The land readjustments based on "field" principle method, which has been applied in our country, is being criticized both by the problems it caused and its insufficiencies and it has been discussed in the literature since 1980's that a new method is being required based on the principle of "equivalence". However equivalence method, could not be implemented yet, as required infrastructure and regulations haven't completed. The land readjustments based on "field" principle method ignores the third component, does not provide the participation, causes subjective evaluations and injustices, briefly creates social, legal and technical issues. That's why its accuracy and reliability is being questioned. The method/model based on "equivalence" principle is being suggested as a method in the literature to solve those issues, which is being used in Germany. In that paper, involved literature will be evaluated and the possibility of the implementation of that suggested method will be discussed. It has been thought that, the model will give the opportunity to do the urban regeneration projects by valuation based land readjustments and in this way, more participant, fair and succesfull urban regeneration implementaion could be performed.