with the corresponding mitigation measures, monitoring indicators and frequency, assigned responsibilities, indicative costs and the overall roles of all parties involved in project implementation.

The ESMP serves as a practical tool to ensure that all project-related risks—including environmental, occupational health and safety, community health and safety, waste management, and stakeholder engagement—are managed in line with the World Bank ESF and the relevant national legislation.

The **Supervision Consultant** will be responsible for monitoring the implementation of the mitigation measures, assessing the Contractor's environmental and social management system and performance, organizational capacity, and site-specific sub-plans. The Consultant will also review the Contractor's ESMP (C-ESMP) and provide recommendations for improvement. The **Contractor** is obliged to prepare, adopt, and implement the Contractor's Environmental and Social Management Plan (C-ESMP), based on this subproject's ESMP, **prior to the commencement of civil works,** ensuring that all environmental and social commitments are fully met.

In addition to C-ESMP, the **Contractor will prepare and submit the following** sub-management plans **for review by the Supervision Consultant and approval by IPCU**:

- Waste Management Plan
- Community Health and Safety Plan,
- Traffic Management Plan
- Occupational Health and Safety (OHS) Plan
- Emergency Response Plan
- Contractor's Labor Management Plan (to be prepared in accordance with project LMP)
- Emergency Response Plan (ERP)
- Contractor's Grievance Mechanism (GM) Procedures for both workers and community
- Chance Find Procedures

All sub-management plans will be submitted and approved before construction works begin and will remain in force throughout the construction period.

Table 1 Environmental and Social Management Plan

Potential Risks and Impacts	Proposed Mitigation Measures	Phase			Indicators for monitoring	Frequency of Monitoring			Responsibility for implementation and monitoring
		Planning	*Construction*	*Operation*		Continuous	Monthly	Quarterly	
General for All Construction Works									
Environmental and Social (E&S) Management	Contractor will prepare and submit for approval and subsequently implement its Contractor ESMP (C-ESMP). **The C-ESMP should be submitted prior to the commencement of construction works and no construction activities will be carried out under the sub-project until it is reviewed and approved by the IPCU through support from the Supervision Consultant.** The C-ESMP will include at least the following site-specific management plans: • Occupational health and safety (OHS) management plan including risk assessment and emergency response plan (see the outline in ANNEX 6 and ANNEX 9 of the Environmental and Social Management Framework (ESMF) of the project) • Community health and safety (CHS) management plan including traffic management plan (see outline in ANNEX 7 of ESMF of the project) • Waste Management Plan (see ANNEX 5 of ESMF of the project) • Chance Finds Procedures (see ANNEX 4 of ESMF of the project) • Contractor's Labor Management Plan (to be prepared in accordance with project LMP) • Contractor's Grievance Mechanism (GM) for both community and workers.	X	X		All sub-management plans are approved prior to construction and implemented throughout the construction period		X		Contractor (Implementation) IPCU/Supervision Consultant
	The Contractor shall hire or appoint full-time one environmental and social and one full-time OHS specialists prior to the commencement of construction works. **The Contractor shall submit the CVs of specialists for approval to IPCU via Supervision Consultant**. These specialists should be present at the site throughout the construction period.	X	X		Relevant E&S staff are mobilized and maintained	X			Contractor (Implementation) Supervision Consultant

Potential Risks and Impacts	Proposed Mitigation Measures	Phase			Indicators for monitoring	Frequency of Monitoring			Responsibility for implementation and monitoring
		Planning	*Construction*	*Operation*		Continuous	Monthly	Quarterly	
					throughout the construction period				
	• **The Contractor will prepare a training program and provide training to all its staff, before they start working on site**, on basic environmental, social, health and safety (ESHS) risks associated with the proposed construction works and the workers' responsibility. The training program **shall be repeated on quarterly basis**. The Contractor's quarterly training program will also cover topics related to Code of Conduct (CoC) such as sexual harassment particularly towards women and children, violence, including sexual and/or gender-based violence and respectful attitudes while interacting with the local community.	X	X		Training program approved and all relevant staffed trained Training records		X		Contractor (Implementation) Supervision Consultant
Resource Efficiency and Pollution Prevention	To address the identified risks and enhance resource efficiency and pollution prevention, the following measures will be implemented: • Ensure that all retrofitted buildings achieve at least Turkish Class C Energy Performance Certification standards (TS825) and all newly constructed buildings achieve at least Class B. • Integrate renewable energy systems, such as solar panels, to reduce energy consumption and ensure operational continuity during disasters. • Install water-saving systems, including low-flow toilets, efficient taps, and showerheads, and implement rainwater harvesting and greywater reuse where feasible and/or applicable. • Reuse demolition materials (e.g., debris as filling material) and ensure high percentage of recycling of iron and other recyclable materials. • Enhance green infrastructure by creating parks, green roofs, and vegetative buffers to manage stormwater, mitigate urban heat effects, and conserve biodiversity where feasible and/or	X	X		Compliance with energy and water efficiency standards, proper waste and pollution management, implementation of nature-based solutions, and stakeholder feedback			X	Contractor (Implementation) Supervision Consultant

Potential Risks and Impacts	Proposed Mitigation Measures	Phase			Indicators for monitoring	Frequency of Monitoring			Responsibility for implementation and monitoring
		Planning	*Construction*	*Operation*		Continuous	Monthly	Quarterly	
	applicable. • Regularly monitor and evaluate the performance of nature-based solutions to ensure their long-term effectiveness. • The areas where waste management will be carried out during the operation process should be determined at the planning stage. • Conduct a tree survey during the planning phase to identify and document existing trees on the site, ensuring protection and conservation of mature trees wherever possible. • Tree planting and the use of fire-resistant native plant species in landscaping projects can mitigate urban heat island effects while supporting ecological functions. • Nature-based solutions, such as rainwater gardens and permeable surfaces, can reduce runoff, recharge groundwater, and enhance local ecosystems.				resolution				
Air Pollution (Dust and Exhaust)	• Minimize dust from exposed work sites by applying water on the ground regularly during the dry season. • Construction debris shall be kept in a controlled area and sprayed with water mist to reduce debris dust especially during the dry season • Keep stockpiles of aggregate materials covered to prevent suspension or dispersal of fine soil particles during windy days or disturbances by stray animals. In case of pneumatic drilling during excavation, dust shall be suppressed by ongoing water spraying and/or construction dust screen enclosures at the site. • The surrounding environment, such as roads, shall be kept free of debris to minimize dust. • Trucks transporting excavated materials or construction waste shall have their loads securely covered to prevent dust and spillage during transit. • There shall be no open burning of construction or waste materials at the site.		X		Visual inspection of air quality control measures Records of maintenance Records of complaints	X			Contractor (Implementation) Supervision Consultant

Potential Risks and Impacts	Proposed Mitigation Measures	Phase			Indicators for monitoring	Frequency of Monitoring			Responsibility for implementation and monitoring
		Planning	*Construction*	*Operation*		Continuous	Monthly	Quarterly	
Noise	• Limit construction activities to hours specified by national regulations, and coordinate with nearby communities, particularly faculty buildings to schedule noisy tasks during times that cause minimal disturbance. • During operations, equipment will be placed as far away from residential/community areas as possible. • All equipment will be maintained to keep it in good working order by manufacturing maintenance procedures and installing acoustic enclosures around generators to reduce noise levels. • Use when needed and feasible noise-control methods such as fences, barriers or deflectors (such as muffling devices for combustion engines or planting of fast-growing trees) • Avoid the unnecessary use of alarms, horns and sirens. • Minimize project transportation through community areas. • Maintain a buffer zone (such as open spaces, rows of trees or vegetated areas) between the project site and residential areas to lessen the impact of noise to the living quarters. • Noise measurements shall be conducted if any grievance regarding noise generation is received from the nearest receptors. If measured levels are above limit values, mitigation measures shall be enhanced in this respect, i.e., installing acoustic barriers for mechanical equipment, limiting the hours of operation for specific pieces of equipment or operations, etc.		X		Visual inspection of noise control measures Records of complaints	X			Contractor (Implementation) Supervision Consultant
Health and Safety OHS-related risks due to unsafe practices and hazards at work sites such as	When planning activities, discuss steps to avoid people getting hurt. It is useful to consider: • Construction place: Are there any hazards that could be removed or should warn people about? • The people who will be taking part in construction: Do the participants have adequate skill and physical fitness to perform	X			Visual inspection Employee records	X			Contractor (Implementation) Supervision Consultant

Potential Risks and Impacts	Proposed Mitigation Measures	Phase			Indicators for monitoring	Frequency of Monitoring			Responsibility for implementation and monitoring
		Planning	*Construction*	*Operation*		Continuous	Monthly	Quarterly	
work at height, rotating and moving equipment, electrical safety, working with hazardous material, etc.	their work safely? • The equipment: Are there checks you could do to make sure that the equipment is in good working order? Do people need any particular skills or knowledge to enable them to use it safely? • Electricity Safety: Do any electricity good practices such as the use of safe extension cords, voltage regulators and circuit breakers, labels on electrical wiring for safety measures, awareness on identifying burning smells from wires, etc. apply at the site? Is the worksite stocked with voltage detectors, clamp meters and receptacle testers?				Equipment				
	• Appropriate signposting of the construction sites will inform workers of key rules and regulations to follow. • The contractor's OHS specialist will provide a brief daily toolbox talk to the construction workers on ESHS risks associated with the construction activity that will be carried out on that particular day. • The Contractor will ensure a safe working environment for the workers and before construction activities will supply appropriate personal protective equipment (PPE) in line with international best practice and Turkish Legislation (hard hats, gloves, dust masks, goggles, harnesses and safety boots, etc.). • All activities will be implemented in line with both the Law on Occupational Health and Safety (Official Gazette No: 28339, dated June 30, 2012) and its relevant regulations and also with the World Bank Group EHS Framework. • The Contractor will immediately notify the IPCU (through supervision consultants) about any serious incident which may have significant adverse effects on the environment, the affected communities, the public or workers. Then, IPCU will notify the World Bank about any serious incident in 48 hours and send an incident investigation report together with the root-cause analysis		X		Visual inspection of control measures OHS records Employee records Incident statistics and records, including near misses Records of worker's complaints	X			Contractor (Implementation) Supervision Consultant

Potential Risks and Impacts	Proposed Mitigation Measures	Phase			Indicators for monitoring	Frequency of Monitoring			Responsibility for implementation and monitoring
		Planning	*Construction*	*Operation*		Continuous	Monthly	Quarterly	
	and corrective action plan no later than 10 days to the World Bank. • Keep the worksite clean and free of debris on a daily basis. • The first aid kit should be equipped with bandages, antibiotic creams, etc. or delivered to health institutions. • Following safety guidelines for the storage, transport, and distribution of hazardous materials aiming to minimize the potential for misuse, spills, and accidental human exposure. • Keep corrosive fluids and other toxic materials in properly sealed containers for collection (considering its MSDS) and disposal in properly secured areas. • Ensure structural openings are covered/protected adequately. • Secure loose or light material that is stored on roofs or open floors. • Keep hoses, power cords, welding leads, etc. from laying in heavily travelled walkways or areas. • During heavy rains or emergencies of any kind, suspend all work. • Follow the below measures for construction involving work at height: • Do as much work as possible from the ground. • Do not allow people with the following personal risks to perform work at height tasks: eyesight/balance problem; certain chronic diseases – such as osteoporosis, diabetes, arthritis or Parkinson's disease; certain medications – sleeping pills, tranquilizers, blood pressure medication or antidepressants; recent history of falls – having had a fall within the last 12 months, etc. • Only allow people with sufficient skills, knowledge and experience to perform the task. • Check that the place (e.g., a roof) where work at height is to be undertaken is safe.								

Potential Risks and Impacts	Proposed Mitigation Measures	Phase			Indicators for monitoring	Frequency of Monitoring			Responsibility for implementation and monitoring
		Planning	*Construction*	*Operation*		Continuous	Monthly	Quarterly	
	• Take precautions when working on or near fragile surfaces. • Clean up oil, grease, paint, and dirt immediately to prevent slipping in accordance with Emergency Response Plan; and • Provide fall protection measures e.g. safety hardness, and simple scaffolding/guard rail for works over 4 meters from the ground. • The contractor shall hire trained operators for the safe operation of specialized construction's vehicles								
Community Health and Safety Community health and safety risks associated with construction activities, including health issues arising from exposure to waste, stagnant water, wastewater, particulate matter, and construction workers, as well as traffic and road-related risks caused by increased traffic volume and the movement of heavy-duty vehicles due to inadequate construction and traffic management.	• Given the continued presence of faculty buildings within the same campus, construction activities will be planned and sequenced to minimize noise, vibration, dust, and visual disturbance, with particular attention to class hours and academic activities. • Rope off construction area and secure materials stockpiles/ storage areas from the public and display warning signs including at unsafe locations. • Do not allow entrance to unauthorized people in construction areas. • Regularly drain stagnant water from construction areas to prevent the breeding of mosquitoes and other disease vectors. • Use covered and sealed storage for wastewater to prevent leaks and odors, while maintaining safe drainage systems to avoid contamination of nearby water bodies. • Provide clean and well-maintained sanitation facilities for workers, including toilets and washing stations. • The construction site security personnel must be trained and officially certified. • Control the driving speed of vehicles particularly when passing through a community or nearby school, health center or other sensitive areas. • If school children are in the vicinity, include traffic safety		X		Visual inspection of control measures Traffic accident records Records of complaints	X			Contractor Consultant (Supervision)

Potential Risks and Impacts	Proposed Mitigation Measures	Phase			Indicators for monitoring	Frequency of Monitoring			Responsibility for implementation and monitoring
		Planning	*Construction*	*Operation*		Continuous	Monthly	Quarterly	
	personnel to direct traffic during school hours, if needed. • The project site must be lit during the night. • The surrounding construction area should be kept clean, without waste disposed of there. The broken glass should be cleaned immediately to avoid any fires. • Following safety guidelines for transportation of hazardous materials to the site aiming to minimize the potential for spills and accidental human exposure due to traffic accidents. • Effective communication systems are needed to inform communities about project activities, potential risks, and emergency procedures. • Regular maintenance such as periodical control of vehicles to minimize potentially serious accidents caused by equipment malfunction or premature failure. • The public will be informed about the work to be carried out, including the measures taken regarding communicable diseases relating to labor influx and -post-disaster context (i.e., infectious disease outbreaks), using appropriate communication tools and methods (e.g., online/virtual and/or physically) in areas accessible to all stakeholders (including work sites). • In case of any epidemic or pandemic / communicable disease, including infectious disease outbreaks, the guidance, guidelines, and recommendations to be provided by the Ministry of Health, the Ministry of Family and Social Services, the Ministry of Labor and Social Security, and the World Health Organization (WHO) will be followed, and all relevant measures will be taken for both employees and workplaces in terms of OHS and CHS. In addition, all construction works will follow the World Bank guidelines to minimize the risk of infectious disease outbreaks transmission during the execution of civil works. • Include evacuation protocols, first aid training, and clear								

Potential Risks and Impacts	Proposed Mitigation Measures	Phase			Indicators for monitoring	Frequency of Monitoring			Responsibility for implementation and monitoring
		Planning	*Construction*	*Operation*		Continuous	Monthly	Quarterly	
	communication strategies in the ERP to protect community health and safety. • Any traffic diversions should take into account the needs of disabled persons. • The Contractor will ensure the construction site is properly secured and construction-related traffic regulated properly (including proper route planning). This will include but not be limited to: • Signposting, warnings, barriers, and traffic diversions: the site will be visible, and the public warned of all potential hazards. • Traffic management system and staff training, especially for site access and near-site heavy traffic. Provision of safe passages and crossings for pedestrians where construction traffic interferes. • Adjustment of working hours to local traffic patterns, e.g. avoiding major transport activities during rush hours or times of livestock movement. • Active traffic management by trained and visible staff at the site, if required for safe and convenient passage for the public.								
Water Quality and Wastewater: Water pollution in nearby surface waters due to wastewater/waste generated at the construction area due to construction activities	• The site will establish appropriate erosion and sediment control measures such as e.g. hay bales and/or silt fences to prevent sediment from moving off-site and causing excessive turbidity in nearby surface waters. • Minimize storage or disposal of generated wastewater on the site. • Temporary or final waste disposal and wastewater discharge without treatment near/in surface waters is strictly forbidden to prevent possible adverse impacts on surface waters. No soiled materials, solid wastes, toxic or hazardous materials should be stored in, poured into or thrown into water bodies for dilution or disposal. • Construction vehicles and machinery will be washed only in designated areas where runoff will not pollute natural surface		X		Visual inspection of control measures Septic tank effluent disposal records (if any) Effluent quality measuremen t records (if	X			Contractor *(Implementation)* Supervision Consultant

Potential Risks and Impacts	Proposed Mitigation Measures	Phase			Indicators for monitoring	Frequency of Monitoring			Responsibility for implementation and monitoring
		Planning	*Construction*	*Operation*		Continuous	Monthly	Quarterly	
	waters. • Wastewater generated at the construction site will be connected to the sewerage system, if possible, and approved by local authorities. If this is not possible, it will be deposited in the septic tank that will be impervious, in accordance with "Regulation on Pit Opening Where Sewer System Construction is not Applicable" published in Official Gazette No: 13783 dated 19.03.1971. Toilets with temporary septic tank might be used for this purpose as well. Septic tank effluent will be removed periodically by sewage trucks, and disposal will be provided within the scope of the protocol to be made with the relevant municipality that has a licensed wastewater treatment plant (WWTP). The Protocol will be submitted to the IPCU. • Activities should not affect the availability of water for drinking and hygienic purposes. • The flow of natural waters should not be obstructed or diverted in another direction, which may lead to the drying up of river beds or flooding of settlements. • Separate concrete works in waterways and keep concrete mixing separate from drainage leading to waterways.				any) Records of complaints				
Soil and Groundwater Quality: Soil and groundwater pollution due to improper waste management and accidental spills, and soil erosion	• Apply the mitigation measures specified in the "Solid and Hazardous Waste" section for proper waste management. Residual (left out) concrete in concrete mixers will not be allowed to wash out into the construction site, its vicinity, or access roads of construction sites. Related trainings will be provided to concrete mixer drivers. • Hazardous and chemicals and materials will be secured in a designated storage area to prevent spillage and tip-over. • Semi-used chemical-containing containers will have lids and lids will be tightened while they are not in use. • In case of a spill of any hazardous material or hazardous wastes,		X		Visual inspection of control measures Incident records Training records Records of complaints	X			Contractor *(Implementation)* Supervision Consultant

Potential Risks and Impacts	Proposed Mitigation Measures	Phase			Indicators for monitoring	Frequency of Monitoring			Responsibility for implementation and monitoring
		Planning	*Construction*	*Operation*		Continuous	Monthly	Quarterly	
	spill prevention methods mentioned in ERP will be put in place in order to limit the exposure area. Workers who might intervene in such incidents should have relevant trainings on emergency response to spills. • Proper spill kits will be placed at appropriate locations in the construction area. • Schedule construction during the dry season, as appropriate. • Contour and minimize the length and steepness of slopes. • Cover with topsoil and re-vegetate (plant grass, fast-growing plants/bushes/trees) construction areas quickly once work is completed.								
Waste Management EHS risks due to inappropriate management of waste generated due to construction activities (such as construction demolition wastes, hazardous waste, biodegradable waste, recyclable waste, non-hazardous waste, etc.)	• Excavation soil, construction and demolition waste Dumping Permit must be obtained from the Municipality. • Excavation waste will be re-used for backfilling purposes as much as possible and recovery and other re-use options will be considered as appropriate (except asbestos or asbestos-containing waste). • Recycling and reusing materials during demolition and construction reduces demand for raw natural resources, indirectly supporting sustainable management practices. • The excess excavation waste shall be transported and disposed of separately by licensed transport vehicles to existing licensed excavation waste storage area(s), identified by the relevant governmental authorities, in the district/region. • On-site storage of wastes prior to final disposal (including earth dug for foundations) should be at least 300 meters from rivers, streams, lakes and wetlands. • After each construction site is decommissioned, all debris and waste shall be cleared. • Keep the records of waste generation and disposal.	X	X		Visual inspection of control measures Waste generation and disposal records Training records Records of complaints	X			Contractor (Implementation) Supervision Consultant

Potential Risks and Impacts	Proposed Mitigation Measures	Phase			Indicators for monitoring	Frequency of Monitoring			Responsibility for implementation and monitoring
		Planning	*Construction*	*Operation*		Continuous	Monthly	Quarterly	
	• Manage wastes in accordance with the waste management hierarchy (prevent, reduce, reuse, recycle, recover, dispose) and train personnel to raise awareness on waste management. • Temporarily storage on site of all hazardous or toxic substances will be in safe containers labelled in line with Material Safety Data Sheet (MSDS), with details of composition, properties, and handling information. • Segregate waste as recyclable, hazardous and non-hazardous waste. • Non-hazardous wastes, inert and biodegradable wastes and also recyclables must be collected separately, and special attention must be paid to prevent hazardous wastes in leak-proof container to prevent spillage and leaching in case of mixing with other types of waste. • Collect, store and transport waste to appropriately designated /controlled licensed disposal areas/facilities (such as excavation waste storage areas, sanitary landfills, recycling/recovery facilities, etc.). Submit an official letter to IPCU stating that these wastes will be accepted at licensed sites • Temporary waste storage area (to be established at the construction area) should be on impermeable ground, covered with a roof, and equipped with a suitable drainage system, proper spill kits and appropriate firefighting equipment. Wastes shall be temporarily stored in this area in separate compartments (labelled with waste codes) according to their types in order not to react with each other. Hazardous wastes shall be stored in the temporary waste storage area for a maximum of six (6) months and non-hazardous wastes for a maximum of one year. • Hazardous waste shall be transferred to a licensed disposal facility via licensed waste transportation companies, and recyclable wastes to a relevant licensed recycling/recovery								

Potential Risks and Impacts	Proposed Mitigation Measures	Phase			Indicators for monitoring	Frequency of Monitoring			Responsibility for implementation and monitoring
		Planning	*Construction*	*Operation*		Continuous	Monthly	Quarterly	
	facility. All protocols and waste logs shall be submitted to the IPCU. • Train workers on correct transfer and handling of fuels and other substances and require the use of gloves, boots, aprons, eyewear and other protective equipment for protection in handling highly hazardous materials.								
Stakeholder Engagement and Grievance Mechanism Construction-related complaints and temporary disruption to the local community including eligible property owners	• Follow the relevant measures suggested in the SEP. • Early liaison and effective communication shall be carried out with people who may be affected by the work of the contractor and supervision consultant. • Implementation of a program of ongoing liaison and respect for the local environment and residences shall be formed • The **supervision consultant will appoint a dedicated person**(s) accountable for community liaison who will be focused on engaging with the community to provide the appropriate information and to be the first line of response to resolve issues of concern. • The Project Grievance Mechanism shall be implemented through the opening and closing of forms and complaints. • The names and contact telephone numbers and e-mail addresses of all site personnel with responsibilities for both supervision and management of the works will be displayed on the site information boarding. • Once planning consent has been obtained, formal contact will be established with the mukhtar of the neighborhood and those who could potentially be affected by the construction will be informed via mukhtar. This will include consultation with relevant E&S risk management instruments and identifying any particularly sensitive times of the day. • Outside normal working hours, security personnel will act as the main point of contact via a dedicated phone number. Security	X	X		Records of complaints Stakeholder engagement records		X		IPCU Contractor (Implementation) Supervision Consultant

Potential Risks and Impacts	Proposed Mitigation Measures	Phase			Indicators for monitoring	Frequency of Monitoring			Responsibility for implementation and monitoring
		Planning	*Construction*	*Operation*		Continuous	Monthly	Quarterly	
	will alert the person(s) accountable for liaison if necessary (available 24 hours). • **All workers will sign/commit to and be trained on the Code of Conduct to** manage the potential adverse impacts on social cohesion and Sexual Exploitation and Abuse/Sexual Harassment (SEA/SH) risks. • Any complaints will be logged, fully investigated, and responded to quickly, advising what action has been taken. Complaints will be registered and reported to the Contractor, Training Consultant, Supervision Consultant and also IPCU. • **Public notice boards will be established at site entrances** during the Planning and Construction phases, providing relevant contact details of the for liaison including environmental matters.								
Labor and Working Conditions: Risks associated with potential labor influx (such as child labor risks, gender-based violence and harassment, human rights risks, etc.) and other labor issues	• **Follow the relevant measures in Labor Management Plan (LM Plan) to be prepared by the Contractor** in accordance with project LMP. • Workers will be provided with information and documentation that is clear and understandable regarding their terms and conditions of employment such as their rights under national labor and employment law (which will include any applicable collective agreements). • Workers will be paid on a regular basis as required by national law and project LMP. • Workers will be provided with adequate periods of rest per week, annual holiday and sick, maternity and family leave, as required by national law and project LMP. • Workers will receive written notice of termination of employment and details of severance payments in a timely manner. • Workers will be employed on the principle of equal opportunity and fair treatment, and there will be no discrimination with		X		Visual inspection of control measures Health records Employee records Training records Records of worker's complaints	X			Contractor (Implementation) Supervision Consultant

Potential Risks and Impacts	Proposed Mitigation Measures	Phase			Indicators for monitoring	Frequency of Monitoring			Responsibility for implementation and monitoring
		Planning	*Construction*	*Operation*		Continuous	Monthly	Quarterly	
	respect to any aspects of the employment relationship. • Project workers, including specific groups of workers, such as women, people with disabilities and migrant workers will be provided with appropriate measures of protection and assistance in line with ESS2 of WB ESF. This process will be executed in accordance with the project LMP. • Workers are allowed to participate, or seek to participate, in workers' organizations and collective bargaining or alternative mechanisms. • Children under the minimum age of 18 will not be employed or engaged by the Contractor in connection with this sub-project. • Forced labor, which consists of any work or service not voluntarily performed that is exacted from an individual under threat of force or penalty, will not be used in connection with this sub-project. • Prior to commencement of any activities at the project site, a worker's GM will be established by the Contractor at the construction site for all workers to raise workplace concerns. Contact details of the worker's GM will be provided to workers during the induction training. • All workers will receive training about their rights under national labor and employment law and regarding the GM upon recruitment and before the implementation of the work. • Code of Conduct will be shared with project workers during employment. All workers are obliged to comply with the Code of Conduct and sign relevant documentation at the time of employment. • Movement in and out of the construction site will be controlled, and unauthorized access to the site will be prevented. • Contractor will confirm that workers are fit for work before they start work, paying special attention to workers with underlying								

Potential Risks and Impacts	Proposed Mitigation Measures	Phase			Indicators for monitoring	Frequency of Monitoring			Responsibility for implementation and monitoring
		Planning	*Construction*	*Operation*		Continuous	Monthly	Quarterly	
	health issues or who may be otherwise at risk. • The Contractor shall provide information and awareness of communicable diseases to workers. • The Contractor shall arrange safe drinking water, adequate toilet facilities for both genders, accommodation, rest and dining areas for the workers. • The Contractor shall provide a first aid kit with bandages, antibiotic cream, etc. or health care facilities, and shall identify and train an adequate number of workers to provide first aid during medical emergencies.								
Cultural Heritage Chance Find	• Effective communication with local authorities, heritage organizations, and the community will ensure proper handling of any cultural heritage • No disturbance of cultural or historic sites. • If encountered with any cultural heritage/assets during construction works (especially excavation and earthworks) apply the chance finds procedure (see **Error! Reference source not found.** of ESMF of the project).	X	X		Chance finds records		X		IPCU Contractor *(Implementation)* Supervision Consultant
Biodiversity: Potential risks to flora and fauna due to construction activities and improper waste management	• According to Planned Areas Development Regulations (published in the Official Gazette dated July 03, 2017, and numbered 30113 and Attachment: RG-31/12/2022-32060) for residential, trade, tourism, education, worship, health, and sports parcels: 1 tree per 30 m² of area outside the building footprint. If planting on the parcel is not feasible, trees must be planted in designated public areas per zoning plans • Tree planting and the use of fire-resistant native plant species in landscaping projects can mitigate urban heat island effects while supporting ecological functions		X		Tree plantation records Screening Visual inspection of control measures			X	Contractor (Implementation) Supervision Consultant

6. Roles and Responsibilities

The activities to be carried out under the Site-Specific Environmental and Social Management Plan (ESMP) and the parties responsible for these activities are presented in Table 2.

Table 2 Roles and Responsibilities

Responsible Party	Roles and Responsibilities
IPCU	• Hire/appoint one environmental, one social, and one OHS specialist to ensure the effective management and monitoring of environmental, social, and OHS risks in compliance with project requirements. • Through its environmental, social and OHS specialists; - Coordinate closely with local authorities, contractors, and community leaders to ensure alignment with project goals, environmental and social requirements, and stakeholder expectations. - Develop and maintain a centralized database to track the implementation of environmental and social mitigation measures, grievances, and monitoring data, ensuring accessibility and up-to-date information for reporting to the World Bank and other stakeholders. - Provide oversight, support, and quality control for field staff and contractors working on environmental and social risk management. - Ensure subprojects are screened against the Exclusion List (Table 5 of ESMF of the project). - Prepare E&S Screening Forms for each of the subprojects and submit them to the WB for approval. - For activities requiring ESMPs, prepare site-specific ESMPs by customizing the project level ESMP (Annex-3 of ESMF of the project) and submit at least first five (5) ESMPs for prior review and no objection by the WB for disclosure and consultation purposes. - Disclose and consult upon the WB cleared version of the site specific ESMPs prior to the initiation of the tendering process. Following the consultations, update the site-specific ESMPs to incorporate the outcomes of the consultations and submit it to the WB's clearance for tendering purposes. - Ensure all tender, bidding and contract documents include relevant E&S management provisions and references to relevant E&S instruments (i.e. ESMPs, SEP, LMP, etc.). - Ensure site-specific ESMPs are annexed to the relevant tendering documents. • Train central and field staff, as well as contractors, on implementing the ESMF and associated plans. • Prior to commencement of civil works, review and approve C-ESMP, LM Plan and E&S sub-management plans to be prepared by the contractor and ensure their implementation throughout the duration of subproject implementation. - Visit and monitor E&S performance of construction sites monthly and maintain all correspondences with governmental authorities. - Establish and maintain a grievance mechanism and resolve complaints at all levels. - Notify the World Bank of any serious E&S incidents within 48 hours and provide incident reports with root cause analysis and corrective actions within 10 days. - Oversee the implementation and monitoring of environmental and social mitigation measures.

	- Maintain documentation of progress and prepare consolidated reports for submission to the World Bank on a quarterly basis.
Supervision Consultants (Construction)	• Overseeing daily implementation and monitoring of environmental, social and health and safety (ESHS) mitigation measures, and report progress and ESHS performance of the sub-projects to the implementing IPCU monthly. • Ensure contractors comply with legislation, site-specific ESMPs and relevant E&S sub-management plans. • Maintain one OHS specialist and one Environmental and Social Specialist with relevant certification and/or experience in charge of E&S management, in line with the implementation arrangements defined in the Supervision Consultant's Terms of Reference and the specific needs of the sub-project. • Daily on-site monitoring of the implementation of E&S mitigation measures will be carried out by the Contractor's designated E&S personnel and verified through regular site visits by the Supervision Consultant. The IPCU will exercise oversight through review of site records, supervision reports, and monthly consolidated E&S performance reports submitted in Section 5.1.c. of IRP ESMF. • Prior to commencement of any construction works on site, in coordination with IPCU, review and approve C-ESMP, LM Plan and E&S sub-management plans prepared by the contractor and ensure their implementation throughout the duration of subproject implementation. All approved documents will be submitted to IPCU within 5 business days. Any deficiencies or non-compliances identified by IPCU will be communicated to the contractor by the supervisor, and the contractor will be required to address them within 15 business days. • Provide training to contractors on E&S and OHS measures. • In close collaboration with the IPCU, ensure effective implementation of the SEP at the site level. • When/where relevant, address grievances received from the stakeholders. • Inform the IPCU about serious E&S (including OHS) incidents immediately.
Contractors	• Prior to commencement of any civil works prepare C-ESMP, LM Plan and relevant E&S sub-management plans and submit these documents to the IPCU for their review and approval. • Maintain one full-time OHS specialist and one full-time Environmental and Social Specialist with relevant certification and/or experience in charge of E&S management throughout the construction period, in line with the staffing arrangements defined in the IRP ESMF and reflected in Table 1 and Table 3 of this ESMP. • Ensure implementation of and compliance with the Project's environmental and social mitigation measures as outlined in the C-ESMP, LM Plan and relevant E&S sub-management plans, and contract documents, and ensure adherence to national and local legislation. • Address construction-related grievances as per the GM procedure described in the Project SEP and escalate unresolved issues to Supervision Consultants/IPCU immediately. • Notify Supervision Consultant/IPCU through of any serious E&S incidents immediately. • Monitor site activities on daily basis and report on the E&S performance to supervision consultants/IPCU on monthly basis. • Provide regular training and capacity-building sessions for the workforce on, but not limited to, E&S risk management (labor rights and obligations under the LMP, Stakeholder engagement practices based on SEP requirements, ERP, OHS plan, community safety and traffic management plan, waste management plan, Code of Conduct, etc.)

7. Capacity Building and Training

The Contractor shall design and implement a structured training program for all project workers and relevant stakeholders. At a minimum, the following trainings will be delivered and repeated periodically:

- Environmental and Social Management & Occupational Health and Safety Induction Training – for all workers before starting site activities.
- Site Access and Orientation Training – including induction for visitors and orientation for newly mobilized workers.
- Traffic and Pedestrian Safety Training – covering movement of heavy vehicles, safe pedestrian crossings, and community-sensitive driving practices.
- Code of Conduct Training – addressing respectful workplace practices, sexual harassment prevention, and interaction with local communities.
- Gender-Based Violence (GBV), Sexual Exploitation and Abuse/Sexual Harassment (SEA/SH) Training – focusing on awareness, prevention, and survivor-centered response.
- Waste Management Training – segregation, storage, transport, and safe handling of construction and hazardous wastes.
- Emergency Preparedness and Response Training – including fire safety, evacuation drills, spill response, and first aid.
- Incident and Accident Reporting Training – procedures for immediate notification, root cause analysis, and corrective actions.
- Grievance Mechanism (GM) Training – how workers and community members can access and use the GM system.
- Stakeholder Engagement and Communication Training – for E&S staff and supervisors to ensure meaningful interaction with local communities.

The Contractor is responsible for organizing and financing these trainings, either internally or through external certified providers.

8. Implementation Schedule and Cost Estimates

An indicative cost schedule has been prepared for the mitigation and capacity building measures to be implemented throughout the Project.

Table 3 Indicative ESMP Implementation Budget[1]

Activity/Cost Item	Potential Cost (USD)
Full-time Environmental, Social & OHS Consultants	80.000,00 USD
Monitoring / Site Visits / C-ESMP Preparation	10.000,00 USD
Trainings, Awareness, Capacity Building	15.000,00 USD
Implementation of SEP & ESMP Measures	10.000,00 USD
Communicable Disease Prevention	5.000,00 USD
TOTAL	120.000,00 USD

[1] These indicative costs are covered under the Project budget and provided for planning purposes. Contractors shall reflect their own implementation costs in their bids.

9. Stakeholder Engagement and Grievance Mechanism

Stakeholder engagement is an inclusive and continuous process to be carried out throughout the Project lifecycle. It supports the establishment of strong, constructive, and responsive working relationships and is essential for the successful management of the Project's environmental and social (E&S) risks and impacts.

Within the scope of the Istanbul Resilience Project (IRP), a Stakeholder Engagement Plan (SEP) has been prepared to guide structured engagement with stakeholders, including the management and users of potentially affected or directly benefiting buildings. The SEP facilitates the management of stakeholder expectations and risks, helps reduce potential conflicts and delays, and ensures early, frequent, and transparent communication.

The SEP facilitates the management of stakeholder expectations and risks, helps reduce potential conflicts and delays, and ensures early, frequent, and transparent communication.

The SEP also establishes accessible and inclusive tools for affected people to raise concerns, suggestions, and grievances, enabling the Istanbul Project Coordination Unit (IPCU) and other responsible institutions to respond and manage issues effectively.

During project preparation, consultation meetings were organized with representatives from public institutions, local authorities, school administrations, teachers, parents, and community members. In these meetings, the Project's financing sources, objectives, components, and eligibility criteria for building selection were presented. The concerns, questions, and feedback of participants were documented and reflected in the SEP.

Following the disclosure of the draft version of this site-specific ESMP on 10 April 2026, a public consultation meeting was held on 30 April 2026 at 10:30 for the Avcılar Cerrahpaşa Dormitory Buildings subproject. The meeting took place at Istanbul University-Cerrahpaşa, Avcılar Campus, Faculty of Engineering Conference Hall and was organized in line with the stakeholder engagement and information disclosure standards of the IRP.

The invitation to the meeting was formally conveyed to the Rectorate of Istanbul University-Cerrahpaşa (Republic of Türkiye), as the beneficiary institution of the subproject, via an official letter presented in Annex 6. In addition, a public announcement was made through the IPCU's official website to ensure broader stakeholder awareness and participation, as shown in Annex 7.

The consultation meeting was attended by representatives of Istanbul University-Cerrahpaşa, including the Vice Rector, the Head of Construction and Technical Affairs, the Dormitory Director, academic staff, and administrative personnel. Participants also included faculty members and students from the Faculties of Medicine, Veterinary Medicine, Civil Engineering, and Sports Sciences, as well as other university staff. A total of 100 participants attended the meeting, comprising 52 women and 48 men, based on the participant list prepared for the event. As the meeting took place within the university campus, no specific transportation arrangements were required for participants to attend. The minutes of the meeting are provided as Annex 8 to this site-specific ESMP.

During the meeting, participants were informed about the IRP and the key environmental and social aspects of this site-specific ESMP. In addition, the IPCU architect presented the project visuals, including the site layout, dormitory access and circulation arrangements, and general layout of the proposed buildings. The presentation also covered the new technical and resilience-enhancing features of the facilities, such as natural ventilation solutions, rooftop photovoltaic panels for electricity generation, and rainwater harvesting and storage systems, along with their intended uses. Furthermore, it was explained that the generator capacity will be increased to support uninterrupted operation during emergencies, designated areas within the campus may be used to support emergency response and

temporary shelter functions, and the facilities are designed to serve as self-sufficient buildings during disaster situations. The presentation materials used for the subproject-specific ESMP briefing and the Avcılar Cerrahpaşa Dormitory Buildings Reconstruction Project design presentations are provided in Annex 9 and Annex 10, respectively. Photographs taken during the information and consultation meeting are presented in Annex 11.

Participants raised a range of questions and comments primarily related to the capacity, design features, safety measures, and operational aspects of the planned dormitory facilities. Key issues included concerns regarding elevator safety based on past incidents in other dormitories and requests for clarification on safety measures to be implemented in the new buildings. Participants also sought information on the allocation of the dormitory, particularly whether it would be designated for specific faculties such as the Faculty of Medicine, as well as the adequacy of the planned capacity of approximately 200 students for a large campus like Avcılar.

In addition, participants inquired about the expected timeline for the construction phase, including the duration of the tendering process and the overall construction period. Design-related feedback included questions on the availability and location of common facilities such as laundry rooms, and references to international dormitory standards with additional amenities. Overall, the feedback reflected a strong interest in ensuring safe, functional, and adequately sized accommodation facilities that meet the needs of students.

All questions were addressed during the meeting by the project team and the design consultant. Clarifications were provided in line with the project scope, technical assessments, and institutional responsibilities. Where applicable, feedback—such as the request for printed grievance materials and considerations for tree preservation—was acknowledged and will be taken into account during implementation.

Overall, no objections to the subproject were expressed, and stakeholders demonstrated general support for the reconstruction, particularly recognizing the project's contribution to improved living conditions, enhanced safety standards, and disaster resilience.

Attendance sheets and participant records were collected with wet signatures and are securely archived by the IPCU in compliance with the Law on the Protection of Personal Data (KVKK). These records are retained solely for project documentation, monitoring, and audit purposes and are not publicly disclosed.

A dedicated Grievance Mechanism has been established to ensure that any grievances or requests related to subprojects financed under the IRP —raised by contractors, supervision staff, building users, or the community—are addressed in a timely, effective, and fair manner. The GM operates through multiple accessible channels, as detailed below:

Project-Specific Channels (IPCU)

- **Hotline (phone):** +90 (216) 505 55 00 (during working hours)
- **E-mail:** *info@ipkb.gov.tr*
- **Postal Address:** Istanbul Project Coordination Unit (IPCU), Kısıklı Mah. Alemdağ Yan Yolu Cad. No:6, 34692 Üsküdar/İstanbul
- **In-person:** Stakeholders may visit IPCU offices during working hours
- **Online Grievance/Suggestion Form:** *https://www.ipkb.gov.tr/sikayet-formu/*
- **Social Media Channels:**
    - Twitter: *https://x.com/ipkbgovtr*
    - Facebook: *https://www.facebook.com/ipkbgovtr*
    - Instagram: *https://www.instagram.com/ismepipkb/*
    - LinkedIn: *https://www.linkedin.com/company/ipkb*
    - YouTube: *https://www.youtube.com/user/IPKBirimi*

- **On-site Complaint/Suggestion Boxes:** These will be established at project sites and IPCU offices, once activities commence on site, ensuring anonymity and confidentiality.

National Channels

- **CİMER (Presidency's Communication Center):**
  - Website: *www.cimer.gov.tr*
  - Call Center: 150
  - Phone: +90 (312) 590 20 00
  - Fax: +90 (312) 473 64 94
  - Mail: Presidency of the Republic of Türkiye Directorate of Communications
  - In-person: Through provincial/district governorates and ministries
- **YİMER (Foreigners Communication Center):**
  - Website: *www.yimer.gov.tr*
  - Call Center: 157
  - Phone: +90 (312) 157 11 22
  - Fax: +90 (312) 920 06 09
  - E-mail: yimer@goc.gov.tr
  - In-person: At Directorate General of Migration Management offices
- **Istanbul Metropolitan Municipality (IMM) – White Desk (Beyaz Masa):**
  - Hotline: 153 (within Istanbul)
  - Online: *https://beyazmasa.ibb.gov.tr/*

World Bank Channels

- **World Bank Grievance Redress Service (GRS):**

  Project-affected people may submit complaints directly to the GRS if they believe they are adversely affected by a World Bank-financed project.
  - Website:*https://www.worldbank.org/en/projects-operations/products-and-services/grievance-redress-service*

- **World Bank Inspection Panel:**

  Communities and individuals who believe that they are or may be harmed by a project due to the World Bank's non-compliance with its policies may submit a complaint to the Inspection Panel. The Panel independently determines whether harm has occurred and communicates directly with the Bank.

All grievances received through these channels will be recorded, tracked, and responded to in accordance with the Project's Grievance Mechanism Procedures. Roles and responsibilities for managing grievances are described in detail in Section 7 of the SEP**.**

10.Contractor's Reference Documents

The Contractor is expected to utilize all Environmental and Social (E&S) documents prepared under the Istanbul Resilience Project (IRP). Following contract award, the Contractor shall further develop and customize this site-specific Environmental and Social Management Plan (ESMP), which has been prepared in outline by the IPCU experts for the respective subproject.

In addition to the C-ESMP, the Contractor shall prepare and submit site-specific sub-management plans as defined in Section 5 of this ESMP, based on the templates provided in the ESMF annexes.

These plans shall be prepared and submitted to the IPCU for review and approval prior to the commencement of construction activities.

All relevant template documents can be accessed through the IRP Environmental and Social Management Framework (ESMF) and its annexes (*see IRP ESMF*), which serve as reference documents for the Contractor.

11.Review and Approval

<table>
<tr><td colspan="2">PREPARED BY: Hande GÜLCAN
IPCU - Environmental Engineer, MSc
Date: 02/04/2026</td></tr>
<tr><td>REVIEWED BY: Aslıhan AL
IPCU – Urban Planner/Social Specialist
Date: 02.04.2026</td><td>APPROVED BY: Burak REİS
IPCU - E&S Team Leader
Date: 02.04.2026</td></tr>
</table>

ANNEXES

Annex 1. Site Photographs

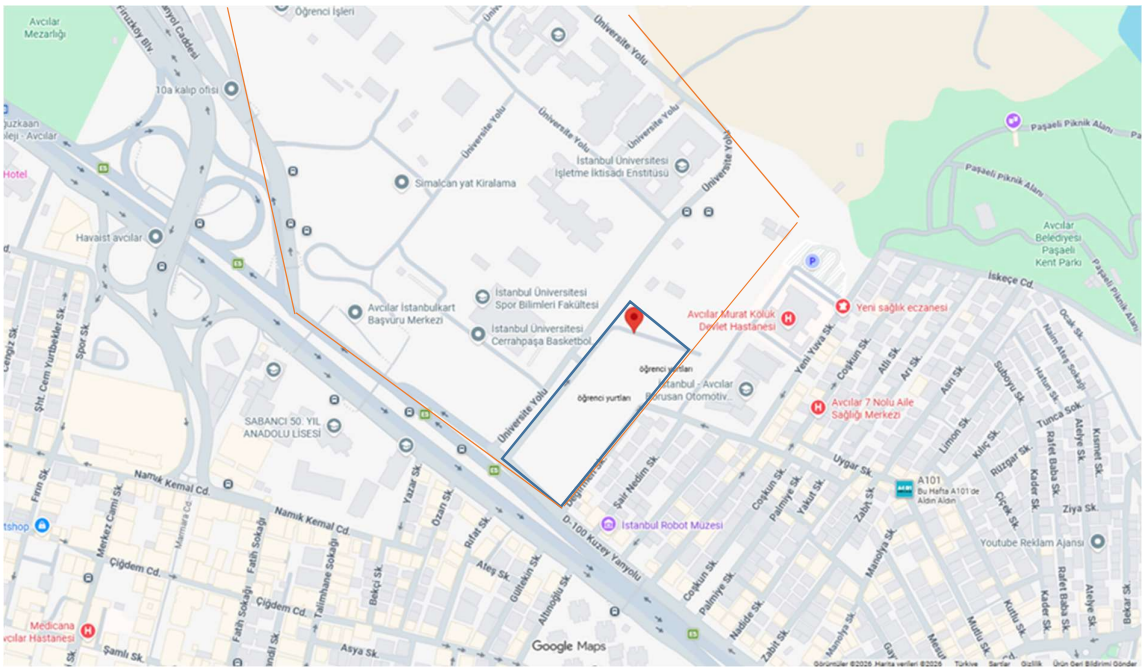
Photo 1-2: Entrance

Photos 3-4: Project Area

Photos 5-6: Project Area

Photos 7-8: Project Area

Annex 2. Aerial View of the Project Site and Surroundings



Annex 3. Land Registration Documents

TÜRKİYE CUMHURİYETİ
TAPU SENEDİ

TAŞINMAZ BİLGİLERİ

İl:	İSTANBUL		
İlçe:	AVCILAR		
Mahalle/Köy:	AVCILAR		
Mevki:	ÜNİVERSİTE		
Ada:		Parsel:	22774
Yüz Ölçümü:	48.201,62 m2	Cilt/Sayfa No:	340 - 33691
Niteliği:	ARSA		

MALİK BİLGİLERİ

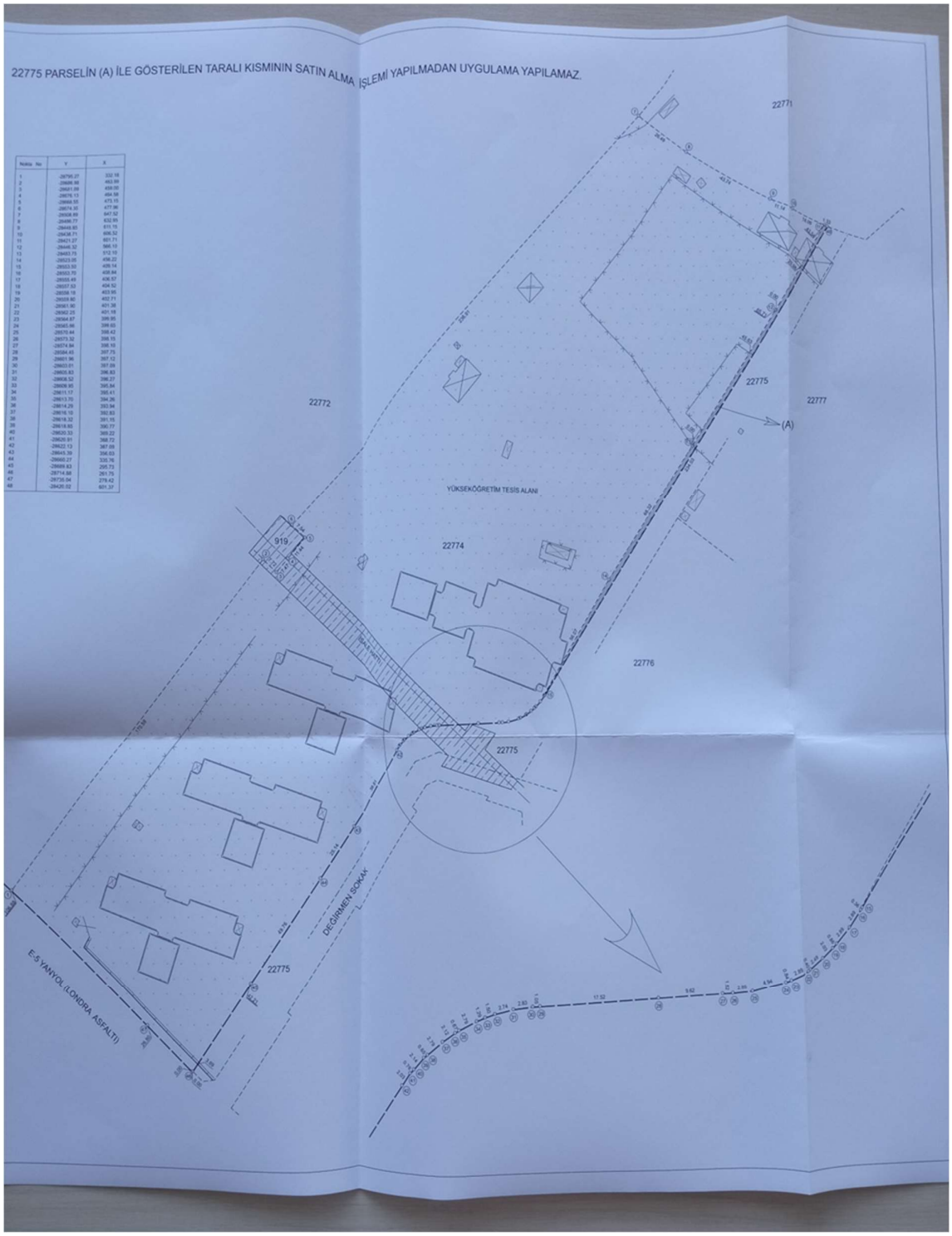
Adı Soyadı/Baba Adı:	Hissesi:	Hisseye düşen m²:
T.C. İSTANBUL ÜNİVERSİTESİ REKTÖRLÜĞÜ	3/ 10	14.460,49
İSTANBUL ÜNİVERSİTESİ-CERRAHPAŞA	7/ 10	33.741,13

TESCİLE İLİŞKİN BİLGİLER

Taşınmaz No:	Edinme Nedeni:	İşlem Bedeli:
80885702	Kamu Kurumlarının Bedelsiz Devri	
Konum Bilgisi:	Tescil Tarihi/Yevmiye No:	Siciline Uygundur Veriliş Tarihi : 11/12/2020 Tamer KAYABAŞI Yetkili Müdür Yardımcısı
	11/12/2020 - 28667	

Mülkiyetin dışındaki ayni ve şahsi haklar ile şerh ve belirtmeler için tapu siciline müracaat edilmesi gerekmektedir.

Annex 4.Topographic Survey

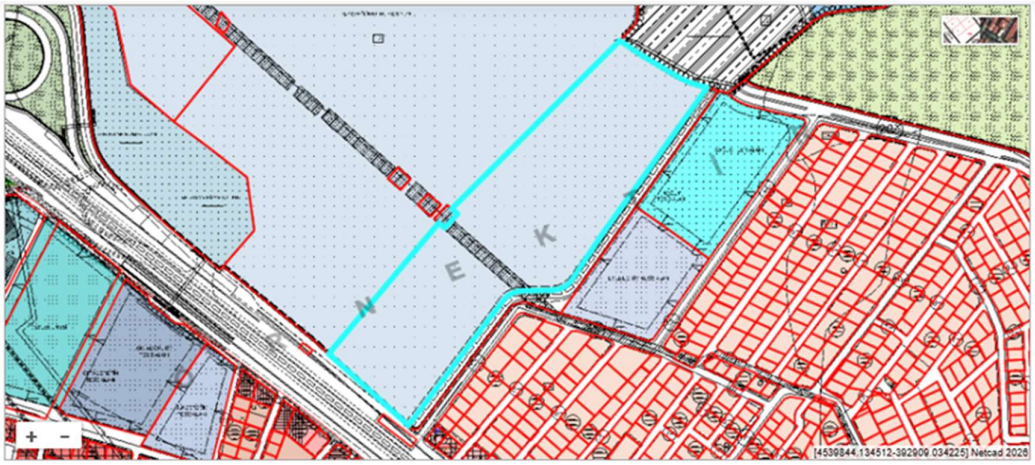


Annex 5. Zoning Status Letter

T.C. AVCILAR BELEDİYESİ

PLAN VE PROJE MÜDÜRLÜĞÜ

Ana Sayfa Plan Notları Yazdır



KMLDOWNLOAD	.KML Formatında Parsel Geometrisini İNDİR

YÜRÜRLÜKTEKİ İMAR PLANI	
Ölçeği	1/1000
Tasdik Tarihi	25.02.2013
Mer'i İmar Planı	GÜMÜŞPALA MAHALLESİ VE İSTANBUL ÜNİVERİSTESİ KAMPÜS ALANI 1. ETAP UİP

Plan Fonsiyon Uyarı (?)	-
Plan Fonksiyon	- Uygulama İmar Planına ait genel plan notları ve lejantı ektedir. - Parantez içinde belirtilen alan, parselin fonksiyonda kalan miktarını gösterir. Yüksek Eğitim Tesisi (48230,62 m²)

Annex 6. Official Invitation Letter for the Public Information and Consultation Meeting

T.C.
İSTANBUL VALİLİĞİ
İstanbul Proje Koordinasyon Birimi

Sayı : IPKB/IRP/2026- ..../..../2026
Konu : Avcılar Cerrahpaşa Yurt Binaları
Çevresel ve Sosyal Yönetim Planı
Paydaş Bilgilendirme ve İstişare Toplantısı

T.C. İSTANBUL ÜNİVERSİTESİ CERRAHPAŞA REKTÖRLÜĞÜNE

Birimimiz tarafından 2006 yılından bu yana İstanbul Sismik Riskin Azaltılması ve Acil Durum Hazırlık Projesi (İSMEP) yürütülmektedir. Bu süre zarfında İstanbul Proje Koordinasyon Birimi (İPKB), olası bir deprem durumunda kamu yapılarının risklerini azaltmayı hedeflemiş ve Türkiye Hazinesi katkılarıyla projeye dış finansman sağlayarak deprem hazırlık çalışmalarını sürdürmektedir.

Bununla birlikte, günümüzde iklim değişiklikleri ve yaşanan diğer büyük felaketlerden çıkarılan dersler, şehirlerin afet hazırlıklarını daha bütüncül bir yaklaşımla ele alma gerekliliğini ortaya koymuştur. Bu doğrultuda İPKB, Dünya Bankası ile iş birliği içinde "İstanbul Dirençlilik Projesi (IRP)"ni geliştirerek uluslararası standartlara uygun bir risk azaltma ve dirençlilik çerçevesi sunmayı hedeflemektedir.

Bu kapsamda, İstanbul Dirençlilik Projesi'nin "Çevresel ve Sosyal Yönetim Çerçevesi (ÇSYÇ)"nin nasıl uygulanacağına dair bir bilgilendirme ve değerlendirme toplantısı, ilgili kurumların katılımlarıyla, 25 Şubat 2025 tarihinde düzenlenmiştir. Bu süreçte IRP kapsamında yeniden yapımı gerçekleştirilecek olan Avcılar Cerrahpaşa Yurt Binaları için Paydaş Bilgilendirme ve İstişare Toplantısı, 30.04.2026 tarihinde saat 10.30'da Üniversite Mahallesi, Üniversite Caddesi, 34320 Avcılar/İstanbul adresinde bulunan İstanbul Üniversitesi-Cerrahpasa, Avcılar Yerleşkesi, Rektörlük ve İdari Birimler Binası, Prof. Dr. Oğuz Çetinkale Konferans Salonu'nda gerçekleştirilecektir. Avcılar Cerrahpaşa Yurt Binaları taslak sahaya-özel Çevresel ve Sosyal Yönetim Planı www.ipkb.gov.tr web sitemiz üzerinde aşağıdaki bağlantı adresinde tüm taraflarca değerlendirilmek üzere paylaşılmıştır.

https://www.ipkb.gov.tr/e-kutuphane/cevre-ve-sosyal-dokumanlar/

Söz konusu toplantıya, İstanbul Üniversitesi-Cerrahpasa akademik ve idari personelinin, öğrencilerinin ve ilgili muhtarlık aracılığıyla üniversite kampüsü çevresinde yaşayan mahalle sakinlerinin katılım sağlaması büyük önem taşımaktadır. Bu çerçevede, 30.04.2026 tarihinde saat 10.30'da Üniversite Mahallesi, Üniversite Caddesi, 34320 Avcılar/İstanbul adresinde bulunan Prof. Dr. Oğuz Çetinkale Konferans Salonu'nda gerçekleştirilecek "Paydaş Bilgilendirme ve İstişare Toplantısı"na iştirak edilmesi hususunda gereğini arz ederim.

Yalçın KAYA
Direktör

T.C. İSTANBUL VALİLİĞİ IPKB İSTANBUL PROJE KOORDİNASYON BİRİMİ
Kısıklı Mah. Alemdağ Yan Yolu Cad. No:6 34692 Üsküdar/İSTANBUL
Tel: 0 (216) 505 55 00 Faks: 0 (216) 225 04 85
info@ipkb.gov.tr www.ipkb.gov.tr

Annex 7. Public Announcement of the Consultation Meeting

A. Web Site Announcement

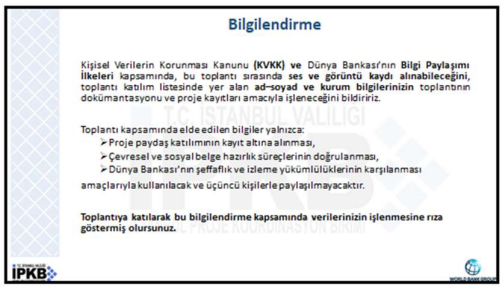
B. Instagram Announcement

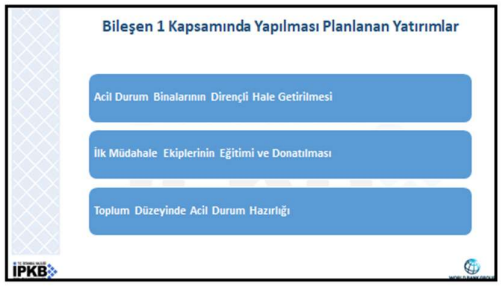
Annex 8. Minutes of the Public Information and Consultation Meeting

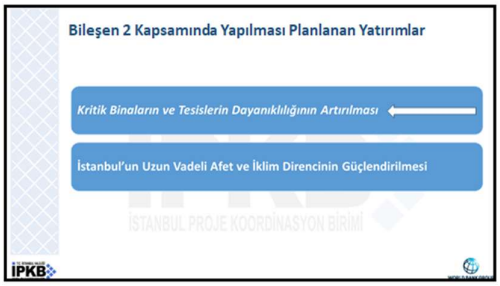
Stakeholder (Group or Individual)	Dates of Consultations	Summary of Feedback	Response of Project Implementation Team	Follow-up Action / Next Steps
Student	30.04.2026	It was expressed serious concerns regarding past elevator accidents in other dormitories and requested details on safety measures for the new building.	It was confirmed that all elevator systems are designed in accordance with national safety regulations. Post-construction maintenance and periodic inspections will be under the direct control of the dormitory administration.	-
Student (Head of Promotion Unit - Medical Faculty)	30.04.2026	It was stated that accommodation is a primary concern for students coming from outside the city. In this context, clarification was requested on whether the dormitory planned in Avcılar will be allocated specifically for students of the Faculty of Medicine (Fatih Campus).	It was expressed that the allocation and target user group of the dormitory will be determined by the university.	-
Medical Student	30.04.2026	It was questioned the adequacy of about 200-student capacity for a major campus like Avcılar, noting that the existing 300-bed facilities are already insufficient.	It was stated that the 200-bed capacity was determined based on requests by university administrators during the pre-design phase. Final allocation and capacity policies remain an administrative decision.	-
Student	30.04.2026	It was asked the expected commencement and completion dates for the construction phase.	It was explained that the overall period covering tender publication, bid evaluation, and contract signature is estimated to take approximately 3 to 4 months in total. The anticipated construction duration is approximately 18 months.	Monitoring the tender schedule.
Participant	30.04.2026	It was shared that previous experience of staying in a dormitory abroad that included	It was confirmed that the architectural design includes a central laundry room in the	-

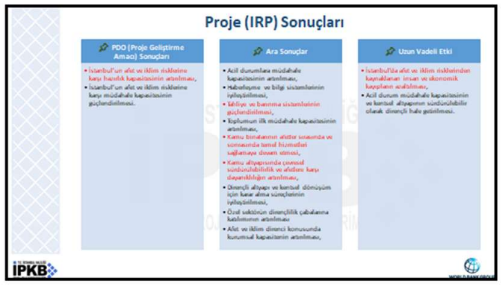
		facilities such as in-room kitchen space, laundry rooms, and a gym. It was requested clarification on the availability and location of laundry services within the building.	basement level, as well as dedicated laundry facilities on every residential floor for student convenience.	

Annex 9. Site-Specific ESMP Presentation Materials




Bileşen 1 Kapsamında Yapılması Planlanan Yatırımlar
Acil Durum Binalarının Dirençli Hale Getirilmesi
İlk Müdahale Ekiplerinin Eğitimi ve Donatılması
Toplum Düzeyinde Acil Durum Hazırlığı
İPKB


Bileşen 2 Kapsamında Yapılması Planlanan Yatırımlar
Kritik Binaların ve Tesislerin Dayanıklılığının Artırılması
İstanbul'un Uzun Vadeli Afet ve İklim Direncinin Güçlendirilmesi
İPKB


Proje (IRP) Sonuçları
PDO (Proje Geliştirme Amacı) Sonuçları
Ara Sonuçlar
Uzun Vadeli Etki
İPKB

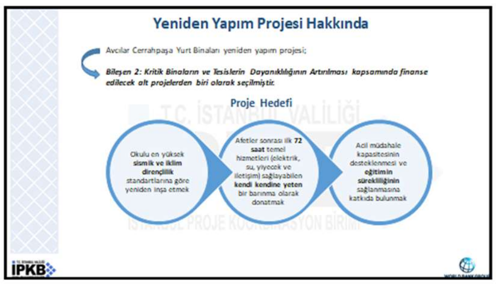

Çevresel ve Sosyal Yönetim Gerekliliği
Projenin ana faaliyeti olan inşaat çalışmaları sırasında;
Bu kapsamda;
İPKB


Dünya Bankası Çevre ve Sosyal Standartları (ÇSS)
ÇSS1 ➢ Çevresel ve Sosyal Risklerin ve Etkilerin Değerlendirilmesi ve Yönetilmesi
ÇSS2 ➢ İşgücü ve Çalışma Koşulları
ÇSS3 ➢ Kaynak Verimliliği, Kirliliğin Önlenmesi ve Yönetimi
ÇSS4 ➢ Toplum Sağlığı ve Güvenliği
ÇSS5 ➢ Arazi Edinimi, Arazi Kullanımına İlişkin Kısıtlamalar ve Gönülsüz Yeniden Yerleşim
ÇSS6 ➢ Biyoçeşitliliğin Korunması ve Yaşayan Doğal Varlıkların Sürdürülebilir Yönetimi
ÇSS7 ➢ Yetersiz Hizmet Alan Geleneksel Yerel Topluluklar (Yerli Halklar, Sahra Altı Afrika)
ÇSS8 ➢ Kültürel Miras
ÇSS9 ➢ Finansal Aracılar
ÇSS10 ➢ Paydaş Katılımı ve İstişare
İPKB

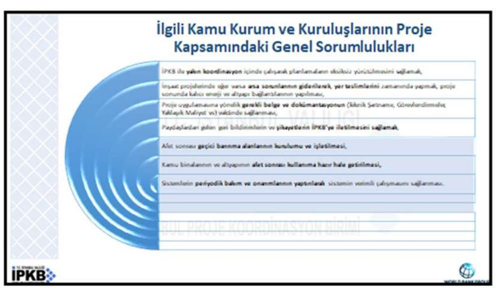

Dünya Bankası Çevresel ve Sosyal Standartları (ÇSS)
ÇSS1 ➢ Çevresel ve Sosyal Risklerin ve Etkilerin Değerlendirilmesi ve Yönetilmesi
ÇSS2 ➢ İşgücü ve Çalışma Koşulları
ÇSS3 ➢ Kaynak Verimliliği, Kirliliğin Önlenmesi ve Yönetimi
ÇSS4 ➢ Toplum Sağlığı ve Güvenliği
ÇSS10 ➢ Paydaş Katılımı ve İstişare
İPKB


Dünya Bankası Çevresel ve Sosyal Standartları
Banka, çevresel ve sosyal prosedürlerin bir parçası olarak tüm projeleri dört sınıflandırmadan birine tabi tutmaktadır: Yüksek Risk, Önemli Risk, Orta Risk ve Düşük Risk.
Uygun risk sınıflandırmasını belirlerken Banka şu konuları dikkate alır:
Projenin türü, yeri, hassasiyeti ve ölçeği;
Potansiyel çevresel ve sosyal risklerin ve etkilerin niteliği ve büyüklüğü;
Kredi kullanıcısının çevre ve sosyal riskleri ve etkileri Çevre ve Sosyal Standartlarla tutarlı bir şekilde yönetme kapasitesi ve taahhüdü.
İPKB

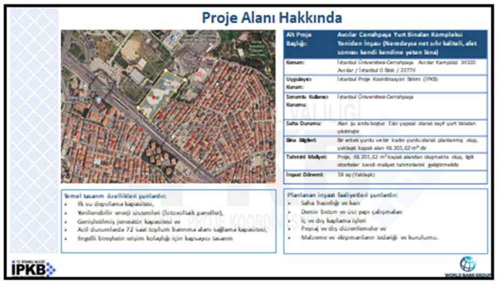

Yayınlanan IRP Ç&S Dokümanlar
Paydaş Katılım ve İstişare Toplantılarında Nihai versiyonları oluşturulmuş ve Onaylanmış Çevre ve Sosyal dokümanlar Türkçe ve İngilizce olarak www.ipkb.gov.tr sitemizde 03.05.2025 tarihinde tüm ilgili tarafların erişebilmesi için paylaşılmıştır.
ÇSTP
Çevre ve Sosyal Taahhüt Planı
ÇSYÇ
Çevre ve Sosyal Yönetim Çerçevesi
İYP
İşgücü Yönetim Prosedürleri
PKP
Paydaş Katılım Planı
İPKB


Yeniden Yapım Projesi Hakkında
Avcılar Cerrahpaşa Yurt Binaları yeniden yapım projesi;
Bileşen 2: Kritik Binaların ve Tesislerin Dayanıklılığının Artırılması kapsamında finanse edilecek alt projelerden biri olarak seçilmiştir.
Proje Hedefi
Okulu en yüksek sismik ve iklim dirençlilik standartlarına göre yeniden inşa etmek
Afetler sonrası ilk 72 saat temel hizmetleri (elektrik, su, yiyecek ve iletişim) sağlayabilen kendi kendine yeten bir barınma olarak donatmak
Acil müdahale kapasitesinin desteklenmesi ve eğitimin sürekliliğinin sağlanmasına katkıda bulunmak
İPKB

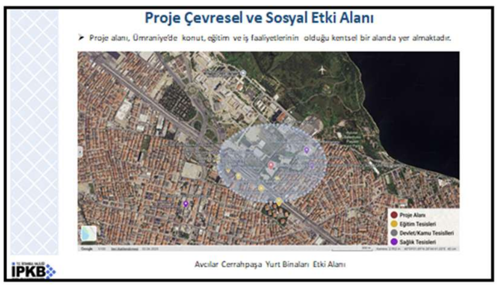

İPKB Görev ve Sorumlulukları
Genel Proje Yönetimi ve Uygulama
Paydaş Katılımı ve İletişim
Çevresel ve Sosyal Yönetim
Teknik ve Finansal Süreçlerin Yönetimi
Şikayet Mekanizmasının İşletilmesi
Eğitim ve Kapasite Geliştirme
İPKB


İlgili Kamu Kurum ve Kuruluşlarının Proje Kapsamındaki Genel Sorumlulukları
İPKB ile yakın koordinasyon içinde çalışarak planlamaların eksiksiz yürütülmesini sağlamak,
İnşaat projelerinde eğer varsa arsa sorunlarının giderilerek, yer teslimlerini zamanında yapmak, proje sonunda kalıcı enerji ve altyapı bağlantılarının yapılması,
Proje uygulamasına yönelik gerekli belge ve dokümantasyonun (Teknik Şartname, Görevlendirmeler, Yaklaşık Maliyet vs) vaktinde sağlanması,
Paydaşlardan gelen geri bildirimlerin ve şikayetlerin İPKB'ye iletilmesini sağlamak,
Afet sonrası geçici barınma alanlarının kurulumu ve işletilmesi,
Kamu binalarının ve altyapının afet sonrası kullanıma hazır hale getirilmesi,
Sistemlerin periyodik bakım ve onarımlarının yaptırılarak sistemin verimli çalışmasını sağlanması.
İPKB

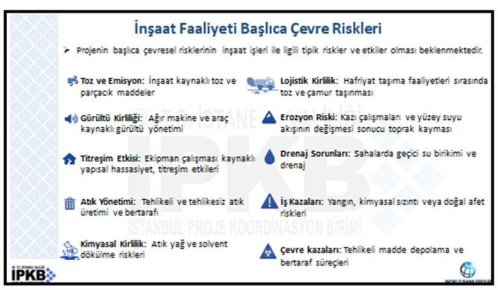

AVCILAR CERRAHPAŞA YURT BİNALARI YENİDEN YAPIM İŞİ
İPKB Ç&S YÖNETİM SORUMLULUKLARIMIZ
(i) Projenin tüm yaşam döngüsü boyunca, projeye ilişkin tüm görsel materyaller, broşürler, Şikayet Mekanizması (ŞM) bilgileri ve dokümantasyon (Çevresel ve Sosyal dokümanlar dâhil olmak üzere) tüm paydaşların erişimine açık olacak şekilde İPKB web sayfası üzerinden kamuoyuyla paylaşılacaktır.
(ii) Bu taahhüt, Paydaş Katılım Planı (PKP) ve projeyle ilgili diğer dokümanlarda tanımlanan proje standartlarına tam uyum içinde yerine getirilecektir.
(iii) İstanbul Proje Koordinasyon Birimi'nin (İPKB) temel sorumluluğu, söz konusu proje standartlarına tam uygunluk sağlayacak şekilde, bu şeffaf ve tutarlı bilgi paylaşım sürecini aktif olarak temin etmek ve sürdürmektir.
İPKB


Proje Alanı Hakkında
Alt Proje Başlığı:
Avcılar Cerrahpaşa Yurt Binaları Kompleksi Yeniden İnşası (Neredeyse net sıfır kaliteli, afet sonrası kendi kendine yeten bina)
Konum:
İstanbul Üniversitesi-Cerrahpaşa Avcılar Kampüsü 34320 Avcılar / İstanbul 0 Blok / 22774
Uygulayıcı Kurum:
İstanbul Proje Koordinasyon Birimi (İPKB)
Sorumlu Kullanıcı Kurumu:
İstanbul Üniversitesi-Cerrahpaşa
Saha Durumu:
Bina Bilgileri:
Tahmini Maliyet:
İnşaat Dönemi:
18 ay (Yaklaşık)
Temel tasarım özellikleri şunlardır:
Ek su depolama kapasitesi,
Yenilenebilir enerji sistemleri (fotovoltaik paneller),
Genişletilmiş jeneratör kapasitesi ve
Acil durumlarda 72 saat toplum barınma alanı sağlama kapasitesi,
Engelli bireylerin erişim kolaylığı için kapsayıcı tasarım
Planlanan inşaat faaliyetleri şunlardır:
Saha hazırlığı ve kazı
Demir beton ve üst yapı çalışmaları
İç ve dış kaplama işleri
Peyzaj ve dış düzenlemeler ve
Malzeme ve ekipmanların tedariği ve kurulumu.
İPKB
WORLD BANK GROUP


ÇEVRESEL VE SOSYAL ETKİ TARAMASI
ÖNCE – Eski Durum
SONRA – Mevcut Durum
Yapısal olarak yetersiz bulunan eski yurt binaları yıkılmıştır.
Yıkım sonrası temizlenmiş boş proje alanı
İPKB

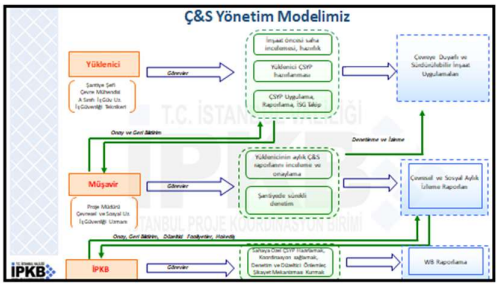

Proje Çevresel ve Sosyal Etki Alanı
Proje alanı, Ümraniye'de konut, eğitim ve iş faaliyetlerinin olduğu kentsel bir alanda yer almaktadır.
Proje Alanı
Eğitim Tesisleri
Devlet/Kamu Tesisleri
Sağlık Tesisleri
Avcılar Cerrahpaşa Yurt Binaları Etki Alanı
İPKB


ÇEVRESEL VE SOSYAL ETKİ TARAMA SONUÇLARI
Kentsel konum
Ağırlıklı olarak kentsel bir alandadır.
Proje alanı
Yakın çevrede, konut, eğitim ve iş faaliyetleri yoğundur.
Kamu mülkiyeti
Arazi mülkiyeti kamuya ait olup Milli Eğitim Bakanlığı'na tahsislidir.
Sosyo-Ekonomik Etki
Yerel ticari faaliyetler ve topluluk geçim kaynakları üzerinde olumsuz bir etki beklenmemektedir.
Mevcut altyapı
Temiz su, atık su, elektrik ve ulaşım ağları halihazırda sahada mevcuttur ve proje için tam yeterlidir.
Yatırım İhtiyacı
Yeni bir altyapı yatırımı veya mevcut sistemlerde kapasite artırımı ihtiyacı bulunmamaktadır.
Proje Niteliği
Proje, mevcut kullanım amacına uygun şekilde yarı kentsel alan içinde yeniden yapım projesidir.
Saha, teknik altyapı ve mülkiyet açısından projenin hızlıca başlatılması için uygun olup, hassas alıcılarla olan etkileşim, kentsel doku içerisinde sınırlı ve yönetilebilir seviyededir.
İPKB

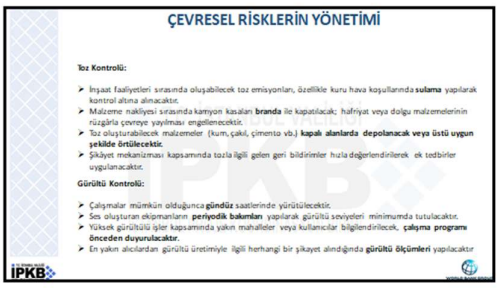

İnşaat Faaliyeti Başlıca Çevre Riskleri
Projenin başlıca çevresel risklerinin inşaat işleri ile ilgili tipik riskler ve etkiler olması beklenmektedir.
Toz ve Emisyon: İnşaat kaynaklı toz ve parçacık maddeler
Gürültü Kirliliği: Ağır makine ve araç kaynaklı gürültü yönetimi
Titreşim Etkisi: Ekipman çalışması kaynaklı yapısal hassasiyet, titreşim etkileri
Atık Yönetimi: Tehlikeli ve tehlikesiz atık üretimi ve bertarafı
Kimyasal Kirlilik: Atık yağ ve solvent dökülme riskleri
Lojistik Kirlilik: Hafriyat taşıma faaliyetleri sırasında toz ve çamur taşınması
Erozyon Riski: Kazı çalışmaları ve yüzey suyu akışının değişmesi sonucu toprak kayması
Drenaj Sorunları: Sahalarda geçici su birikimi ve drenaj
İş Kazaları: Yangın, kimyasal sızıntı veya doğal afet riskleri
Çevre kazaları: Tehlikeli madde depolama ve bertaraf süreçleri
İPKB


İnşaat Faaliyeti Başlıca Sosyal ve İşgücü Riskleri
İnşaat sahasında iş kazaları ve yaralanma riskleri.
Kişisel koruyucu ekipman (KKE) eksiklikleri ve güvenlik önlemlerinin yetersiz uygulanması.
Uzun çalışma saatleri ve çalışan refahının korunamaması.
Alt yükleniciler ve taşeronlar tarafından çocuk işçiliği veya zorla çalıştırma ihtimali.
Çalışanların işe alım süreçlerinde etik kuralların ihlal edilmesi.
İnşaat faaliyetlerinin trafik akışını ve yol güvenliğini olumsuz etkileme ihtimali.
Şantiye alanında toz, gürültü ve titreşimden kaynaklı sağlık riskleri.
Acil durum yönetimi eksiklikleri ve kazalara müdahale kapasitesinin yetersizliği.
Kadın çalışanların istihdam edilmemesi veya ayrımcılığa uğrama riski.
Kırılgan grupların (engelliler, yaşlılar, göçmenler) doğrudan veya dolaylı olarak olumsuz etkilenmesi.
Yerel toplulukların ekonomik faaliyetlerini olumsuz etkileyebilecek geçici veya kalıcı değişiklikler.
İşçilerin ve toplulukların proje ile ilgili şikayetlerini iletebileceği etkin bir mekanizmanın olmaması.
Paydaş katılımının yetersiz olması ve halkın proje sürecine dahil edilmemesi.
İPKB
WORLD BANK GROUP


DB Ç&S Risk Değerlendirmesi
Dünya Bankası saha tarama sonucuna göre Avcılar Cerrahpaşa Yurt Binaları Yeniden Yapım Projesi;
Çevresel Riski Orta,
Sosyal Riski Orta,
olarak belirlenmiştir.
İPKB


Ç&S Yönetim Modelimiz
Yüklenici
Müşavir
İPKB
İnşaat Öncesi saha incelemesi, hazırlık
Yüklenici ÇSYP hazırlanması
ÇSYP Uygulama, Raporlama, İSG takip
Çevreye Duyarlı ve Sürdürülebilir İnşaat Uygulamaları
Yüklenicinin aylık Ç&S raporlarını inceleme ve onaylama
Şantiyede sürekli denetim
Çevresel ve Sosyal Aylık İzleme Raporları
Kamuoyu Bilgilendirme, Koordinasyon sağlanması, Denetim ve Düzeltici Önlemler, Şikayet Mekanizması Kurmak
WB Raporlama
İPKB


ÇEVRESEL RİSKLERİN YÖNETİMİ
İnşaat çalışmaları sırasında, bölgede halihazırda mevcut olan ulaşım güzergahları, kanalizasyon, elektrik ve su şebekeleri kullanılacaktır.
ATIK YÖNETİMİ
İnşaat, Hafriyat Atıkları: İnşaat ve/veya alanların kazılması ve dolgu yapılması ile oluşan hafriyat atıkları ilgili Belediye'nin belirlediği alanlara taşınarak depolanacaktır. Atıkların sahaya kabul edildiğine dair ilgili resmi yazılar ile hafriyat izin ve taşıma belgeleri alınacaktır.
Evsel atıklar: Oluşacak evsel nitelikli atıklar kaynağında ayrıştırılacak (plastik, cam, kağıt, vb.) ve değerlendirilebilir nitelikte olanların geri dönüşüme katılımı sağlayacaktır. Atıkların uygun bölmelerde ayrıştırılması için çalışanlara eğitimler verilecektir. Atıklar, yetkili Belediye'nin toplama birimine teslim edilecektir.
Tehlikeli Atıklar: Şantiye sahasında oluşması muhtemel tehlikeli ve kimyasal atıklar Çevre Şehircilik ve İklim Değişikliği Bakanlığı Ulusal Çevre Bilgi Sistemi (UÇBS) üzerinden lisanslı bertaraf tesislerine gönderilecektir.
Atıkların taşınması ve depolanması sırasında, çevre ve insan sağlığı açısından gerekli tedbirler alınacaktır.
İPKB

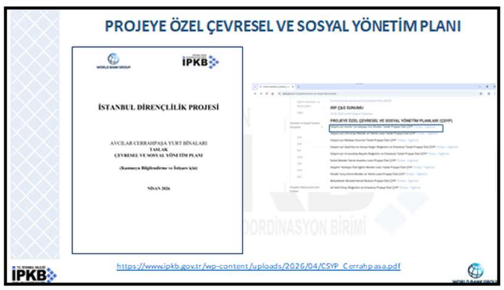

ÇEVRESEL RİSKLERİN YÖNETİMİ
Toz Kontrolü:
İnşaat faaliyetleri sırasında oluşabilecek toz emisyonları, özellikle kuru hava koşullarında sulama yapılarak kontrol altına alınacaktır.
Malzeme nakliyesi sırasında kamyon kasaları branda ile kapatılacak; hafriyat veya dolgu malzemelerinin rüzgârla çevreye yayılması engellenecektir.
Toz oluşturabilecek malzemeler (kum, çakıl, çimento vb.) kapalı alanlarda depolanacak veya üstü uygun şekilde örtülecektir.
Şikâyet mekanizması kapsamında tozla ilgili gelen geri bildirimler hızla değerlendirilerek ek tedbirler uygulanacaktır.
Gürültü Kontrolü:
Çalışmalar mümkün olduğunca gündüz saatlerinde yürütülecektir.
Ses oluşturan ekipmanların periyodik bakımları yapılarak gürültü seviyeleri minimumda tutulacaktır.
Yüksek gürültülü işler kapsamında yakın mahalleler veya kullanıcılar bilgilendirilecek, çalışma programı önceden duyurulacaktır.
En yakın alıcılardan gürültü üretimiyle ilgili herhangi bir şikayet alındığında gürültü ölçümleri yapılacaktır
İPKB


Çevre ve Atık Yönetimi
1
İnşaat esnasında başlıca dikkat edilecek hususlar
Toz kontrolü
Gürültü kirliliği
Toprak kirliliği
Trafik ve yaya güvenliği
Ağaçların korunması
İPKB


Çevre ve Atık Yönetimi
2
Atıkların türüne göre ayrı toplanıp depolanması
Tehlikeli atıklar
Tehlikesiz atıklar (evsel ve geri dönüştürülebilir atıklar)
Atık cinsine göre ayrı konteynerler
3
Sahada "Atık Yönetimi Yönetmeliği'ne" uygun "Atık Geçici Depolama Alanı" kurulması
İPKB


Çevre ve Atık Yönetimi
4
Lisanslı taşıyıcı firmalar ile gönderim ve Atık kayıtlarının tutulması
✓ UÇBS sistemi üzerinden kayıt ve takip
✓ Atık kayıt formu tablosu ile atıkların türüne göre gönderim zaman ve miktarlarının kayıt altına alınması
Atık Yönetim Uygulaması
ATIK KAYIT FORMU

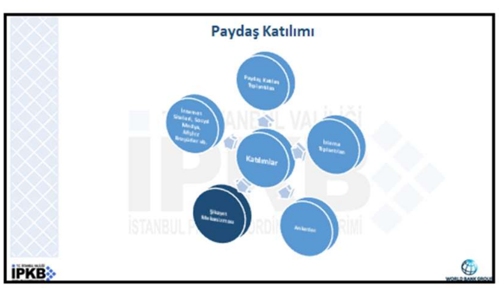

SOSYAL RİSKLERİN YÖNETİMİ
➢ Çalışmalar, çevrede yaşayanların günlük hayatını en az etkileyecek şekilde yürütülecek; çalışma saatleri buna göre planlanacaktır.
➢ Araç giriş-çıkışları için trafik yönetim planı uygulanacak; malzeme taşıyan araçların hız ve güzergâhları denetlenecektir.
➢ Şantiyedeki tüm çalışanlara davranış kuralları (ayrımcılık, SEA/SH vb.) konusunda eğitim verilecek ve bu kurallara uyum sağlanacaktır.
➢ Halkla düzenli iletişim için Şikâyet Mekanizması işletilecek; başvurular kayıt altına alınıp hızlı şekilde çözülecektir.
➢ Proje istihdamının artmasıyla bölgedeki esnafın ekonomik olarak olumlu etkilenmesi beklenmektedir.
➢ İnşaat alanında güvenlik, uyarı levhaları ve bariyerler sağlanarak yetkisiz kişilerin girişinin önüne geçilecek ve mahalle güvenliği korunacaktır.


PROJEYE ÖZEL ÇEVRESEL VE SOSYAL YÖNETİM PLANI
İSTANBUL DİRENÇLİLİK PROJESİ
AVCILAR CERRAHPAŞA YURT BİNALARI
TASLAK
ÇEVRESEL VE SOSYAL YÖNETİM PLANI
(Kamuoyu Bilgilendirme ve İstişare için)
NİSAN 2026
PROJEYE ÖZEL ÇEVRESEL VE SOSYAL YÖNETİM PLANLARI (ÇSYP)
https://www.ipkb.gov.tr/wp-content/uploads/2026/04/CSYP_Cerrahpasa.pdf


YÜKLENİCİ ÇSYP VE EK PLANLARI
➢ Atık Yönetim Planı
➢ Toplum Sağlığı ve Güvenliği Planı
➢ Trafik Yönetimi Planı
➢ İş Sağlığı ve Güvenliği (İSG) Planı
➢ Acil Durum Müdahale Planı
➢ Yüklenicinin İş Gücü Yönetim Planı (Proje İYP ile uyumlu olarak)
➢ Yüklenici Şikayet Mekanizması (ŞM) Prosedürleri (işçiler ve topluluklar için)
➢ Şans Eseri Buluntu Prosedürleri

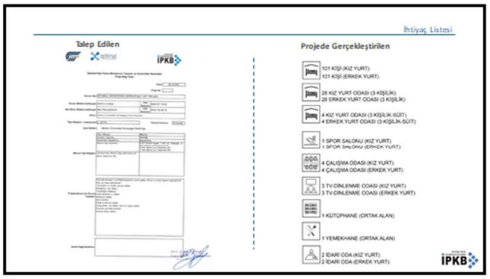

Şikayet Mekanizması ve Kanalları
Projenin sosyal ve çevresel etkilerinden doğrudan ya da dolaylı olarak etkilenen paydaşların endişe/sorun/görüş/şikayetleri kayıt altına alınarak, 15 iş gününde çözüme kavuşturulacaktır.
ŞİKAYET FORMU/E-POSTA
https://www.ipkb.gov.tr/sikayet-formu/
info@ipkb.gov.tr
Twitter: https://x.com/ipkbgovtr
Facebook: https://www.facebook.com/ipkbgovtr
Instagram: https://www.instagram.com/ismepipkb/
Linkedin: @İPKB

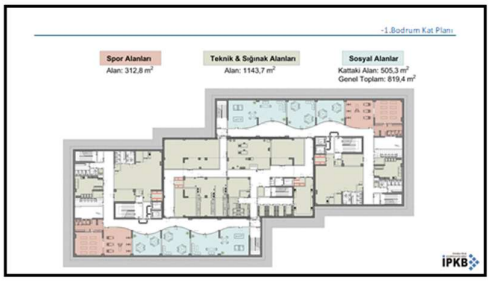

Şikayet Mekanizması Kanalları
İSTANBUL VALİLİĞİ VE İBB
Açık Kapı : Bankolar vasıtası ile yüzyüze
Beyaz Masa : 153 Çağrı Merkezi, https://beyazmasa.ibb.gov.tr/
CİMER
Portal : https://www.cimer.gov.tr
Çağrı Merkezi : 150
YİMER
Web Sitesi : http://www.yimer.gov.tr
Çağrı Merkezi : 157


Paydaş Katılımı
Katılımlar


İPKB
GELECEĞİMİZİ GÜÇLENDİRİYORUZ...
İSTANBUL VALİLİĞİ
İSTANBUL PROJE KOORDİNASYON BİRİMİ

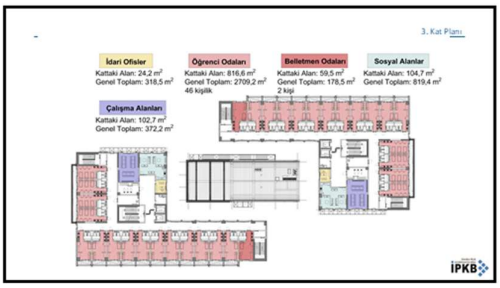
Annex 10. Project Design Presentation






1. Kat Planı
İdari Ofisler
Kattaki Alan: 35,5 m²
Genel Toplam: 318,5 m²
Öğrenci Odaları
Kattaki Alan: 946,3 m²
Genel Toplam: 2709,2 m²
78 kişilik
Belletmen Odaları
Kattaki Alan: 59,5 m²
Genel Toplam: 178,5 m²
2 kişi
Sosyal Alanlar
Kattaki Alan: 104,7 m²
Genel Toplam: 819,4 m²
Kütüphane
Alan: 207,2 m²
Çalışma Alanları
Kattaki Alan: 166,8 m²
Genel Toplam: 372,2 m²
İPKB


2. Kat Planı
İdari Ofisler
Kattaki Alan: 24,2 m²
Genel Toplam: 318,5 m²
Öğrenci Odaları
Kattaki Alan: 946,3 m²
Genel Toplam: 2709,2 m²
78 kişilik
Belletmen Odaları
Kattaki Alan: 59,5 m²
Genel Toplam: 178,5 m²
2 kişi
Sosyal Alanlar
Kattaki Alan: 104,7 m²
Genel Toplam: 819,4 m²
Kafe
Alan: 113,6 m²
Çalışma Alanları
Kattaki Alan: 102,7 m²
Genel Toplam: 372,2 m²
İPKB


3. Kat Planı
İdari Ofisler
Kattaki Alan: 24,2 m²
Genel Toplam: 318,5 m²
Öğrenci Odaları
Kattaki Alan: 816,6 m²
Genel Toplam: 2709,2 m²
46 kişilik
Belletmen Odaları
Kattaki Alan: 59,5 m²
Genel Toplam: 178,5 m²
2 kişi
Sosyal Alanlar
Kattaki Alan: 104,7 m²
Genel Toplam: 819,4 m²
Çalışma Alanları
Kattaki Alan: 102,7 m²
Genel Toplam: 372,2 m²
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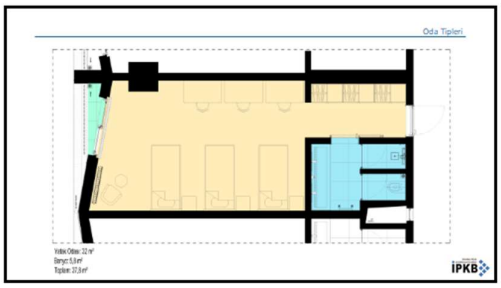
Oda Tipleri
İPKB


GÖRSELLER
İPKB


GÖRSELLER
İPKB


GÖRSELLER
İPKB


GÖRSELLER
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GÖRSELLER
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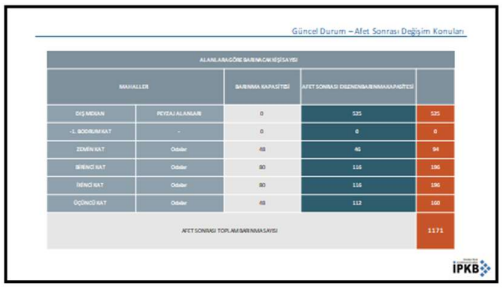
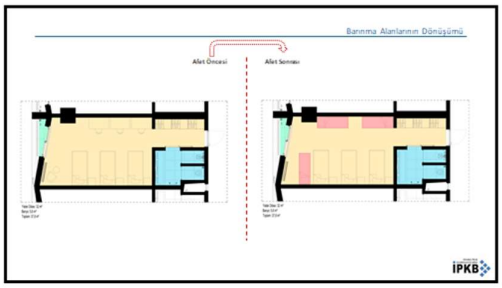
GÖRSELLER
İPKB


Güncel Durum – Afet Sonrası Değişim Konuları
ALANLARA GÖRE BARINMA CAN KAYBI SAYISI
MAHALLER
BARINMA KAPASİTESİ
AFET SONRASI DİZENDEMA BARINMA KAPASİTESİ
DIŞ MEKAN
AÇIK ALANLARI
0
525
525
-1. BODRUM KAT
-
0
0
0
ZEMİN KAT
Odalar
48
48
96
BİRİNCİ KAT
Odalar
80
116
196
İKİNCİ KAT
Odalar
80
116
196
ÜÇÜNCÜ KAT
Odalar
48
112
160
AFET SONRASI TOPLAM BARINMA SAYISI
1171
İPKB


Barınma Alanlarının Dönüşümü
Afet Öncesi
Afet Sonrası
İPKB


Afet Sonrası Kendi Kendine Yeten Yapılar
Yapı Dışında Kalan Barınma Alanları
Yapı İçinde Kalan Barınma Alanları
Öncelikli İhtiyaç Alanları
BARINMA ALANLARI
BESLENME ALANLARI
SAĞLIK ALANLARI
LOJİSTİK ALANLARI
SOSYAL DESTEK ALANLARI
GÜVENLİK ALANLARI
EĞİTİM ALANLARI
ENERJİ ALANLARI
Teknik Sistemler
İPKB


T.C. İSTANBUL VALİLİĞİ
İPKB
İSTANBUL PROJE KOORDİNASYON BİRİMİ
GELECEĞİMİZİ GÜÇLENDİRİYORUZ...
İSTANBUL VALİLİĞİ
İSTANBUL PROJE KOORDİNASYON BİRİMİ

Annex 11. Consultation Meeting Photographs