

## INVESTIGATION OF THE VERTICAL DIMENSION RESTRICTED REAL ESTATES IN LAND CONSOLIDATION PROJECTS

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Similar to the earth, the population in our country also has been increased but the agricultural lands not. For fulfilling the sustainable nutrition needs of the society, per area should be used effectively to have the maximum efficiency. Land consolidation is one of the methods; for getting the efficient use from per area. Land consolidation: generally means gathering the scattered and formless lands and creating proper areas and in addition to these; it accomplishes irrigation, road and farm development services. In the land consolidation studies: after the arrangement, the property structure has been different than before. For protecting the property rights of the real estate owners, for the sake and acceptability of the arrangement; the fair distribution is needed. For a fair distribution; the grading works must be done rightfully. In the land consolidation project areas; there may be established easement lands which have limitations on the vertical dimension of the real estate because of the electric transmission, oil, gas and etc. lines. In easement lands; while paying the easement fee to the owner or the owners, there can be restricted areas. In the land consolidation areas, at the end of the distribution; the easement lands and the owners can stay at the same location or while the lands are fixed at their place, the location of the owners may be changed. With the distribution, the owner of the land which has no easement rights before has been restricted without any financial benefit. This situation may cause the not protection of the owner's easement rights and prolongation of the land consolidation process. In this study, the situation of the established easement lands before and after the land consolidation projects were investigated. Some suggestions were done on grading stage of the easement lands.

**Keywords** Lands, Areas, Land Consolidation, Grading, Easement Right