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P R E F A C E

Since the beginning of the human history until the present day the human beings have always been earth dependent in order to survive. Concepts of human being, who is a social being, to live in society and earth dependent necessitated that rights for the fields owned by human being are to be secured and guaranteed. The need that the rights of people on their private zones are to be guaranteed under concrete rules eventually brought forward the idea that property (tenure) and property rights should be legally protected.

The idea of archive like the concept of the property rights however goes back to the ancient times as old as the history of humanity. Human beings needed to save their experiences, lifestyles, information and feedbacks by documenting them and chose to meet such necessity almost at early first ages by drawing figures on wall of caves. When writing invented by Sumerians however, the Mankind's need for documentation of their information and know-how was become effective. After invention of writing however the need for recording information and for safeguarding the recorded documents was primarily carried out and developed through the State.

Archive Documents are the most significant memory centers of the State and Nation which ensure us to understand the past with their information and know how involved in them. Today, in case of disputes and disagreements that may arise both in the course of international relationships and relationships of individuals with one another and with the State, archive documents are the indispensable legal evident that reveal and reflect the whole truth clearly and objectively. Archive Documents are not considered only as legal evidence in settlement of disputes but also they are the most important sources of reference for all scientific researches such as economic, administrative, military, social, cultural, etc. researches, being as cultural treasuries carrying the past to the present day.

We have seen and observed that utmost care and due diligence have been given to documents and archive as a tradition of state by our nation which founded deep-seated states throughout the history. Particularly, at the time of Ottoman Empire it is believed that paper and writings were sacred and holly and archives in which documents were saved were considered as treasury of the State. Such attitude and understanding of our forefathers caused arrival of rich archive treasuries consisting of millions of original manuscripts and documents from the Ottoman era to the present day. A significant portion of our archive treasuries which are the most valuable historical and cultural heritage of our country however has been preserved and kept by our Administration. These treasures of our national culture have been used both as reference sources for scientific/academic researches and have been disposed to the service of state and nation as documentary and corroborative certificates for the proprietary rights.

I have thought that the present Masterpiece which has been written for the purpose of better understanding of all archive documents such as certificates, books, etc. existing in our archive by our population and making their promotion and introduction to all those concerned would make significant contribution in meeting the need for the issue of promoting and introducing of national cultural treasures.

I congratulate all of our personnel who worked in preparation of this work, and I wish that it may be usable and beneficial to our Administration and all those concerned.

Mustafa DEMİR

Minister of Public Works and Settlement

P R E S E N T A T I O N

Archives are the most powerful mental faculties of the State and the Nation. In other words, existence of bureaucratic units making up the state, presence of the State based on the principle of social justice and of international relations based on power of the law broadly could not be thought separate from existence of archives.

Considering the saying as “Human Mind is disabled with oblivion” it can be said that archives are necessary and crucial for a nation as much as the administrative and social organizations. That the State and all units constituting the State may attach due care and diligence onto the Archive Organization arising from the thought that all rights and liabilities are to be documented and that all of these documents are to be preserved and kept together under a system have been the obligation and necessity of their existence. As it would be seen clearly when both the World History and the Turkish History are examined that due care and importance is given to archives and that archives may preserve their existence by protecting their activities under a certain system and order is the condition of understanding for being a “great state”. The Ottoman Empire with this understanding was able to cause that such rich archive materials which we considered them as our treasures of national culture may reach until today. Such archive heritages are cultural treasures today which have great importance not only for our country but also for more than twenty countries in the three continents. While the Documents which are available at our General Directorate are cultural treasure in respect to our Archives, another reason which makes these documents special however is that they have also documents and books which are evidences used in the registration of property rights and in legal proof of such right.

While concept of property in the Ottoman Empire however was present since the very early times, great majority of territories were used as the state-owned lands. According to the territory (land) regime of the Ottoman Empire, ownership of lands belonged to the State, and the right to use these lands and usufruct (disposal) right thereon however were given to “tax paying subjects” (reayaya). In this type of land called “Miri” (Public Property) people have the right of disposal on such a property for which tax was paid by them, and were able to leave such properties as heritage to their heirs and successors as long as they perform their obligations. Consequently, these lands were considered as the property of the State and they were not personal property of users. However, there were also personal private territories in the Ottoman Empire, but they were small in number. Inasmuch as the fact that private property in modern meaning could not be mentioned, there was no need for Land Registry Organization in the Ottoman Empire.

Although in the Ottoman Empire, in modern meaning, no Land Registry organization was present, written land surveys and registrations (tahrir) for all possessed lands were made and they were recorded in books called “Tapu Tahrir Defterleri” (written survey of immovable properties). They were not of a title deed nature, which were mostly books kept for administrative, military and economical purposes. Today, a significant amount of these books has been safeguarded at our Administration’s Archive.

First of all the concept of proprietary rights in today's context was mentioned in "Tanzimat Fermanı" (Imperial order of Regulations) in the Ottoman Empire. After the said date, in line with the development of the idea of proprietary right, "Defterhane-i Amire kalemî" (Clerical Office of Directorate of the Registry of Landed Property) was established in order to meet this demand and the "Regulations and Ordinances to be Executed on Land Registry" (Tapu Hakkında İcra Olunacak Nizamât) was declared in 1847. Such improvements constituted foundations of the current Land Registry.

All documents and books which had been kept since the said date on which the Regulation on Land Registry was declared have been still safeguarded and preserved in our Administration's Archive as legally valid archive documents.

Our Administration, with awareness and good knowledge that any nation without archive would not have a profound, deep-rooted and concrete heritage to be transferred to the future, has been painstakingly trying to fulfill its own responsibility on protection, classification and arrangement and preparation for the future of these national treasuries inherited from the Ottoman Empire. In this context, in order that our archives are to be used at the service of the government, nation and science, studies have been under way at the Archive Department of Land Registry of our Directorate General in conformity with requirements of the modern age.

With both written registration books preserved and records constituting basis for ownership and rich cultural treasures consisting of archive documents worth to be displayed at museums, as well our Administration's Archive remains at a significant place.

This Masterpiece prepared by us aims to promote and introduce these documents available in our Archive by providing basic information on document archiving (record keeping) and featuring visual perception. Sense of art of the Ottoman Empire reflected onto archive documents has been also included in this Work. Furthermore, in order that our Administration may fulfill its vested responsibility within the framework of its obligation to protect and safeguard such documents some projects have been realized by our Administration; namely, archive documents are generally composed of manuscripts, written instruments and books, therefore occurrence of such destructions and deformations as wearing and tearing, burning of paper, fungus, etc. on these documents due to various factors in time is inevitable. "Restoration Unit" has been established in order to repair and restore such kind of documents. Likewise, "TARBİS" project has been realized in order that these documents are to be used for longer years and to be transferred to the next generations. These projects which carried out by the Land Registry Archive Department are also included in this Work.

I congratulate all personnel of the Land Registry Archive department who contributed in preparation of this work, and I wish that it may be usable and beneficial and will be of great use to our Administration and all those concerned.

Mehmet Zeki ADLI

Director General of Land Registry and Cadastre

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Basic Information on Archive and Archiving (Record Keeping)

The word “Archive” is based etymologically on the Latin word “archivum” from the Ancient Greek word “arkheion”. “Archivum” also means papers and records used in government departments, municipalities, and official affairs. According to joint definition which is also internationally accepted, archives are:

“written, visual and electronic documents which have been produced as the result of activities of enterprises, real or juristic person bodies and saved for certain purposes, - Organizations or Establishments which gather, protect, classify and evaluate these documents and put them into service to those concerned, - places where these documents are stored.”

A keeper of archives or an archivist however, is a person who has special education on the matter

of archiving which is a scientific branch dealing with basic scientific thoughts and rules constituting basis for transactions and implementations related with establishment and organization of archives, gathering, protection, evaluation and putting into service of documents and who exercises duties related with archives and manages these works and affairs.

When the phrase “Archive Materials” is mentioned, it brings someone’s mind all correspondences that occur during daily operations of government departments organizations and great enterprises. Since materials forming the Archives are final and valid articles, they are continued to be valid evidences prevailing for all times. “The Law No. 3473 on Accepting the Statutory Law respecting Destruction of Documents and Materials whose preservation is unnecessary by revising” and “Regulation on the State Archive Services” defined the archive materials and articles worthy of archiving in detail.

According to these definitions the archive materials mean : “ all types of written documents, books, picture, plan, map, project, seal, stamp, photograph, film, audio and video tape, prints and similar documents and materials which related with life of Turkish State and Nation and past thirty years since the last transaction date or finalized fifteen years later, formed as the result of transactions of establishments and organizations and required to be kept by such establishments and organizations, required to be transferred to the future of the Turkish Nation as historical, political, social, legal and technical values and used for documenting, preserving the rights of state and international rights, elucidating, arranging, determining any historical, legal, administrative, military, economic, religious, scientific, literary, aesthetic, cultural, biographic, genealogical and technical matters in terms of transactions and affairs related therewith, furthermore showing ethics, usage and custom and various social characteristics.”

Throughout the history, as a condition of being a great state attached great importance onto archives and such written materials as papyrus, parchment, clay tablets, etc. were kept as archive materials. Reflection of changing time and technological developments appeared on archives and as it is also



*Dated H. 889
Sarı Ahmed
Pasha of
foundation
107x33 cm.*



Evrenos Bey's Title Deed
(H. 6, Cemaziye'l U'la 1012)
107x33 cm.

seen on the above definition, audio and visual tapes and electronic documents other than written materials have been included in the scope of archives.

Nevertheless, as it would be understood from the definition, every document produced by establishments and organizations however does not have the nature of archive documents. In order that any document or documents may have been considered as archive document, that document or documents is/are to be related with the life of state and nation and necessity of their transmission to the future for the purpose of various rights or validation put the related document or documents into the classification of archive materials.

Materials worthy of archiving however denote “of all sorts of documents and materials which are considered as inclusive within the definition of Archive Materials, those which have not yet earned the quality of archive material, civil service per-

formance record files, bilateral and multilateral international agreements and conventions signed by the State with real and juristic person bodies or foreign states and Documents of Archive consist of information and documents which come up as the result of relationships of persons, entities and states with one another and which help prove the rights. International corporations, Written Title Deed Registration Books, records of title deed and birth, related government departments and organizations from endowments of the same feature and documents such as border papers belonging to provinces, districts, villages and municipalities”.

As it would also be understand from the above definitions, the most significant determinant between the archive material and the material worthy of archiving is the “time”. Furthermore, legally effective documents such as Written Title Deed Registration Books, records of title deed and documents

showing borders of village, which are kept in Land Registry Archive Department, defined in detail at the following chapters have been dealt with within the classification of materials worthy of archiving. In dealing with these documents which have features to be archive materials and such documents as birth records and international agreements within classification of materials worthy of archiving, continuation of using these documents “actively” at daily activities of the related government departments and organizations has become determinant.

For the past. One should bear in mind that great majority of documents produced today in the course of daily bureaucratic operations would be contained in archive documents in future.

These documents are at the same time the materials which store historical, cultural and social structures and artistic and scientific feedbacks and experiences of the States both in the present and in the past and which ensure them to be transferred to the next generations. The Archives which accommodate these documents however are the centers of the said cultural and information treasures. It is a reality that record keeping has been accepted as to have been present since the beginning of humanity, albeit not at professional meaning. At ages before invention of writing however people tried to express their feelings and thoughts and daily activities through drawings and various figures. However, implementation of the idea of Record Keeping has begun upon invention of writing. Human being acting with the thought to record information and feedbacks and transfer them to the next generations invented writing in order to keep records for all kinds of activities. Gathering and preservation of the written materials and their transferring to the next generations are also as much important as the invention of writing.

It has been seen that human being kept information and records by drawing pictures on walls of cave in the pre-historic times period, inscribing information on stone and clay tablets and then on parchment and papyrus after invention of writing, mass-reproducing information on paper after invention of printing machine and finally at electronic environment depending on the developments improvements in the science and technology. When this process has been carefully examined, depending on conditions and changing technologic developments experienced throughout the history of mankind, it will be seen that the idea of archive and its

implementation in the form of a continuous change and development have existed always.

When the word “Archive” is said, one should not recall only the archive documents, while to determine archive materials and safekeeping them under the appropriate conditions without causing damage them, to make use of them to the service of the state, nation and science are the service of archive, safekeeping the materials which are about to be formed under a control and order is also one of the services expected from archives. Therefore, in a modern and professional archive, each document must be kept safe by classifying within a certain order and when necessary must be managed within an easy accessible and useable system.

Archives which are common heritage of other communities as well as that they are specific to the nations themselves that render information and documents to the service of mankind by safeguarding and organizing them are at a position of being the most important data banks in the globalizing world.

Finally, it can be said that while documents and records forming the archives are the protective documentary evidences for rights, they are also first hand sources for scientific studies to serve the mankind. Therefore, utmost care and due diligence must be attached to archives in conformity with the changing and developing technological requirements and new scientific methods and due care and importance to archives and record keeping activities should be absolutely given within knowledge and awareness that such documents are our cultural treasures (heritages).

History of Archive

History of Archive dates back to the ancient times as far back as the history of humanity. Archeological excavations at various regions reveal clearly that record keeping was also developed immediately after invention of writing.

In B.C. 2000s in Mesopotamia, presence of state and temple archives has been discovered. As the result of excavations made at Hattuşaş “Boğazköy” in the Anatolian Geography existence of great state archive produced at the time of Hittite Civilization for B.C. 2000 to 1800 has been found. At El-Amarna in Egypt a state archive in which documents written in Akkadea, a diplomacy language of the era, dated back to B.C. 4th Century, was discovered. It has been determined after researches



that there was a state archive in Athens dated back to B.C. 4th Century, and that a state archive called “Aerarium” was built in Rome in B.C. 83.

When the current information have been examined, for the periods Before Christ (B.C.), it has been seen that great civilizations leaving a permanent mark in the history, in conformity with their dominant theocratic structures, had created state archives in general at temples.

When the Medieval Europe has been examined, it is seen that archives were set up at the Palace of Pope and Headquarters and Monasteries of Greek and Italian Bishops. The fact that archives were set up primarily at Churches in Europe had been resulted from both impossibility to find paper easily and Christian Clergies had been in a dominant position over states. In European Countries systematic archives had begun to set up since the 14th Century; and their importance increased since the 16th Century with the effect of feudal regime. That Lords of the feudal system considered such archives as their legal evidences proving their rights against the regime of Kingdom was played a crucial and fundamental role in the establishment of regular archives.

Archives in modern aspect were started to have been created with the French Revolution of 1789.

Those who attached importance to the issue of Record Keeping were the French. Upon creation of state archives by the French who realized the importance of archives in terms of administration and law, a lot of nations in Europe set up their own national archives as long as they were become independent. In the United States of America, however, emerging of the thought of Record Keeping started with the gaining of independence and great majority of Departments of Archive have been formed within 20th Century as the result of studies carried out by the American Institute of History. Establishment of archives had been possible only after the World War II within 20th Century in the countries of Asia, Africa and South America however.

When the process related with establishment of archives at different geographies in the World is traced, it will be seen that nations which gained their independence and attained the conscious and knowledge of being state have created their own national archives within shortest possible time. In other words, archives have become simply as the symbol of being an independent state.

Turkish Archiving

Archives have great importance onto the administrative and cultural life of Turks and background of archives dates back to the Turks of Central Asia.

Since no concept of archive in the present meaning has been developed in Turks who were initially leading a nomadic (migratory) life, we cannot mention about a state archive. Nevertheless, “Orhun Monuments” had been erected in 8th Century by the Rulers of the State of Göktürk who wanted that their information and knowledge were transferred to the next generation. Inscriptions give significant information on Turkish language, history, literature, art, tradition. In this point of view, albeit not in modern meaning, it is possible to say that there exists an idea of archive.

It is well-known that initial archives in modern meaning were created by Uygur (Uigur) Turks which was one of the most civilized states of the Medieval Age and that Uygur Turks owned archives in which rich libraries and official correspondences had been kept.

Archives which are essential for organized bureaucratic structures were also well organized in Muslim Turkish States. Particularly, it has been revealed that librarianship was pretty developed and rich libraries were found in Anatolian Seljuk, as the result of researches conducted.

Among the Turkish States, golden age of record keeping (archiving), in terms of implementations made at the time and documents arrived to the present day prevailed at the era of Ottoman Empire. Accumulation of experience of the Central Asia and Middle East and local customs of the Anatolia and the conquered regions became as an original and authentic system by filtering out and adding in sequence one after another and ensured creation of a system of state sui generis (peculiar to) the Ottoman Empire. Administrative, economic and social systems of the Ottoman Empire were based on the idea of order acting in principles. The Ottomans who realized that a sound and healthy administration of state depended on possessing a healthy memory and that this memory however associated with safekeeping written documents, also with the effect of deep-rooted traditions, ensured formation of a rich archive treasury and arrival of them to date.





The following inscription is shown on the epigraph at the head of grave dated 1748 in the backyard of the Building, which was the Building of “Defterhane” (Archive in which land registers are preserved) in the Ottoman Era but now used as service Building of today’s Land Registry and Cadastre Istanbul Regional Directorate: “Server Dede, who sacrificed his life rather than tell a secret, protected his claim and secret and died for this sake and therefore he was buried at the garden of the building of ‘Defter-i Hakani’-main register of revenue of the Ottoman Empire” (B. ? – D. 1748)



The Ottoman Empire that ruled over three continents for a period over six hundred years and accommodated tens of nations, with the understanding of being a great state, attached great importance for keeping departments making up the bureaucratic structure the government organization in orderly and smooth administration and protection of rights of its citizens and international rights of the state, and having put all of its activities in written form and safekeeping them, has shown its sensitivity on the issue of record keeping.

If we think that tens of states emerged today from the large geography ruled by the Ottoman Empire, it would be better understood how much our archives were important and indispensable nationally and internationally. These documents arrived to us have a unique and exclusive place in terms of both constituting basis for solution of international political and social disputes and as sources of reference for both scientific researches and as cultural treasures benefited for better understanding of the past.

In the Administration procure of the Ottoman Empire, serious and tight measures were taken in safekeeping state secrets, preservation of archive materials, “action in accordance with ancient rules” and in carrying out businesses of the state. It has been seen that hierarchically everybody in bureaucratic structure of the Ottoman Empire perceived the significance of this issue.

Tale of Server Dede whose principle was to act according to rules and regulations showed us reflection of mentality of the state at an employee in person in respect to record keeping.

Sources state that “Server Efendi” was “Defter Emini” (Director of the Registry of Real Property). “Server Efendi”, being a civil service employee who was faithful to his work, acting in strict compliance with the rules, attached importance to preservation of records and did not allow the books to be moved outside in order to prevent occurrence of any misconduct and misuse. Upon a dispute Sultan Mahmud-I (1730-1754) wanted books for lands, but Server Efendi rejected this request by saying:” Removing books outside the Office of the Registry of Land Property (Defterhane) at nights have been banned pursuant to the Statutory Law of Fatih Sultan Mehmet. Sorry, I can’t remove books outside the Office.

The Sultan, hearing response of Server Efendi, became furious, ordered execution of Server Efendi. In the morning “Sadrazam” (great vizier) told the Sultan that Server Efendi was right in his attitude, and then the Sultan issued a new firman and ordered that execution should not be carried out, but it was too late, he had been executed. Mahmud-I, being regretful, ordered him to have been buried at garden of the Building of Office of the Registry of Real Property.

Tomb of Server Efendi who “died rather than to tell a secret” has been accepted as a holy place (sanctuary) and Server Dede became a legend as the saint of civil service employees.

As the result of customs and understanding to show respect towards paper, writing and written documents in the Ottoman Empire all kinds of documents were kept in various protective houses and thus a very rich archive materials have reached to us.

It is possible to see the value and importance attached by the Ottoman Empire onto written documents and preservation of these documents, i.e. the archive, also given to the materials used. The Ottoman bureaucracy used the best and perfect quality of materials throughout the centuries. They have used the finest and most resistant grade of paper, the best quality of ink and writing materials, the best quality and most durable protective materials such as bag, satin purse, chest, etc. in order to store archive materials; and in expenditures made for this purpose however no restriction imposed in the State Budget.

The Ottoman Empire, not having been contented with its using the best quality and durable materials, reflected its artistic views onto these materials.

Traditional point of view towards sacredness of written papers and due care and diligence shown



for safekeeping these papers, in the end, ensured arrival to us of the more rare and rich cultural treasuries in the World. Within this great heritage, event the portion held only by “Tapu Arşiv Dairesi Başkanlığı” (Land Registry Archive Department) has a great importance on political, economic, administrative, legal, cultural, etc. fields for our country and for more than twenty foreign countries.

In our archive, being aware the fact that Archive Documents which have reached us from the Ottoman Empire to the present day, and whose formation has been still pending since the foundation of the Republic of Turkey were the first hand sources without being subjected to any influence, also taking into consideration all technological developments, record keeping activities have been carried out.





His Excellency Fatih Sultan Mehmet Khan's "Vakfiye"
(deed of trust of a pious foundation) written on gazelle skin belonging
to Ayasofya Mosque
(1460). 65.30 m.

History of Directorate General of Land Registry and Cadastre (Tapu ve Kadastro Genel Müdürlüğü)

History of Directorate General of Land Registry and Cadastre dated back to “Defterhane” (Office of the Registry of Real Property) in the Ottoman State.

“Defterhane” which is the first archive established at the promoting and development era of the Ottoman State was one of the three treasuries which were opened on days of meeting of “Divan-ı Hümayın” (the Imperial Chancery of State under the direction of the Ambassador) and sealed with the seal of the Grand Vizierate (Sadaret Mührü) after each meeting of the Council of State (Divan).

In parallel to the Ottoman Empire’s standstill period and declining era thereafter, along with disruptions at meetings of Council of State, “Defterhane” in Topkapı Palace had been transferred in the first half of XVIII. Century to the Building in which today Land Registry and Cadastre İstanbul Regional Department (Tapu ve Kadastro İstanbul Bölge Müdürlüğü) has been working.

Upon the State entered into the standing still (idle) and declining process, then reforms and rehabilitations started to have been made for restoring the state its previous power. Particularly the “Tanzimat” reform era was the period in which initiations on westernization, improvement, innovation and reform movements at every field had been accelerated. Specifically, radical changes and

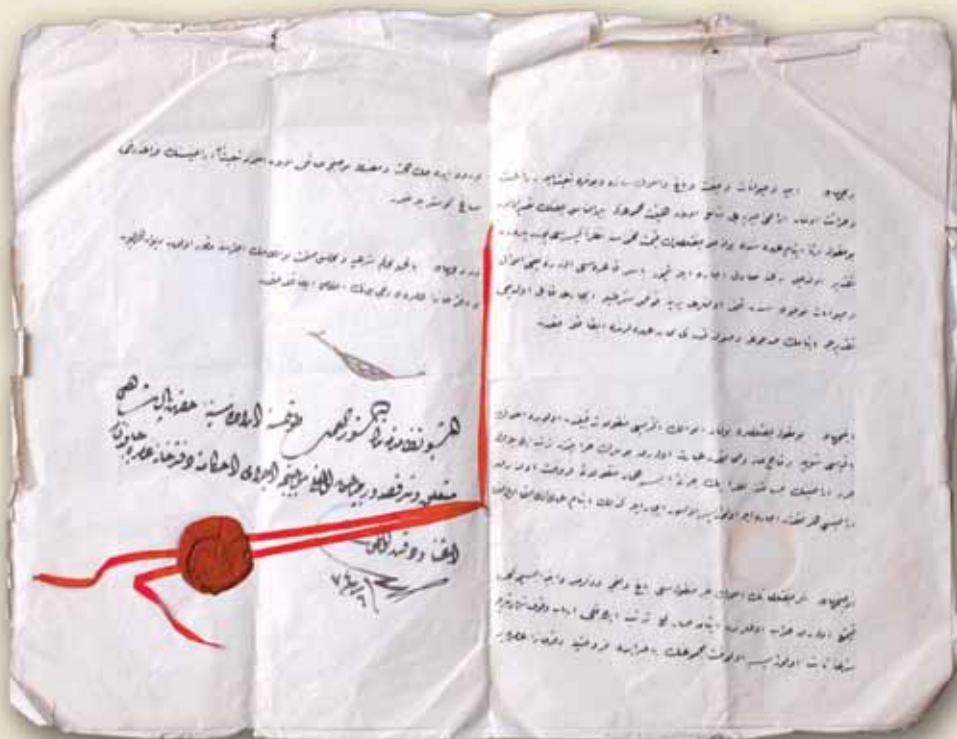


The Directorate 2. District (İstanbul) of Land Registry (Defter-i Hakani construct)

reforms were made in the bureaucratic structure of the central organization. “Defterhane” (Office of the Registry of Real Property) which is one of the integral parts of the bureaucratic structure was also affected by such reformist movements and new arrangements were made in its structure. Reformist and renewal movements in the Ottoman Empire were taken shape according to the emerging needs. Examples at the West were examined and thus appropriate changes and modifications were made. Based on the need resulting from the concept of property which was referred for the first time in

“Tanzimat Fermanı” (Imperial Written Order for Political Reform), “Defterhane-i Amire Kalemi” (Clerical Office of Directorate of the Registry of Real Property) was established within the structure of “Defterhane-i Hakani” (Imperial Office of the Registry of Real Property). For the purpose of putting title deed transactions and affairs in order and carrying out affairs within certain rules and procedures however “Regulation to be Executed on Title Deed” had been promulgated

“Regulation to be Executed on Title Deed” dated 21st May, 1847





“Arazi Kanunname-i Hümayun” (Imperial Law of Land) dated 23 Şevval “October” 1274 (1858 A.D.)

on 21st May, 1847. The date of “21 May 1847” has been accepted as the anniversary of establishment of the present “Directorate General of Land Registry and Cadastre”.

According to the Regulation (Nizamname) dated 1847, exercising all sorts of disposals related with “miri arazi” (demesne/public property), and works for keeping books were assigned to “Defterhane-i Amire Kalemî” (Clerical Office of Directorate of the Registry of Real Property) set up in “Defterhane-i Hakani Eminliği” (Office of Imperial Trust of the Registry of Real Property). Procedure regarding dispatching one copy of the books for the records kept in situation according to the Regulation to the headquarters and issuance of sealed (Sultan’s Signature) title deeds according to these books kept by “Defterhane-i Hakani Eminliği” and sending them to their locality and delivering them to land-owners commenced to have been implemented.

Upon starting of implementation of the Regulation to be Executed on Title Deeds, with “Arazi Kanunname-i Hümayunu” (Imperial Law of Land)

promulgated on 23 Şevval “October” 1274 (1858 A.D.) legal arrangements related with land and property were made and as such was reconstructed on much more secure and strong foundations.

With the Law of Land dated 1858 land was treated in 5 sections, namely property, demesne, endowment, desolate and “mevat” (waste land). For the purpose of not being contradictory to the Islamic Law, having consulted with “Sheikhulislam” (Grand Islamic Scholar), integrity and unity were provided with this statutory law promulgated so as to cover all affairs and transactions related with land.

Throughout the process of reformist movements gained acceleration with “Tanzimat Fermanı” (Imperial Decree for Reformist Movements), performance of consecutive a lot of arrangements on the particulars related with the property has been continued to be made until the Republican Period. All of these arrangements have constituted steps of establishment of organization of modern Land Registry Office.

Cadastral surveys however have commenced rather a recent period in our country compared to Title Deed. As the result of studies carried out by “Mahmut Esat Efendi” who appointed to the office of the Ministry of the Imperial Superintendent of Registry of Landed Property (Defterhane-i Hakani Nezareti Nazırlığı) in 1911, Cadastral Surveys were begun pursuant to the “ Provisory Law No. 1384 on Restriction and Determination of Real Estates” (Emvali-Gayrimenkullering Tahdit ve Tespiti Hakkındaki Kanunu Muvakkat).

While initially in our country cadastral surveys were begun in district of Çumra/Konya, unfortunately, works were discontinued due to Wars of Balkan and then the first World War and thus the Law could not be fully implemented. Nevertheless, since initially cadastral works were commenced in Turkey by “Mahmut Esat Efendi”, the Minister of the Registry of Landed Property (Defteri-i Hakani Nazırı), he is accepted as the founder of the Cadastre in Turkey.

In modern meaning, while “Defterhane-i Hakani Nezareti” was a department at the level of Ministry, it was affiliated to the Ministry of Finance under the name of “Defter-i Hakani Emaneti (Office

of Trustee of the Registry of Real Property) in the year 1329 (1913 A.D.). It was reorganized on 28 Teşrin-i Sani (November) 1338 (1922 A.D.) under the name of “Umur-i Tasarrufiye Müdüriyeti Umumiyesi” (General Directorate of Disposal Affairs).

In 1924 following foundation of the Republic of Turkey our Administration was given the name of “Tapu Umum Müdürlüğü” (General Directorate of Land Registry) and thereafter a cadastral unit was added to our General Directorate by the Law No. 658 dated 22 April 1925 (Hegira 1342). In the year 1927 however our Administration was given the name as used today which called in the Law of “General Equilibrium” (Muvazene-i Umumiye) as “Tapu ve Kadastro Müdüriyeti Umumiyesi” (General Directorate of Land Registry and Cadastre).

Present day establishment of the General Directorate of Land registry and Cadastre, its tasks and powers have been defined by promulgation of the Law No. 2997 of 29 May 1936 on Organization and Tasks of the General Directorate of Land Registry and Cadastre and our Administration has been organized as a General Directorate affiliated to the Ministry of Finance on the strength of the said Law.



Mahmud Esad Efendi

(1857 - 1918)

Writer, lawyer, teacher and statesman who was the founder of Cadastre in Turkey.

Mahmud Esad Efendi, son of Kadi Mehmed Emin Efendi from Seydişehir, was born in Sandıklı.

While he was the Minister of the Registry of Landed Property in 1911 laid foundations of Cadastre. He was the pioneer in establishing “Kadastro Mektebi Alisi” (School for Higher Education on Cadastre) founded for the purpose of educating personnel who knew legal proceedings and who would carry on cadastral affairs. This school was moved to Ankara in 1936 and constituted present Cadastral Vocational High School after having arranged in 1946 by Mümtaz Turhan.

Mahmud Esad Efendi, who gave lessons also at various schools, is the author of the following books; “Telhisi Usul-u Fıkıh”, “Din-i İslam Tarihi” (History of Muslim Religion), “Devletler Hukuku” (International Law) and “İktisad”(Economy).



Pursuant to the Turkish Civil Law containing provisions to the effect that transactions constituting basis for the property have got a legal content, on the grounds that legal auditing is needed, Directorate General of Land Registry and Cadastre (Tapu ve Kadastro Genel Müdürlüğü) has been associated with the Ministry of Justice by the Law No. 3707 dated July 7th, 1939.

Based on relations of the Administration, performing operations for social and economical purposes, with several Ministries and other establishments and organizations, considering that it must be independent from all concerned establishments and considering the importance of the Administration which deals with transactions pertaining to the property, this time, as a corporation with independent budget, has been affiliated to the Prime ministry with the Law no. 5840 dated August 18th, 1951.

In order to carry out deeds for real estates and all transactions for registration, cadastral and registering Real Estates with a title deed in strict compliance with the related Ordinances, to arrange, implement and renew registrars of deed, cadastral and topographic maps foundation of the General

Directorate of Land Registry and Cadastre, affiliated to the Prime Ministry, with a separate budget within the general budget, to determine its tasks and organization, the law No. 3045 dated September 26th, 1984 has been enacted. Organization of the General Directorate of Land Registry and Cadastre has been restructured pursuant to the current Law No. 3045 and has got the present-day status.



Republic of Turkey, Directorate of İstanbul Disposaf Affairs (İstanbul Umur-ı Tasarrufiye Müdüriyeti)

However, upon ratification by the Presidency on the 26th November the Prime Ministry's "Decree No. 19937 dated 22 November 2002 on connection of or relation with certain departments concerned and affiliated to the Prime Ministry to the Ministries concerned", and upon announcement of same by the Official Gazette issue no. 24949 dated 27 November 2002, our Administration has been affiliated to the Ministry of Public Works and Settlement.

The General Directorate of Land Registry and Cadastre has been already carrying on its functions and tasks as an Administration affiliated to the Ministry of Public Works and Settlement according to its organizational structure as defined in the Law No. 3045.





History Department of Archive for Land Registry

Although rich archive materials were accumulated as the result of tradition to show respect to written documents and papers since the early times of the Ottoman Empire, we cannot mention about an independent archive organization. Because, bureaucratic mechanism and the unit called archive have been considered as an inseparable and indivisible whole.

While the most significant step in terms of our history of archiving (record keeping) was initially taken with the foundation of State Archives (Hazine-i Evrak) in 1846, as the result of seeing bureaucratic affairs and the archive as a whole at our Administration which continued to exist under the various names ranging from “Defterhane-i Hakani Eminliği” (Office of the Imperial Trust of the Land Registry) to the General Directorate of Land Registry and Cadastre, no separate unit of archive has been needed. In just the same way as at “Defterhane-i Amire” (Directorate of the Registry of Landed Property) also at the General Directorate of Land Registry and Cadastre, the archive and bureaucratic structure have been represented in a single organization, interlaced with one another.

As the result of structural changes and needs occurred after proclamation of the Republic, for the first time, an independent archive unit under the name of “Tapu Sicilleri Müdürlüğü” (Directorate of Registrar of Deeds) has been created within the Law no. 2997 of 29 May 1936 respecting “Organization and Tasks of the General Directorate of Land Registry and Cadastre”. The Unit which took the name of “Tapu Arşiv Müdürlüğü” (Directorate of Archive for Land Registry) with the Law no. 6204 dated December 29th 1953 has taken the name of “Tapu Arşiv Dairesi Başkanlığı” (Department of Archive for Land Registry) with the Statutory Law No. 7/3434 dated November 19th 1971.

Our Department has been structured as Department of Archive for Land Registry and its place within the organization has been specified in the Law no. 3045 respecting Organization and Tasks of the General Directorate of Land Registry and Cadastre.

Tasks of the Department of Archive for Land Registry have been listed as following in Article-13 of Chapter Two of the caption “ Main Service Units” of the Law no. 3045:

- to arrange Central and Regional archiving services related with title deed records and documents executed within Turkey and abroad;
- to prepare title deed records and documents written in Arabic Script of historical value for studies of experts from Turkey and abroad and to assist them, and to evaluate results of such studies;
- to make researches about modern archiving procedures and methods and to determine innovations and improvements according to the results and to ensure their implementation;
- to make copies of title deed records and to deliver them upon request of units of Land Registry and Cadastre, Courts, other government establishments and organizations and those concerned;
- to rewrite records of title deeds written in Arabic Script in Latin Alphabet when necessary, to plan services and to ensure implementation;
- to carry out similar duties that may be assigned by the General Directorate.

The Department of Archive for Land Registry, being conscious of its duties vested by the Law no. 3045 and aware of its material and moral responsibility for national cultural treasures kept in our Department and aware of the fact that archive is the bridge between the past and future, within the organization of our General Directorate, has continued its works at service of the Republic of Turkey and Turkish Nation.



*Department of
Archive for Land
Registry
Archive
Documents*



Rich cultural treasures transferred from the Ottoman Empire to date constitute great majority of archive documents existing in the Department of Archives for Land Registry (TADB). However, books and documents containing records related with the property whose formation has been under way since establishment of the Republic have been also preserved in the Archives of our Department.

Documents which have been preserved in the Archives of TADB and which will be described in the following chapters have had a great importance for record keeping of our country, and furthermore, that great majority of these documents composed of books and documents related with the property rights render our Archives much more important.

BOOKS and DOCUMENTS AVAILABLE AT DEPARTMENT OF ARCHIVES FOR LAND REGISTRY		
DESCRIPTION	PERIOD	QUANTITY
Written Survey Books of Immovable Properties	XV to XVII Century	2.334 (Volume)
Registers of Minutes (Within National Borders)	1847 - 1934	14.023 (Volume)
Registers of Minutes (Outside National Borders)	1847 - 1917	8.227 (Volume)
Records of Proceeds	1872 - 1909	270.000 (Fasikül)
2-fold Title Deeds	1932 - 2001	307.341 (Volume)
2-fold Books of Real Estate Registers	-	364.664 (Volume)
Records of Village Borders and Decisions on allocation of meadows	1925 - 1967	31.695 (Belge)
Books of Table Cellar (Archives)	-	1.004 (Volume)

These books and documents, which are legal documentary evidence for the proprietary right which is one of the basic civil rights, have been also important today for more than twenty countries as much as they are important for our Country.

In the light of scientific developments and state-of-art technologies on the issue of record keeping (archiving) whose importance has been gradually increasing in the World and in Turkey DALR has been proceeding its studies for renewing and improving its vision with its mission to make contribution to our Country's archiving work through state-of-art archiving implementations, to be able to transfer its rich cultural treasures to the future generations in order that they may be used much more longer years and to be able to continue to be the characteristic of the memory of the life of state and nation under the light of these treasures.

STATES THAT THEIR RECORDS ARE AVAILABLE IN THE DEPARTMENT OF ARCHIVE FOR LAND REGISTRY		
EUROPE	ASIA	AFRICA
Albania	Palestine	Libya
Bosnia Herzegovina	Georgia	
Bulgaria	Iraq	
Croatia	Israel	
Greek Cypriot Administration of Southern Cyprus	Lebanon	
Turkish Republic of Northern Cyprus (KKTC)	Syria	
Kosovo	Saudi Arabia	
Hungary	Jordan	
Macedonia		
Romania		
Serbia – Montenegro		
Turkey		
Greece		

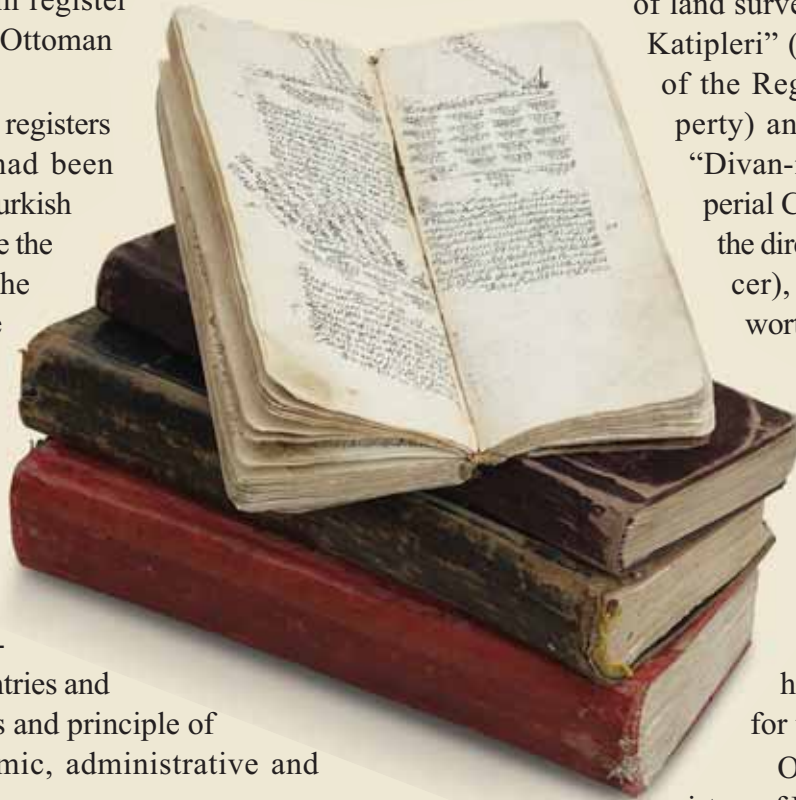
Books of Land Surveys

(Tapu Tahrir Defterleri)

“Tahrir” (Writing) means “writing, composition, recording, registration in a book, counting” according to dictionary. It is the determination and registration in the Ottoman Empire of law of proprietary and disposition of land, obligation of “reaya” (the tax-paying subjects of the Ottoman Empire), types and amounts of taxes in accordance with certain procedures and rules. Books in which the foregoing operations were recorded is called however as “tapu tahrir defterleri” (Books of Land Surveys), with its original name it is called as “Defter-i Hakani” (main register of revenues of the Ottoman Empire).

Although land registers (arazi tahrirleri) had been executed even by Turkish Islamic States before the Ottoman Empire, the Ottoman Empire improved and made the procedure of keeping records called “tahrir” perfect and implemented same on a wide territory covering today more than twenty countries and made it as the basis and principle of the State’s economic, administrative and military system.

Records and books which described type of disposition of land and revenues have been kept since the early times of the Ottoman Empire. These ancient books as mentioned in “Kuyud-i Hakani” (Imperial Register) have been called “Defter-i Köhne” (old register). The oldest available register (book) bears the date of 835 (1431-1432). This register (book) that belongs to “Arnavid Sancağı” (subdivision of a province) has been published by Prof. Dr. halil İnalçık for the benefit of scientific world. Although registers (books) related with land affairs had been also kept at the time of development in the Ottoman Empire with Fatih Sultan Mehmed, the most comprehensive registration survey was conducted at the era of Kanuni Sultan Süleyman. Starting from H. 850 (1434 A.D.) until H. 1050



(1634 A.D.) land survey registers were made for determination of financial facilities and for accrual and collection of all sorts of taxes and revenues according to the Administrative Division. Results of these surveys were registered in survey registers (books) called “Kuyud-i Kadime” and “Kuyudi Hakani”.

Civil Servants called “emin” (reliable) and “muharrir-i memleket” (secretary of land or tax registry) who were trustworthy and believed to achieve this work had been appointed for registration of land survey. While “Defterhane Katipleri” (Secretaries of Office of the Registry of Landed Property) and civil servants from “Divan-ı Hümayun” (The Imperial Chancery of State under the direction of the Chief Officer), as well as such trustworthy and faithful persons according to importance of the work as “Sancak Beyleri” (Governors of Sancak), “Kadılar” (Cadis: Muslim judges), “Müderisler” (Muslim Professors), etc. had been also appointed for this job.

One copy of each registers of Landed Property issued in duplicates was sent to their respective States, and at these States “Defter Ket-hüdası” (Keeper of Registers) dealing with registers and “Timar Defteri” (Minister of Finance for “timar”) in charge of “timar” (fief-fee) were working according to these registers (books).

To make surveys once in every thirty years had been prescribed by the Law in the Ottoman Empire. By changing of each Sultan, while replacement of licenses (Berat) of “has” (fief), “zeamet” (large fief) and fiefs (timarlar) commandership of a fort (kale mustahfizlıkları), imam, orator, etc. and renewal of their licenses for and on behalf of the new Sultan were a law , to make absolutely a survey and registration was not a law. Regions which were conquered and entered under administration

of the Ottoman Empire, in accordance with the reconstruction system, had been subjected to registration for the purpose of determination of sources of revenue. Furthermore, in case of accession of a new Sultan to the throne, changes (increase-decrease) in revenues of tax, registration of unrecorded places or all changes occurring in general fell outside the record, registers were renewed.

The Department in which registers related with records of land and “timar” had been kept and stored was “Defterhane” (Office of the Registry of Landed Property in the Ottoman Empire). “Defterhane” was one of the three treasuries which had been sealed by the seal of Sultan held by the Grand Vizier, at “Divanı Hümayun” during Ottoman Empire, after each meeting, and which opened on the days of meeting. The reason why so much importance has been attached to Office of the Registry of Landed Property (Defterhane) was to maintain land affairs which are the most important elements

of the state, the law of “reaya” (public) and to keep military organization with fief (timarlı) and land workers under tight control.

Office of the Registry of Landed Property (Defterhane) was organized in the form of a Department composed of three units as “icmal” (recapitulation), “mufassal” (detailed) and “ruznamçe” (rough day-book of current financial transactions in a government office). Here, the Manager administering the work was called “Defter Emini” (Director of the Registry of Landed Property). “Defter Emini” was shown as candidate of Head of the Financial Department (Defterdar) in the Code (Kanunname) of Fatih.

Various written registers (books) of Real Estate (tahrir defterleri) were present in the Office of the Registry of Landed Property. Books that contained all land affairs, records of “has” (fief), “zeamet” (large fief) and fief (timar), “miri” (demesne) or “mukataat” (farmings out of public revenue), foundation, real estate, briefly, containing any and all affairs and records related with land were kept here. Books of Real Estate show that land organization

in the Ottoman Empire had been based on how strong principles and rules.

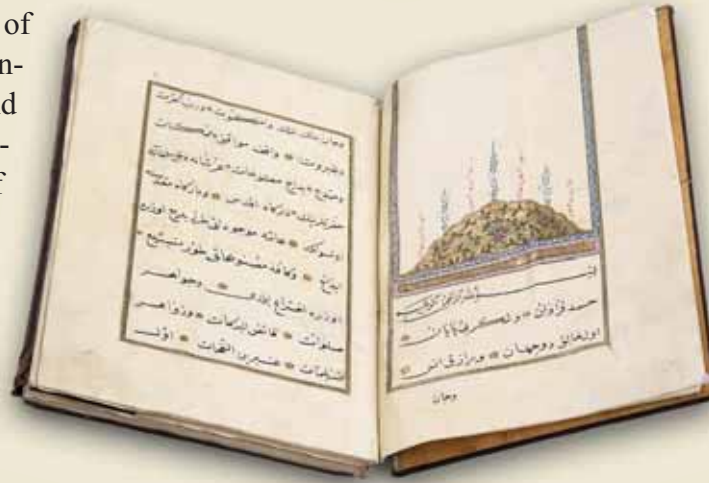
Books of the Office of the Registry of Landed Property were considered as the sign of independence like “Flag”, and were treated as sacred and honorable. Books of Real Estate and Secretaries were also taken with the Army for military campaign during military operations and wars. All bureaucratic transactions executed rapidly, state affairs were carried out smoothly even at the front. In case of any security concern, books (registers) were kept safe in fortified fortresses nearby the Army.

The Foundation of Valide Sultan dated H. 1121 tarihli. Der Tirnovi ve Gayruhu. 48x19.5 cm.



Written registers (books) of Real Estate were kept with a style of writing called “siyakat” (siyaqat alphabet) (style of writing used in treasury accounts and documents in Ottoman Empire) from XV to XVII Centuries and which are the books of script reflecting the Ottoman Empire’s Land Administration until mid-XIX Century. Registers of Real Estate which were prepared for administrative, financial and military purposes, and based on the principle of determination and counting of census, land and revenues have been unique sources in terms of social and economic history for all residential areas found within territories of the Ottoman Empire. Codes which are included in a good deal of the Books constitute today also the best important source of the Ottoman financial law and land law. These sources have been today reference sources not only for our Country but also for more than twenty countries over the three continents.

2334 of written registers of Real Estate have been kept in the “Archive of Kuyudi Kadime”, Title Deeds Registry Archive Department within the structure of the General Directorate of Land Registry and Cadastre.



Number of written registers of Real Estate kept in the Archive of Kuyudi kadime of our Administration is provided in the following table:

Since the written registers of real Estate did not disclose persons who benefited from immovable properties, it is impossible to determine ownership from them. Therefore registers of “Kuyudi Hakani” are not of a nature of land registration. In case of meadow, summer pasture, winter quarters and border disputes, antiquity, novelty status of villages and registration of foundations, the said books have been used; in line with demands of courts, government departments and organizations and individuals, copies of records have been made and delivered to whom it may concern. Furthermore, requests of domestic and foreign

researches who want to make studies on these written registers of real estate have been assessed and convenient working environments have been prepared for them. However, promotions and introductions have been carried out about papers and documents available in our Archive individually and collectively to visitors coming from Turkey and abroad.

WRITTEN REGISTERS (BOOKS) OF REAL ESTATE	
DESCRIPTION	QUANTITY
Detailed Registers (<i>Mufassal Defterleri</i>), Detailed Domesday Book of a province containing all information about the population, land tenure, crops, taxes, etc.	203
Summary Registers (<i>İcmâl Defterleri</i>)	162
Daily Registers (<i>Ruznamçe Defterleri</i>), Rough Day-Book of Current Financial Transactions in a Government Office	1.364
Army Munitions Books (<i>Cebe Defterleri</i>),	88
Books of Castle and Commanders of Fort (<i>Kal’a ve Mustahfazat Defterleri</i>)	80
Books of Possessions (<i>Derdest Defterleri</i>)	169
Books of Endowments and Foundations (<i>Evkâf Defterleri</i>)	51
Books and Documents of New Foundations (<i>Vakf-ı Cedid Defterleri</i>)	214
Anatolian and Rumelian Books of Roll-Call (<i>Anadolu ve Rumeli Yoklama Defterleri</i>)	3
TOTAL	2.334

Detailed Registers (Mufassal Defterler)

The most important books kept in the Office of Registry (Defterhane) are the registers called “mufassal” pertaining to registration of land. Code for each Sancak (subdivision of a province) or Province had been placed at the beginning of written registers of real estate of the respective Province. In order to show importance and legality Sultan’s Monogram was affixed on the cover page of the book.

In registers of “mufassal” population of taxpayers and taxes available at each Sancak have been written in quarters by quarters, village by village in reference to districts. In other words, names of taxpayers and those who are exempt from obligation of tax in towns and villages, who is possessing subsistence or owner of the village land, who is farming the land or whose foundation it is and what are its yearly production, which is produced from each unit, amount of tax collected, taxes of “ihtisap”, customs, tribute “bac”, transit dues, in short, any and all taxes, duties and charges, excluding nothing, were written in this book of

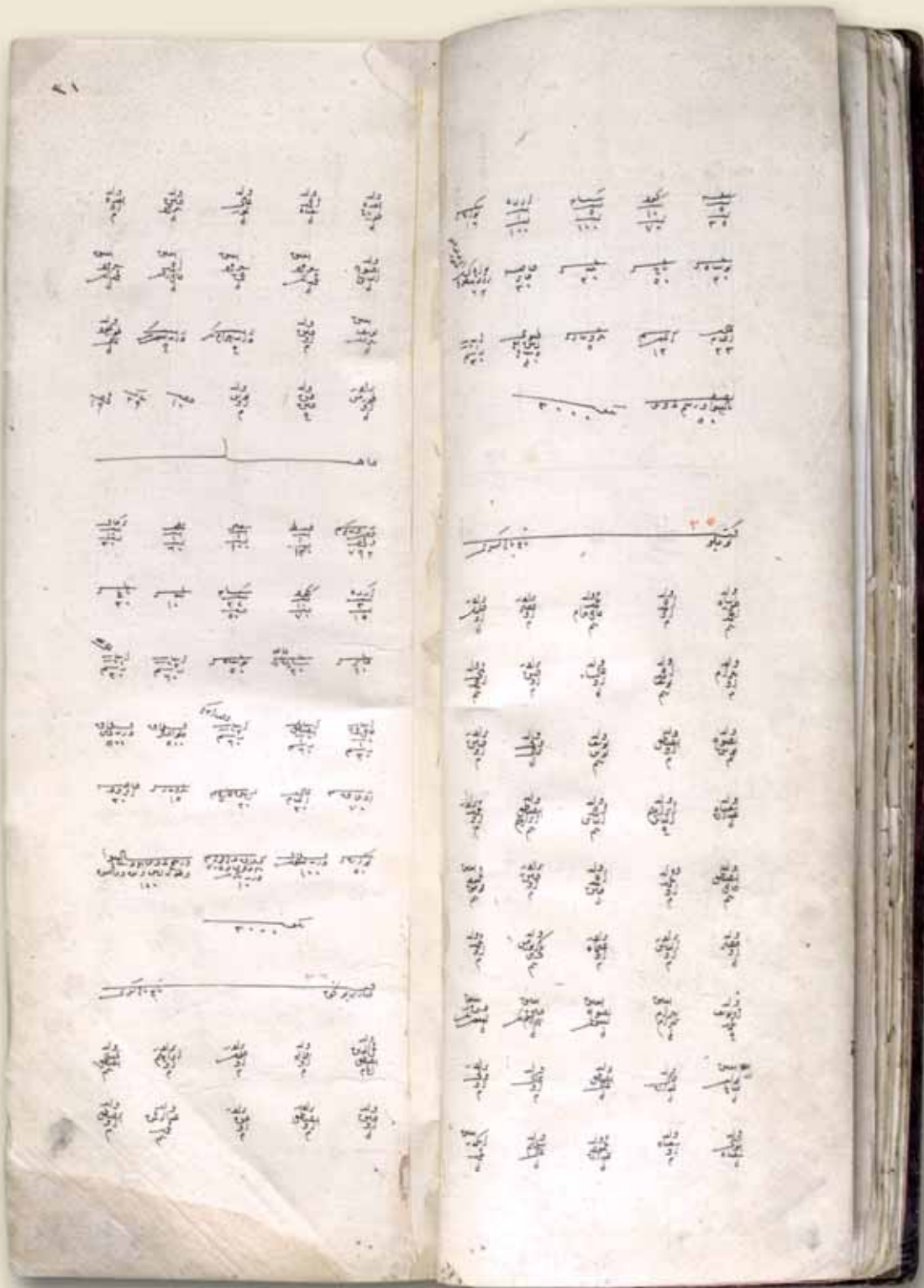


“mufassal”. If any village was partially or completely exempt from taxation, its reason, and if it was a foundation, whose foundation it was or if it was a property, whose property it was had been indicated in the said book.

Second copies of “mufassal” books however were kept at Provinces to which they belonged. These books had been used with annex documents and annotations (derkenar) called “vassala” (joining) until collapse of the state.



Code of Laws of
Balıkesir Province
(Kanunname-i Liva-i
Karesi)
(H.981)
41x15 cm.



Detailed Register of Karesi Province
(Karesi Mufassal Defteri)
(H. 981)
41x15 cm.

Summary Registers (*İcmâl Defterleri*)

These Books are the shortened type of Detailed Registers (Mufassal books), which are summary Registers called “defteri icmal” (recapitulation books) or “defteri mücmel” (summary books). Recapitulation Books (*İcmâl Defterleri*) were prepared on the basis of “Mufassal” Books.

Taxpayers (reaya) in villages and taxpayers in towns and cities are not shown by names and item by item in these books, and amounts of taxes payable by each Province or Sancak through village and town, by whom such state revenues were earned have been stated in these books.



*Summary Registres of
Kars Province
(H. 991)
38,5x14 cm*



Summary Registres of
Mentese Province
(H. 991)
38,5x14 cm

Daily Registers (Rûznâmçe Defterleri)

Another type of Written Registers of Real Estate (Tahrir Defterleri) however are the books called “ruznamçe” pertaining to registrations of licenses in which daily presented fief (has), large fief (zeamet) and affairs (Umarlar) have been written. These books which were kept in relation with daily affairs and transactions of Office of Landed Property (Defterhane) have been the most important sources for system of small military fief (timar).

“Has” (the largest fief) is a salary paid to senior statesmen like Sultan, Vizier, Governor-General (Beylerbeyi), etc.; “zeamet” (larger fief) paid to

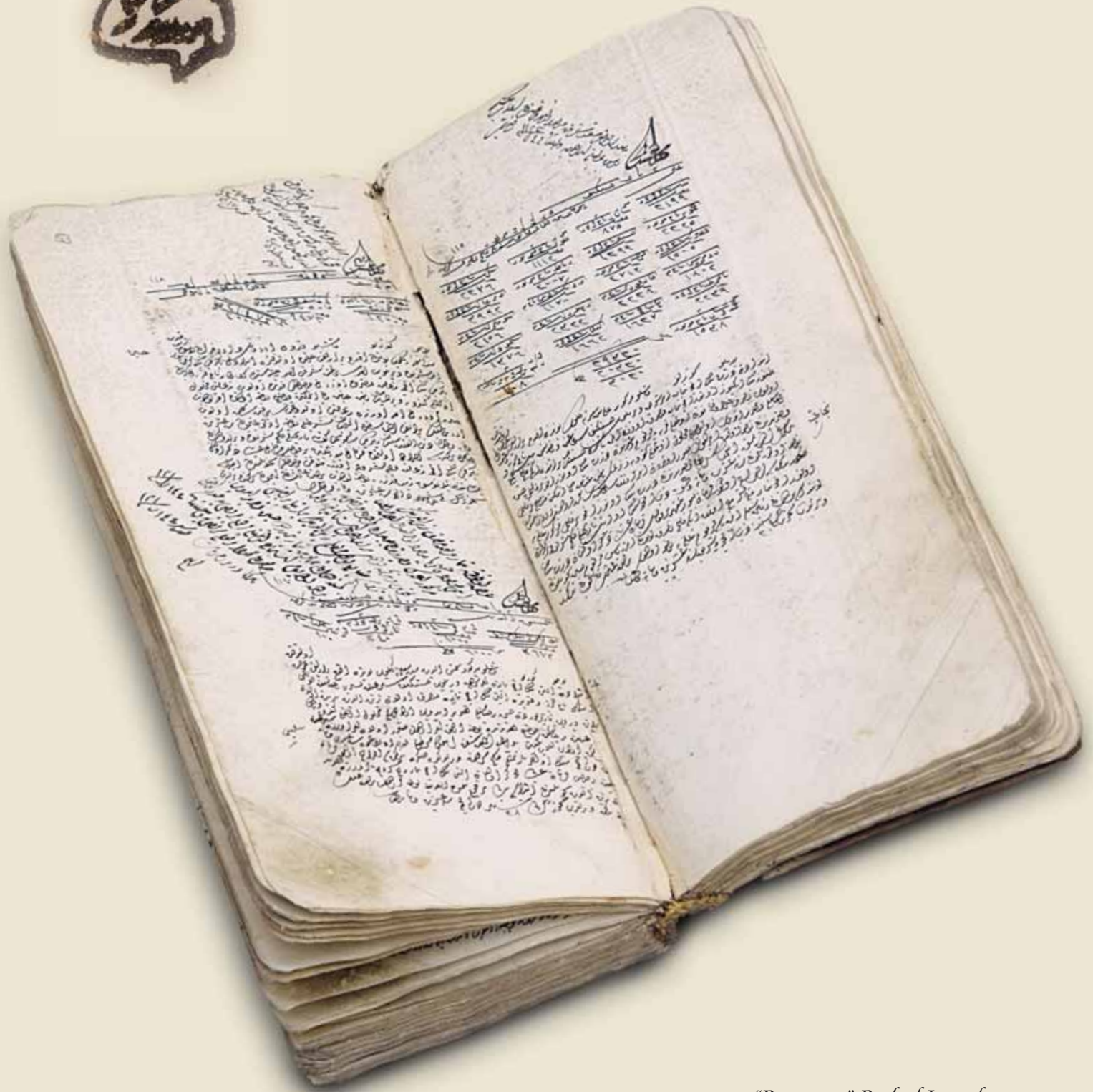
secondary civil servants; “timar” (small military fief) however paid to cavalry soldiers (sipahi). Records for such payments had been written in the books of “ruznamçe”.

Names, father’s name and sum of revenues of holders of “timar” and “zeamet” whom villages and sub-districts had been granted have been written in the books of “Ruznamçe”. Additionally, since there was not any photograph at that period physical features of owners of “timar” and “zeamat” had been also indicated for the purpose of better and easy identification of them.



*Daily Register of
Damascus “Ruznamçe”
(H. 1120)
32x11 cm.*

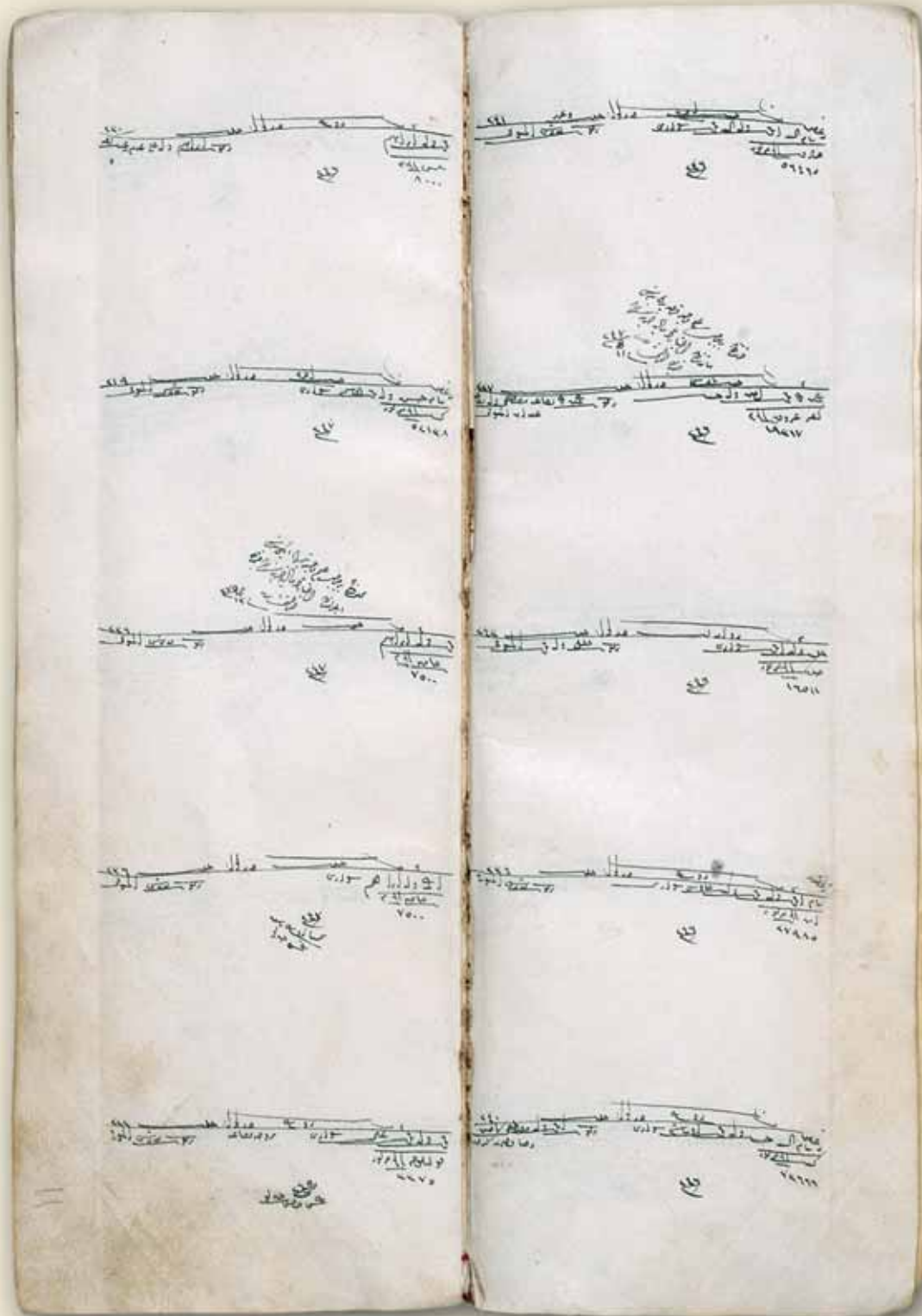
“Pence” (initial): initial (sign) affixed in lieu of signature onto official documents issued by grand vizier, viziers, Governor-Generals in provinces and governors of Sancaq.



“Ruzmance” Book of Jerusalem
(H. 1120)
32x11 cm.

Army Munitions Books (*Cebe Defterleri*)

Armored military branch of the Ottoman Army is called “cebeci”. Eventually the books of “cebe” (armor) contain information about troops of this branch. Names of armored troops to join the Army during war and their items of income have been written.



“Cebe” Book of Halep
undated
34x11 cm.

Books of Castle and Commanders of Fortress (Kal'a ve Mustahfazat Defterleri)

Names of guards of castles in Sancak concerned and items of income have been recorded in these books called "Kal'a Defterleri" (Books of Castle) as well.



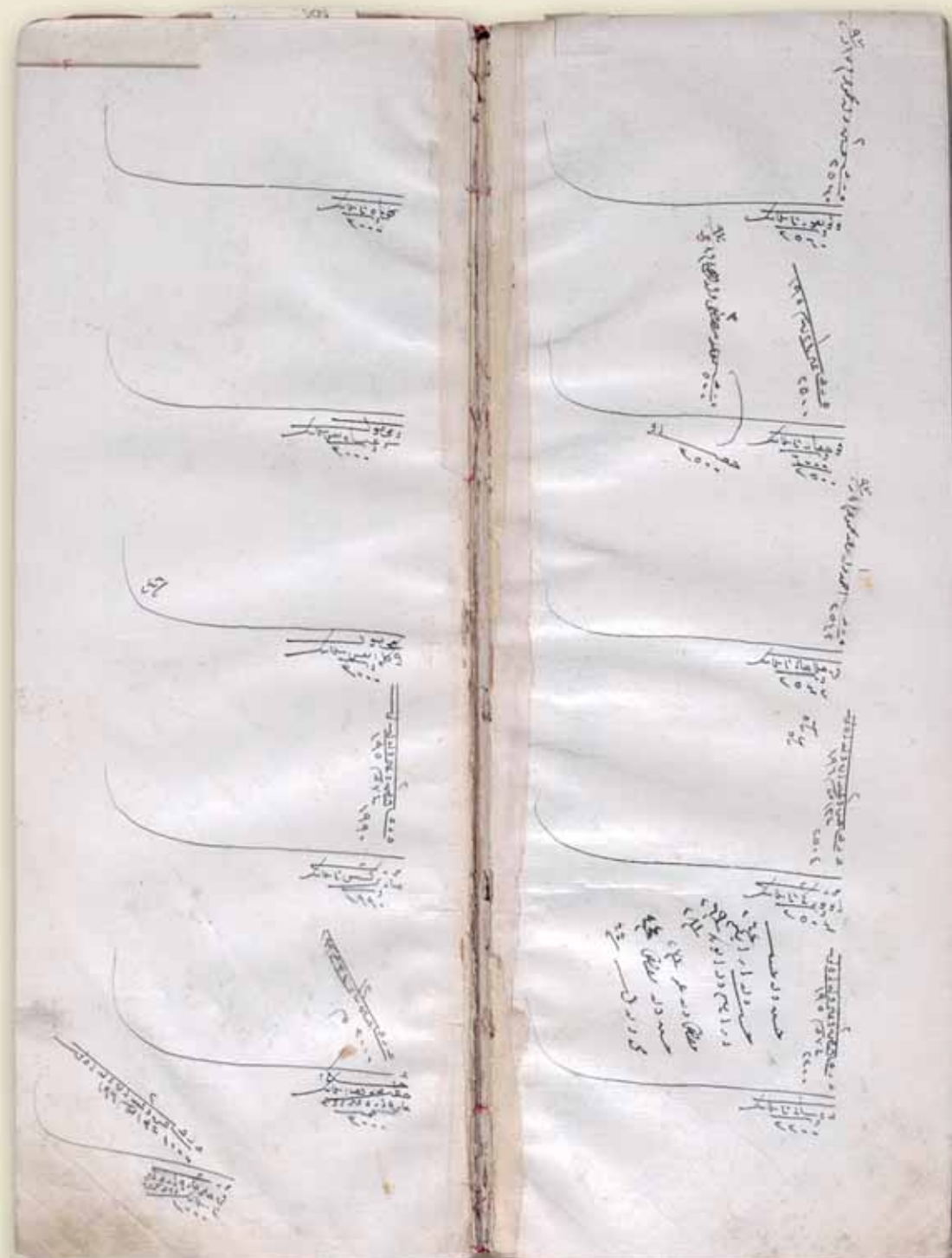
الايكسندر شاه

State of Algeria
Book of Castle and its Commander
(H. 1182-7)
34x13 cm.

Books of Possessions (Derdest Defterleri)

Book of “Derdest” (possession) is such kind of book that has been also kept in relation with “timar” (fief-fee). They are such kind of books that in which “Umars” (affairs) available in “Sancak”, Borough, village and arable fields have been kept in reference to holders of “timar”.

In the books of “derdest” where list of places forming the core of “timar”, changes occurred in each “timar”, revenues, from whom to whom it was transferred and date of transfer and similar information have been contained.



Selanik (Salonika) Books of “Derdest”

Undated

41,5x15,5 cm.

Anatolian and Rumelian Books of Roll-Call

(Anadolu ve Rumeli Yoklama Defterleri)

Cavalry soldiers (sipahi) who were granted “timars” in return they were under the obligation to join campaigns (against “timar” which disposed by them). Whether or not cavalry soldiers joined in campaigns was determined with roll-call carried

out during the campaign. In the beginning of these books consisting of several foils the reason why they were prepared and their type of preparation were explained, and at the end of them seal of the person carried out the roll-call was affixed.



Rumelia Book of Roll-Call
41x15 cm.

Books of Endowments and Foundations (Evkâf Defterleri)

These are the Books that show registers, types of lands of foundations, their board of trustees and remuneration positions of employees. All kinds of properties and records of foundation in “Sancak” to which it belonged are indicated in the books of foundations. Records related with inn, bath, mosque, medresa (Moslem theological school), almshouse, fountain, bridge and the like establishments which

were endowed to social works in “Sancak” and records of salaries of employees working at such places have been kept in these books. Revenues of inn, bath, shop, field, orchard, etc. donated to social and cultural organizations and information about description and quantities of articles and properties belonging to these foundations have been included in these books.



Book of Menteşe Foundation (H. 991)

38,5x13,5 cm.

Books and Documents of New Foundations

(Vakf-1 Cedid Dester ve Belgeleri)

They are different types of books and documents containing records such as deed of trust of a pious foundation, certificate of property, certificate of border, etc. belonging to foundations established by top level civil servants involved in the class of sultans, princes (sultan's sons), mothers of reigning sultans, grand viziers and viziers, pashas and scholars.



اجمیر ۱۰ امانا بعد میرا ستر دولت ۱۱ و بریکه پیر تخت خلافت ۱۲
 خلیفہ اللہ ۱۳ بادشاہ عالمزبانہ ۱۴ شہنشاہ عالمی بیچ ۱۵ و صاحب
 مزیات عدل بید ۱۶ حضرت منظر عبدالحمید ۱۷ ابدلہ دوسر ۱۸
 وصال اللہ امر ۱۹ تقدیر حضرت لری ادلاک مایونہ ندر تر قوجہ ایونہ سلطنت
 بیرون نجیبند واقع محظا غیر و تجدید او ناسر ماشا کوی امر قرہ ایلہ
 انی انکر قر و مزایع و مناسر و امرنی ساسر و ادلاک مایونہ ندر لفرانز
 و فیکتا بدویہ جمع حدود ۲۰ و سنویری داخلان او انز ندر لوجال
 و انجاسر ۲۱ و اناسر بید ۲۲ و انجاسر توایع ۲۳ و لو احق ۲۴ و منما شکر یادکر
 اولی ذکر ۲۵ و انان ماجون لری مہد علیا سلطنت ۲۶ و غرہ غرہ
 عصمت ۲۷ و شکوت ۲۸ ذات املاد و آلت معادات ۲۹ صبیحہ صفات
 صاحبنا الخیرات ۳۰ و انجاسر ۳۱ و مرغبتہ المیزات ۳۲ و دہنل
 عصمتی ۳۳ و مرغلر سلطنت علیہ انشا ستر ۳۴ اذات عمر کا
 و حسنہا حضرت لری بدخط مایونہ ۳۵ و سوجت قر و ندر جد و قدیک
 ایدوب ۳۶ و بد علیا المیزانک نامہ ہا ندر اعطای بیور لدر قد نصکر ۳۷ مشان
 ایہا حضرت لری دخی ۳۸ صدقہ تجاربتہ ۳۹ و زار صاحب بدعولہ ۴۰ و لری
 نافع بتبع بریکہ شیری و صدقہ تجاربتہ ۴۱ و ستر غلطہ بہ مضافہ قصیدہ
 بشکفا شدن ۴۲ ما جفہ نامر محظا و ایق قلبا لریات لشدغالی بنا
 و انشا بیورہ لری جششد ماہ لڈیر ۴۳ و خبرات ساسر لریک و صفا
 و لوازمہ ۴۴ و خندہ سنک ۴۵ و قایقنا برڈ ناما سترکی لازمہ لدر
 او تغیر و صفا ۴۶ مزقورہ ۴۷ نافع سالفا لیسکر قر و مزایع و ساسر
 و نفا انکر ہر علیا لری مصر و ف

بیور لدر بیفندہ ستر مجھدا داشت دفتر ساسر
 او لغت بانک شتر تغیر صدقہ لدر
 و بانسرا لری بنا شاد نیت
 دفتر او نفا دہر

اسود قرا ما لي سلاو
 و قرا خانة عاره مزده حفظ
 اوله زده من صفحه عمل و حوب
 و خدای و نصفه بسا در زده جان
 قطه هر

بِسْمِ اللّٰهِ الرَّحْمٰنِ الرَّحِیْمِ

"Bezm-i Alem Valide Sultan"
 (Sultan Abdulmecid's Mother)
 Book of Foundation
 (H. 1257)
 43x19 cm.

اسود قرا ما لي سلاو
 و قرا خانة عاره مزده حفظ
 اوله زده من صفحه عمل و حوب
 و خدای و نصفه بسا در زده جان
 قطه هر

بِسْمِ اللّٰهِ الرَّحْمٰنِ الرَّحِیْمِ

خدا و سپاس از خداوند و آیتها، سینه فرمودن، اولاد استی
 و بزور قار شستن جهات، مالک ملک جا و نامز، واقف اسرار انیس
 و بیاض، ناظر نظام اولاد، باسط تک اذخاک، خلایق کائنات
 و زلزله و طغیان و موجوات، جل شانزه حضرت زینب، درگاه اقدس
 و بارگاه مقدس سلیمین، اولسونیکه تا ثانی نظام بدیع از نیر ابدی و عباد
 مفسر جان، اشلوب فانق و وزن، اختراع، بیرونی، احشیر
 انبار، و اشرفا کونیز اولاد انسانیک بعضی بعضی کدر عقل
 و انبیا، ایدر اولاد و نب، اولاد ملک ترشاه، و نیر ملک ترشاه
 و عز ترشاه، و نذر ترشاه، ایدر کثیر انک عمل کل شی قدر
 مقتضا سینه هر شخصی بر کار، تعیین، و طرز خبرات، و میر شکر
 و تیبین آید، اولاد و در و میر و در، در دنیا، بحر شوق، صاحب
 لغز و انعام المجهود، و مصباح بزینا، و جود، اولاد اولاد
 لما خلقت اولاد اولاد، اولاد اولاد، نور چشم جیح انبیا، و
 سبها صطفی، حضرت محمد المصطفی، صل الله علیه و سلم اولاد
 اولسونیکه، در همان طریق سننیم، و عادی و دروس تعمیر اولسونیکه
 و اول اصحاب و تابعین و تابعین اولاد زینب اولسونیکه، هر شکر انبیا
 جبر، و اعتقاد بقدر، حاصل انشالله، سر و اولاد انبیا

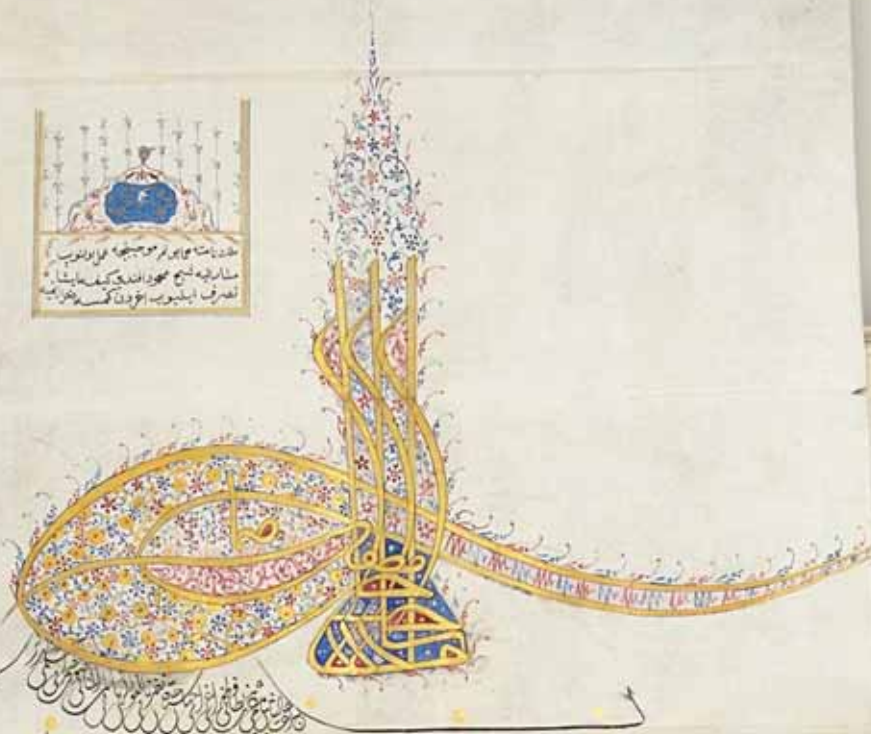
Certificate of Property (*Mülknâme*)

It is a certificate attesting that a place has been assigned by the Sultans of Ottoman Empire for variety of reasons as a private property to anybody or foundation. Title Deed of Property was ratified by Sultan and Sultan's signature (seal) was affixed on top of it.



It is written that this certificate has entered into force and effect pursuant to "Mülkname-i Hümayun" (Imperial Certificate of Property) and granted to the disposal of "Şeyh Mahmut Efendi"





Main body of the document containing several lines of handwritten Arabic text in a cursive script. The text is arranged in approximately 10 horizontal lines, with some lines starting with a large, decorative initial letter. The script is dense and fills most of the page's width.

A section at the bottom of the page containing smaller, more formal-looking Arabic text, possibly a signature or a concluding statement. It includes several lines of text and a small, stylized signature or mark on the left side.

Certificate of Property found in the Detailed Register of Midilli dated H.1121 (1709 A.D.)



Certificate of Border of villages within border of " Vize and Tevabi Sancak" of "Ebu' fethi Sultan mehmed Han Hazretleri" (Min Şuhur-i Hacı 807)

Excellancy Sultan Suleyman Foundation of borders books (H. 976) 34,5x22 cm.





Mehmed Arif
Efendi of
foundation
(Muharrem 1195)
30,5x17,5 cm.

Mevlana Mehmet Efendi of foundation
(Rebîû'l-errevl 1088) 30x19,5 cm.



Minutes Registration Books (Zabıt Kayıt Defterleri)

These are the books in which records of real estates owned by individuals whom right of alienation and tenure was granted since the year of 1847 in which “Defterhane-i Amire Kalemi” (Clerical Office of Directorate of the Registry of Landed Property) was established, and usufructs and disposals on lands started to have been registered, were kept.

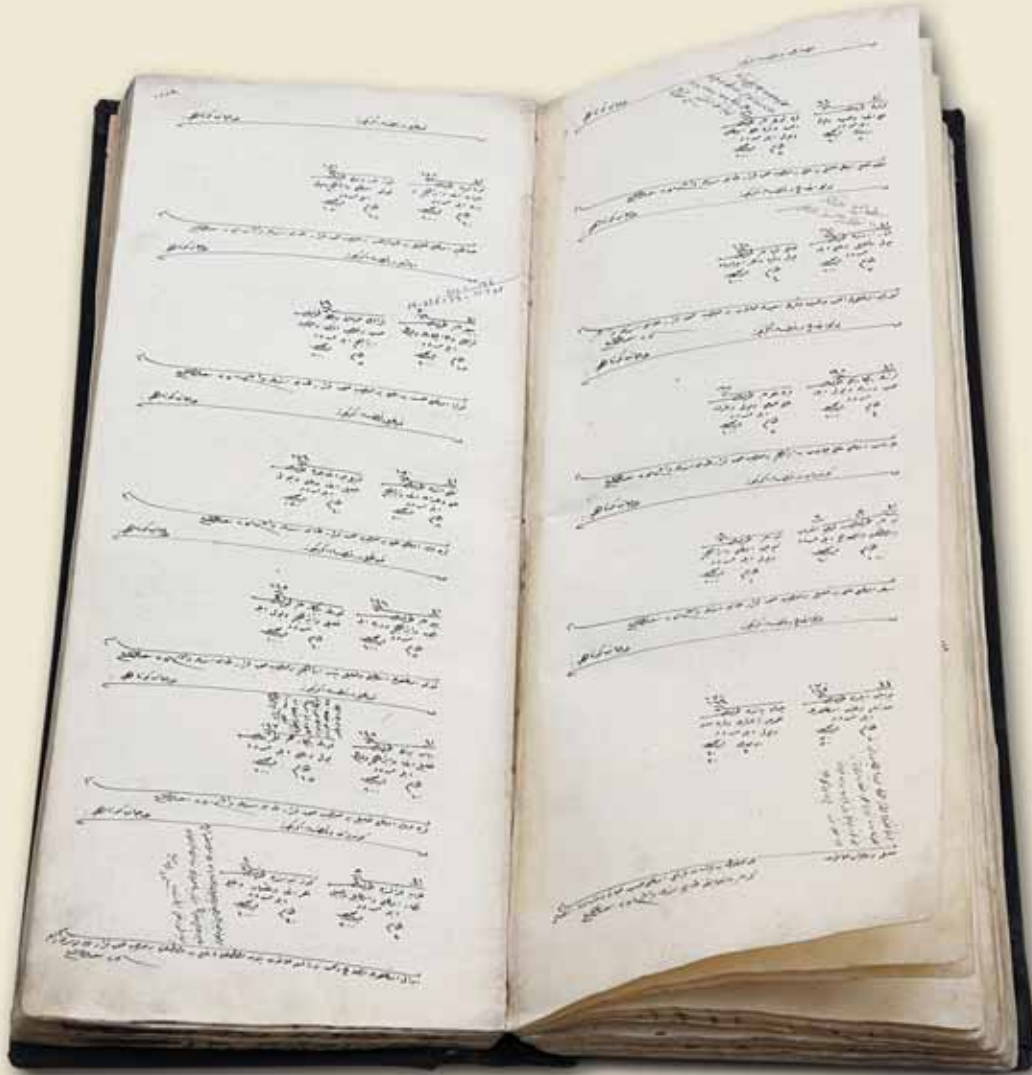
With the beginning of keeping such records foundations of today’s Register of Title Deeds had been laid. Since then, duplicates of these books in which records related with transactions regarding title deed were kept by assemblies of district and assemblies of Sancak and which sent to the Office of the Registry of Landed Property complete with their minutes were continued to be kept in Archive at the Center until the year of 1934.

In case of occurrence of such changes as buying, selling, alienation, transfer of title, etc. at the locality in relation with such records, minutes

concerning thereof were issued and sent to the Office of the Registry of Landed Property and were entered registers thereat. Records so kept were written in Arabic letters, i.e. in Ottoman Turkish until 1929, and following Turkish alphabet reform in 1928 such records have been kept in new Turkish alphabets since 1929.

Although archiving of second copies of minutes registration books at the Center has been ended after implementation of double deeds, pursuant to Provisory Article 1 of the Regulation of Land Registry, “Minutes book and minute book for ownership of a flat have been continued to be kept instead of land register for areas which were not subjected to cadastre in situ.”

In connection with these records whose quality for being legal evidence in respect to ownership of real estates is legally an indisputable fact; copies have been made upon request of persons and departments and organizations that can prove their



The town Egrigöz, the land Atik Books

relations with such records, particularly request of all judicial organs.

By means of Index (Searching) Books which were prepared on the basis of Provinces and Towns for Minutes Registration Books, if the record to be searched is indicated by its title deed registration date and sequence number, records could be found and circulation of records as from date of their initial establishment could be carried out.

14023 volumes of Minutes Registration Books regarding the regions within the national borders,

and 8227 volumes of Minutes Registration Books in relation with territories outside our national borders have been kept until now at our Title Deeds Registry Archive Department

While registers of Title Deeds in Minutes Registration Books have been used today only as official documentary evidence for proprietary right, it is clear and obvious that in future these documents will constitute the basis of numerous scientific/academic studies on geographical, anthropological, sociological and economical fields.



The town of province Bolu Minutes Registration Books

In Minutes Registration Books, after indicating Item numbers of Real Estates, their town/borough, Quarter/village, location are shown. Additionally Having indicated borders and area of the real estate Owner of it and cause of acquisition are also shown. Likewise, if any changes as alienation, demise, sales, etc. occurred in the real estate, from details in the column showing places where such real estate come and gone it could be possible to access to its initial records or circulation.



Urla Town of İzmir Province Minutes Registration Book written in Turkish Alphabet (February 1932)

Records of Proceeds

Until the year of H. 1288 (A.D. 1872) operations related with land and transactions regarding arrangement of title deeds were executed upon application of people. Seeing that such implementation was inadequate, an implementation has been commenced to the effect that employees in charge of performing these operations and Village Board of Aldermen jointly should conduct examinations and surveys personally and actually at the respective real estate and should enter records in book. This implementation is called as book keeping “through inspection/survey” procedure. Records were made in the name of the person who benefited from the land and all data and information pertaining to the land was transferred into the book.

After ratification of these survey/inspection books kept at the respective premises by boards of directors, if the person who was registered as

landlord deposits the required charges and fees, these records were transferred to a book called “book of proceeds” (hasilat defteri), and an interim certificate of utilization was given to the landlord. And then, these books were sent to the Central Office, and here title deeds bearing imperial signatures were issued in the name of landlords and these title deeds were sent to their respective locality for delivery of same to the person concerned.

Records of proceeds were kept between the years of H. 1288 – 1325 (A.D. 1872-1909); they are the register of title deeds constituting basis for registers of minutes. Following the year of 1909 keeping of separate book was discontinued, all of books for records kept are effective and in force as records of proceeds.

In case of any dispute that may arise between records of the Central Office and Local records or in case of illegibility of records of minutes due to erasure, wear and tear, etc. in time, records of proceeds have been used as the source of reference.

Descriptions Pertaining to the Books of Proceeds
In the section of descriptions present at the beginning Of the great majority of sections of the Books of Proceeds, how the books would be kept has been explained in 10 Articles and in the section of warning.



*Tire township Record of Proceeds
Dated "H. K.Evvel 1322"*



Title Deeds

“Tapu” (title deed) is derived from a Turkish word “tapuk” meaning “trust, confidence”. Title Deed (Tapu) is the name of a certificate given for the purpose of ensuring clarification of permanent and independent rights on real estates, providing them a legal assurance and documentation of these rights.

While such certificates were issued at the period which was implemented for the first time in the Ottoman Empire as a Certificate of Disposition, today it has been used as an indispensable legal evidence for proof of proprietary right.

In the Ottoman Empire, with the “Regulations and Ordinances to be Executed on Title Deeds” promulgated on May 21st 1847 it was accepted and ruled that records of deeds to be given during transactions related with “miri arazi” (demesne/state owned land, but its usufruct belongs to a person) were to be kept at “Defterhanei Amire Kalemî” (Clerical Office of Directorate of the Registry of Landed Property) which was established at “Defterhane-i Hakanî Eminliđi” (Office of Imperial Trust of the Registry of Landed Property) and that title deeds were to be given from “Defterhane” (Office of the Registry of Landed Property). With promulgation of the Statutory Law (code) of Land (Arazi Kanunnamesi) transactions related with title deed had been made much more systematic condition.



The books for transactions of title deed was sent to the Central Office and in this office “Title Deeds with Sultan’s Signature” were issued and sent to their respective districts for delivering same to their owners. Until issuance and arrival of Title Deeds with Sultan’s Signature, those who were entitled to the right of disposition from real estates were given “temporary certificates”. In the year of

H. 1325 (1909) the implementation to give temporary certificate and to fill in title deeds at Office of the Registry of Landed Property and to send them to their respective districts were discontinued, and since then issuance of title deeds directly by Real Estate Registration Offices (Tapu İdareleri) has been commenced.



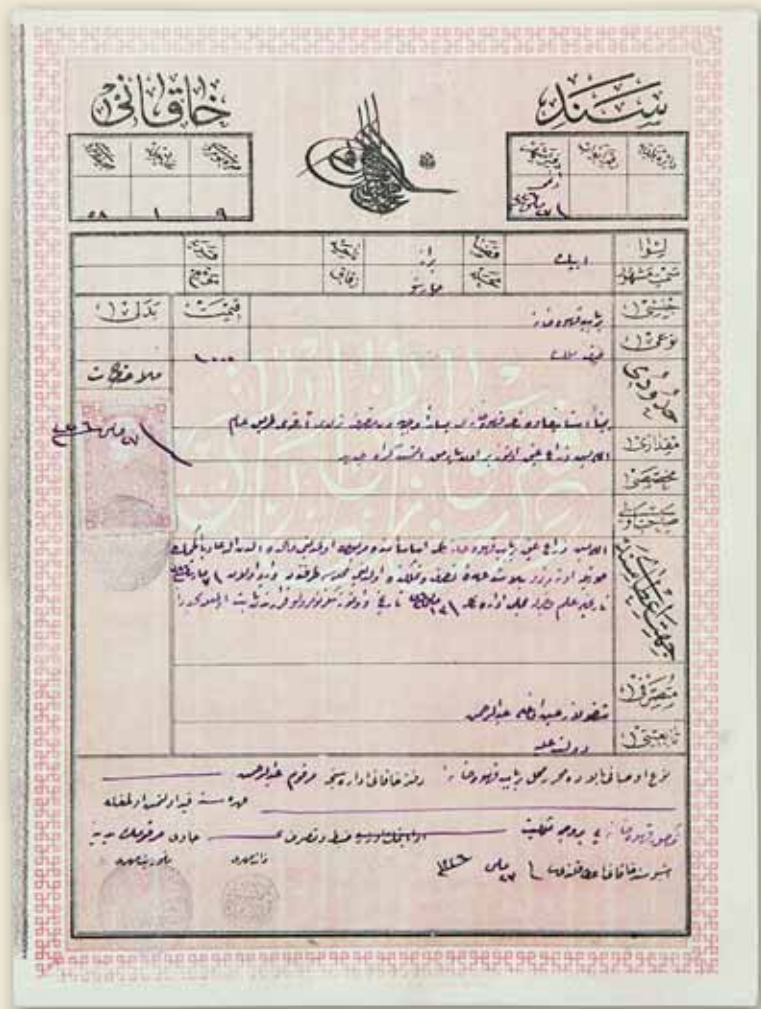
The Province Erzurum of the town Himis title deeds (Ramazan 1281) 31x19 cm.

Following the proclamation of the Republic issuance of ‘duplicate title deeds’ has been commenced since 1932. According to this process, title deeds have been issued in two folds by Directorates of Land Registry; one copy delivered to landlord, second copy was sent to the Central Office for archiving. 307.341 volumes of second copy title deeds, mortgage certificates and mortgage cancellation certificates have been kept at Department of Archive for Land Registry from the year of 1932 until January 1st, 2002.

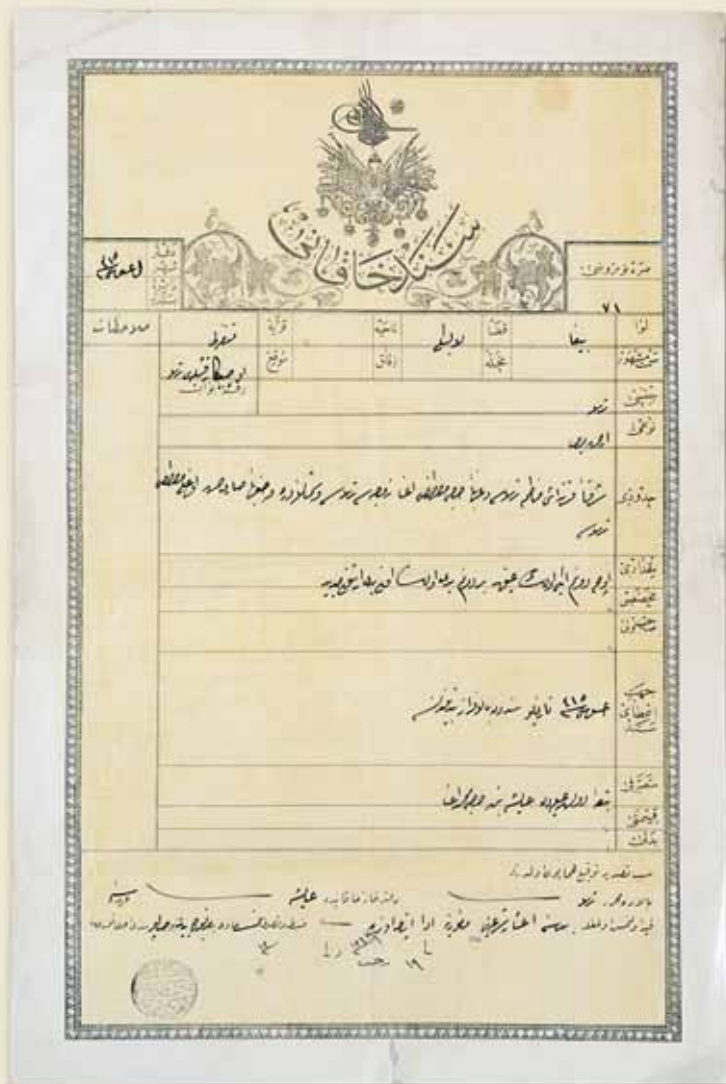
Pursuant to “paragraph (b), Article 103” of the Regulation on Land Register, following establishment of Regional Archives with approvals dated August 6th of 2001 of the Directorate General, duplicates of title deeds, mortgage certificates and mortgage cancellation certificates that were sent to the Central Office have been started to be archived since January 1st of 2002 at the Regional Departments to which Directorates of Land Register are affiliated.



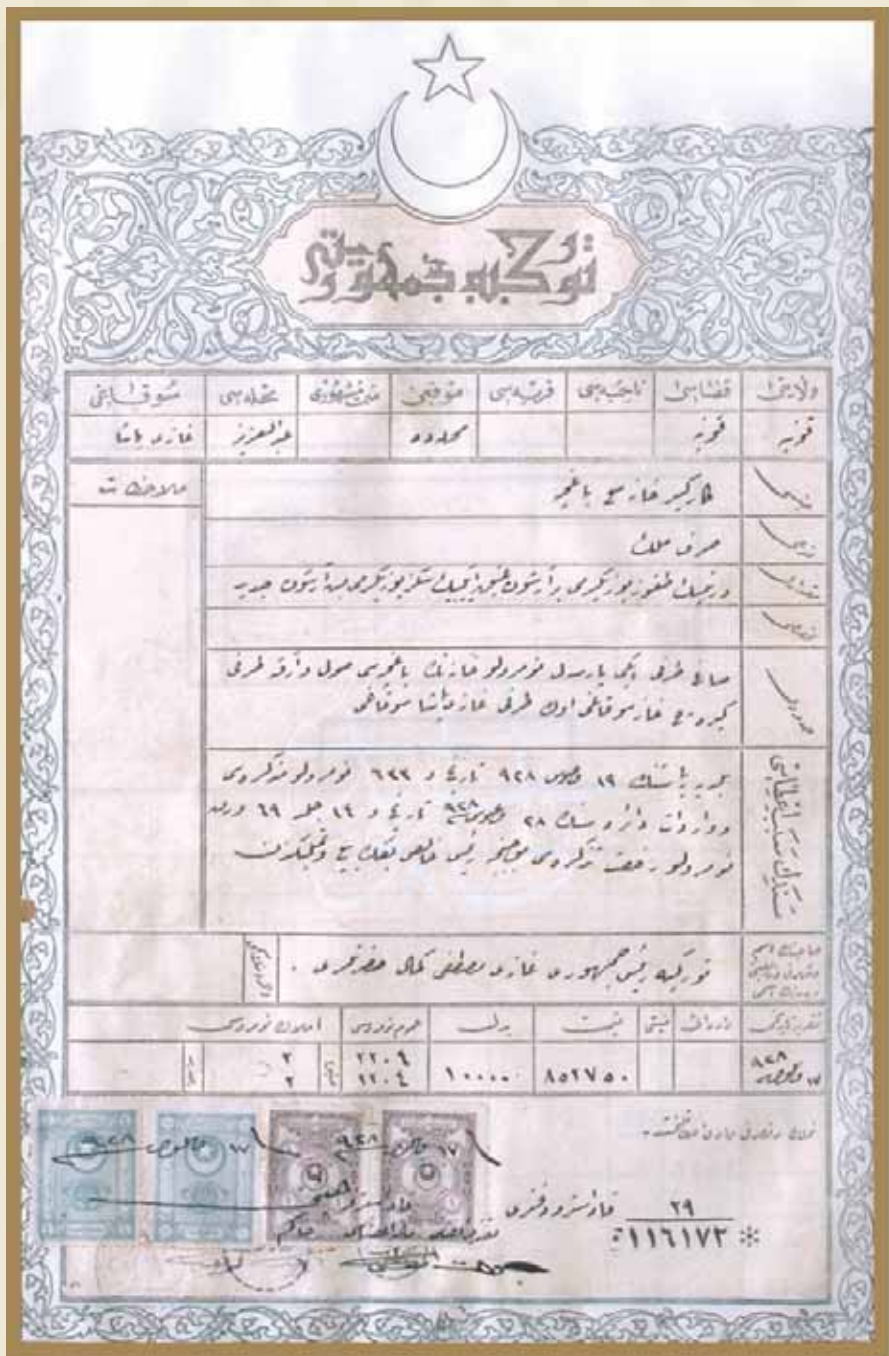
Title Deed of the shops of “Defteri Hakani” in Sultanahmet (August 1313 H) 40x26 cm.



Title Deed for the Region of Ipek/Pirane (May 1326) 28x16 cm



The province Biga the town Lapseki of title deeds (August 1315) 28x16 cm



Title Deed dated September 1928 For the house and garden owned By Atatürk at "Konya, the part town Abdülaziz, the street of Gazi Paşa"



Vilayeti	Konya	M. Akte No	Zevniye-1117
Kaza ve mahallesel		Sahibi No.	117
Mahallisi	Üçüncü .	Pafsa No.	16
Karyesi		Ada No.	345
Setağı		Parcel No.	7
Mağheri amali veya mekili		Müşahat mahalliyatı	2

TÜRKİYE CUMHURİYETİ
TAPU SENEDİ

EVSAFI	NI	BEYANLAR
Hodudu		
İhtisap sureti		
Malikinin Adı, unvanı ve mesleği		


M. AKTE NO: 117
T.C. REİSİ KEMAL ATATÜRKÜN 10/TEG. 321/308 TARİHİNDE OLAN İLE VERİLETTİ İFARAN İNHA BİRE KARDEĞİ M. KÜLE BOYSAN İN KALDIĞI ANKARA ASLİYE HUKUK HAKİMLİĞİNİN 7/12/308 GÜN VE 2509 ESAS İLE 127 KARAR CUMRELLİ VERİLETTİ SENEDİNİN ANLAĞILMAKLA İNTİKALEN TESCİL EDİLDİ .

T.C.T. ALİ KIZI M. KÜLE BOYSAN .

Dahle No.	2204	MÜLKİYETTEN GAYRİ HAKLAR İÇİN TAPU KÜTÜĞÜNE MÜRACAAT EDİLMELİDİR.	Günlük Tapu Kütüğünün
Kayı No.			Cilt No. TARİHİ
Yakıl	2		117
Yakıl			3
İrah	400		Günlük Tapu Kütüğünün
Şahetli			Cilt No. TARİHİ
Kayımlı	4000		117
Şahetli			10 İYUN 1938
			Günlük Tapu Kütüğünün
			Cilt No. TARİHİ

Title Deed attesting that "Makbule (Boysan) Hanım", daughter of Ali, Kemal Atatürk's sister, inherited Atatürk's (President of Republic of Turkey, on 10 November 1938) house and garden in Konya after his death.


Copies of Title Deeds for the Period of Republic

Kıymeti 180	Nisbeti	İradı	1
 T. C. TAPU SENEDİ			Fotoğraf
			Mühür

Vilâyeti	Kazası	Nahiyesi	Semti meşhuru	Mahallesi	Sokağı	Mevkii
İzmir	İzmir			2 ci: Aziziye	Terekki	
Cinsi		Sırf mülk bir bap müfrez hane				
Nev'i						
Muhassa-satı						
Miktarı	57 metre 60 santim	Ada veyahut harita №	Parsel №			
Hududu	Sağ tarafı saatçı İbrahim efendi hanesi sol tarafı Ali bini Fenimakinin uhdesinde kalan müfrez hane ve avlusu arkası kısmen Giritli Nazmiye hanım ve kısmen fıstıkçı Ali aga önlü terekki Sokağı.					
İktisap sureti	Mülkiyetin gayri aynı haklar olup olmadığını tetkik için sicille bakmak lâzımdır.					
Mutasar-rifinin isim ve şöhreti						T.C.T. Tabiiyeti

Emlak №	Eski	Yeni	Muamele №	Cilt №	Sahife №	Sıra №	İhtar
			115-1	1	1	1	Mülkiyetinin gayri aynı haklar olup olmadığını tetkik için sicille bakmak lâzımdır.


397/932



113 Devlet Matbaası

Title Deed No.1 for İzmir, the seal
(July 1932)

The first Title Deed written in Turkish Alphabet kept in our General Directorate

Vilayeti	Kayseri	Türkiye Cumhuriyeti		TAPU SENEDİ		FOTOGRAF	
Kazan	şınarbaşı						
Nahiyesi							
Mahallesi							
Köyü	kirkgeçit						
Beldesi							
Muhtar Sımtı veya Mesken	karagöz velu Usta						
Vergi No.	G. Safi İradı	Vergi Kıymeti	Satış Bedeli	Pafsa No.	Ada No.	Parşel No.	Yüz Ölçümü Ha. M. Den.
193		7	tescil				3600
Vadi	T A R L A						
Bunlar	Şarkan aslan yıldız,garben hakkı bayır,Simelen şınar- ayağı,Cenüben alirıza ile çevrili.						
İhtisabı	13 numaralı iktisap sütununda yazılı olduğu gibidir.						
Maliki	T . J . T .						
G E L D İ S İ		Yevmiye No.	Cıd No.	Sahife No.	Sıra No.	Tariki	G İ T T İ S İ
Cıd No.	senetsiz		102	70	19	16/1/1961	Cıd No.
Sayı No.		Sicilime uygundur.					Sayı No.
Sıra No.							Sıra No.
Tariki							Not : Mülkiyetin devri ve haklar ile garhler için tapu kütüğüne müracaat yapılmalıdır.

Title Deed dated 16.01.1961 for Pınarbaşı/Kayseri

Storehouse Books (Tablo-Mahzen Defterleri)

Storehouse Books are the books in which types and quantities of books for the records kept at the Director ships of Land Registry have been shown. Pursuant to Article 94 of the Regulation on Land Registry - “logs, Minutes Registration Books, daybooks (journals) and Volumes of Official Bonds and auxiliary records are registered in books of table-depository.

Entries of books of table-depository are submitted to the Directorate General at the end of every year.”

These books consist of 3 parts as to be table, Depository (mahzen) and subsidiary books:

1- Table: is the part in which volume, page numbers and quantity of transactions have been inscribed to Sections of Minutes Registration Books that kept for areas which were not subjected to cadastral surveys, if treated, and that were allocated for every year and every month.

The image shows an open book with two pages. The left page is titled "Aylık Defterler Mevcudunu" and contains a grid with columns for months (Aralık, Kasım, Ekim, Eylül, Ağustos, Temmuz, Haziran, Mayıs, Nisan, Mart, Şubat, Ocak) and rows for entries. The right page is titled "Gösterir Tablodur" and contains a grid with columns for months (Aralık, Kasım, Ekim, Eylül, Ağustos, Temmuz, Haziran, Mayıs, Nisan, Mart, Şubat, Ocak) and rows for entries. The word "İZAHAT" is written in the center of the right page.

Table Title Deed Depository Book for the district of Çerkezköy

MAHZEN DEFTERİ				Mahzen Defteri			
Yıl	№	İşin	MUHTEVİYATI	Yıl	№	İşin	MUHTEVİYATI
1	1	2000	1. 1. 1882 Denk 1 Neden baskı 7. 8. 1882 Denk 6 Neden baskı	1	1	2000	1882 Denk 1 Neden baskı 1882 Denk 6 Neden baskı
2	2	"	1. 8. 1882 Denk 7 Neden baskı 20. 12. 1882 Denk 5 " baskı	2	2	"	1882 Denk 7 Neden baskı 1882 Denk 5 " baskı
3	3	"	21. 1. 1882 Denk 1 Neden baskı 31. 1. 1882 Denk 3 Neden baskı	3	3	"	1882 Denk 1 Neden baskı 1882 Denk 3 Neden baskı
4	4	"	3. 3. 1882 Denk 1 Neden baskı 2. 7. 1882 Denk 2 " baskı	4	4	"	1882 Denk 1 Neden baskı 1882 Denk 2 " baskı
5	5	"	1. 7. 1882 Denk 5 Neden baskı 23. 6. 1882 " 42 " baskı	5	5	"	1882 Denk 5 Neden baskı 1882 Denk 42 " baskı
6	6	"	27. 6. 1882 Denk 28 Neden baskı 21. 8. 1882 " 2 " baskı	6	6	"	1882 Denk 28 Neden baskı 1882 Denk 2 " baskı
7	7	"	23. 2. 1882 Denk 3 Neden baskı	7	7	"	1882 Denk 3 Neden baskı
8	1	İnce para makuliyet	1. 1. 1882 Denk 1 Neden baskı 21. 1. 1882 Denk 21 Neden baskı	8	1	İnce para makuliyet	1882 Denk 1 Neden baskı 1882 Denk 21 Neden baskı
9	2	"	100 Denk 103 Neden baskı 188 " 103 Neden baskı	9	2	"	1882 Denk 103 Neden baskı 1882 Denk 103 Neden baskı
10	3	"	177 Denk 103 Neden baskı	10	3	"	1882 Denk 103 Neden baskı
11	1	Bakışlar	1. 1. 1882 Denk 1 Neden baskı 21. 1. 1882 Denk 21 Neden baskı	11	1	Bakışlar	1882 Denk 1 Neden baskı 1882 Denk 21 Neden baskı
12	2	"	100 Denk 103 Neden baskı 188 " 103 Neden baskı	12	2	"	1882 Denk 103 Neden baskı 1882 Denk 103 Neden baskı
13	3	"	188 Denk 103 Neden baskı 187 " 103 Neden baskı	13	3	"	1882 Denk 103 Neden baskı 1882 Denk 103 Neden baskı
14	4	"	188 Denk 103 Neden baskı 187 Denk 103 Neden baskı	14	4	"	1882 Denk 103 Neden baskı 1882 Denk 103 Neden baskı
15	5	"	188 Denk 103 Neden baskı 187 Denk 103 Neden baskı	15	5	"	1882 Denk 103 Neden baskı 1882 Denk 103 Neden baskı

Table Title Deed Depository Book for the district of Çerkezköy

2-Depository (Mahzen) (Original Records): is the section in which records of log of Title Deeds, Minutes Registration Books, Log of ownership of a flat , Daybook and books of the Register of Common Public Properties have been kept.

Documents to be recorded in this section, in addition to general consecutive sequence numbers, entering special numbers for each type of books, have been recorded together with their kinds and contents.

3- Subsidiary (Auxiliary) Records: Official Deeds, Entrance-Exit Books, Registers of Seizures, Registers of Dismissals, Registers of Corrections, Registers of Inventory Articles, Documents Debit Books, Mail Debit Books, Budget Debit Books, Archive Exit Books, Records of Landlords, Search (Index) Books, etc. have been recorded in this section. As it is in the Section of Depository, records have been made together with kinds and contents of books complete with general and special numbers.

Following that table-depository books have been kept by the Director ships of Land Registry at the end of every year content of these books are sent to the Central Office and are entered according to these minutes into the second copy of table-Depository Books available in the title Deeds Registry Archive Department.

Inasmuch as the fact those table-depository books have been kept separately for central (seat) district and other districts of each province, there exist separate table-depository books for total 1004 units.

As it was in all documents and books whose counterparts (second copies) were available in the Title Deeds registry Archive Department, in keeping table-depository books however it has been aimed that concurrence and consistency are to be ensured among records of central office and rural office and that services of archive are to be rendered rapidly and orderly manner.

Records of Village Borders and Decisions on Allocations of Meadows

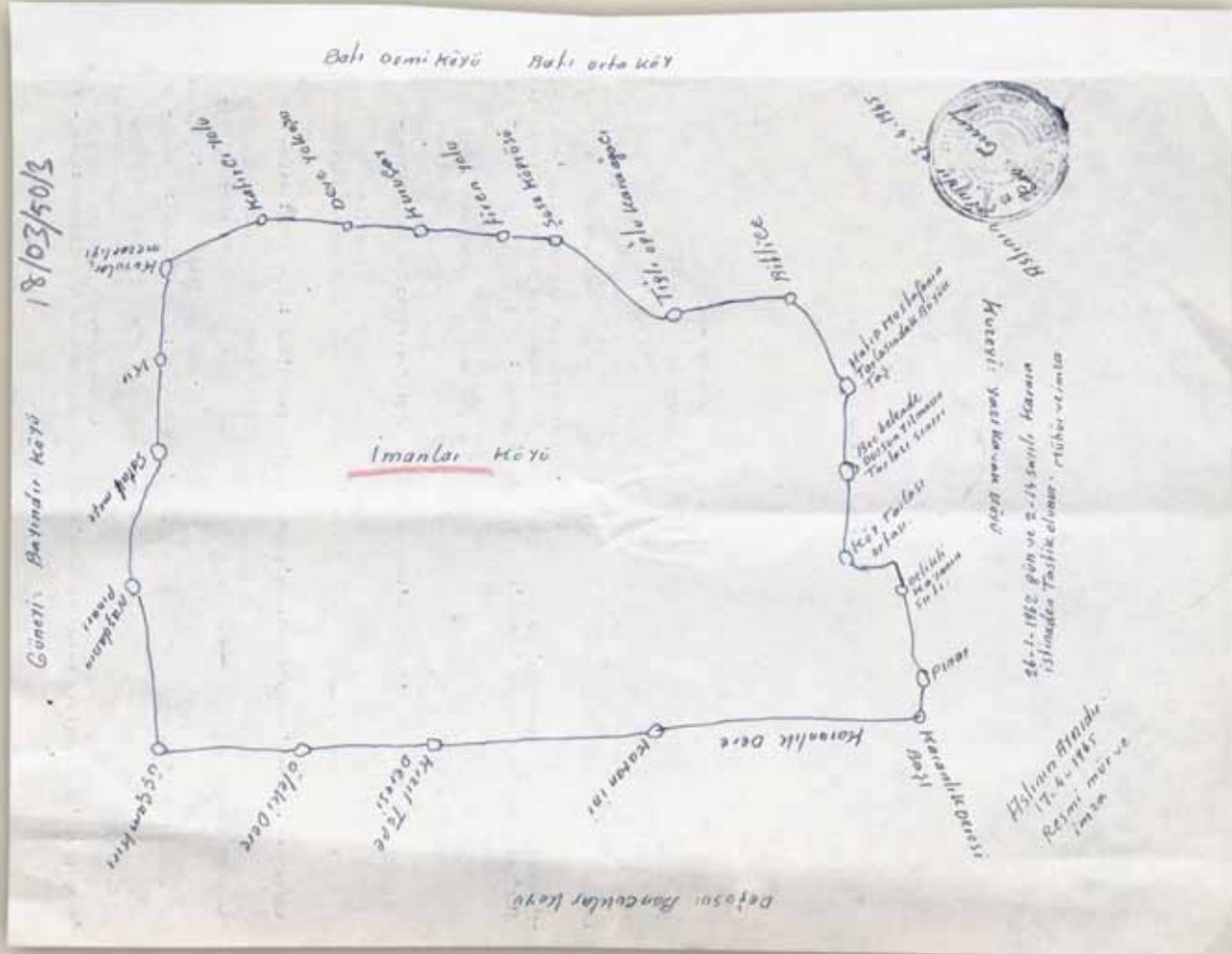
These documents are the counterparts of records defined from 1925 to 1967, in situ, in relation with village borders and the counterparts of allocation orders pertaining to the areas which were determined by the commissions as meadow/pasture, summer pasture and winter quarters and allocated to the entities of village for common use and utilization by villagers. There are village border certificates and meadow/posture allocation orders for 31.695 villages at the Department of Archive for Land Registry.

These documents have been used in solving disputes related with village borders and areas such as meadow/pasture, summer pasture and winter quarters, etc. Furthermore, in villages, each one of which constitutes an area of cadastral survey, in surveys carried out for determination of borders, these documents have been used.

Records have been easily accessed at our Archive by means of "Indices Arranged on the Basis of Village", - records have been excerpted according to claims received from courts, government departments and organizations and rural units of our Administration.



Village borders of Certificate for old letters



Village plan of Certificate for old new letters



*Miscellaneous
Documents
Available in
The Department
of Archive for
Land Registry*

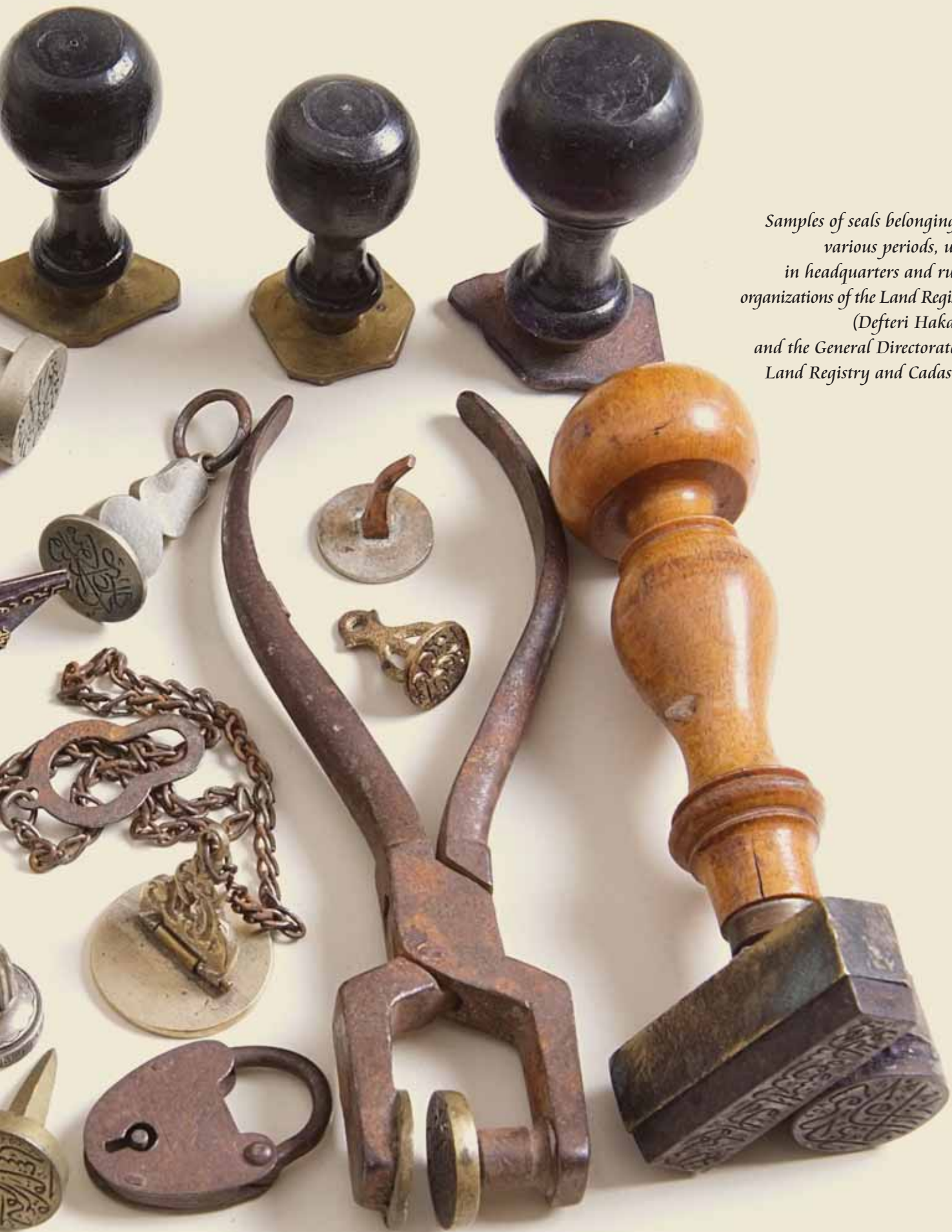


Seals

Seal is the name given to a stamp on which name, title and trademark of a person or enterprise carved, affixed on a paper or document or the name given to the printed type of this stamp.

It has a widespread application field in the Ottoman Empire which was used in lieu of signature. Seals, not to have been seen as a simple means, in respect to their preparations however artistic understanding of the Ottoman Empire has been highlighted and specifically the most beautiful exhibits of calligraphy are shown on seals.





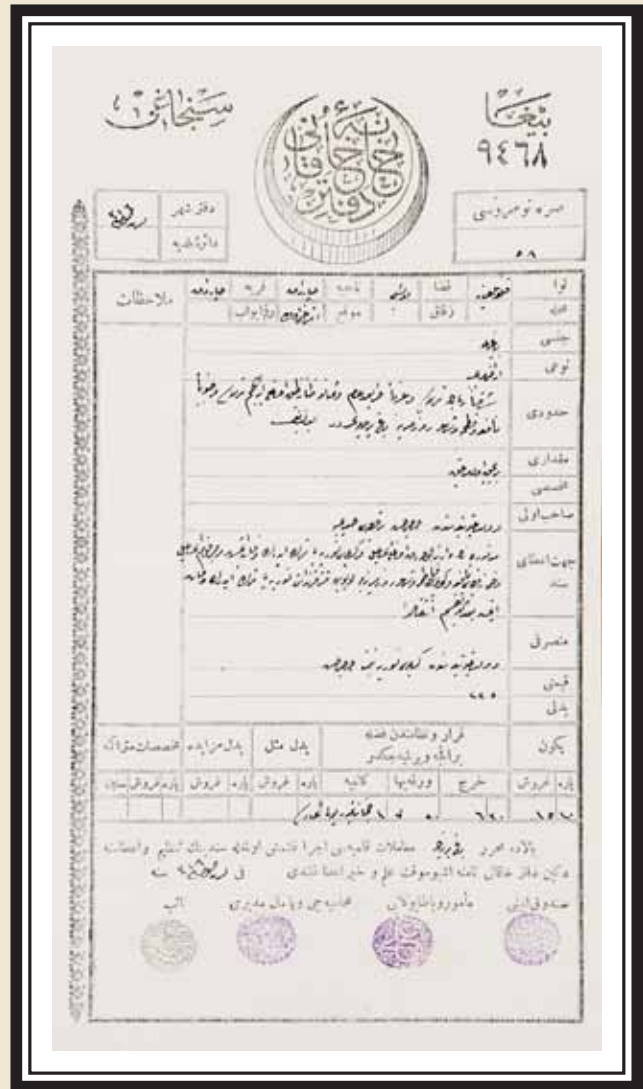
Samples of seals belonging to various periods, used in headquarters and rural organizations of the Land Register (Defteri Hakani) and the General Directorate of Land Registry and Cadastre.



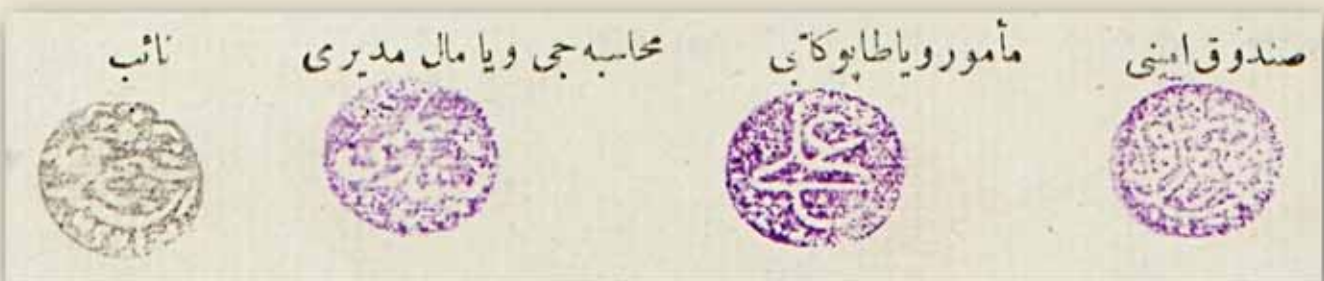
The Stamp of the Administration of Defteri Hakani "Kiği" District: dia.: 2.2 cm



Samples of printed stamps within archive Documents existing at DALR have been encountered usually on Title Deeds issued by "Defteri Hakani".



printed seal which is seen on title deeds issued by "Defteri Hakani"





There are also stocks of seals affixed on paper, periphery of which ornamented with golden gilt, such kind of stocks were prepared by famous calligraphers, and later on seal was carved.





Samples of seals with wooden stem, carved on copper.





*“Livai Çirid” of the Office of “Defteri Hakani”
2,85x2 cm.*



*Seal bearing the instruction that it be recorded.
1.20x0.90 cm.*



*“Belonged to the Republic of Turkey, Office of Land Registry and Cadastre of
province of İstanbul”
14,8 x 2,8 cm.*



*“Belonged to the Republic of Turkey, Office of Land Registry of province of Bilecik”
14,8 x 2,8 cm. 3x3 cm.*



Samples of calligraphy (handwriting) and metal working applied on seals have reflected the Ottoman's artistic vision to us very well and perfectly.





*The Office of “Defteri Hakani”, Ayaso borough;
diameter: 3 cm.*

In the Archive old Registers (Kuyûd-ı Kadime) the Department of archive for Land Registry, wood ballot box, leather case, cloth sacks, up to day protected seal.





*The Fund of Deed at hand
(Senedi Derdest Sandığı)
Diameter: 2.8. cm.*



*Office of "Defteri
Hakani", Gürün
District
Diameter: 2.25 cm.*



*Register of Title
Deed, Bedir District
Diameter: 2,8 cm.*



*Office of Inspectors
of Trust of "Defteri
Hakani
Diameter: 3 cm*





Maps

Map is the drawing and representation on paper, etc. of the earth's surface, or apart or whole of it by reduction through certain scales and methods.

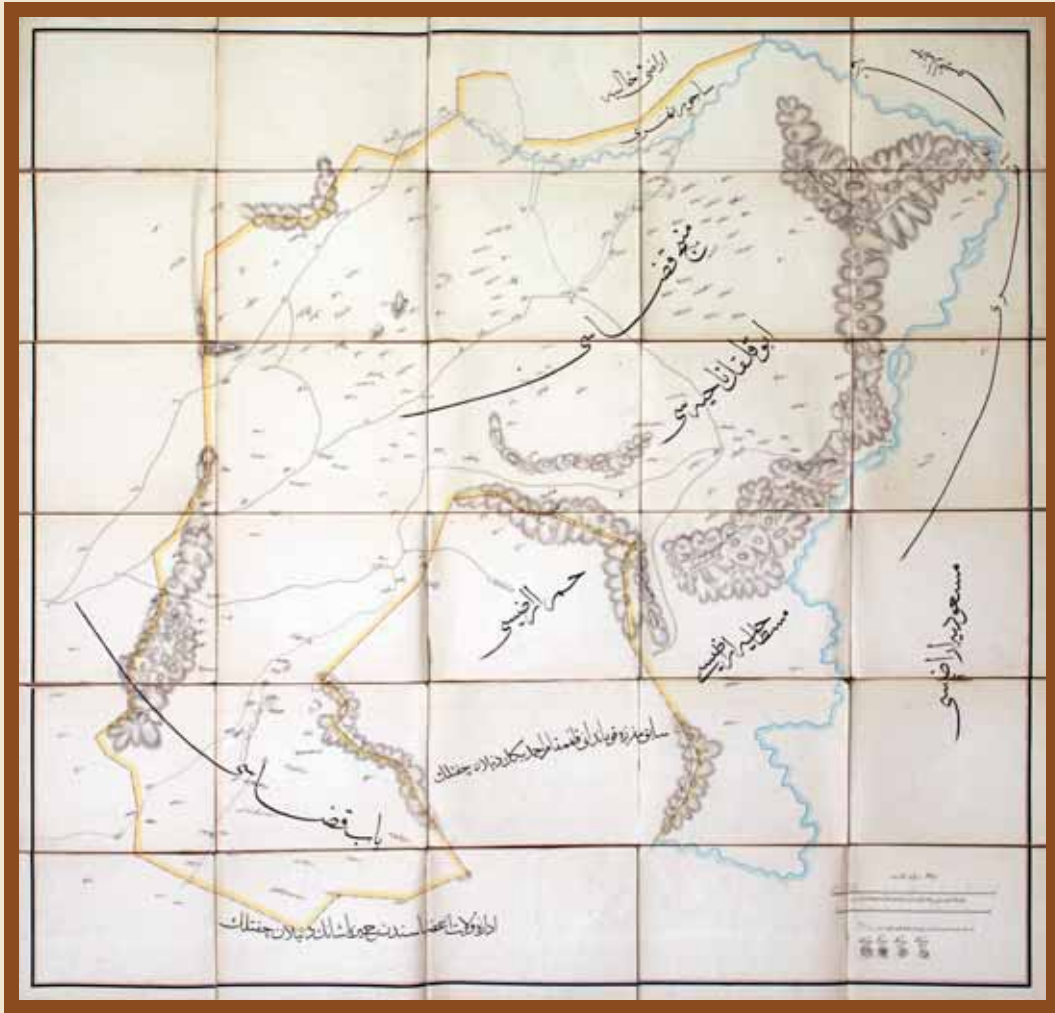
Mapping in the Ottoman Empire commenced to have been developed in 16th Century in which the State was at its peak. In this period, maps of Piri Reis constituted the fundamental source for all sailors at the Mediterranean.

Turkish mapping works have been developed by the late 19th Century in which modernization efforts have gained speed almost every field.

As was the other archive documents in the Ottoman Empire safekeeping of maps was also important; maps protected inside durable materials and thus ensured to have been arrived until today.



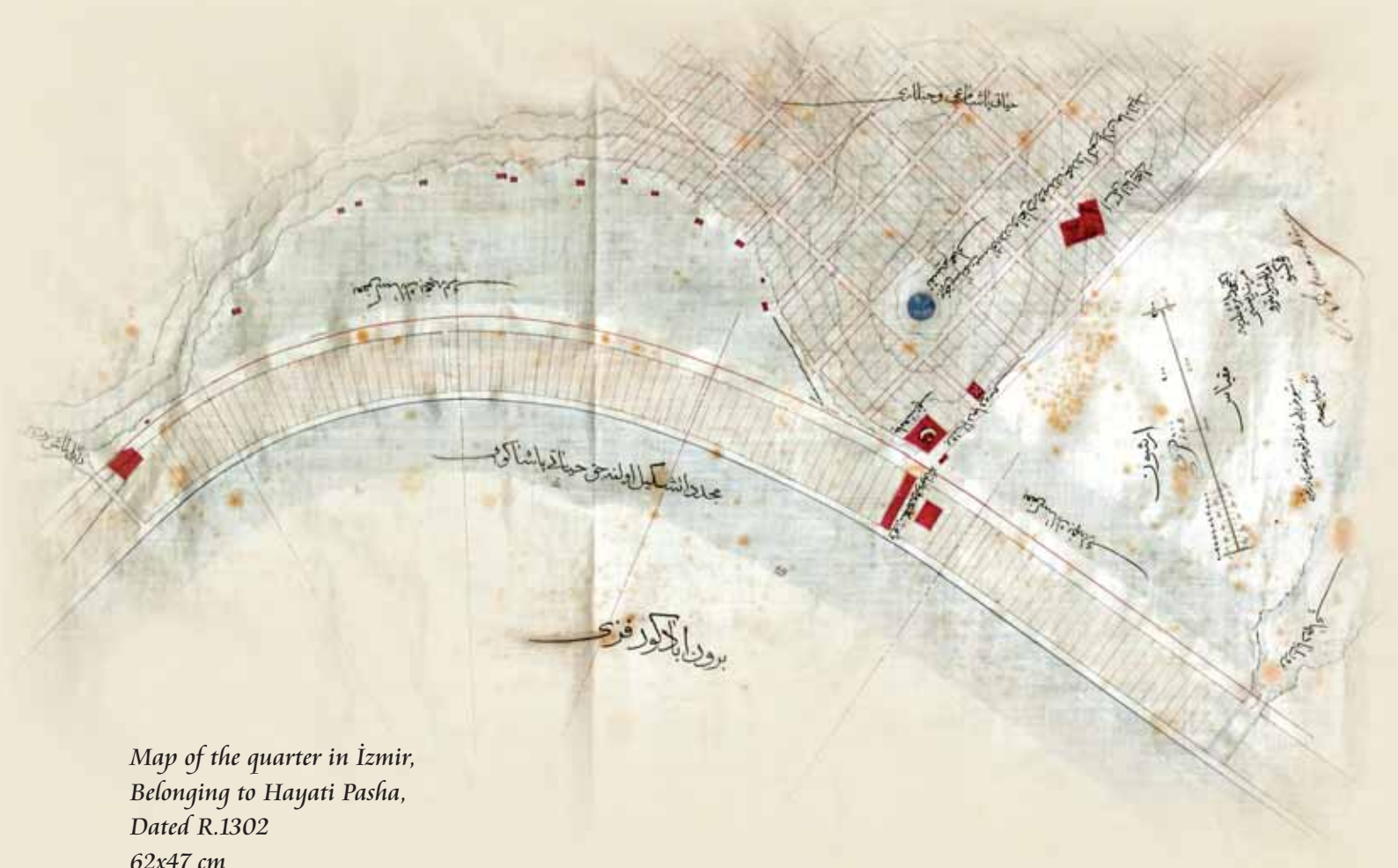
Map protection binder and its satin bag.



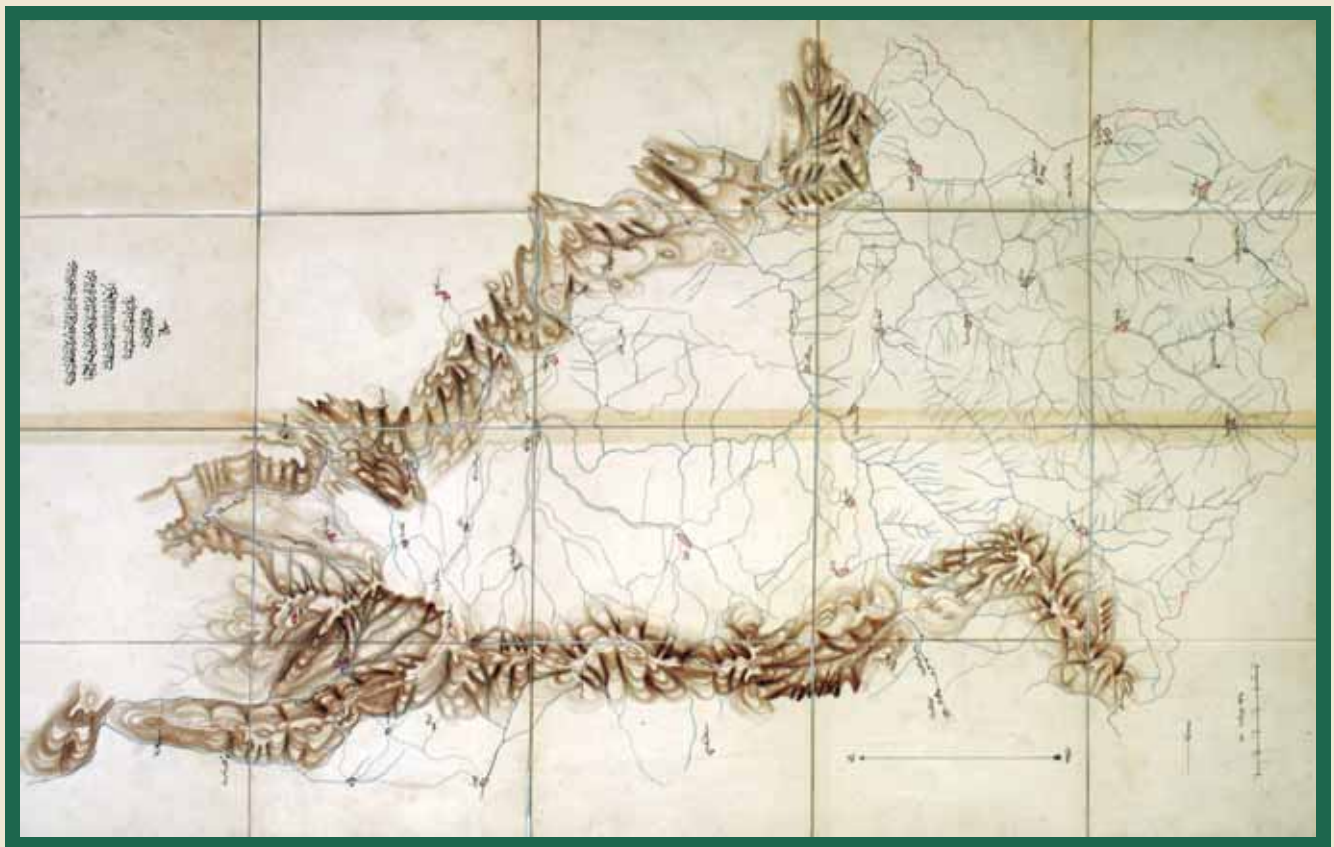
The map of province Adalar dated R. 1331
120x120 cm.



The Map showing border of Kırcaali Town Scale dated R.1302
131x78 cm.



Map of the quarter in Izmir,
Belonging to Hayati Pasha,
Dated R.1302
62x47 cm



The Map of Eastern Rumelia
Dated R. 1300
131x78 cm.



*Dated R.1300 The map in Halep,
"Cebel-i İsa Çiftlikât-ı Hümayûnu"
125x120 cm.*



*The Map of Bulgaria, dated R. 1300, drawn up
By Russian Topography Team in 1884
216x88 cm.*

Our Administration which has an important place among public establishments which make and use maps in our Country preserves a little number of maps which have been inherited from Ottoman Empire.

The Holy Koran

Until installation and widespread usage of printing machine in the Ottoman Empire works were written completely as manuscripts. In these manuscripts, particularly in writing of books of religious content, the most beautiful samples of arts of handwriting and illumination were displayed.

After the installation and widespread use of printing machine however this tradition has been

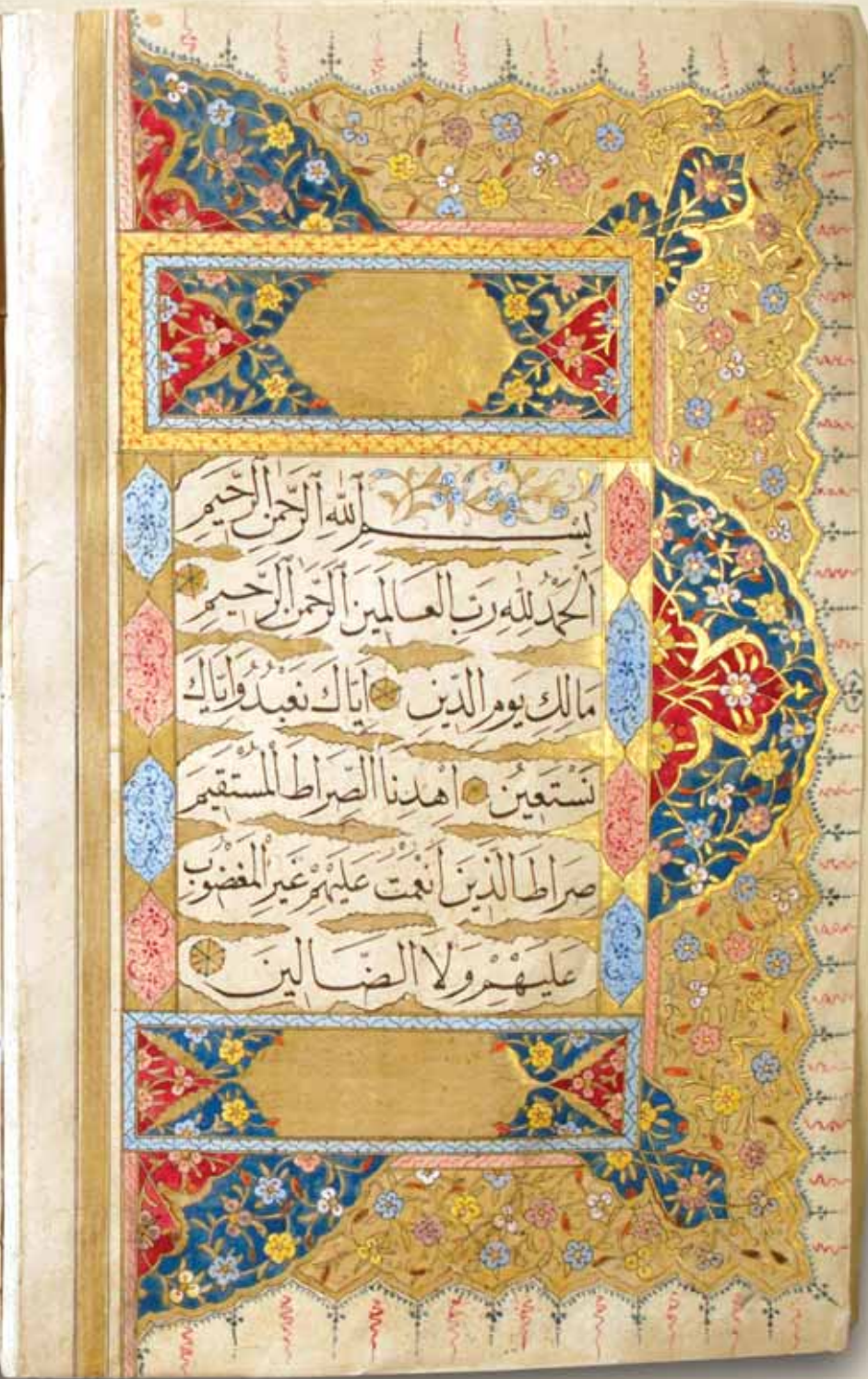
continued in the same way in writing of the Holy Koran.

Manuscripts and printed Korans dated back to the Ottoman era have been available in DALR (Department of Archive for Land Registry).







Manuscript of the holy Koran
 Devoted by "Numan Sabit Efendi", Trustee of
 Office of Land Registry to the Mosque of
 "Defteri Hakani"
 In 1826.







*Reflections of
Understanding and
Concept of the
Ottoman's Art
onto Archive
Documents*



In the foregoing chapters it has been mentioned that written papers and documents had been very important in the Ottoman State and that as a custom of state all kinds of documents had been preserved with utmost care and precision. The Ottoman did

not only considered and attached importance to written documents and books but also presented these documents to us by garnishing and ornamenting them with artistic designs point of view.



Traditional Turkish arts dates back to the Central Asia were developed over the very different areas complete with contributions of different cultures at the wide geography reined and particularly with the effects of Islamic Culture and such artistic works produced magnificent


masterpieces. Rare and magnificent and eye-pleasing works of art at such arts as architecture, ceramics, miniature, rug weaving, leather works, bookbinding, calligraphy (handwriting), gilding (tezhip), marbling art (ebru), etc. were created in the Ottoman Artistic Works.



وموايد

Foundation books
with Çorlu Ali Pasha
(Safer 1112)
29,5x19 cm.





It is possible to see the most beautiful samples of the art of calligraphy, illumination (gilding), marbling, bookbinding, etc. in books and documents and other documents as well which are available in Department of Archive for Land Registry of “Kuyud-u Kadime” (ancient records).

Art of Bookbinding

The word “Cilt” in Turkish means “leather” in Arabic. Masters of bookbinding are called “mücellid” (bookbinders). Bookbinding work which had been formerly developed for the purpose of protection of manuscripts has become a branch of art all over the Muslim World with the spread of Islam and increase of importance attached to

religious books. It is known that the first Turkish binders had belonged to Uyghur Turks in the Eastern Turkistan. However, after Turks become Muslim, the art of bookbinding rapidly developed and got an exclusive and gentle place within the Islamic Arts.



Foundation of Ali Pasha from Çorlu
28x17 cm.

In the sample of binder accommodating aspects of classical bookbinding art, Rosette decorated with rumi patterns and “salbek” added to both ends and likewise angle bracket ornaments with rumi patterns are seen. Furthermore embroideries have been also circulated with borders.

Bookbinding expanded from Central Asia to Iran, from Arabian Peninsula to Anatolia, and binders contained patterns bearing characteristics of regions where bookbinders lived; such as patterns of Hatayi, Memluk, Herat, Rumi, Arabesque, Seljuk, ottoman, Morocco, etc.

Turkish-Islamic art of bookbinding past to the Great Seljuk in the late Eleventh (XI) Century continued its developments in the period of Seljuk; particularly, bindings with Arabesque design and circular rosette have been made. “Şemse” (rosette) is derived from Arabic word “şems” which means “sun”; it is the decorative motive in the shape of sun. Accepting that sun is a star in the middle of sky, illuminating the environment with its rays, this figure has been applied onto the middle of covers of our books. On Seljuk bindings excellent patterns of embossed rosettes have been exhibited on leather.

In Ottoman Bindings of Fifteenth (XV) Century, bookbinding was past from Anatolian Seljuk binding to the Ottoman binding. The reign of Fatih is an age of development for craft of Turkish

bookbinding and bookbinding organization has been established at the time of Beyazid-II in parallel to this development. The period of Beyazid-II has created the classical period of the ottoman craft of bookbinding along with the organization of bookbinding. For the first time in this era we witnessed that bookbinders have had a school, that they were seen as a society in the Ottoman Palace, and that they were divided into two as teacher and student.

Rosettes in binding ornamentation in the classic period turned from circular shape to oval, and “Rumi” extensions called “salbek” had been added to both ends. Leaves, flowers, “Rumi” and “Hatayi” motives substituted Arabesque ornamentation items. Rosettes, angles and “zencirek” (small chain patterns) printed on leather by steel dies have been occasionally decorated with color paintings. In this period, in addition to leathers in tones of brown, yellow, red, maroon, blue, violet, dark green, olive-colored, grey and black leathers have also been used.





*About Medresse (Muslim Theological School)
Ordered to be constructed by Çelik/Mehmed Pasha
at Medine-i Güzelhisar
24,5x16 cm*



*The palace Sabıka Galata of Hekimbasi
foundations of Mehmed Arif Efendi
30,5x17,5 cm.*

Samples

*The Şemse sample seen belonging to detailed places
in Books of Land Surveys on binding*



*The foundation of Sultan Murad belonging
to province Niğde
35x14 cm.*



In the 18th Century, in parallel to recession of the Empire, along with other branches of art, there was also a recession in the craft of bookbinding. While there were not any technical changes there was retrogression in embroidering of motives and in terms of compositions. On some of covers angles and borders were removed, rosettes were used in a structure of rectangular character, in some samples however oval rosettes were used and a thick line of chain (zencirek) was drawn up instead of border.

Bindings ornamented with lacquer, “yekşah”, “zilbahar” and “Baroque-Rococo” bindings have been made since the 18th Century. In addition to stylized motives realistic flowers and leaves have also been used.

“Yekşah” and Baroque-Rococo bindings have been used in the 19th Century. Bookbinders who made 19th Century gildings worked at the same time as chief-bookbinder (sermücellid) in the Palace. These craftsmen applied Baroque and Rococo curves of the contemporary western art, baskets and flowerpots full of flowers also to the art of bookbinding as in the gilding work. Furthermore, bindings embroidered with silver or gold thread on velvet or other cloths were also produced in the 19th Century.



*The 17th Century-embroidering, which started to change appearance of classical style.
“Evkafı Veziri Azam” (Grand Vizier’s Foundation) Hasan Pasha. 28,5x19cm.*

Volumes (bindings) of manuscripts consist of four sections. Upper and bottom covers (cases) for protection of the book, spine holding upper and lower covers together, bookmarker called “mikleb” (tuck of the binding of a book) attached to the lower cover and usually in the shape of triangle and used at the same time place of pages, and finally the part called “sertab” holding the upper cover and the

lower cover together. Although the main material in bookbinding is leather, lacquer, marble paper and cloth (velvet, silk) have been also used.

It is possible to classify the classic bindings in accordance with the material used and techniques of embroidery. According to the material used, bindings respectively classified as following: cardboard bindings, leather bindings, lacquer bindings, cloth bindings, marble paper bindings, bejeweled (murassa) bindings.

*The Deed of Trust of a pious foundation of “Seyyid Mehmed Halil Efendi” located at Yedikule İmrahor quarter in İstanbul
25x17,5 cm*



Leaf motive stylized with figures of flower.

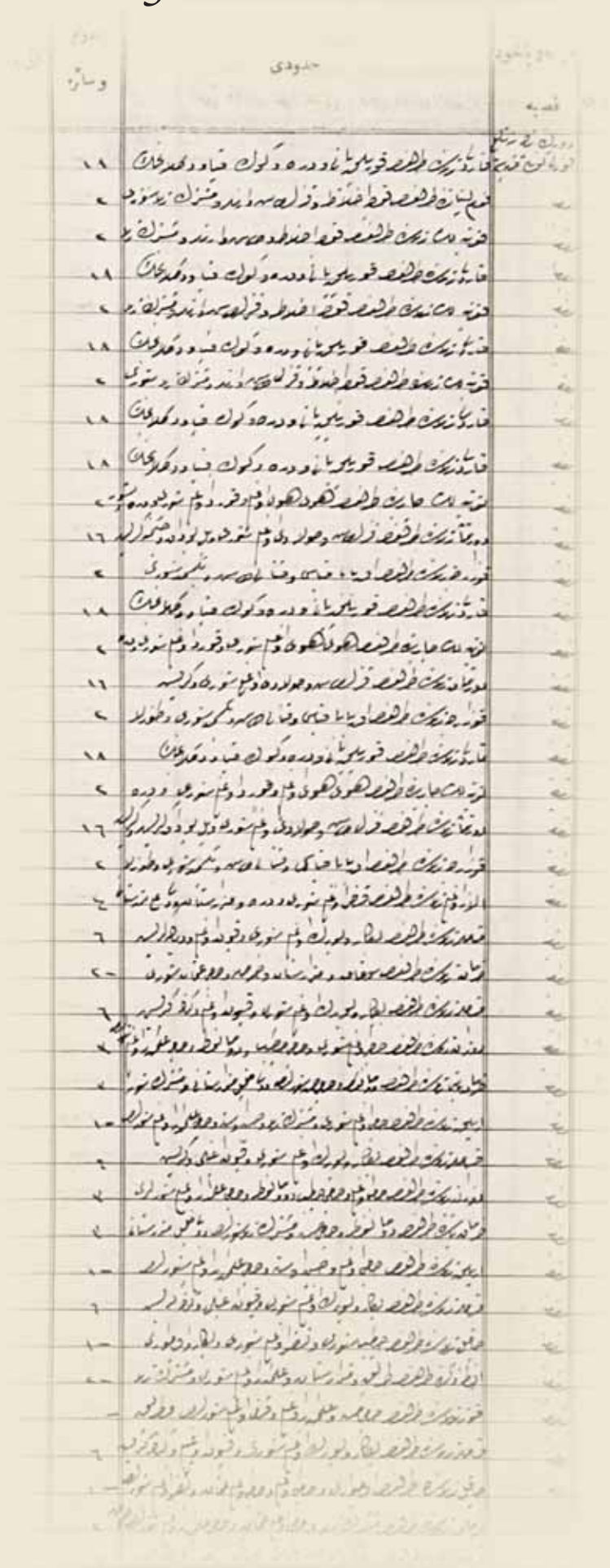
Calligraphy (Art of Handwriting)

The briefest definition of the art of handwriting (calligraphy) has been made with the sentence of “Handwriting is a spiritual geometry created by means of physical tools” and calligraphy has been used for centuries within the framework of understanding which conforms to the above definition.

With the mention of calligraphy the art of beautiful handwriting created around the letters of Koran comes to mind. The initial style of the art of handwriting is the “Kufi” (cufic script) with angular characters, which received its name from the city of “Kufa”. Following this initial style, after the 9th Century, “aklam-ı sitte” (the six styles of writing) has been used.

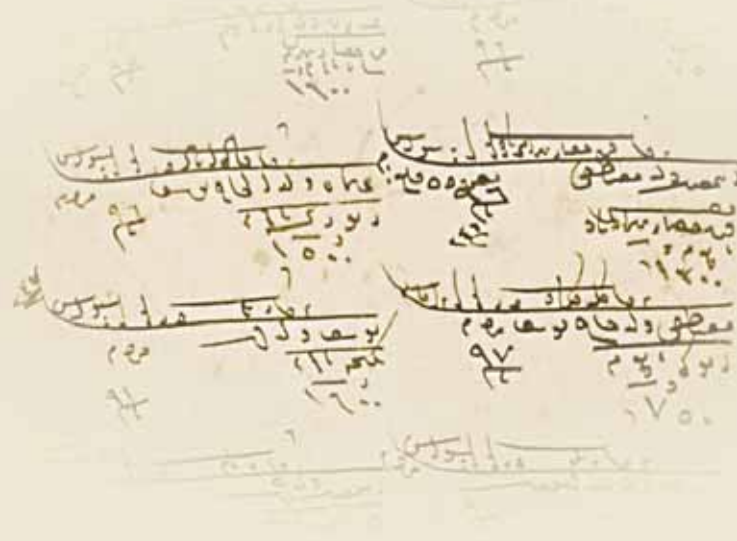
By means of this art of handwriting which was transferred from Phoenicians, while used by the tribe of “Nebat”, to Arabs and while it was a simple style of writing, it started to develop with Islam, while Arabic letters were writing of a certain tribe it has become a writing of religious community.

After Turks’ acceptance of Islam and eventually upon changing their writings, unfortunately their masterpieces to show their relations with calligraphy could not reach until now. We have come across with the earliest samples only after Seljuk. Turks started to deal with calligraphy only after their arrival to Anatolia and their brightest periods in this field were lived at the time of Ottomans.



An excerpt from Minutes
Registry Books
Written in style of
“Rika”

Style of writing called "siyakat" used in various registers.



Since the date of conquest of İstanbul the Ottoman State reached greatness not only for the military and political point of view but also in respect to the cultural and artistic aspects. Finally at this period the art of handwriting (calligraphy) passed to the sovereignty of Ottomans with "Şeyh Hamdullah" (1429-1520) and arrived until the 20th Century by continuously improving and progressing. Upon encouragement and recommendation of Sultan Beyazıd-II who was sponsor and student of "Şeyh Hamdullah" he accomplished to produce a new style. In the reign of "Kanuni Sultan Süleyman" writing style of "Ahmed Karahisar" was forgotten after him, and could not resist against the style of "Şeyh Hamdullah".

The Style of "Şeyh Hamdullah" who was the founder of Turkish Calligraphy continued until the 17th Century, and since then İstanbul faced with a new style. "Hafız Osman" (652-1698), the genius in calligraphy, subjected handwriting of "Şeyh Hamdullah" to an elimination and qualification and started his handwriting by creating a calligraphy specific to him. After "Hafız Osman" the calligraphy was continuously in progress and development with the hands of such masters as "Rakım Efendi", "Şevki Efendi" and "Sami Efendi".

Styles of writing used in the calligraphy are "kufi", "nesih", "muhakkak", "rika", "tevki" and "ta'lik". Although there were a lot of style of writing in addition to these styles, they were used on certain areas. For example, the writing style of "divani" (Arabic Script) (a style of large handwriting used in the imperial chancery) was used only correspondences of "divan-ı hümayun" (the Imperial Chancery of State), and writing style of "siyakat" which required special education for reading however used in keeping financial records.

Turks, in addition to "aklam-ı sitte" (the six styles of writing), revealed a new style in handwriting of "talik" (Arabic Calligraphy) discovered by Persian. "Ta'lik" style of writing was transformed into a new style of writing with the hands of Mehmed Yesari and his son Yesarizade Mustafa İzzet in 18th Century.

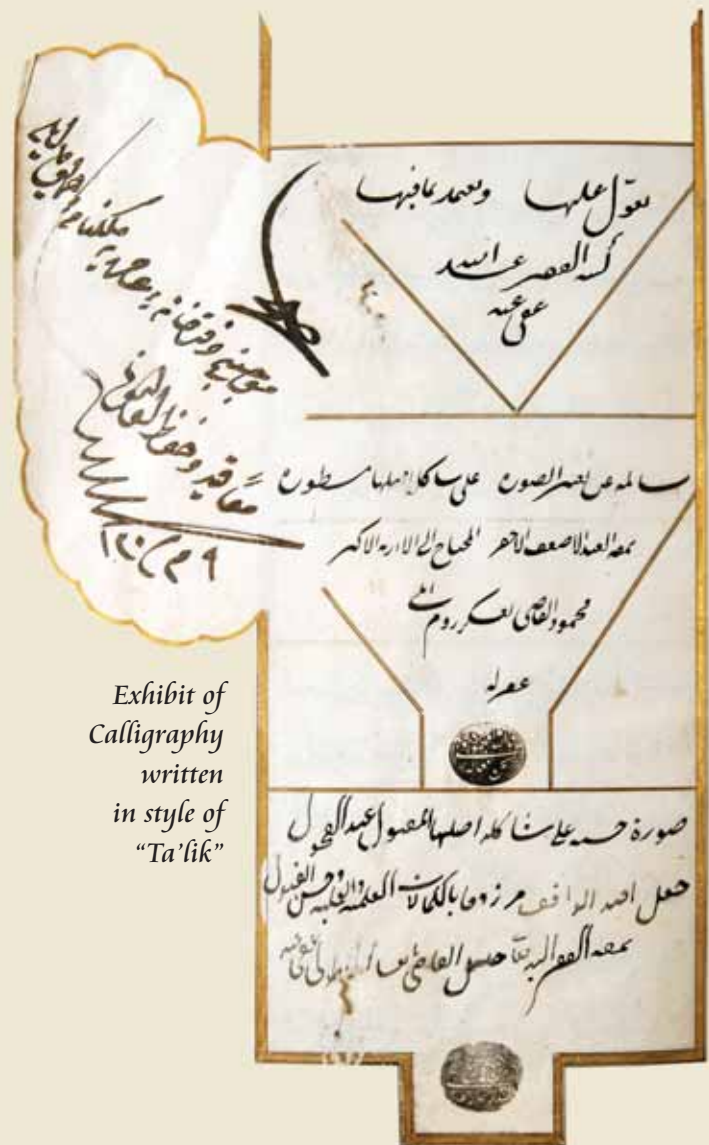


Exhibit of Calligraphy written in style of "Ta'lik"

Persons whose profession is calligraphy (art of handwriting) are called “Hatta” (Calligrapher). Calligraphy is a branch of art in which training is provided within the master – apprentice relationship. After a long period of training the candidate of calligrapher was subjected to some kind of examination in front of three masters. If master calligraphers find the calligraphy written by the apprentice

satisfactory and good they affix their signatures under it. This is called “icazetname” (diploma). Anybody who failed to earn a diploma cannot affix his signature under his writings. In the Ottoman Empire the most senior and skilful person among calligraphers is called “reisü'l-hattâtin” (Chief of Calligraphers).



Title Deed of Registry Of Midilli “Mufassal” written in calligraphy style of “Divani”

Although many branches of art have been influenced by the west, calligraphy has not been subjected to such an impact. It is because there was not any similar art in the west to have influence onto the calligraphy and it is the fact that calligraphy has been renewed by skilful hands and transferred to the future generation.

While “hüsn-i hat” (elegant handwriting) is per se (all by itself) a branch of art, utmost care

exerted to be ornamented with gilding and marbling. Thus colored calligraphy has been provided with a different beauty.

“Sura of Fatiha” written and adorned in style of Calligraphy called “nesih” (naskhi) in elegance to verify the following wording: “The Holy Koran descended in Hejaz (Hicaz), read in Egypt, written in Istanbul”.



Seals bearing Sultan’s signatures are the most beautiful examples of calligraphy. Sultan’s signatures with gilding have been attached an artistic appearance.

As Sultans’ signatures were a branch of art specific to Turks and based on their magnificent beauties, they are discussed in a separate chapter.



Art of Gilding (Tezhip)

“Tezhip” (gilding) in Arabic means “an inlaying with gold, gilding” (Turkish: Altınlama, yıldızlama). It is a decoration and ornamentation technique with gold foils made a thin sheet by forging and with earth dyes (ochre), used specifically in coloring of pages of manuscripts and calligraphic plates.

History of gilding in Turks dates back to Uighur. Examples of the Gilding Art had been seen among Uighurs in the 9th Century. In the same era gilding art was also widespread in Islamic countries. With Islam gilding art become widespread among Turks and this Art reached its peak in the hands of Turks.

The Gilding Art reached Anatolia via Seljuk and experienced its peak point and magnificent time in the Ottoman era like other branches of art. In the early 15th Century Turkish gilders (illuminators) continued their activities also in Bursa under the auspices of the Ottoman Sultans. Extremely thin Rumia and Hatayi motives have been observed richly in designs made. In this Century where composition showed development impacts of the orient schools have been felt. In the composition domination of symmetry became a school with eye-pleasing character and in a systematic way.



In the period of Fatih gilding was become cleared from outer impacts and acquired the feature of Ottoman gilding. Fatih Sultan Mehmed, who had great admiration to this art, got established two houses of embroidery and appointed “Baba Nakkaş” from Uzbek as its director. In the era of Yavuz Sultan Selim, in the years of 1514 to 15, with artists of Tebriz and Herat coming to Istanbul after

conquest of Tebriz, the Ottoman embroidery arts gained a new appearance. In the era of Kanuni however gilding and embroidery reached their peak point. Rather thin and elegant patterns matching with one another were used in work of arts. “Kara Memi” and “Şahkulu” were the famous gilders became remarkable in this period.



“Mihrabiyeye” gilding
in which “hatayi”
patterns highlighted.



"Mihrabiye" Gilding in which
"Hatayi" and "Rumia" patterns
highlighted.



Example of "Mihrabiyeh"
 (Rumia and Hatayi)
 adorned with stylized
 animal and plant patterns.

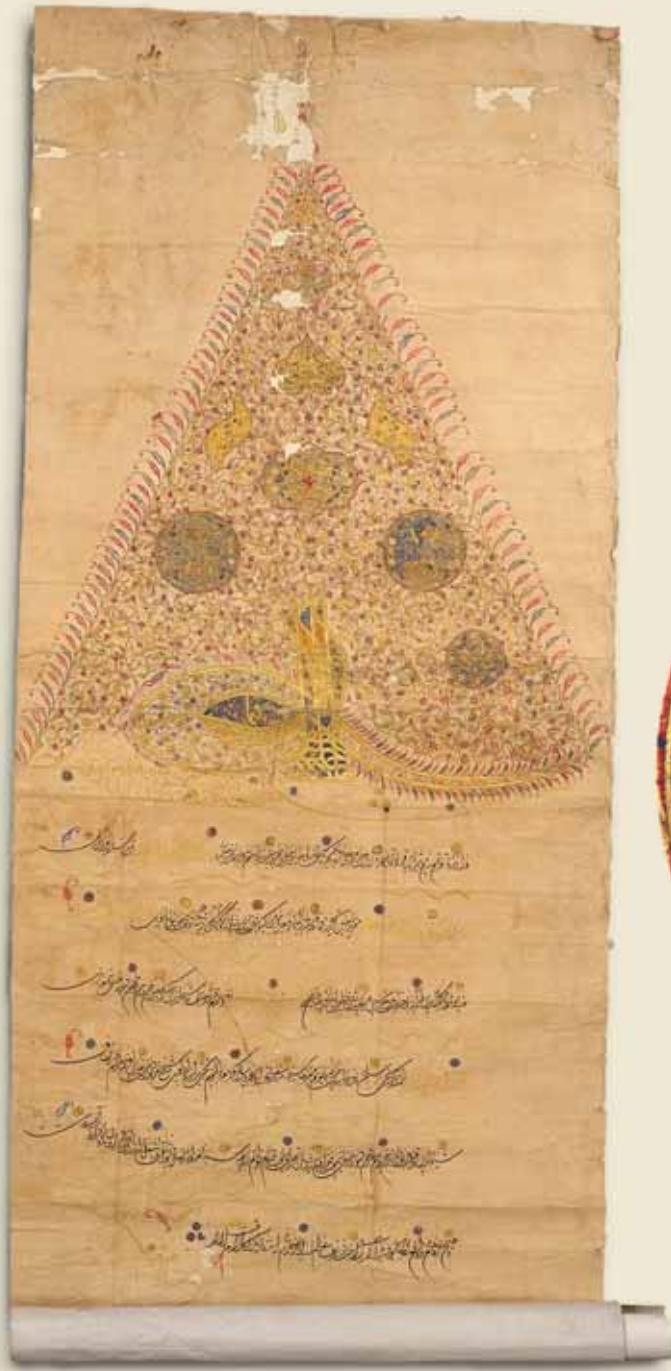
Cloud patterns were used in the earlier Periods in Turkish gilding; specifically In the 16th Century and thereafter it was a much more preferable style.



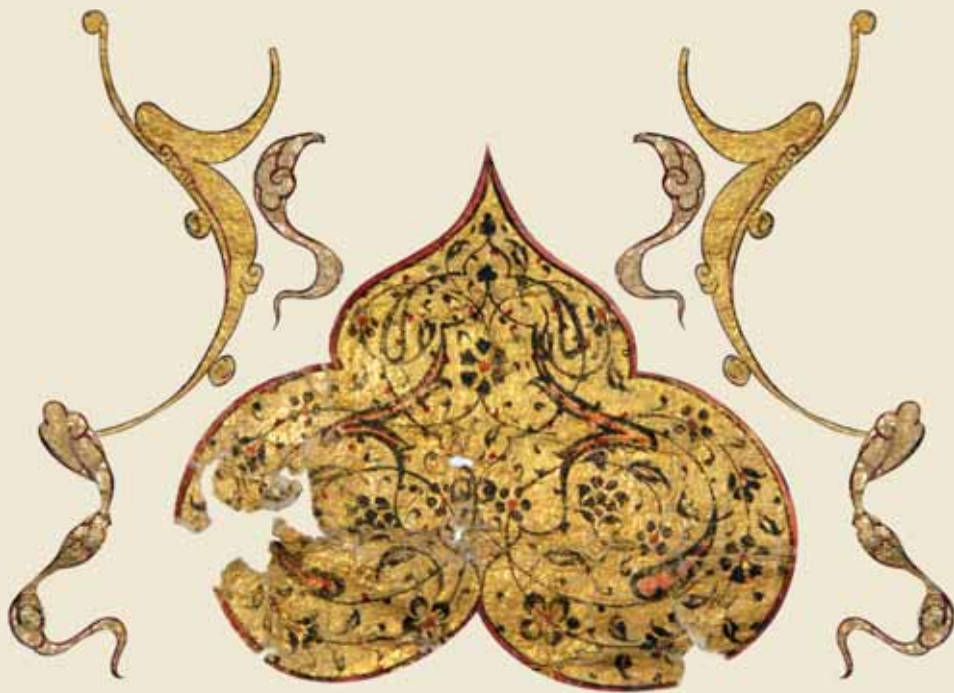
In the deed of trust of pious foundation dated H.807 (1405 A.D) of “Bedreddin el-hac Mahmud Çelebi ibn-i el-gazi el-Merkum Muhiddin Mehmed Hazretleri” patterns of cloud in scattered forms were drawn on blue sky background.

Furthermore, it is seen that pattern of Tughra (Sultan’s Signature) drawn with gold foil present at the upper section of the Deed of Trust of a pious Foundation (Vakfiye) was embroidered with “Hatayi” patterns.





At the top of the Tughra made with gold foil on the trimming in triangle and in which “Rumia” and “Hatayi” patterns were used, circle and rose embroidery and patterns of leaf which are the best beautiful examples of the art have been seen.





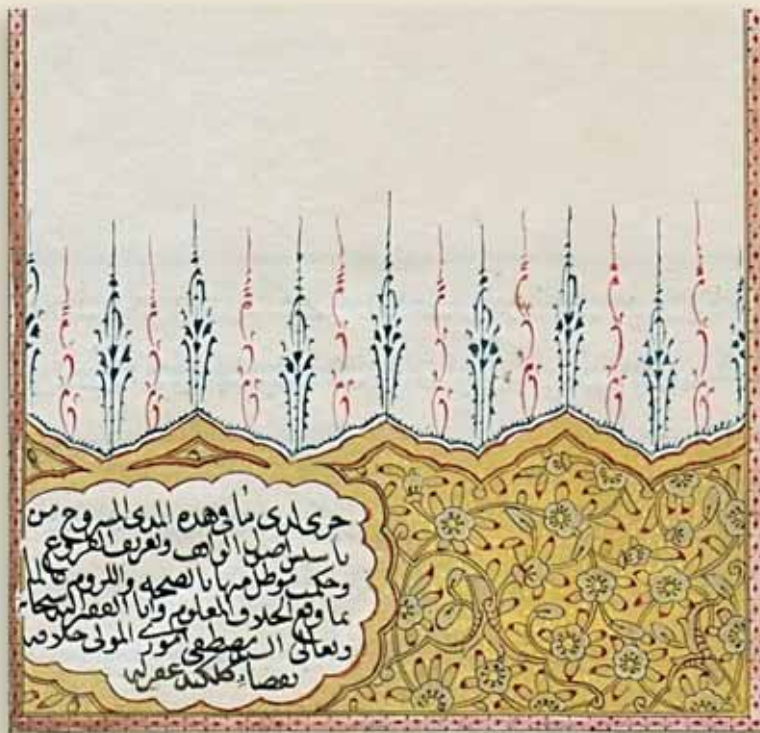
Turkish Gilding has begun gradually losing its own thinness and features of classic patterns since the 18th Century. In the 18th Century in which Western artistic effects were strongly felt it is remarkable that baroque, rococo patterns were used incidentally with classic decorations. By the end of the

18th Century a style of decoration called “Turkish Rococo” was widespread in the Gilding. This technique consisting of particularly naturalist bouquets of flower has continued its effect by the end of the 19th Century.

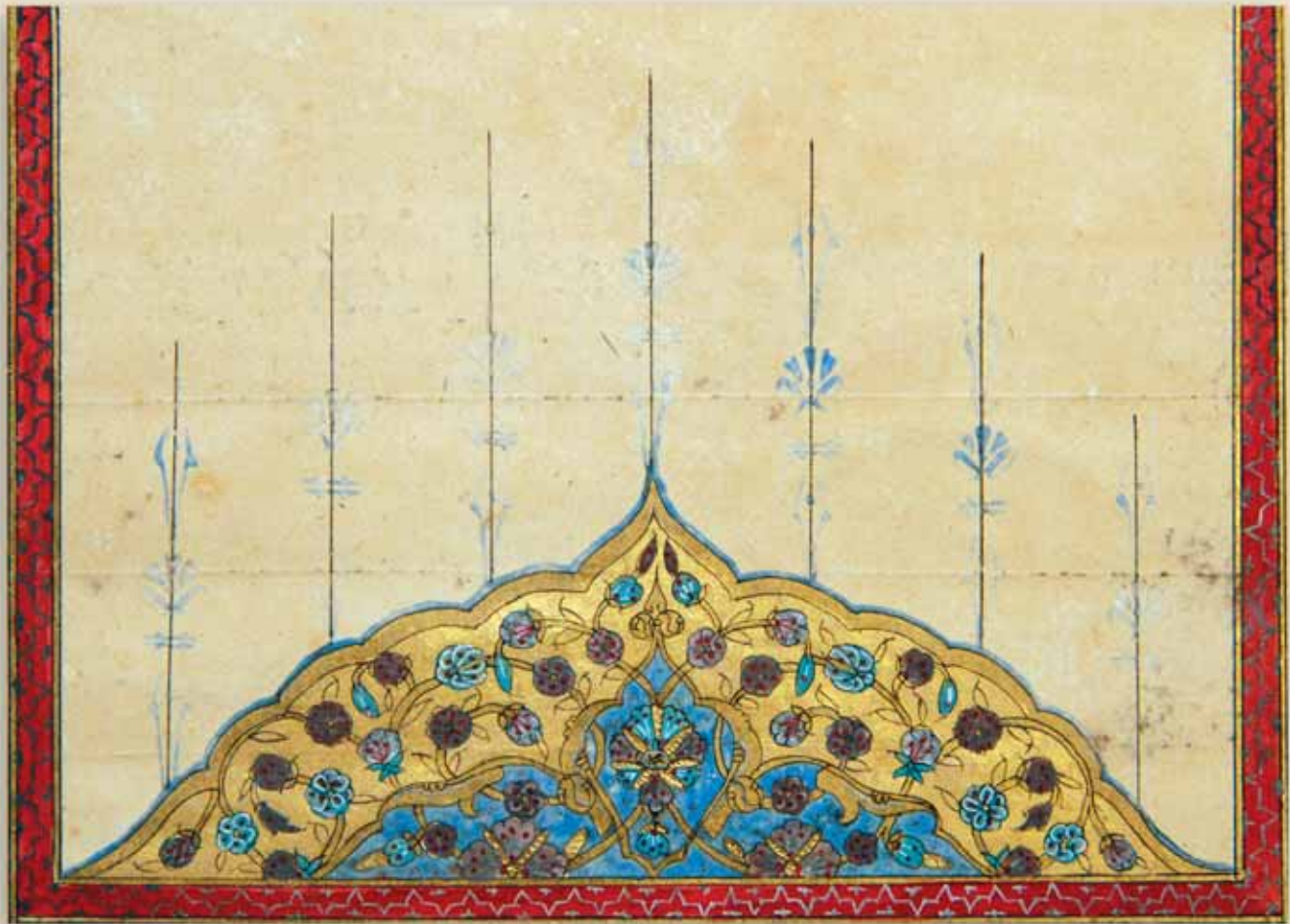


In the Deed of Trust of the Pious Foundation of “Bezm-i Alem Valide Sultan” (Sultan’s Mother) dated H.1257 (1841 A.D) example of Turkish rococo is seen.





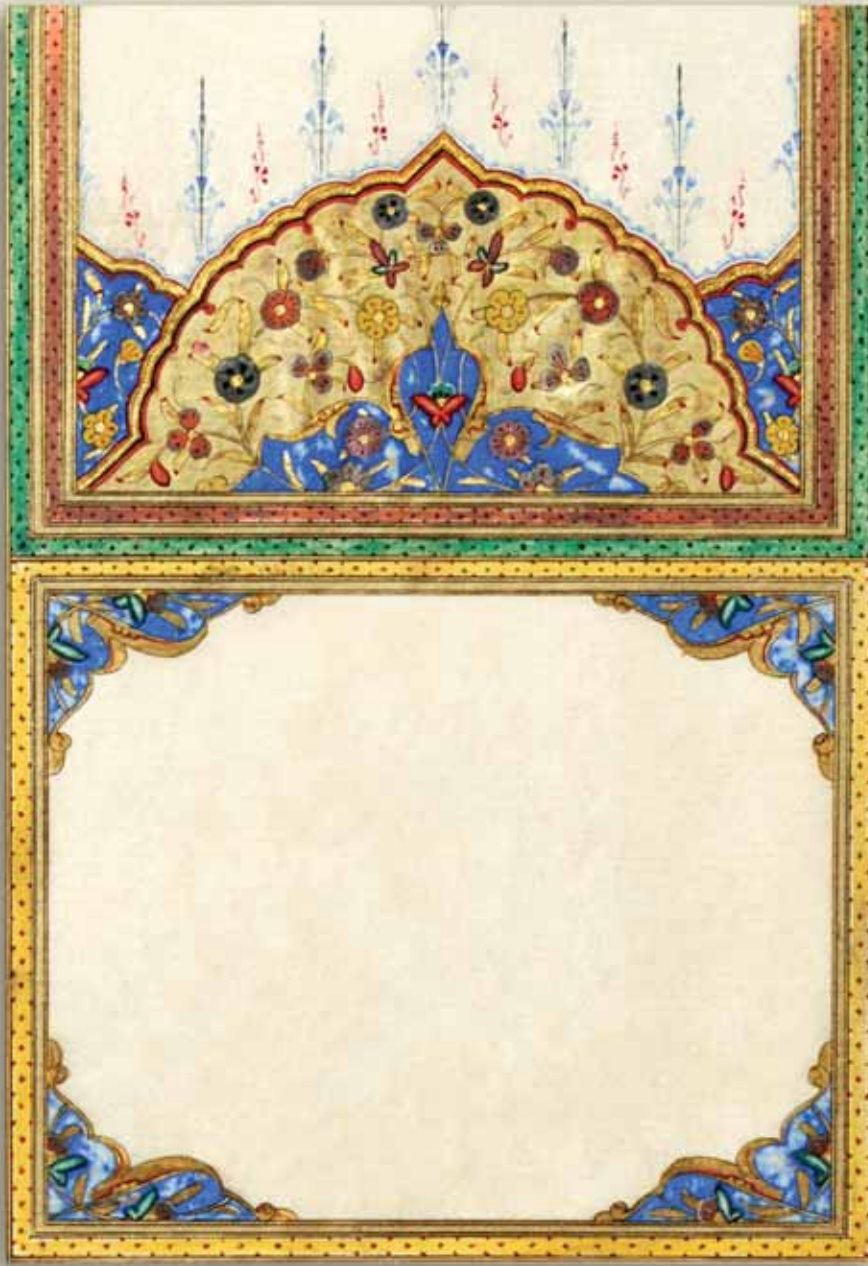
“Hatayi” patterns in which Western style Gilding and Classic Style are interlaced.



Patterns and figures used in design of gilding are the stylization of plants and animal figures in nature. Name given flowers of plant origin is a composite type being usually the product of imagination (imaginary) gathered under the group of "Hatayi". The other pattern Which emerged from

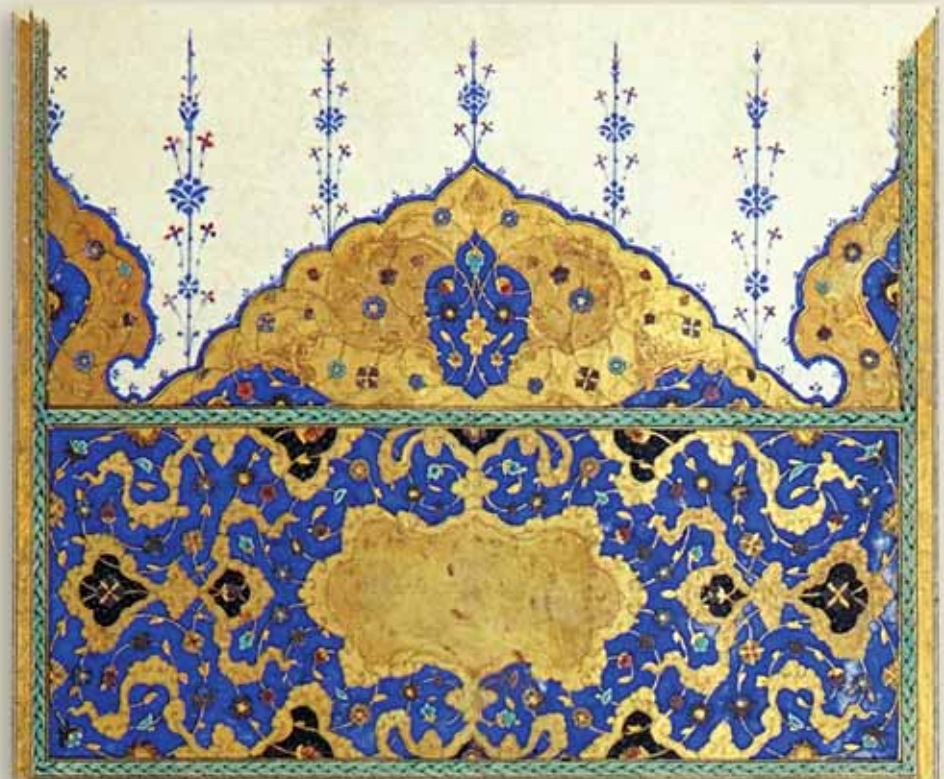
stylization of animal figures has reached until now under the name of "Rumi". "Rumi" which means literally the "Anatolian" is the pattern that has been mostly used in architectural decoration and gilding art in Rumi 12th and 13th Centuries.



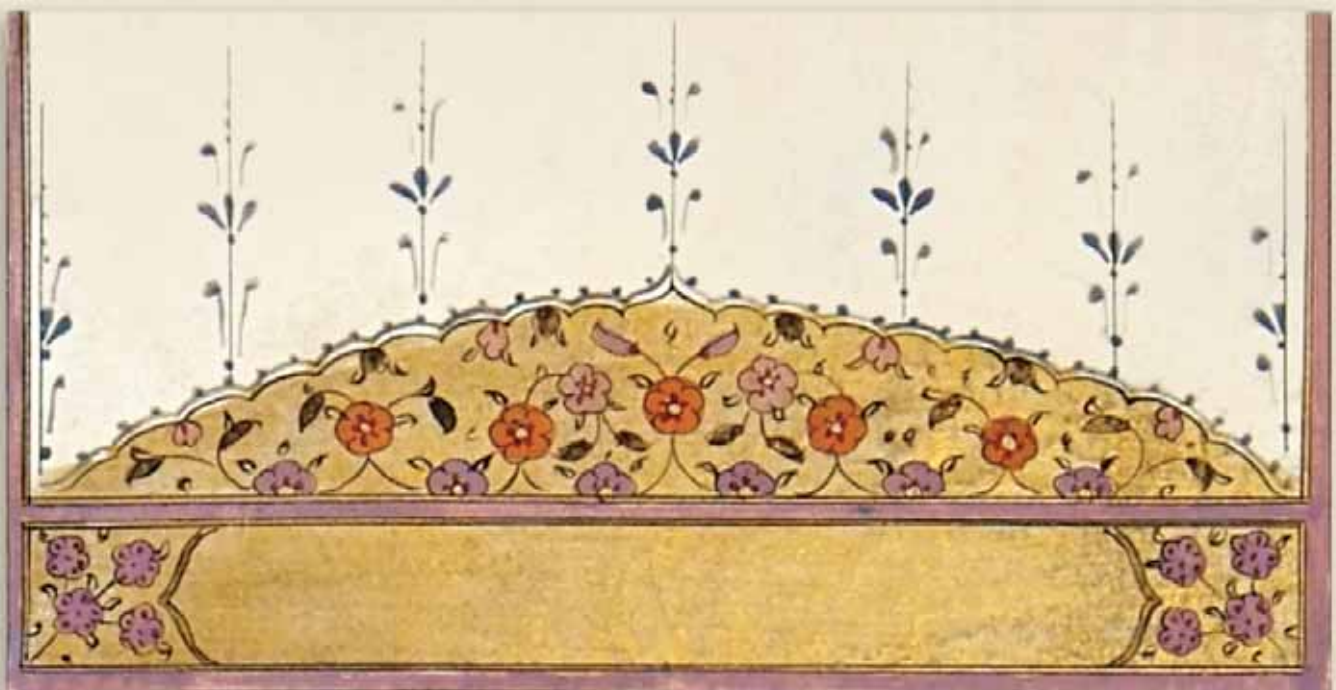
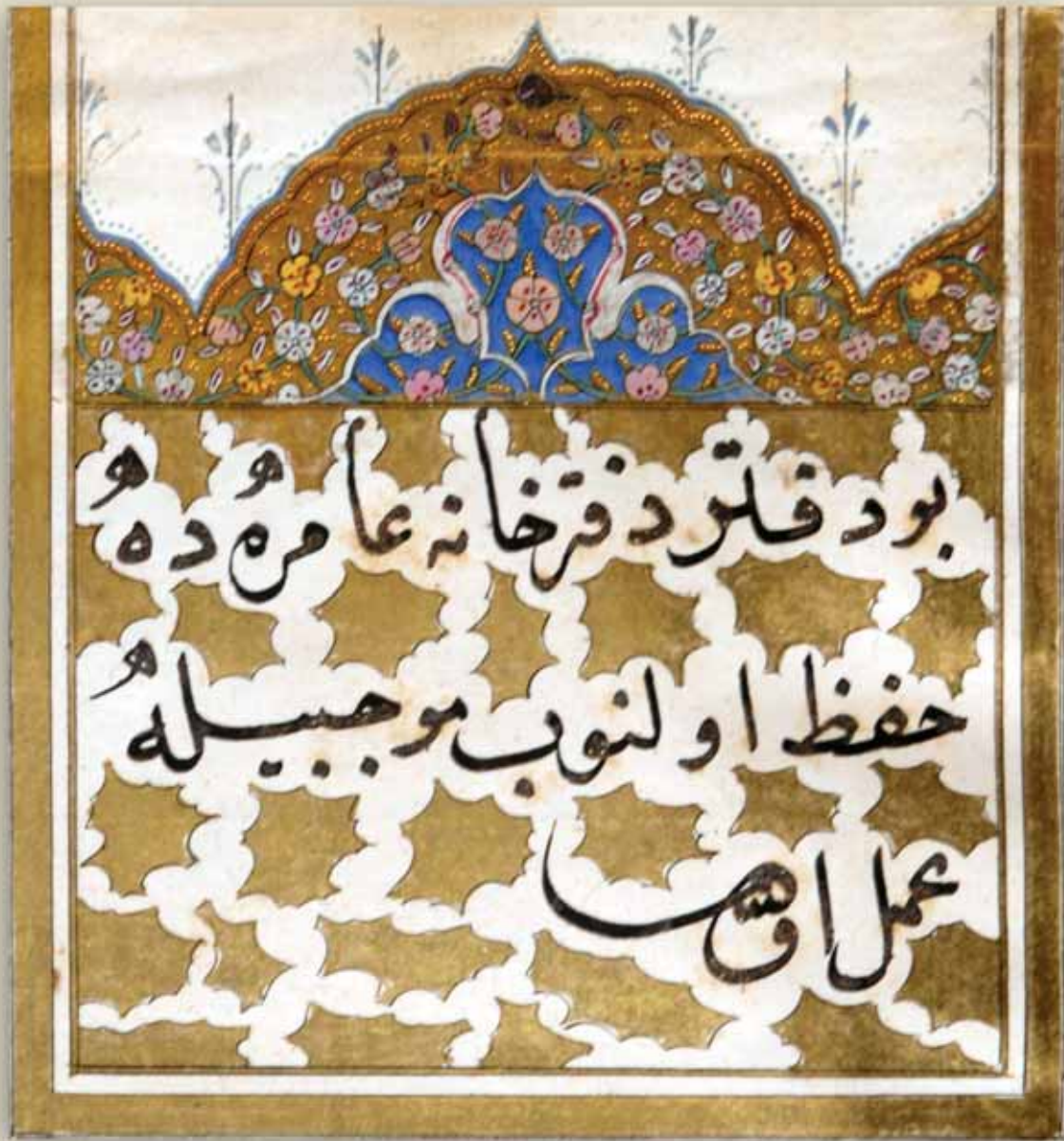


At the beginning of the majority of Books of the pious Foundation existing in the Archive of Ancient Records of our Administration Shape of Dome has been encountered in patterns which were used mostly in gilding. This part which has been adorned generally with “rumi” and “hatayi” patterns is called “Mihrabiye”. In this pattern of dome lines in the shape of “elif” (Arabic letter) extending upright are called “tığ” (crochet needle).

Furthermore, sections that have been adorned are circled with lines made usually with gold foil, which called “cetvel” (marginal lines around a page). All pages of some books have been encircled by “cetvel” made of gold foil.



Belonging to different in term for gilding sample



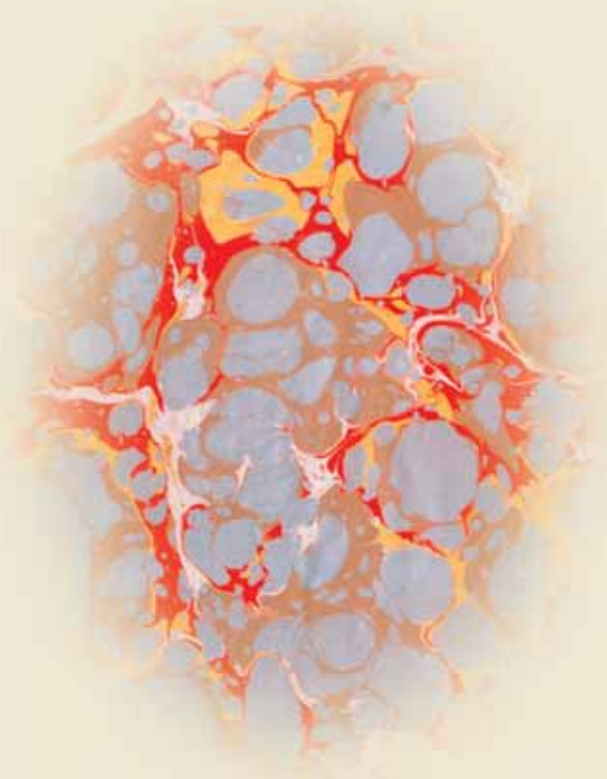


Art of Marbling (Turkish: Ebru)

This is an ancient art of decoration made by transferring on paper figures formed on dense water on which laid earth and powder dyes. etymology (origin) of the word “ebru” dated back To Persian “ebr” meaning “cloud”. The word “ebri” which is derived from the word “ebr” and meaning Cloudy has been transferred to Turkish as “ebru”.

according to another point of view, this word has been derived from the Persian word “ab-ruy” meaning in Turkish “yüzsuyu” (face water). According to some other sources, “ebru” (marbling) was born in Buhara of Turkistan and past to Ottoman via Iran. “Ebru” in the West is called as “Turkish Paper” (Türk Kağıdı).

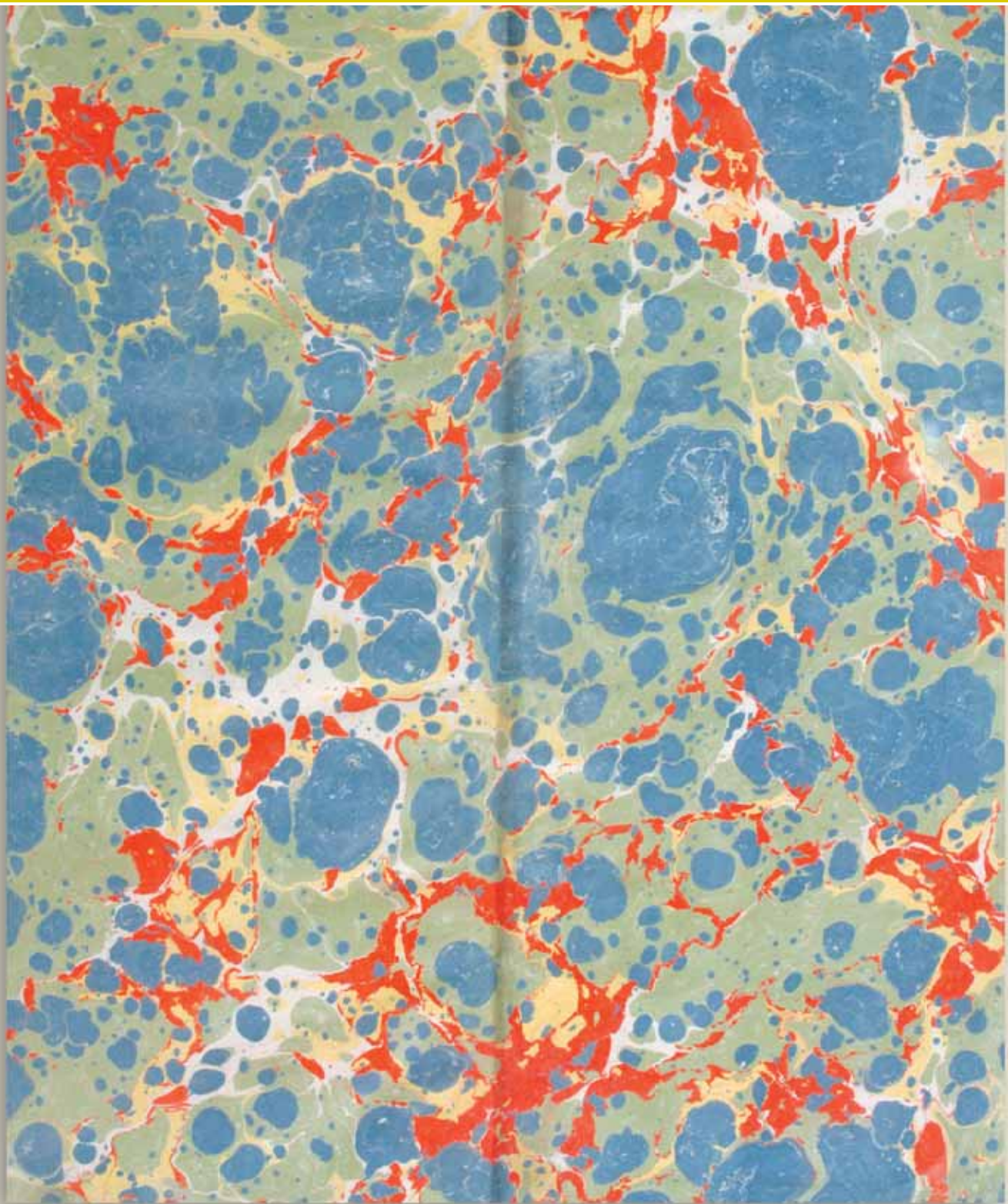
It is impossible to tell that art of making marbled paper which is one of the most significant arts of paper adorning has been known since which date. Even in the volumes (bindings) of very ancient books we have seen marbled paper as a side paper.





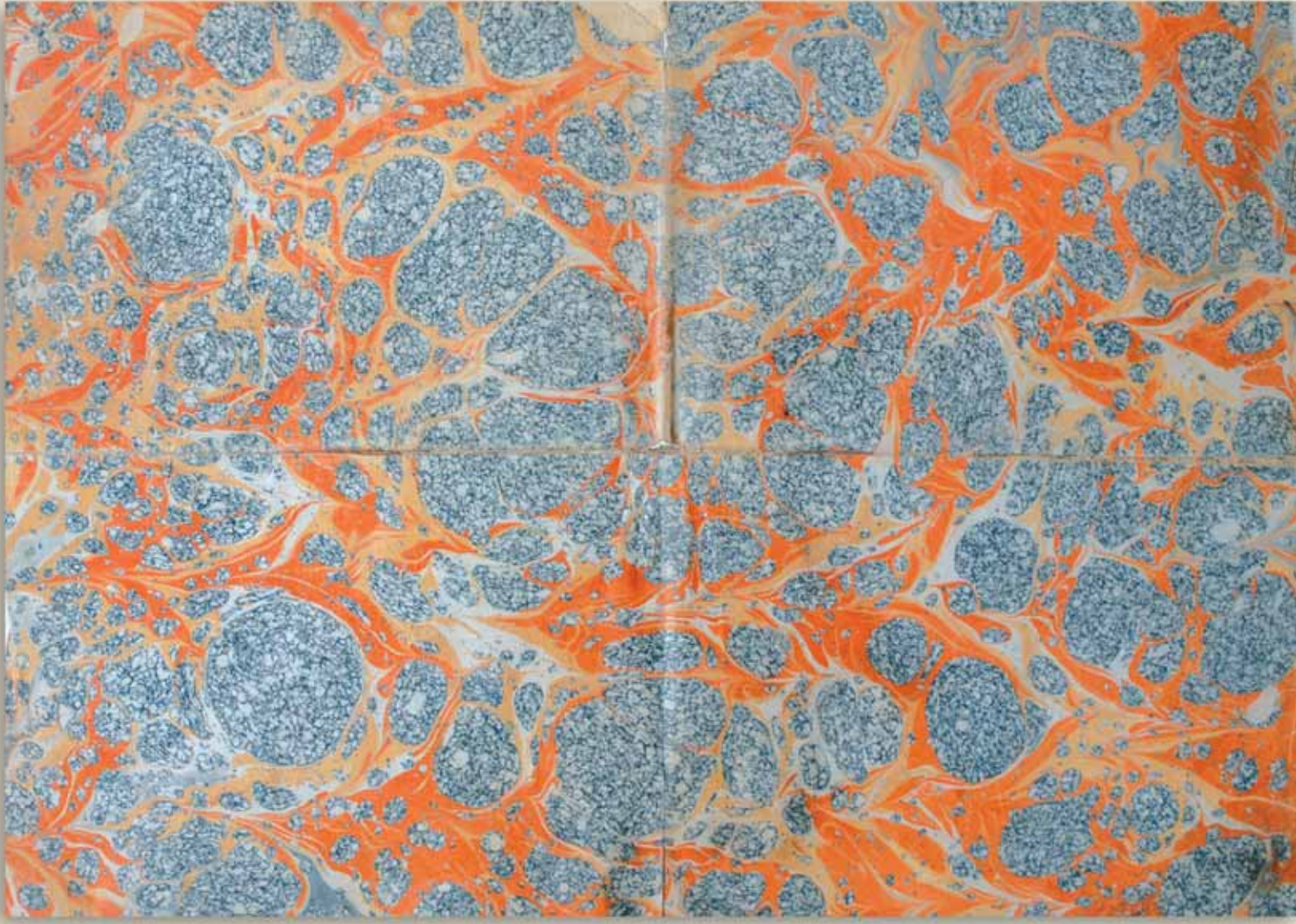
“Marbling” has been the most significant part of the Art of “Calligraphy” for many centuries. It decorated inside of book covers, and occasionally encircled around edges of calligraphic plates.





Marbling is an art which requires patience. First of all an appropriate paper is to be selected. A rectangular vat is required for making marbled paper. "Kitre" (gum tragacanth) which is obtained from body of plant called "Geven" (Astragalus Tragacantha) and which is such kind of a white glue is mixed with water at a certain percentage within a vessel. Then, dye is prepared in small cups for marbled paper. Additionally two coffee spoon of fresh cattle gall is added into the well diluted dyes mixing with water in the cup. The purpose of this process is to ensure that the well crashed dye should remain at surface without sedimentation. Dyes in various colors prepared as above are

sprinkled over the liquid in density of "boza" which poured into the special vat. Then when these dyes which remain on surface in the form of accumulations are stirred or spread with a wooden stick, amazing and interesting designs and patterns come out. Furthermore, when it is desired, certain designs can also be created. The special paper laid over these designs, 5-10 minutes later, is raised towards one side like opening a page of book by holding both ends without slipping and moving it. Painted face being upwards marbled paper is spread on an appropriate place and left to dry. Thus, thousands of different designs and patterns with detail and color come up.

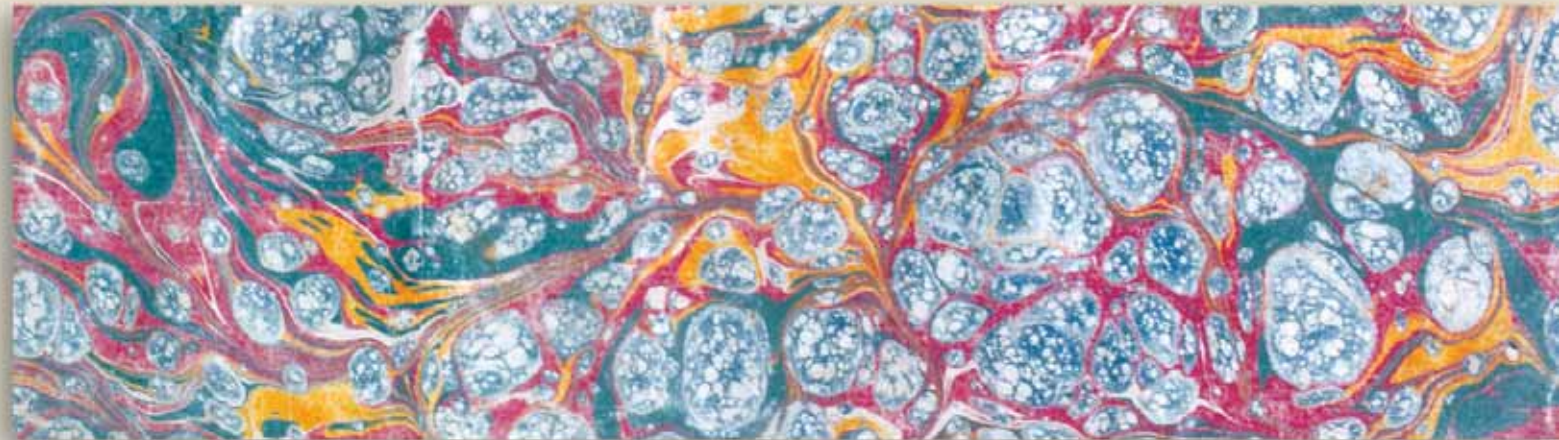


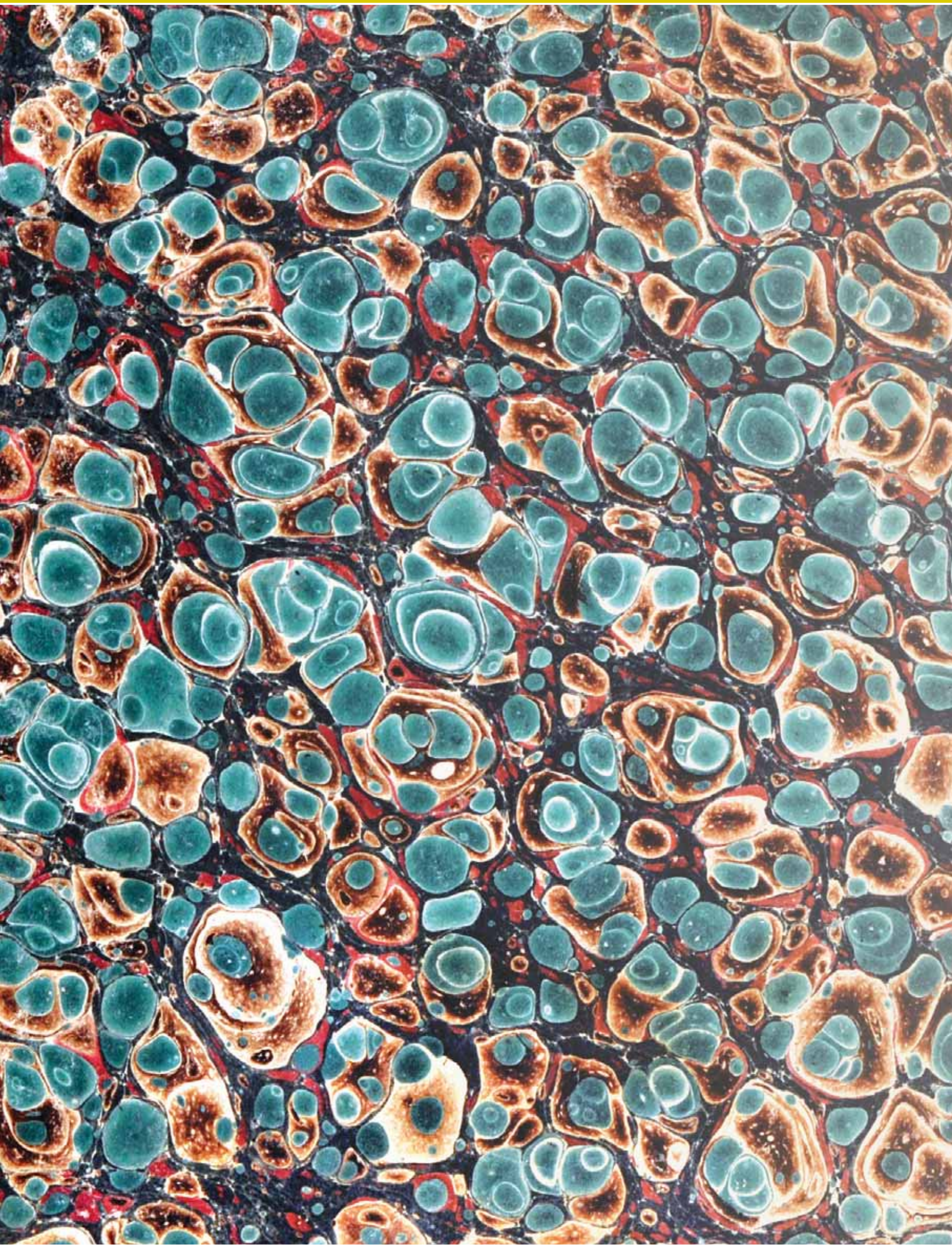
As is the same in a lot of branch of art used particularly in decoration of documents and books, the art of making marbled paper has reached its peak in the Ottoman era. Unlike other branches of art, because maker of marbled paper cannot put his signature under his work, makers of them could not be determined.

The Ottoman State, using this branch of art also in official documents and books, has reflected to us the pleasure and taste of art. It is possible to

see it in the examples of marbled paper used in books and documents kept in our Administration.

Marbled Papers have got such types called as “battal” (over-size), “gel-git” (come-go), “şal” (shawl), “bülbülyuvası” (nightingale’s nest), “kumlu” (sandy), “hatip” (orator), etc. Some of such types of marbled papers have been provided in the following together with their examples available in our Administration.







“Battal” (large-size) Marbled Paper

It is a marbled paper that has been formed by designs and figures created naturally by paints sprinkled on surface of water with “Kitre”.

It is also called “Tarz-1 Kadim” (Old Style).

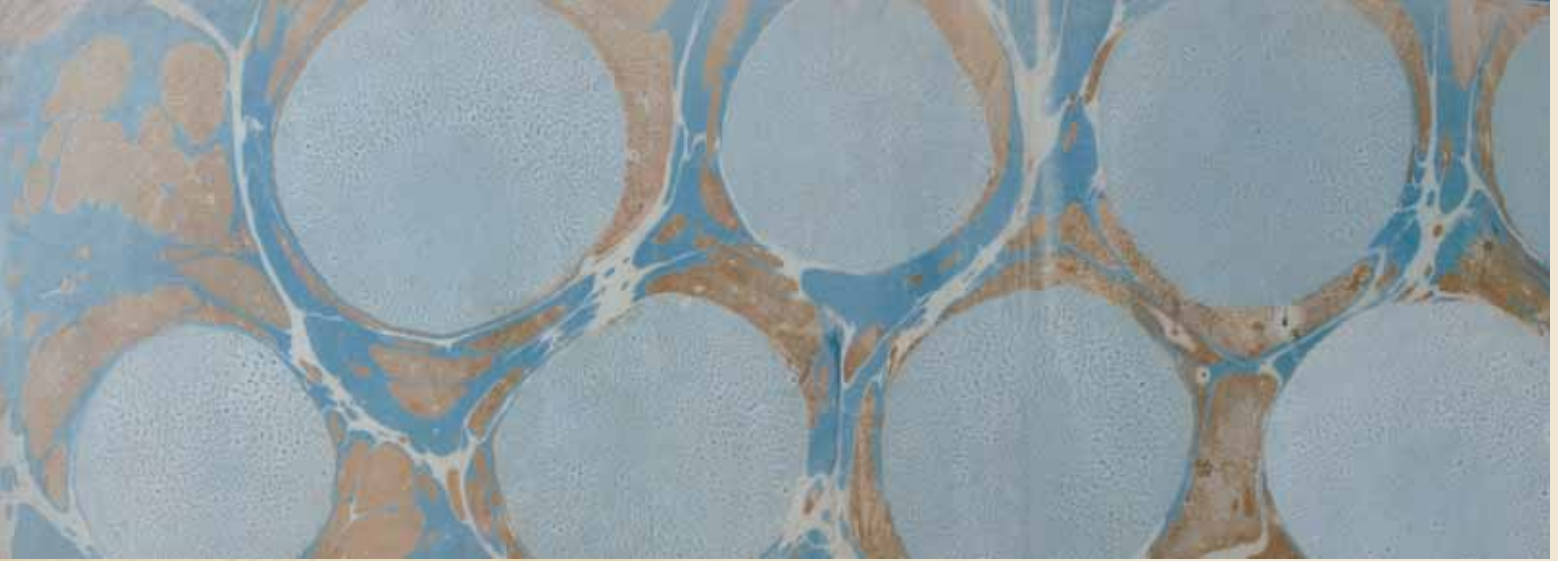
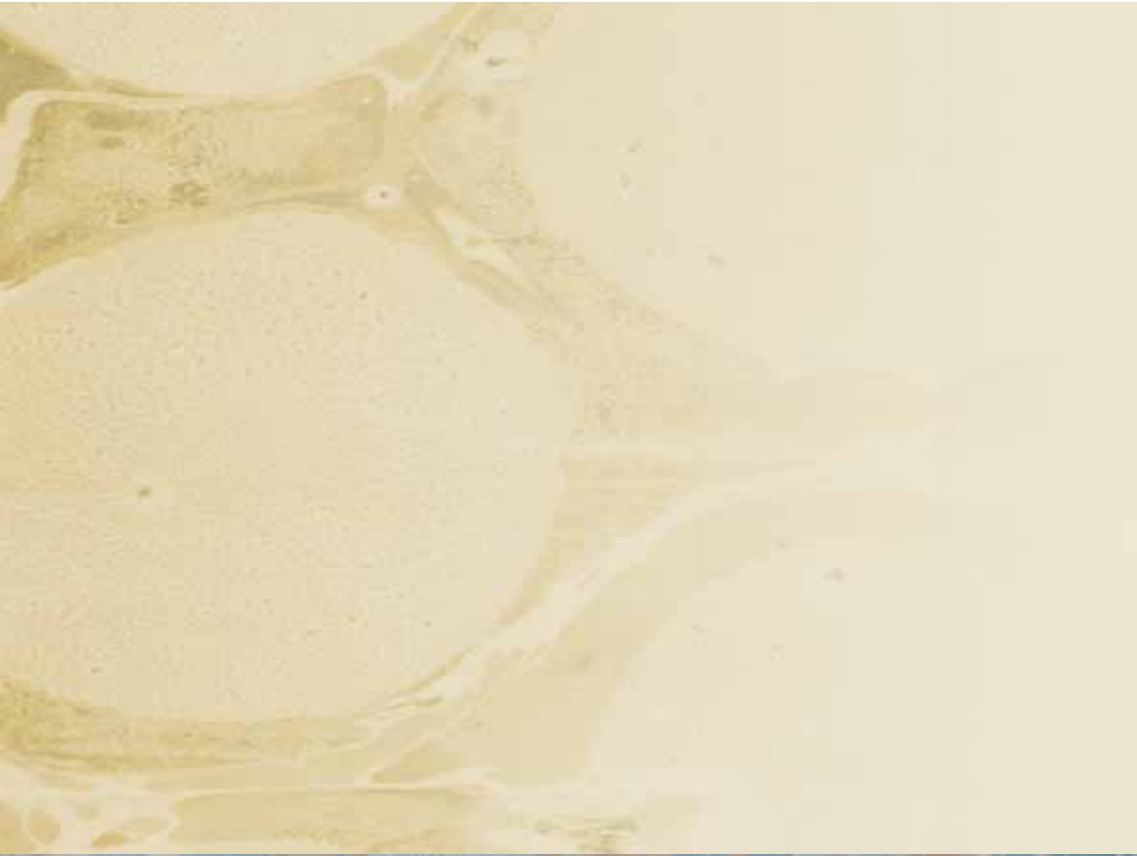
Marbled Paper called “Hatip”: it took this name because it had been made for the first time by Mehmet Efendi, preacher of Ayasofya (Hagia Sophia). First of all light color is applied for the background. Thereupon, dark colors are dropped onto surface of water in close intervals with a thick needle or a very thin glass dropper. In the middle of these colors waving outside in circular forms similarly other colors are dropped and these are shaped by means of a hair brush as “passion flower heart” (çarkı-felek), star.



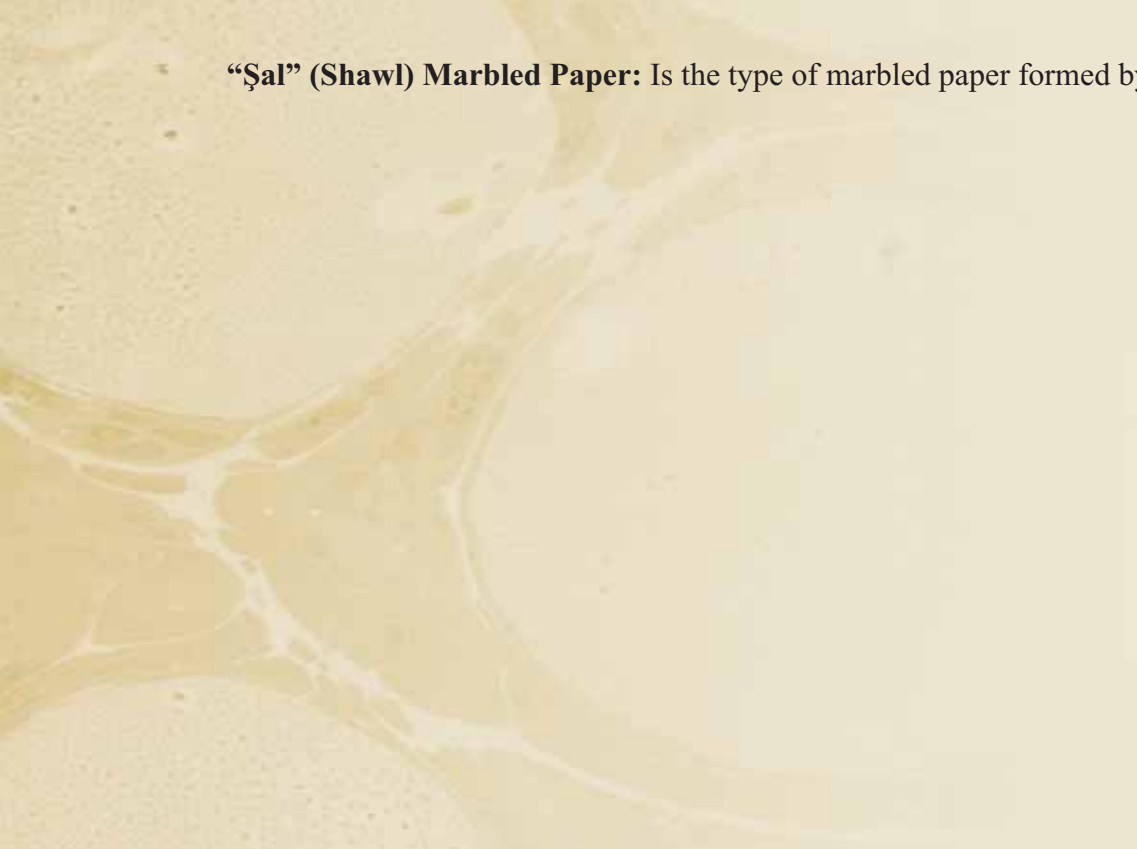


*Example of “Çarkifelek” marbled paper
which is another form of “hatip”
Marbled paper.*





“Şal” (Shawl) Marbled Paper: Is the type of marbled paper formed by free and irregular circles.





Combed Marbling: a type of marbled paper ornamented with a comb after sprinkling paints On surface of water with “Kitre”.

Marbled paper ornamented with flower: a type of marbled paper on which various patterns of flower are made.





Sultan's Monograms (Signature)

The origin of the word “Tuğra” (Tughra) is “tuğrağ” in the dialect of Oghuz, which signifies Emperor’s printed signature, sign. As it is the Sultan’s inscribed signature and monogram, it has been accepted as a certifying and verifying sign. Tughras were used by Oghuz Khans, Seljuk Sultans and finally by the Sultans of the Ottoman Empire. With the initial shape known in the Ottoman Empire Tughras were used by “Orhan Bey”, and they were continuously developing in respect to their shapes. This evolution can be seen in tughras belonging to various periods since the reign of “Orhan Bey”.

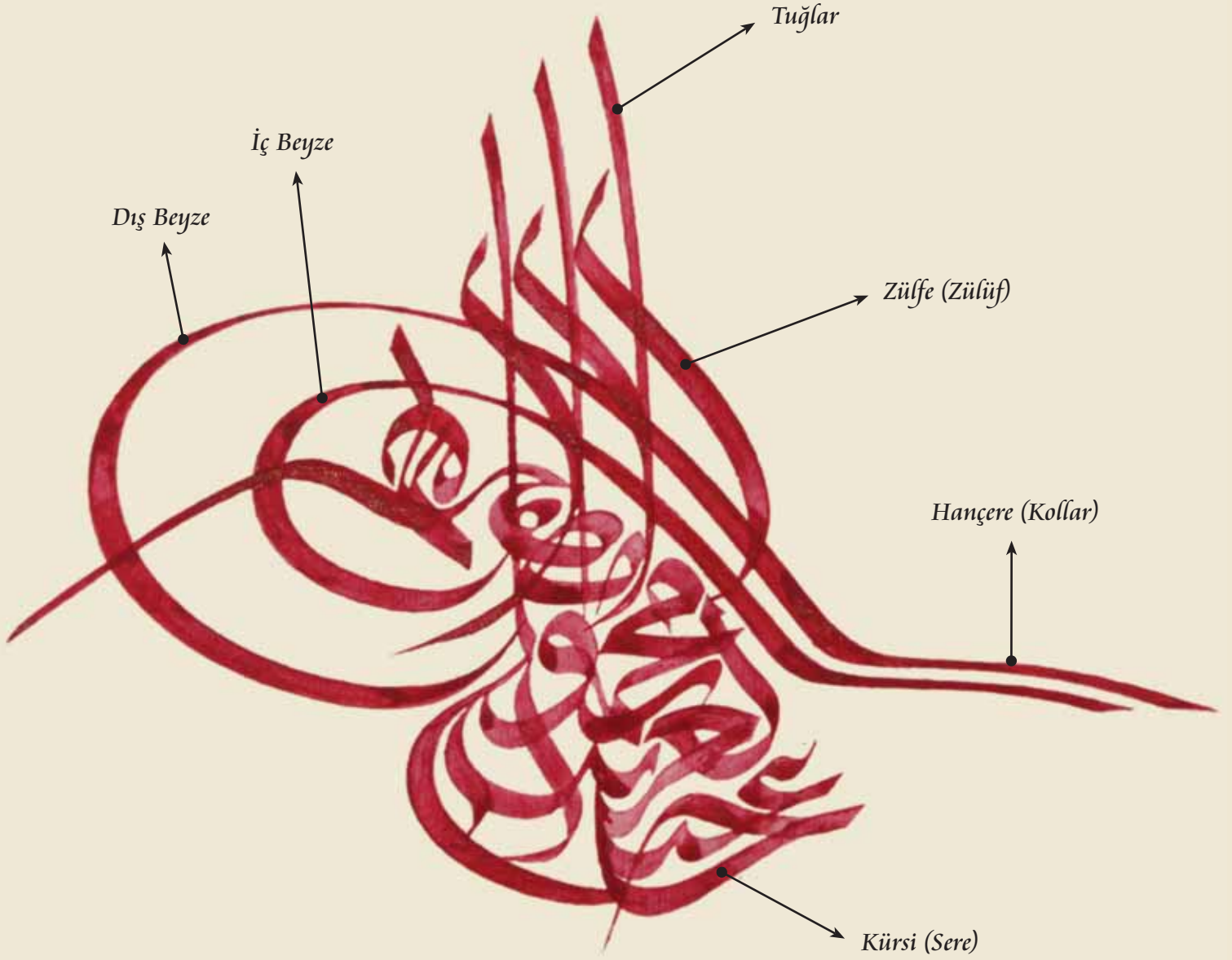
Employees who inscribe tughra on documents were called “tuğrai”, “tuğrakeş” or “nişancı”. Tughra which had been initially inscribed with black ink was started to have been affixed on documents with golden ink at the time of Fatih and their “beyze” (meaning “loops in egg shaped”) was adorned as from the time of Bayezid II. It is able to see all magnificence and glory of the classic period specifically in tughras of the 16th Century.

Tughra, by itself, represents the Ottoman’s culture, art and sovereignty.



The tughra Sultan Ahmed I

Visual Elements of a Tughra:

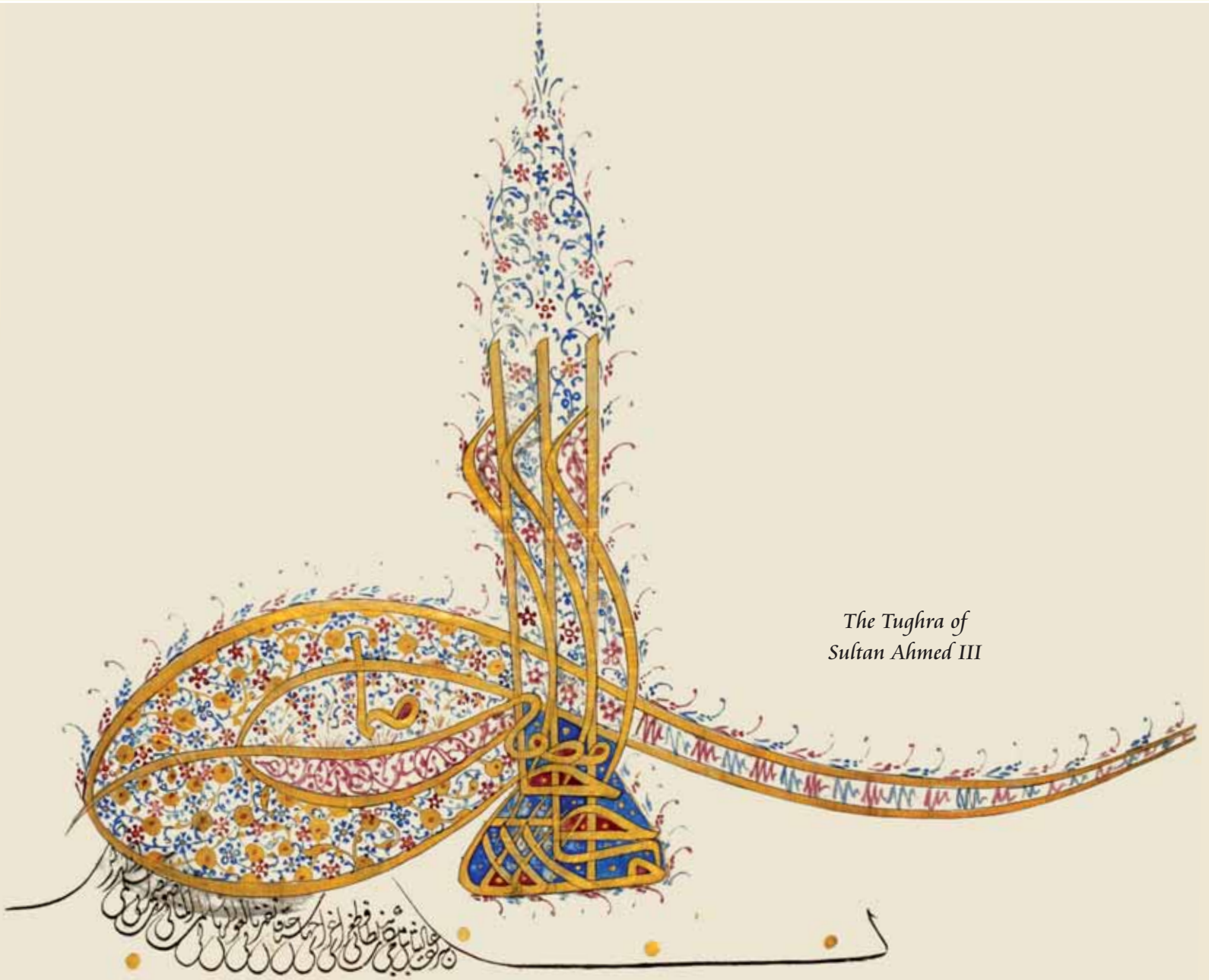


1. Kürsi (Sere): is a section at the bottom, in which the subject is written.

2. Beyzeler: names given to the loop in egg shaped to the left hand side of the Tughra. Inside the inner “beyze” the word “daima” (always) is inscribed in the form of monogram.

3. Tuğlar (flagstuffs): the section on the top of the Tughra, formed by vertical, parallel three lines (“elif” in Arabic alphabet). The three symbols in “s” shape connected to the Tughras from the left hand side are called “züluf” or “zülfe”.

4. Hançere (Arms) (sword): it is two lines which are firstly curved and then straightening partially to the horizontal direction, as the extension of inner and outer “beyze” . They end as lightly sloping down.



*The Tughra of
Sultan Ahmed III*

As the tughra is the symbol of power, might and sovereignty, it is affixed on the top of the text.

Each section of the Tughra has a meaning in itself, inter alia:

Meaning of “Kürsi” in dictionary is rich, which includes the meaning of a raised floor, throne, power, center, a floor of speech. “Kürsi” composed of the names of the Sultan and his Father and the word “el-muzaffer” (victorious).

The power in the Tughras is best symbolized by “Tuğ” (tail). “Tuğ” is connected with “Kürsi”. “Tuğ” (tail) connected to “Kürsi” and raised upwards therefrom also refers to the sky and makes reference to the Sultan’s relationship with the God. In fact, origin of “Tuğ” (tail) dates back to the Central Asia. “Tuğ” (tail) is construed and interpreted as a flag held by the Sultan. The Arabic letter “elif” making up “Tuğ” (tail) has a significant place in the art of calligraphy. That it is the fist

letter in the name of God (Allah) attaches a divine meaning. The symbol of “elif” refers to justice, sovereignty, science and divine love.

We know that “zülfе” connected to “Tuğ” (tail) is made of horsetail. The symbol of horse has an important place in our own culture.

That the “hançere” in the Tughra is drawn like a sword signifies and suggests the sword of justice. That “hançere” is drawn and ended as sloping downward however symbolizes modesty, earth and death.

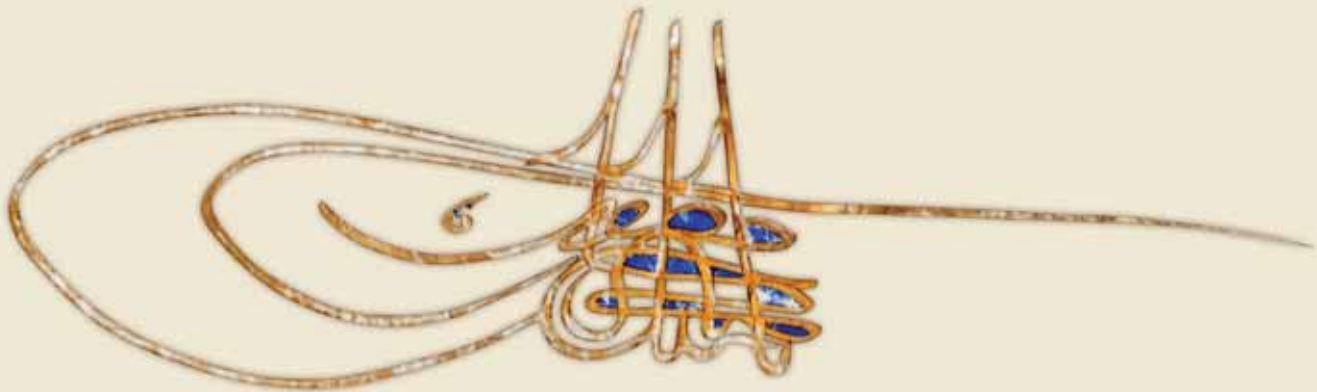
That “beyze” is opened to the left hand side in curved state symbolizes that wind blows from east to west. Sometimes the following interpretations are made; “beyze” symbolizes the life of earth and after death; outer “beyze” symbolizes the life afterdeath, and therefore much more importance should be attached to the life after death than the life in earth.

Each section of Tughras signifies a separate meaning in itself, and additionally as a whole they represent power and sovereignty of the State and the Sultan.



*The Tughra of
Sultan Mehmed III*

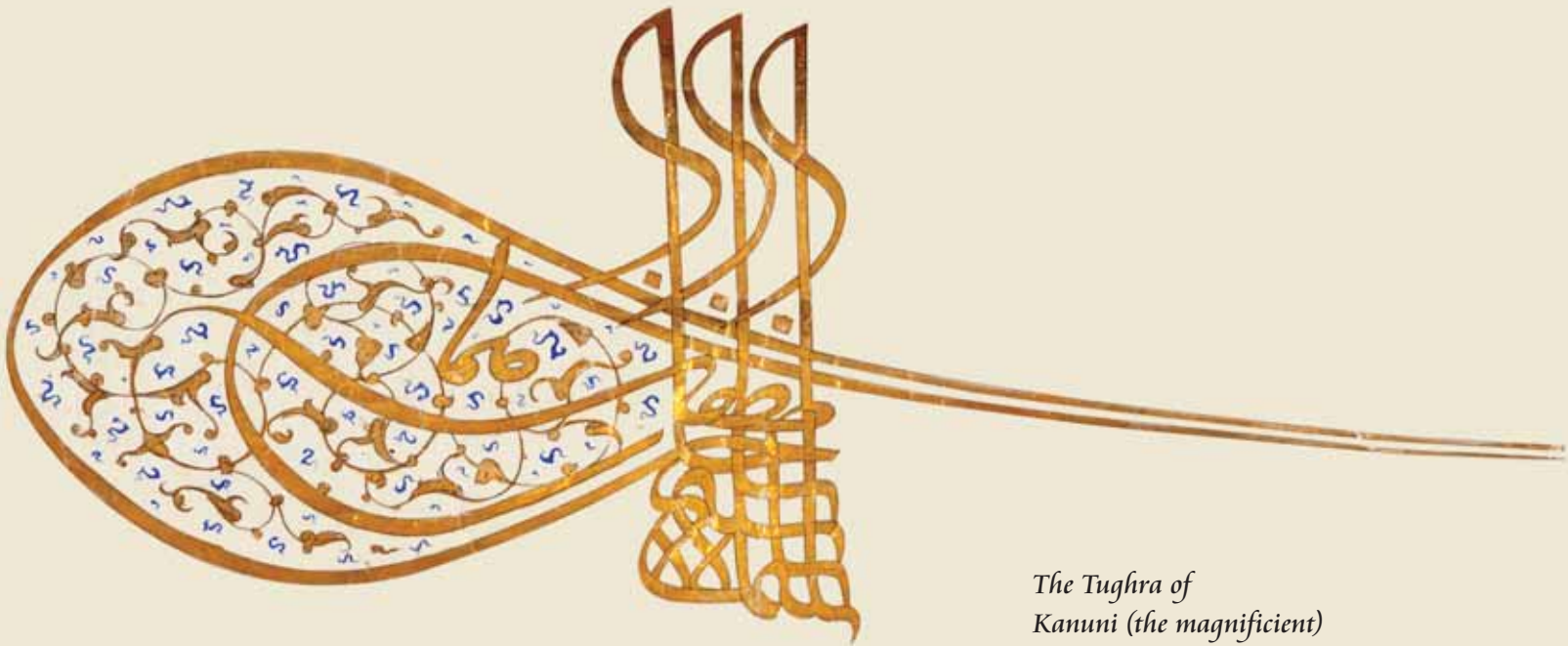
“The Sultan who sits in the “Kürsi” (throne) and who is always victorious commander rules the country with the sword of justice and acquires his authorization and mandate from the God (Allah), science, justice and truthfulness.”



The Tughra of Sultan Beyazid II



While the Tughras which are the signatures of Sultans have been used as emblem, they have been expanded by using on official documents like “firman” (imperial edict), deed of the pious foundation (vakfiye), title deed (mülkname), etc. postage stamps, coins, in official monuments in time, various articles of gold and silver and construction of buildings.



*The Tughra of
Kanuni (the magnificent)
Sultan Süleyman*

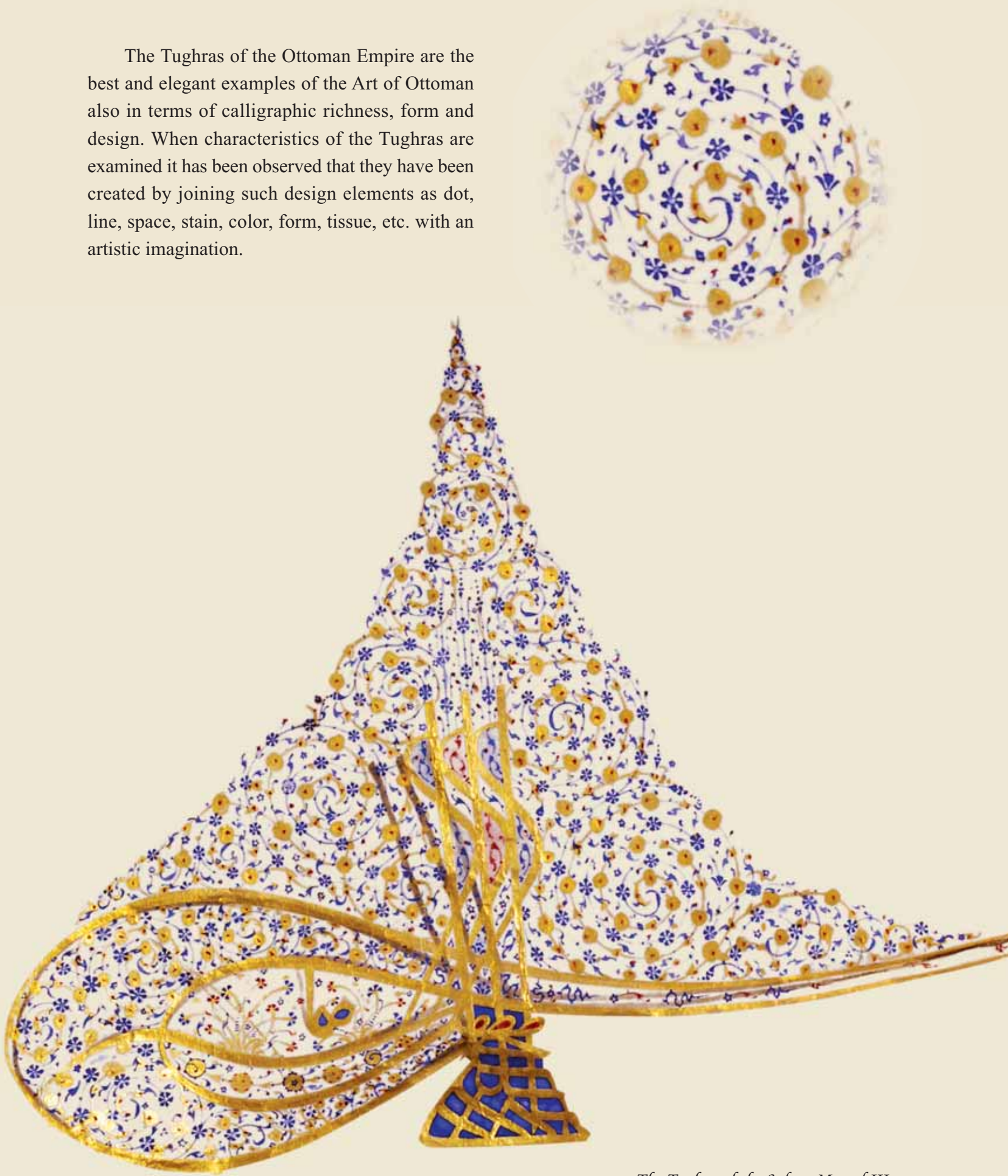


*The Tughra of the Sultan
Murad III Khan*

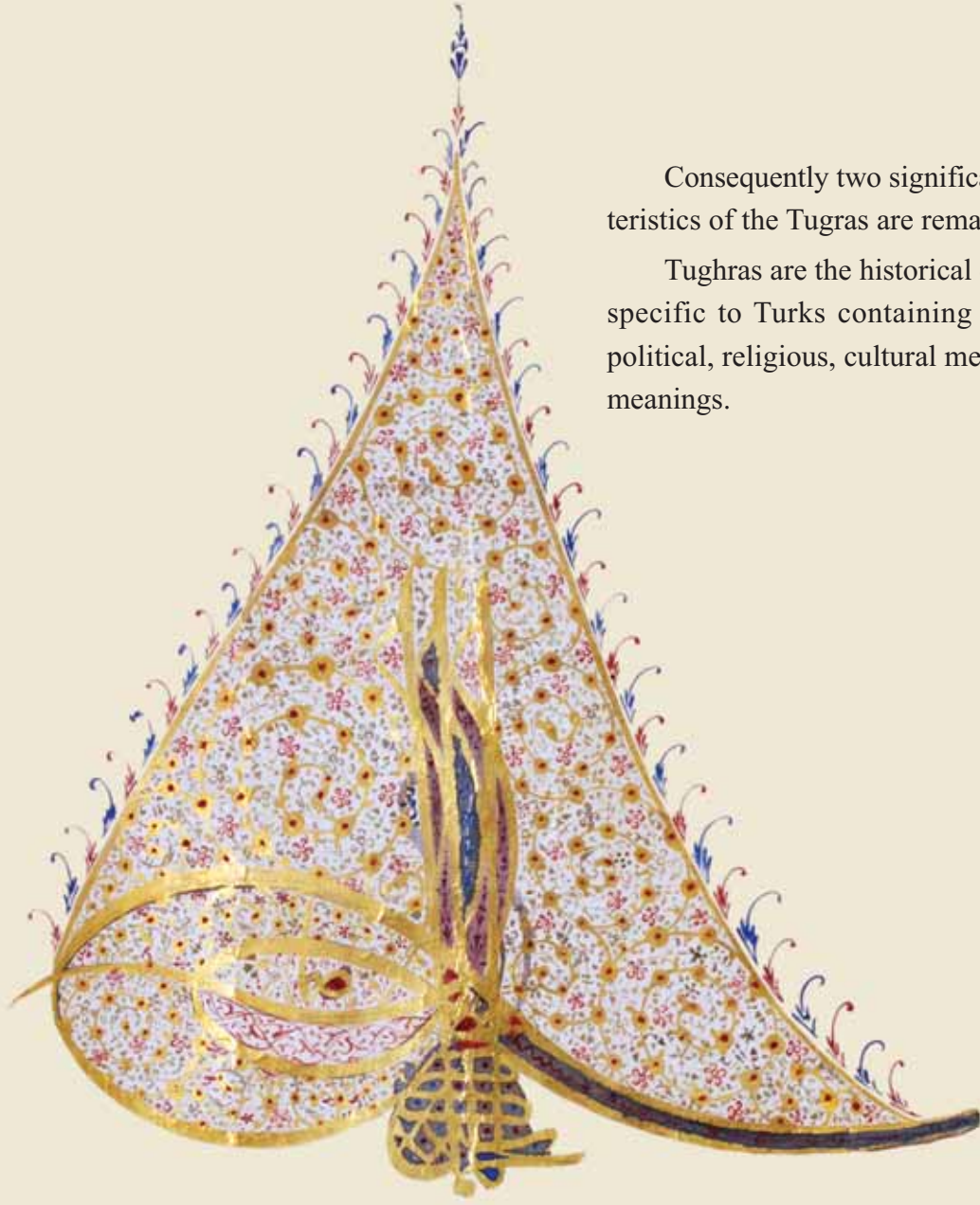


The Tughra of the Sultan Mahmud I

The Tughras of the Ottoman Empire are the best and elegant examples of the Art of Ottoman also in terms of calligraphic richness, form and design. When characteristics of the Tughras are examined it has been observed that they have been created by joining such design elements as dot, line, space, stain, color, form, tissue, etc. with an artistic imagination.



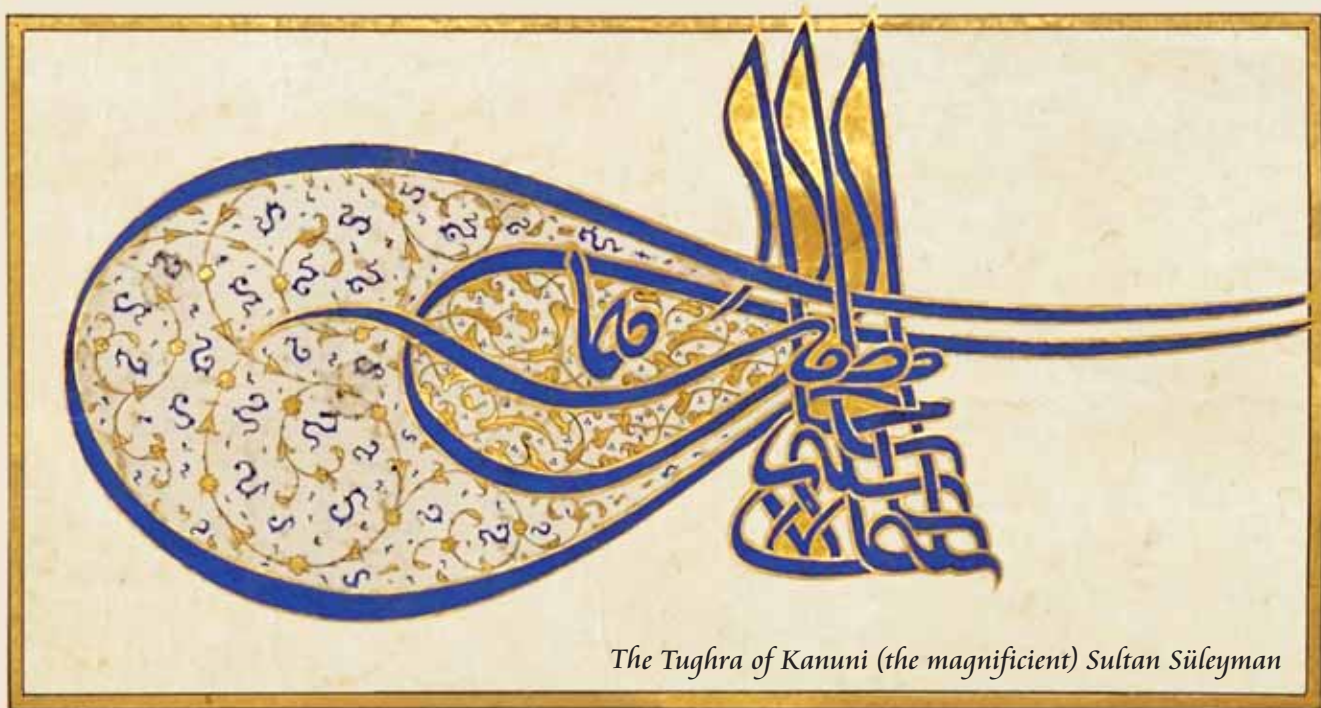
The Tughra of the Sultan Murad III



Consequently two significant characteristics of the Tugras are remarkable.

Tughras are the historical documents specific to Turks containing historical, political, religious, cultural messages and meanings.

Second feature of the Tughras is their richness of design and aesthetic qualifications which are not found in any other branch of art.



The Tughra of Kanuni (the magnificent) Sultan Süleyman



Our Projects

Document Repair and Maintenance

Restoration in the archiving terminology means the repair of the archive materials so as to protect them accordance to their original form, which were damaged due of one or more of the damaging components such as biological, physical, mechanical or other reasons.

It is a very important responsibility to protect the content and the physical state of the evidences, books and documents for a long time, which serve as a witness of the history, and are within our archive, without damaging it and transfer it to the future generations. Therefore, it is necessary to preserve these documents which constitute a heritage of the Ottoman State and “serve to enlighten a subject, document some rights and protect them” and conservation of which is necessary in various aspects such as historical, legal, administrative aspects.

Restoration unit, in line with the thought of “Archives are the memory of a nation” aimed to

prepare the documents in order to carry the archives to the future and catch up with the age by following up the developments closely and ensure the use of the documents which bear the quality of a historical work for a long time and become in the dusty shelves of the past times and prevent their wear and tear, make them sound and transfer them into the digital media. It is essential to perform the repair of the documents which are brought to the restoration unit, without damaging its original considering their original features. If the breaks, snaps, burns and disintegrations are eliminated from the documents, it becomes easier to convert them into the digital media.

As an institution which has a consciousness of responsibility, in the Land Registry Archive Chairmanship, preservation and repair of the current materials, which is one of requirements of the archiving, are made within the body of the “Restoration Unit”.



There are 4 persons who currently work and actively involved in the Restoration unit which was established with the idea of “Saving the Past”.



Restoration can be defined roughly as consolidating the archive documents by using paper and adhesive materials. The methods which are applied and the materials which are used when making any restoration works are of vital importance since any intervention which is applied to the documents but is not suitable to the structure of the damaged documents or cannot solve the problems associated with such documents may lead to their loss.

Our materials which we use in our restoration unit are acid-free and most part of it is imported. These materials have the quality and capacity to preserve the document without damaging it.

The papers constituting the main material of the documents were being manufactured in limited amount in earlier periods and made from the quality materials and in a long period of time. However the decrease in the paper quality which appeared with the need of the increased amount of paper brought with itself the requirement of finding effective solutions to protect the documents. Therefore, protecting the documents and books having a historical and artistic value with the restoration works became a topic of the agenda. The documents which

are preserved in our archive for long time become damaged with the reasons of various factors in the course of the time.

Fungi, bacteria, insects, rodents, dust, heat, moisture, light and dirt may be counted among these factors. If the places where the documents are preserved do not bear the features which an archive should possess and if the documents are used frequently without due care and the rough repairs which are applied to the documents which were applied before, also constitute the reasons of damage.



An image from a notebook which was damaged since it had been repaired contrary to the restoration techniques

Fungi which are produced due to humidity cause color change in the paper and generally create yellow, brown or black stains.



Fungi disintegrate the cellulose fibers which are the main component of the paper and soften it and make it like a flake. Therefore it is necessary to control the temperature, humidity and light in the storage places in order to prevent the fungi production.



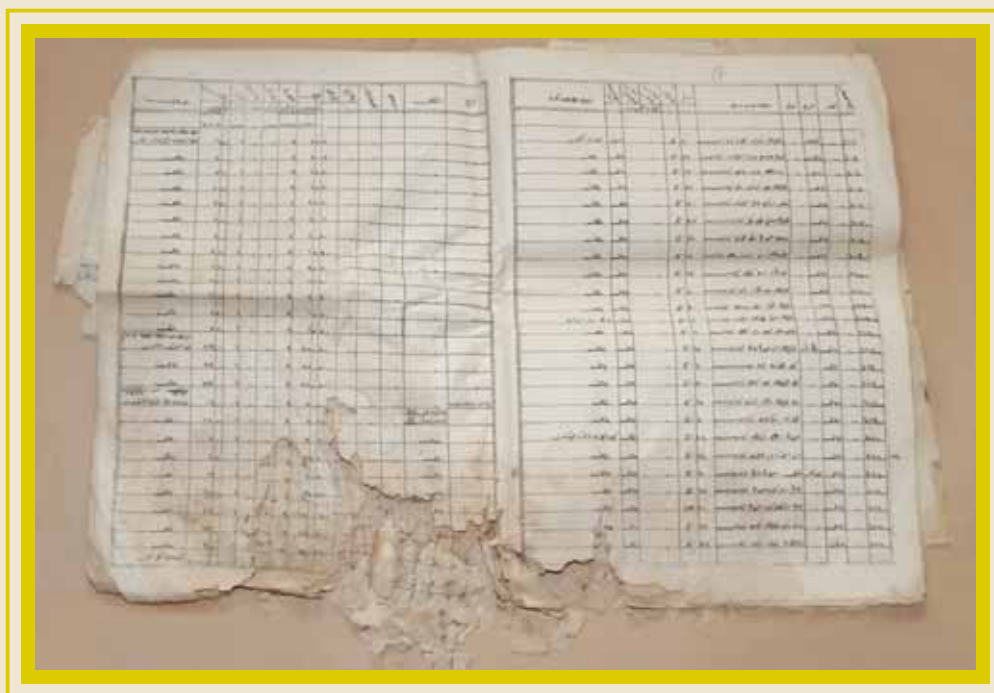
Internal and external appearance of a notebook corroded with fungi

Another factor which causes the damage and destruction to the documents in our archive is the insects and rodents. Most frequent of the insects are paper moth, cockroaches, bookworms, booklice and termites.



A gilded page of a notebook which is damaged by insects and rodents

Some of the documents were also damaged and their color changed and they had a fragile feature. Therefore, use of these documents became restricted.



An image from a document damaged with acid



Other reasons why the paper becomes damaged are the acidic gases, smoke in the atmosphere, dust, quality of the ink on the document, chemical substances which are used in the manufacture of the paper.

In order to eliminate the effects of all of these factors or minimize their effects, it is necessary to clean the archive stores at regular intervals with the suitable disinfectants. The documents should

be preserved in depots without windows and with sufficient enlightenment and without being exposed to the direct sunlight. It is possible to minimize the various damages which may occur in the documents in the course of the time by ensuring the suitable conditions in the archives.

The documents which are damaged due to various factors are sent to the restoration unit.



A report is prepared including the information defining the document, the situation of the document before it is applied a restoration, processes which are made before the repair, the processes and techniques which are applied to the document, the materials used, identity of the personnel who made the restoration and date of the process.

After the reporting phase, type of the damage on the document and the features of the document are found out and situation analysis is made.

Considering these criteria, treatment methods are specified. This is called the “first examination” of the document. When the procedure to be followed up during the treatment is being determined, the degree of the damage on the document, type of the paper, type of the ink used and whether the ink flows or not will be taken into consideration. The inks which are used in our archive are generally durable to water and of high quality.



Ink production in Ottoman

Various methods were used during the Ottoman State in order to reach this quality. One of these methods is production of ink from “soot”. To this aim, the soot arising from the candles which were burnt in order to heat and enlighten the Süleymaniye Mosque was aimed to be accumulated in the soot chambers in the dome of the mosque by means of the air current. The soot which had been accumulated herein was ensured to have a consistence after it was hung to the back of the camels in the trade caravans and on the Turkish baths since they are frequently opened and closed.

This obtained ink has a quality that the mice and the insects do not approach to the documents which are written with it. This is the importance which the Ottoman attaches to the documents and the meticulousness that is showed in the production of ink.

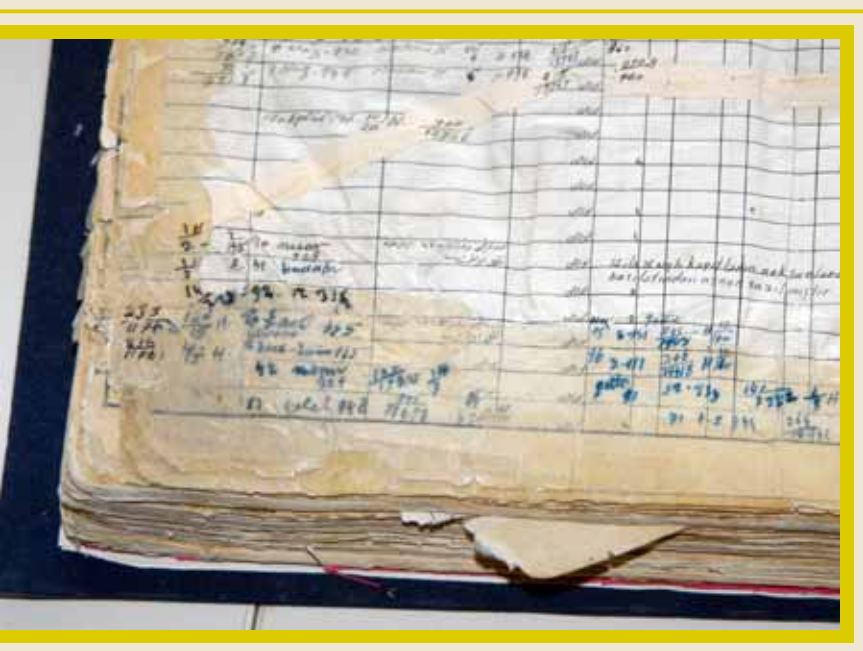
After the treatment type is determined, if the documents are bound, they are sorted to their forms and the forms to their pages. After new page numbers are given, pages are individually treated and cleaning process is initiated.



Cleaning process is made with cotton, dry cleaning cloth, electrical eraser and dust-removing brush.

If the document has an ink which does not flow, water or water plus alcohol could be used during the cleaning session.

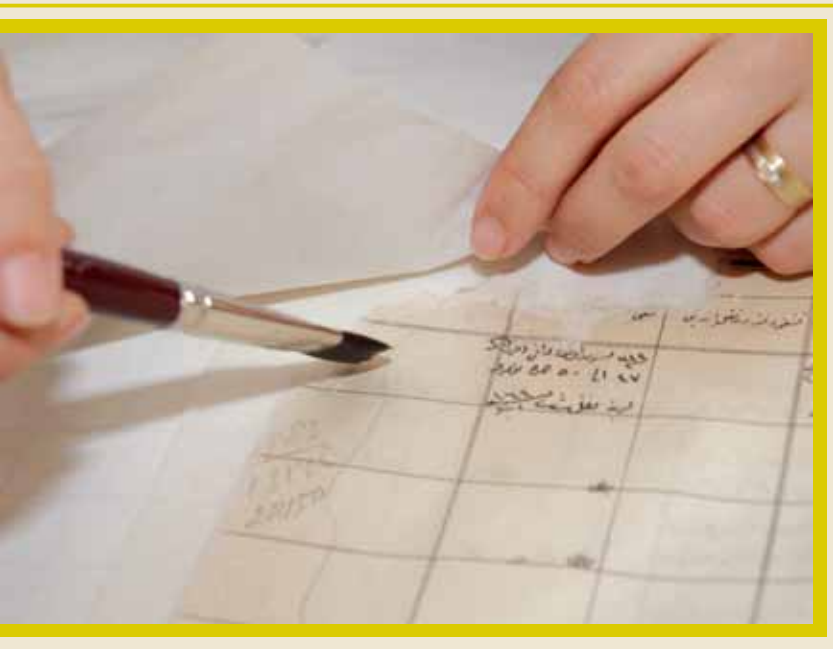
Since the fungi, acid and the other similar destruction and damaging components lead to the crumbling and breaking up in the documents, a very serious and meticulous working should be exercised against the risk of tear and snaps which may occur during the cleaning.



The documents which are controlled in terms of ink are humidified by means of a brush or spraying. After that, if there are patches such as acidic paper and bands which are adhered with the adhesives of chemical substances for repairing purposes, these are removed with water or other solvents. No matter how much the document is cleaned, it is nearly impossible to clear off the stains which are left behind the said patches.

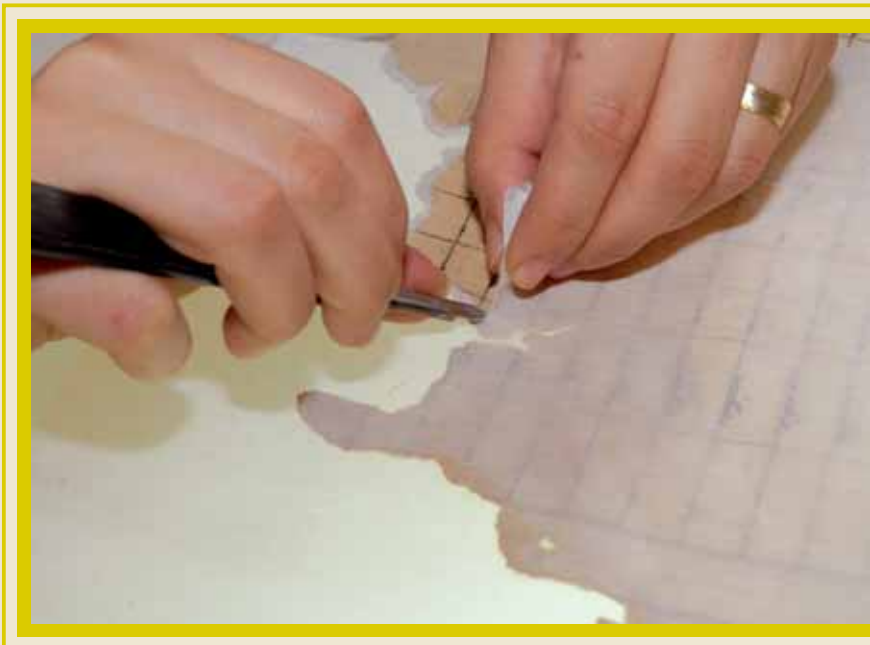
The documents which are humidified and cleared off their patches are put into the pressing machine in order for the curled and crumpled parts to be flattened and opened up. The rough parts of the documents which came out from the pressing machine is removed with the lancet and prepared for agglutination.





The blanks which occurred in the course of the time due to different reasons are complemented and filled in by using methyl cellulose (glutolin) with the non-acidic Japanese paper thickness of which fits best to the document. In order to prevent crumpling and drying of the filled-up parts, the special paper which is non-adhesive is pressed again between the layers.

Paper surplus in the document which is removed from the press is scraped on the enlightened table after being reinforced with fiber as to overflow the document 1 mm, in harmony with the shape of the blank.



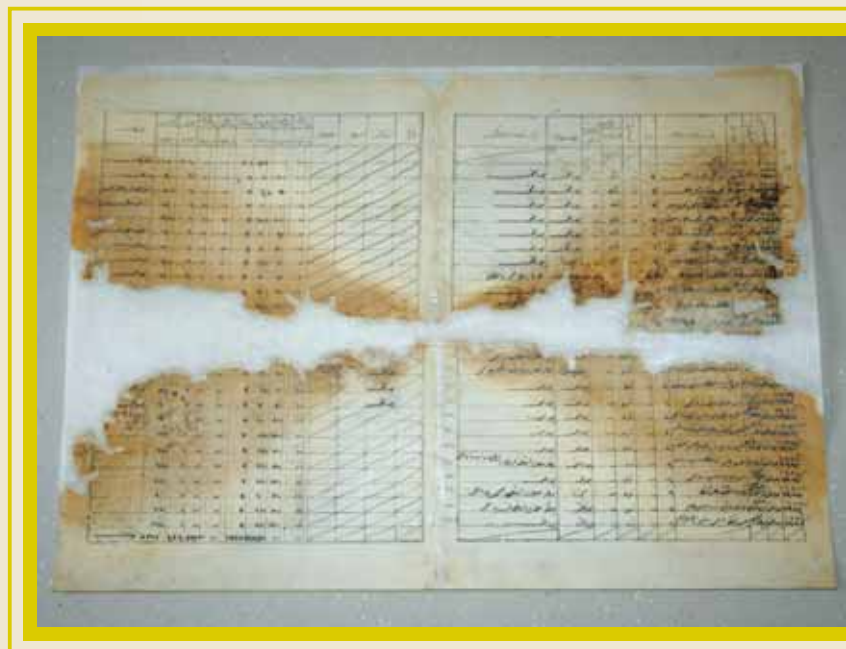
For the rough parts which are formed on the document due to the scraping, methyl cellulose is plastered again and they are flattened with a bone or teflon cue. With this process, harmony of the adhered Japanese paper with the document is ensured. Therefore, the document possesses an aesthetic appearance.

Since an intervention is made in line with the damage of the document, changes may happen with the techniques being applied. For the documents which are too torn and worn to be touched or parts of which are snapped, burnt, first the snapped parts are settled into their places with non-acidic bands and fixed up.



Then, the blanks are filled in and both faces of the document are fully covered with the Japanese paper with a thinness which will not prevent the document to be read. With this method, the lifespan of the document which possessed the PVC quality is extended.

The document, incomplete parts of which are completed with the non-acidic papers is cut to its original dimensions and the binding process which is the last stage is initiated.



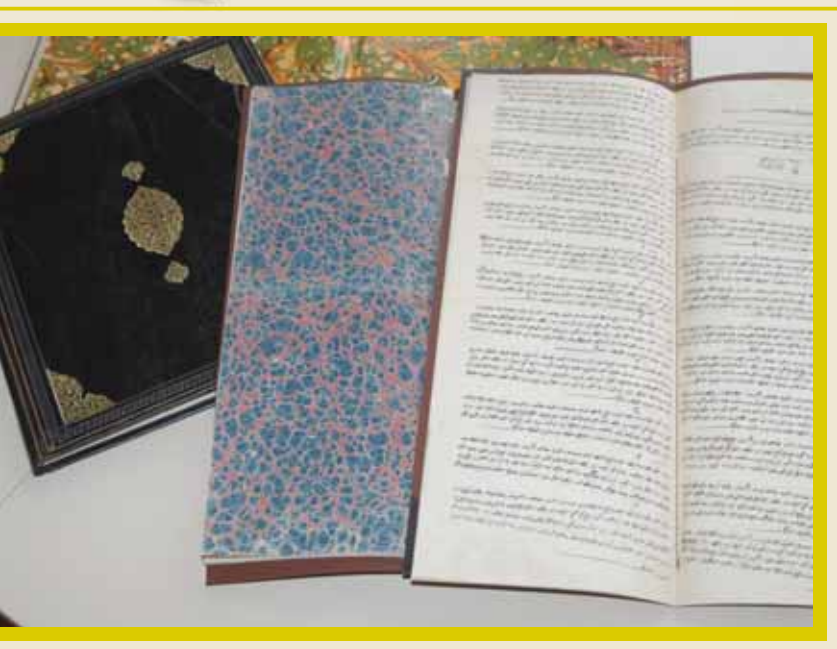


The pages which are maintained and repaired in the restoration unit are delivered to the bookbinder to be bound and formed into notebooks.

The pages which are removed from its binder and fascicule are checked and forms are re-established and covered with a binder cloth or leather with a suitable color.



In the latest 19. Century, the print cutter has been produced for by Borlo brothers in Leibzig.



External flap is embellished with a metallic mould in various patterns and gold leaf by using hot press or glitter pen.

After the restoration processes are completed, the lifespan of the consolidated documents is extended. Since the used materials can be solved with the water, any document which is renovated in accordance with the conditions and conveniences of the day could be restored again with the developed techniques and the materials.

It is impossible to restore the damages of the document which it has in the course of the time and the re-establish the document which fell apart. Therefore, no restorer can renovate the document to its original in an identical form. However since

these documents which we have are historical works and include artistic value, it is our debt to be paid to this historical heritage not to leave these document to rot and diminish the effects of the time even in the smallest form. Although we don't have the chance to replace the lost documents and works, protecting and achieving to save the available ones is a requirement of the feeling of responsibility which extends from the past to the future. Here the feeling of this responsibility which is a reminder to us from the Ottoman appears in front of us during a structure restoration work:

For the restoration of the Şehzadebaşı mosque, a challenging work was being made during the 1990s. Rotted parts in the stones which constitute the arches of the mosque were being tried to be repaired. However the architects who do not have adequate knowledge about the construction of stone arch finds the solution to benefit from the technique of deconstructing the key block and constructing it again. A note written by Architect Sinan, which was left inside a glass bottle which the team found in the hole from which they removed the key block, astonishes the team. Note reads as:

“Lifespan of the stones forming this arch is approximately 400 years. In its life, since these stones will have been rotten, you will want to renovate it. And since the structure techniques will be changed in your time, you will not be sure about how to re-construct this arch. Now I am writing this letter to tell you how to re-construct this arch”

In the remaining of the letter, construction of that arch was described in smallest details to from where they brought the stones for construction of the arch.

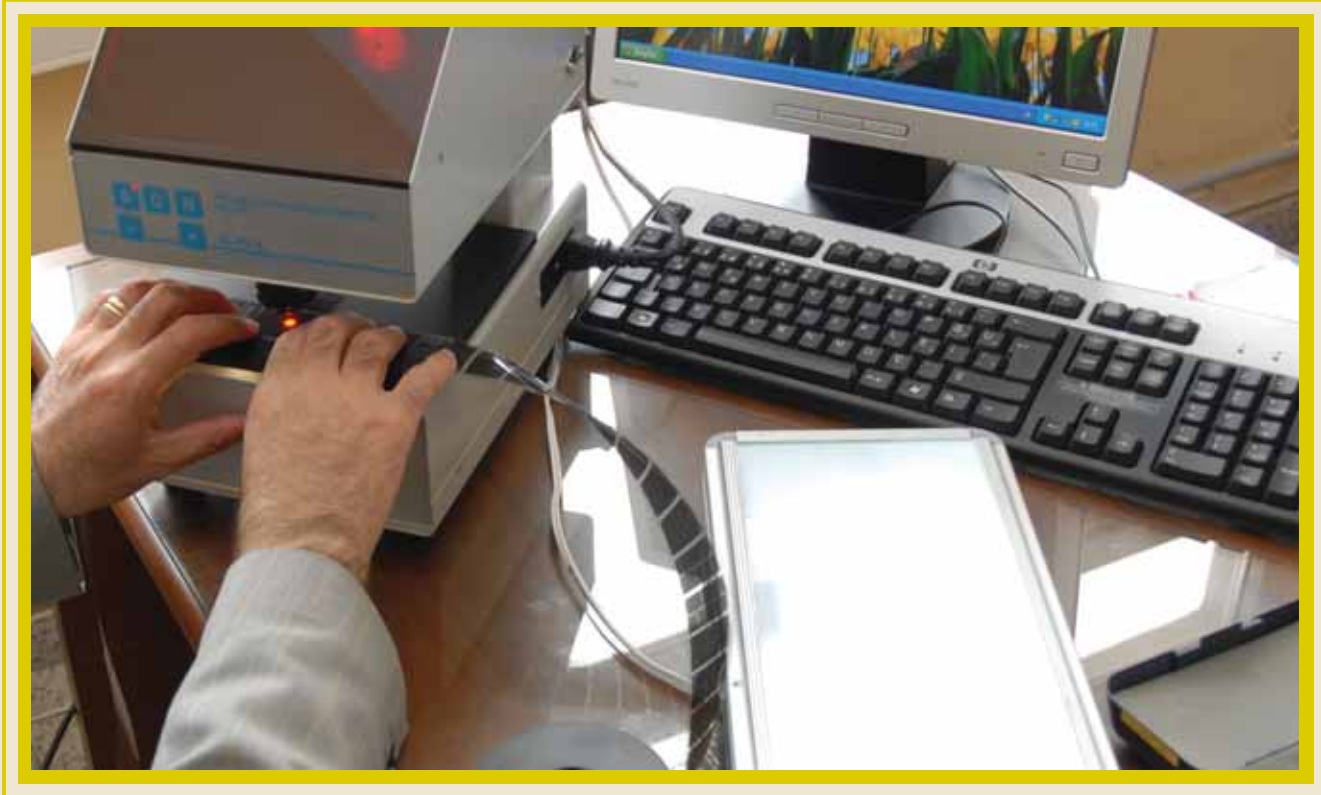
With this consciousness of responsibility which was left as a heritage from our ancestors who showed as super-human efforts in order for their work to be permanent and who did not only save the day but also produce solutions for 400 years ahead, it is a spiritual and moral debt for us as the Restoration Unit to transfer our historical heritage in the Land Registry Archive Chairmanship to the future generations and make efforts and contributions for them to be permanent.

TARBIS (Land Registry of Archive Information System)

Works for “TARBIS” which is also called as Land Registry Archive Automation Project to protect the Ottoman archive documents in our Institution and make them live longer were started with the contract dated 28.11.2005 signed.



It was aimed with the Project that the available Ottoman Archive documents in the institution are scanned by using the up-to-date technology, their microfilms are taken, their transcripts are made and transferred to the digital media and archive automation and infrastructure are established and that it is ensured that the authorized persons access with ease the archive information and documents within the framework of security.





Benefits Of The Project

- A good deal of time will be saved by means of the project.

- Conversions of the document dates (Hegira, Gregorian, Julian) will be made.

- Digital copies and microfilms of the documents most of which bearing the quality of movable cultural assets required to be protected to the primary degree are worked on, so the originals will be preserved.

- It will be ensured that the microfilm archive of all of these documents which are of historical value is maintained and they survive for centuries.

- It will be ensured that the required records and entries are kept and maintained as to follow-up of entry and exit traffic of the available documents and to whom and when and why the archive materials are provided and storage location information are maintained.

- It will be possible for the local and foreign scientists to follow up the researchers and researcher

information, number of researchers and subjects and the number of documents demanded by them and other similar research statistics in the Land Registry Books which were used in the scientific research with regard to the Ottoman State and societal structure in the 15th and 19th centuries.

- It will be possible to gain all kinds of reports and statistical data regarding the documents.

- When desired, it will be possible to stick watermark texts and logos to the digital copies of the documents.

- Since the works will be executed over the data in the digital media, the personnel will not be affected by the negativities which are available in the environment conditions such as dust, fungi, etc.

- Other institutions and organizations will be supported with information and documents in the digital media.

*The Department of Archive for Land Registry Exhibition Hall of Server Efendi**

“Archiving is, as a general phenomenon, composed of some planned and conscious activities with social content, which are performed by the archivists to prepare the society, institutions, state, documents to the future.”

“Archives have a very old institutionalization tradition and very rich archive documents.”

When it is evaluated in vocational terms, the more the available number of the documents are in the archive, the more content the archivist will be in terms of vocational satisfaction.

Institution archives are unique in their field since they bear some values peculiar to themselves and some works are executed on them to achieve some certain objectives in the society. However, no matter how modern the institutions are effective and modern, either the change in their internal structure or their interaction with the other institutions around them constantly push them to renew themselves.

If we discuss the renewal for institution archive, archive of an institution gives information about the operability of that institution and its connection with the history. A modern institutional archive will include the international standards into its mission and should show the same sensitivity in evaluating the documents peculiar to it.

In other words, requirements of the age should be conformed to and the documents in hand should be introduced and fully communicated to the officials.

Our institution is distinctive and unique like all the other institutions and has a very rich land and is a host institution.

It gives information that the foundations of this archive were built in that period. In other words, Archive depicts the history of its institution with documents. It is understood that the more the number of the artistic documents which are of importance in the archive, more importance the state gave to that institution having that archive throughout the history.



There are two important points in here:

First, the Ottoman State lasted for 623 years and its archive survived for this period. Knowing that the archives are the heart of the state, it worked on the documents with the most quality materials which made them to reach to our today.

Second, Ottomans established our institution's archive with a very great care.

This importance given to our institution gave us a very big responsibility. That is Conservation of this archive and its exhibition.


Both the restoration project which we implemented earlier and the TARBIS Project are for the conservation of the documents parallel with the latest technology.

S.E. S.S Hall which was inaugurated in March, 2009 is open to all of the sections of the society. It is necessary that the documents in hand should be modeled and the art in them should be exhibited in order to be improved in the conditions of the day and these documents should be reached.

Our exhibition hall shows how a culture combined with art survived and how this art reached to these days.


** Server Efendi (Date of Birth: ? Date of Death: 1748)
Books Hall Fiduciary, for detailed information, look, p. 13*





Glossary Of Terms And Phrases Ottoman Turkish- English

*"Compiled by Hayrettin Gültekin,
the Manager of Division"*



Ahkâm	: Provisions
Ahz u kabz	: Both words mean to receive and accept
Ahz-u i'tâ	: Shopping, buying and selling
Akâr	: Rental from Real Estates, Landed Property yielding money Revenue.
Akârât	: Real Estates that yield revenue
Akârât-ı Vakfiyye	: Real Estates of Foundation; houses, shops and revenue earned from them
Akçe	: denomination and unit of silver coin in the Ottoman era
Akid	: Contract, contracting party
Âmm	: General, public real property
Âmme emlâkı	: Public property, public domain
Âmm ve şâmil	: General and comprehensive
Amme arâzisi	: Public land, public domain
Arâzi-i mîrîye	: Lands owned by "Miri" (i.e. the State), state-owned lands (arazi-i emiriyye)
Arâzi-i mahmiyye	: Public areas and properties such as forest, meadow, road, market places, etc. on the land revenue (rakabe) of which belonged to the Treasury, allocated for meeting requirements of people
Arâzi-i mukâta'a	: A land on which a lump sum tax levied, lands given to section; lands whose revenue or tax is left personally by the State to very important persons who served the State.
Arâzi-i mahlûle	: State-owned lands which reverted (escheated) to the Treasury through death of the Landlord without leaving any beneficiary.
Arâzi-i mektûme	: Although the land is belonged to the State, the land which has been unjustly and unlawfully occupied violating the right of the State.
Arâzi-i mezrû'a	: Agrico Hural land
Arâzi-i selîha	: Bare land
Arâzi-i seniyye	: Land owned by those who serve at the Ottoman Government
Arz	: Earth
Arzen	: Width
Asabe-i nesebiyye	: Kinship and relativity by blood and consanguinity
Âsiyâb	: Mill
Aslah (eslah)	: The most surtable (it is seen in Deeds of Foundations as "the most correct and appropriate son")
Atîk	: Ancient, old
Bâ	: In Persian language, suffix of "with"
Bâ-temessük	: (by land acquired)
Bâ-hüccet	: (by land acquired)
Bâ-tapu	: (by land acquired)
Bâ'de	: Later
Bâ'demâ	: Henceforth, so, due to
Bâc	: Traditional tax
Bâd-ı hevâ	: Off the record, revenue earned beyond the sum previously determined; gratis
Bâb	: Section, door
Bâni	: who establishes, constructs, builds; builder, founder.
Bedel-i ferâğ	: Money received in exchange for cession and alienation of right of disposition (tenure) of state-owned lands and dual rent paid to (icrateynli) landed properties of the pious Foundation.
Bedel-i misl	: the money paid in the just, legal, customary equivalent value against the right of disposition (tenure) in the law of land
Bedel-i müsemmâ	: Price as determined in a Contract
Benûn	: Children
Ber-mûceb-i âtî	: As to be specified hereunder; as it will be stated in the following
Ber-mu'tâd	: As usual, according to the customary and habitual practices and procedure
Berî'ü'z-zimme	: Anybody who is freed or cleared from his debt or obligations towards another person
Bey'-i bi'l-istiglâl	: Sale and lease are made at the same time; to sale the property and at the same time to hold its revenue and benefits
Bey'-i bi'l-vefâ	: Mortgage before the Turkish Civil law
Bey'-i bi's-şart	: Sale under condition, conditional sale
Bey'u şirâ	: Buying-Selling, trading
Beyninde	: Between, among
Bidâyet	: Starting, commencement
Bin	: Son
Bint	: Daughter

Bilâ	: The suffix (without) before the Arabic words, making such words adjective and written jointly with the word.
Bilâ-zevc	: Unmarried, widow
Bilâ-zevce	: Unmarried, widower
Bilâ-veled	: Without children
Bilâ-Ebeveyn	: Without mother and father
Bu dahi	: Same as above, ditto
Câr	: Neighbor
Câri	: Current, in force
Cânib	: Side, direction, aspect
Cânib-i yemîn	: Right hand side
Cânib-i yesâr	: Left hand side
Cebel	: Mountain
Cenâh	: Side
Cenâb	: Side of a house, court yard (used as adjective denoting respect)
Cenûb	: South
Cedîd	: New, modern
Cihet-i i'tâ-yı senet	: The reason for issuing the deed, (acquisition)
Dâyin	: Creditor
Dâimi kayıtlar	: Permanent records kept at the Land Registration Office upon application of the related parties
Deyn	: Debt, obligation
Defter-i Hâkânî	: Name of the main register in which records and registrations on Landed Properties were entered. It is the equivalent of today's Land Register.
Defter-i Hâkânî İdaresi	: Ancient name of the present "Land Registration Offices"
Defter-i Hâkânî Nâzırı	: The Minister in charge of affairs of Land Registry and cadastre in the Ottoman State
Der-Sa'âdet	: The name of Istanbul in Ottoman History
Derûn	: Inside
Devir ve Temlik	: Transfer and assignment of a right to another person
Eb	: Father, ancestor
Eben an cedd	: From father to son
Ebnâ	: Sons
Ebnâ-yı ebnâ	: Children, boys and girls and grandchild of boys and girls.
Ebeveyn	: Mother, father
Ebvâb	: Doors
Ekber	: More, further (greatest, very great, most high), in deed of trust of a pious foundation
El-yevm	: Currently, today, at the present time
Emâkin	: Locations, places, sites, residences
Esbâb	: Causes, reasons
Esâmi	: Names
Eşcâr	: Trees
Eşcâr-ı müsmire	: Fruit-bearing trees
Eşcâr-ı gayr-ı müsmire	: Trees without fruit
Eş	: His/Her
Eşhâs	: Persons
Erba'a	: Four
Erbâb	: Owners, Landlords
Etrâf-ı erba'ası	: Four sides
Evkâf	: Pious Foundations
Evkâf-ı Hümâyûn	: Foundations of Sultans and Imperial Estates
Evlâd-ı sulbiyye	: A term that tells about someone's children in the foundation. Grandson of a man are his own children.
Evlâd-ı ümm	: Brothers and sisters of the same mother of the deceased.
Evrâk-ı müsbite	: Documentary evidence for Land Registry.
Evlâd-ı inâs	: Daughters (referred in the Deed of Trust of a pious Foundations)
Evlâd-ı 'iyâl	: Household, family, wife and children (in the Deed of Trust of a pious Foundations)
Ferâğ	: Sale, cession and alienation of disposition (usufruct) and acquisition right of a real estate to another person. In the law of Land it is the sale of the usufruct (the right of enjoying) of (miri arazi) (real estate owned by the State, but its usufruct belonged to a person) or land of the Foundation.
Fevk	: Superior, upper part, top

Fevkânî	: Upper part of a building, upper floor of a building
Fevkânî tâhtânî	: Including the upper and lower part
Fevt	: Death
Garb	: West
Gars	: to plant tree, seedlings
Gayr-i menkûl	: Real Estate, Landed Property, Immovable Property, Real Property
Gayr-i musakka	: Waterless, droughty
Hafîd	: Grandson
Hakk-ı karâr	: 10 years of possession free from any dispute, as set forth in Article 78 of the Law of Land.
Hakk-ı şurb	: Right of water
Hâne	: House
Hatt	: Line, border line
Hâvî	: involving, containing
Hums	: 1/5
Hüccet	: Evidence
Hüccet-i şer'iyeye	: Certificate given only for real properties at Islamic courts
İbn	: Son
İbniyye	: Daughter of the son of the deceased or daughter of grandson.
İbnân	: Two boys
Îcâr	: To rent
Îcâre	: Rent, revenue
İfrâz	: Separating, parceling out
İhyâ	: Bringing to life, revival, refreshment
İhyâen	: Acquisition (of uncultivated waste land) with cultivation of same.
İhyâ-yı mevât	: A bringing waste land into cultivation
İntikâl	: Transition; transmission
İntifâ	: Usufruct, the actual exercise or enjoyment of any right or property, benefit
İrs	: an inheriting; inheritance; heritage; hereditary quality.
Kuyûd	: Records, registrations, books
Kuyûd-ı kâdime	: Old, ancient records
Kadîm	: Old, ancient
Kal'	: pulling up by the roots (tree)
Kâin	: being, existent, present
Kânûn-ı Evvel	: December
Kânûn-ı Sâni	: January
Karye	: Village
Kebîr	: Eldest, kebire: eldest daughter (referred in the Deed of Foundation)
Kurâ	: Villages
Kürûm	: Vineyard
Köm	: 1- Mass, pile 2- Sheep fold (pen)
Lâ-bî-şartın	: Unconditional
Leb-i deryâ	: Seaside, coast
Li-ebb	: Brother from same father, paternal
Li-ümm	: Brother from same mother
Livâ	: "Sancak" (an administrative subdivision of a province in Ottoman History). It was administered by a governor (Sancakbeyi). The officer governing the "Liva" was also called "Mutasarrıf" (Governor).
Li-ecli'l-imâr	: for reconstruction and development
Me'âdîn	: Mines, minerals
Ma'an	: Together, in company with
Mâbeyn	: Intermediate
Mâbeyn senedi	: Intermediate Bond
Mâ-fevk	: Above, superior
Mağrib	: West, western
Mahall	: Locality, place
Mahdûm	: Son
Mâ-i câri	: River
Mâ-i lezîz	: Drinking water, sweet water, spring water
Mâlik	: Owner, proprietor, landlord of a real property
Ma'rûf	: Known, well-known, renowned by everybody

Ma'tûh(e)	: Weak in mind, dotard; disabled, crippled, invalidated person
Ma'tûk	: Emancipated; freedman
Mazbata	: Official report; protocol; minutes (of a meeting)
Mazbût vakıflar	: The Pious Foundations which were managed by the State; a foundation becomes "Mazbut Vakıf" in two circumstances: either all managers of the foundation were dead or the endower did not nominate a manager. In this case, management of such foundations has been carried out by the State; they are managed via the General Directorate of Foundations (Vakıflar Genel Müdürlüğü).
Mebânî	: Buildings, structures
Mebde'	: Beginning
Meccânen	: Freely, gratis
Meclis-i idâre	: Board of Directors, administrative council
Mecmû'an	: Totally, wholly, in all
Mecmû'u	: Total, sum, aggregate
Me'cûr	: Anything hired, rented
Mecelle	: A civil code of 1851 Articles, based on Islamic religion, containing mostly the law of obligations and partially the law of property and the law of civil procedure, covering the law of family and law of inheritance, prepared by a board of science under the chairmanship of "Ahmet Cevdet Paşa" according to "kazuist" (casuist) method at the time of movements of legislation carried out in the Ottoman Empire after Political Reforms (Tanzimat).
Menzil	: Range, inns, accommodations on roads, day's journey, additional it is also used in the meaning of dwelling house.
Mesâha	: Measuring, measurement of land; a surveying; measure of an area
Mesken	: House, settlement
Mezkûr	: Mentioned, aforementioned; the said
Mıntıka	: Region, place, area, location, zone
Merbût	: Bound, tied, connected
Merhûn	: Mortgaged real property
Mer'ıyyet	: in force, valid, effect
Memât	: Death
Memlûk	: Possessed, owned as absolute property
Menâfi'	: Interests, benefits, advantages
Metrûk	: Deserted, abandoned
Mevrûs mal	: Property possessed by way of inheritance
Mikyâs	: (Scale) Measuring Instrument, measure of length
Mine'l-kadîm	: Formation, stands for a time which has been so old and ancient that nobody could know.
Mîrî arâzi (Arz-ı mîrî)	: Any immovable property whose bare ownership belonged to the State, but its usufruct belonged only to the related person.
Mu'accele	: Earnest money paid in advance. Down payments from rentals of Foundation or money received in advance from "mukataa" (a farming out of public revenue) which was run through the Large Estate (malikane) procedure.
Mu'addel	: Modified, amended, revised
Mubâdil	: Placed in place of another person, valued against something.
Mü'eccel	: Postponed, extended, put off, deferred payment
Muharrer	: Written
Muhtevî	: Containing, including
Mukâta'a	: In Arabic, division of a whole into sections and determination of same as section. It has been used in the meaning that the land system of the Ottoman Empire or certain sections of income items of the State are to be divided. Later on, these sections have been rented out against payment of a certain amount of money. This word is also used for tax paid for cultivation field turned into the condition of vineyard, orchard, land.
Mukayyed	: Registered, recorded
Munkalib	: Changed, transformed, converted
Musakkâ	: Watery field (provided with water); "gayri musakka" waterless arable field
Musakkaf	: Covered with roof (building), related with rentals of real estates
Musakkafât	: Places covered with roof such as home, inn and shop, etc.
Mutasarrıf	: A person who has the right of disposition and authority. Owner of a property. In the Ottoman Empire Governor of "Sancak" or its another name called "Livan" which was smaller than Province (Vilayet).

Mu‘teber	: anybody who held in consideration; of good repute; esteemed, respected
Müceddeden	: Newly, from possession, recently
Mülâhazât	: Remarks, considerations
Mülhak Vakıflar	: Foundations that have been run by the trustees (Administrators) according to the conditions of the Deed of Trust of the foundation
Mülk arâzi	: All types of real estate that both its right of disposition (usufruct) and revenue have belonged to private persons
Mültekâ-yı nesâb	: A person whom two or more individuals’ affinities and relatives are joined.
Münâkale (tedavül)	: Establishment of connection between a new register and an old register related with a real estate.
Münhedim	: Demolished, collapsed (for buildings), in ruins
Müseccel	: Officially registered
Müstakillen	: solely, independently, private
Müstegallât	: Plural of “müstagal“ which means the properties with ceiling, With or without roof endowed for revenue to the Foundation. Areas like land, vineyard, garden, etc. without roof.
Müştemilât	: Annex facility facilitating utilization of the Real Estate
Müte‘âkib	: Subsequent, consecutive
Mütesâviyen	: Equally
Müteselsil	: Consecutively
Müteveccihen	: in the direction of; bound for
Müteveffâ	: Deceased (male)
Müteveffiye	: Deceased (female)
Mütevellî	: Administrator. Especially the trustee of a pious foundation
Neslen ba‘de neslin	: From generation to generation
Nısf	: 1/2, a half
Peder	: Father
Pedereş	: (His/Her) father
Ra	: Abbreviation of the month of “Rebi”ü’l-ahir” (Arabic calendar the fourth month)
Rab‘	: Average, medium height. House with courtyard
Rabbu’l-mâl	: Landlord, owner of real estate, in Islamic Law used as owner
Rabbe	: Stepmother
Râbi’	: Fourth
Râbi‘an	: Fourthly
Rakabe	: Naked ownership, bare ownership, principal ownership of a land
Rekabe etmek	: To add the revenue of foundation to the principal price
Rub’	: 1/4
Sagîr	: Small boy
Sagîre	: Small girl
Sâlis	: Third
Sâlisen	: Thirdly
Satıh	: Surface, exterior surface
Sehim, sehm	: Share, portion
Semen	: Money, value, price offered in sales
Subu‘	: 1/7
Sübût-ı-şer‘î	: Rights which are valid and effective as per principles of Islamic Law
Südüs	: 1/6
Süknâ	: Residence habitation (right)
Sülüs	: 1/3 (a third)
Sülûsan (sül-san)	: 2/3 (a two-thirds)
Sümün	: 1/8 (an eighth)
Şimâl	: North
Şark	: East
Tahcîr	: To place stone and similar objects around the land in order to prevent it to be confiscated and trespassed by others
Tahtânî	: Ground floor of a house
Tahte’l-arz	: Underground, subground
Tahvîl	: Transforming, converting, conversion
Tahrîr	: Writing; composition
Tapu Temessükü	: Deed of Real Estate issued by Registrars in the Ottoman era
Tarîk	: Road
Tarîk-i âmm	: highway, thoroughfare, public road

Tarîk-i hâss	: Dead-end-street privately used by one or several houses, Private Street not upon to public
Tarafeyn	: The Parties, the two parties
Tasdikli yoklama defteri	: The book that certified by inspectors, boards of alderman and boards of directors
Tasdiksiz yoklama defteri	: The Inspection Books which have not been certified by boards of director of province and district, accrued title deed fees and charges have not been collected and which have not been sent to the Office of the registry of Landed Property (Defterhane). They do not have any legal value. However, they are of a nature of documentary evidence.
Tebâdül	: A mutual exchanging of properties; exchange
Tehcîr	: A causing to migrate; deportation
Temâdî	: Continuing uninterruptedly; to continue
Temlîk	: To alienate and assign a real estate as property; to transfer and assign freehold and ownership of a property against a price
Temellük	: Taking possession of a property
Temessük	: 1- Bill of Debt in early law; 2-A certificate attesting the usufruct (disposition) power in demesne (miri) land and foundation (copyhold) land, issued by owners of "has", "timar" and "zeamet" (fief)
Terkîn	: Cancellation (of an entry in an official record)
Teselsül	: Sequence of events; joint liability
Tevliyet	: Entailed estate; power and authorization of usufruct on foundation properties; the office to execute affairs of foundation. Holders of such office and duty are called "mütevelli" (Administrator)
Tezyîd	: Increase; act of increasing
Tefvîz	: Anything granted and handed over by the government against right given or sold by the government against payment of money
Takdîr-i bedel	: To assess and appraise value of a landed property in reference to its precedent value.
Tashîh	: Correcting, correction
Tûl	: Longitude, length
Tûlen	: Longitudinal, lengthwise
Tedâvül	: Changes occurring between the persons due to such reasons as purchasing, selling, parceling out (dividing land into pieces or lots) (ifraz), transferring of title (an act by which the title to property is conveyed from one person to another), (intikal) after establishing title deed registrations.
Tevsîk	: Documentation, substantiation; to prove and verify something by documentary evidence
Teb‘a-i Devlet-i Aliyye	: Subject and Citizen of the Ottoman State
Tekye	: Dervish Lodge (Tekke) for worship and education
Teşrin-i Evvel	: October
Teşrin-i Sâni	: November
Tüs‘	: 1/9
Uhde	: Work, responsibility undertaken by somebody
Vakıf Temessükü	: Formerly, bill of debt issued by officials of the foundation
Vakf-ı müstesnâ	: Foundations which have been managed directly by their Trustees without intervention and inspection of the Department of Foundation
Veled	: Son, child (for non-Muslims)
Vefâen ferâğ	: Mortgage (Alienation with the right of redemption reserved to the alienator)
Veledân	: Children (for non-Muslims)
Yoklama Kayıtları	: Records kept by the competent officials upon examination and inspection in situ of state-owned land between dates of Rumi 1288 and 1325 (A.D. 1864 and 1909)
Yemîn	: The right (Direction)
Yemîni	: The right hand side
Yesârı	: The left hand side
Yemîn ü yesâr	: The right and left hand side
Zabıt Kayıtları	: Records of title deed which were kept for real properties before being subjected to cadastral surveys (registration with title-deed)
Zâde	: Son, child
Zâviye	: Lodge of dervishes for worship and education
Zahri	: Back, pertaining to back, dorsal
Zevce	: Husband
Zevce	: Wife
Zımn	: Inside of any container

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