

ROMANIA
BUCHAREST CITY
SECTOR 3 CITY HALL
S.U.A.T. (Urbanism and Spatial Planning Department)

URBANISM CERTIFICATE

No. 445 of 13 March 2020

for INFORMATION purposes

Following the application addressed to **SECTOR 3 CITY HALL – INVESTMENT AND ACQUISITIONS DEPARTMENT**, headquartered in Bucharest City, Sector 3, Calea Dudești no. 191, registered under no. **274068** of **19.02.2020** and supplemented by no. **305602** of **13.03.2020**,

for the property – land and/or constructions located in **Bucharest City, Sector 3, SPLAIUL UNIRII – SECTION COMPRISED BETWEEN MĂRĂȘEȘTI BRIDGE AND MIHAI BRAVU BRIDGE** or identified by cadastral plans 1/500 and 1/2000.

Pursuant to the regulations of the urbanism documentation, **P.U.Z.** (Zonal Urban Plan) phase of **Sector 3 of Bucharest City**, approved by **Resolution of the General Council of Bucharest City (HCGMB) no. 49/31.02.2019**.

In accordance with the provisions of the Romanian Law no. 50/1991, republished, as amended and supplemented, on authorizing the execution of construction works, it is hereby

CERTIFIED:

1. LEGAL STATUS:

The site located within the urban area of Bucharest City, consisting of a *road* with an area of **128,969** m² according to the documents, having *cadastral number* **225150** is the property of **BUCHAREST CITY** and it is managed by the **BUCHAREST STREET ADMINISTRATION**, according to the Land Book extract no. 225150 issued on the basis of application no. 16910/27.02.2020 and *flowing waters* with an area of **399,510** m² according to the documents (**17,411** m² according to the cadastral measurements) having *cadastral number* **228439** and **27,442** m² according to the cadastral measurements) having *cadastral number* **228687** are the property of the **ROMANIAN STATE** and are managed by the **NATIONAL ADMINISTRATION ‘APELE ROMÂNE’ – WATER BASIN ADMINISTRATION ARGES – VEDEA**, according to the Land Book extracts no. 228439 issued on the basis of application no. 21956/12.03.2020 and no. 228687 issued on the basis of application no. 21572/11.03.2020.

The land has no entries regarding any encumbrances. The land is not included in the updated List of Historical Monuments, it is not located in the protection area of historical monuments and it is not included in the Protected built zones of the PUZ.

2. ECONOMIC STATUS:

Current use: road and flowing waters.

Destination: According to the Local Urbanism Regulations related to the approved PUZ-S3, the site is adjacent to the course of Dâmbovița River, partially affected by the protection area of the lake shore and provided along the existing situation with an alignment plantation proposed to have a structuring role at the level of Sector 3.

The land is included in the tax area "A" of Bucharest City.

Proposal: Information for the purpose of drafting a documentation for the arrangement of the north bank of Dâmbovița River, corresponding to Splaiul Unirii, in the area comprised between Mărășești Bridge and Mihai Bravu Bridge.

3. TECHNICAL STATUS:

On the Splaiul Unirii artery, the section of land delimited between Mărășești Bridge (upstream) - Mihai Bravu Bridge (downstream), located within the limits of Bucharest city, construction works can be carried out in accordance with the provisions of Law no. 50/1991 republished, as amended and supplemented, regarding the authorization of the execution of construction works, of the Local Urbanism Regulations related to PUZ-S3 approved by Resolution of the General Council of Bucharest City (HCGMB) no. 49/31.01.2019, of the Civil Code, as well as other legal provisions in force.

Note: The section between the Mărășești Bridge - Mihai Bravu Bridge has an existing and maintained profile of approximately 55.00 m, according to the DT-PMB circulation approval no. 9142/26.06.2018 (PUZ-S3).

The land is partially in the protection area of a lake shore – 50m. In this regard, specific, additional and mandatory measures have to be considered, according to the Local Urbanism Regulation (RLU) of P.U.Z. – S3 and the specific legislation in force.

According to RLU related to PUZ Sector 3 - Art. 7 - REGULATIONS ON SAFETY AND PROTECTION ZONES 7.1 SPECIFIC REGULATIONS FOR PUBLIC AREA points 2), 3), 4) and 5), any regulation of a public space for any type of activity has to be made based on an integrated project, related to the present restrictions of the urban context. Any project of rehabilitation/restructuring of the public space will integrate the system of bicycle and pedestrian tracks and green routes - following their correlation and functioning at the level of the entire system. Pedestrian and bicycle travel will be treated as a priority in any situation in regulating the circulation of vehicles and parking, organizing urban furniture and vegetation. Public lighting and urban furniture will be integrated into a coherent concept, based on catalogues of urban furniture differentiated for distinct areas.

According to the RLU related to PUZ Sector 3 – Art. 7.11. – PROTECTION AREAS OF APELE ROMÂNE – point 1 - Dâmbovița River is a regularized course and the protection area along the regularized watercourses, measured from the boundary of the built area is set out in Annex 2. letter a) of the Water Law and is 2m for water streams with a width below 10m, 3m for streams having a width between 10-50m and 5m for water streams with a width over 50m.

According to RLU related to PUZ Sector 3 - Art. 7.13. PROVISIONS CONCERNING PUBLIC LIGHTING - point 5: For all the works that generate changes in the structure of the public lighting system and new components in the public lighting system, the legal provisions regarding the implementation of energy efficiency measures, regulated by Law 121/2014 on the energy efficiency applicable to public authorities and through ANRE Order 8/2012 for the approval of guidelines with equipment and **services for public lighting, based on energy efficiency criteria**, have to be observed, respectively:

- if the investment has as component of execution „the replacement and installation of public lighting equipment” it is recommended that the technical project also provides the use of lighting equipment with high energy efficiency (lighting devices with LED source technology / lighting appliances with sodium source with extended service life), public lighting appliances with dimming systems for electricity consumption at their operating intervals;

- if the investment has as execution component works and systems for electricity supply, it is recommended that the technical project also provides for the implementation of modern systems for measuring, controlling and managing electricity, power savers.

According to the RLU related to PUZ Sector 3 - Art. 8 - NOTES - 8.11 - in all cases it is mandatory to ensure access to public spaces for people with disabilities or with travel difficulties according to the Standards in force regarding the accessibility of urban space for people with disabilities.

Based on Law no. 24/2007 updated on 25 March 2012 by Law no. 47/2012 (Art. 18 amended by point 7 of the law), Art. 18, par. (5), it is forbidden to change the destination of the lands registered in the local register of green spaces. By exception from the provisions of para. (5) of Law no. 47/2012 it is allowed to change the destination of the green spaces in order to perform some works of public utility, as they are provided by Law no. 33/1994 regarding the expropriation for a cause of public utility, republished, other than those concerning the construction of social housing, social educational objectives, healthcare, social protection and assistance, non-governmental organizations, as well as the public administration and the judicial authorities; by exception from the provisions of para. (5) of Law no. 47/2012 on a green space the following can be located: pedestrian alleys, urban furniture, sports, games and rest facilities, constructions for exhibitions and activities of trade and public food, toilets, spaces for maintenance, but only on the basis of an urbanism documentation for the whole area of green space and with the obligation that the cumulative surface of these objectives does not exceed 10% of the total area of the green space.

This urbanism certificate **may be used** for the stated **information** purpose.

**THE URBANISM CERTIFICATE DOES NOT REPLACE THE
BUILDING / DEMOLITION PERMIT
AND DOES NOT CONFER THE RIGHT TO EXECUTE CONSTRUCTION WORKS.**

4. OBLIGATIONS OF THE HOLDER OF THE CERTIFICATE OF URBAN PLANNING:

In order to prepare the documentation for the authorization of executing construction/demolition works - the applicant will address the competent environmental protection authority: **Environmental Protection Agency Bucharest**, Aleea Lacul Morii no. 1, Sector 6, Bucharest.

In applying the Council Directive 85/337/EEC (EIA Directive) on the assessment of the effects of certain public and private projects on the environment, amended by Council Directive 97/11/EC and by Directive 2003/35/EC of the European Parliament and of the Council providing for public participation in respect of the drawing up of certain plans and programs relating to the environment and amending with regard to public participation and access to justice, Council Directives 85/337/EEC and 96/61/EC, the Urbanism certificate notifies the applicant on the latter's obligation to contact the territorial environmental authority for it to analyse and decide, as appropriate, the consistency/ inconsistency of the public/private investment project with the list of projects subject to environmental impact assessment. In applying the provisions of Council Directive 85/337/EEC, the procedure for issuing the environmental permit takes place after issuance of the urbanism certificate, prior to submitting documents for authorizing the execution of construction works at the competent public administration authority. In order to meet the requirements of the procedure for issuing the environmental permit, the competent environmental protection authority establishes the mechanism to ensure public consultation, centralization of public consultation and formulation of an official point of view with regard to the realization of the investment in accordance with the results of public consultation. Under these conditions:

After receiving this urbanism certificate, the HOLDER has the obligation to appear at the competent authority for environmental protection for the initial assessment of the investment and determination of the necessity to assess its effects on the environment. Following the initial assessment of the investment the administrative act of the competent authority for environmental protection will be issued.

In case the competent environmental authority determines the need to evaluate the effects of the investment on the environment, the applicant is required to notify this to the competent public administration authority on maintaining the application for authorizing the execution of construction works.

In the event that, after the issuance of the urbanism certificate or during the development of the procedure for assessing the effects of the investment on the environment, the applicant discards its intention of executing the investment, it is obliged to notify this to the competent public administration authority.

5. THE APPLICATION FOR ISSUANCE OF A BUILDING / DEMOLITION PERMIT WILL BE ACCOMPANIED BY THE FOLLOWING DOCUMENTS:

a) Urbanism certificate;

b) Evidence of ownership title on the property, land and/or constructions (legalized copy – tabulated), or, as applicable, the updated cadastral plan extract and updated land book extract for information, unless the law provides otherwise;

☐ Fiscal certificate issued by D.G.I.T.L. Sector 3 – in original;

c) technical documentation – D.T. (technical details), as applicable (2 original copies), technically checked and accompanied by the bill of quantities.

☐ D.T.A.C.

☐ D.T.O.E.

☐ D.T.A.D.

d) Permits and approvals required by the urbanism certificate

d.1. Permits and approvals regarding municipal utilities and infrastructure:

☐ water supply

☐ power supply

☐ telephone lines

☐ sewerage

☐ heat supply

☐ Metroul SA/STB

☐ natural gas

☐ sanitation services (D.G.S. – P.S.3)

☐ Transgaz SA

d.2. Permits and approvals regarding:

☐ fire safety

☐ civil protection

☐ population health

d.3. Other approvals/declarations:

d.4. Specific permits/approvals of the central public administration and/or their decentralized departments:

d.5. Specialized studies:

e) Administrative act of the competent authority for environmental protection – A.P.M.B. (Aleea Lacul Morii No.1, S.6, Bucharest)

f) proof of payment of the following taxes (copies):

**THE URBANISM CERTIFICATE DOES NOT REPLACE THE
BUILDING / DEMOLITION PERMIT
AND DOES NOT CONFER THE RIGHT TO EXECUTE CONSTRUCTION WORKS**

This Urbanism certificate is valid for **12** months from the date of issue, being able to be extended according to the provisions of art. 40 para. (1) of the Enforcement Guidelines of the Law 50/1991, upon request of the holder, formulated at least 15 days before its expiration.

MAYOR,
Robert Sorin Negoită
illegible signature

SECRETARY,
Marius Mihăiță
illegible signature

Stamp of the Mayor of Sector 3 of Bucharest City - Romania

CHIEF ARCHITECT,
Arch. Robert Mihai Bașca
illegible signature

Drawn up by Untaru Tania Anemona, *illegible signature*

TAX-EXEMPT.

-Translation from Romanian-

This Urbanism certificate was sent to the applicant directly / by post on

In accordance with the provisions of the Law no. 50/1991, republished, as amended and supplemented, on the authorization of construction works,

THE VALIDITY OF THE URBANISM CERTIFICATE IS HEREBY EXTENDED

From until

MAYOR,
Robert Sorin Negoită

SECRETARY,
Marius Mihăiță

CHIEF ARCHITECT
Arch. Robert Mihai Bașca

Drawn up by:

After this date, a new extension of validity is not possible, and the applicant is going to obtain another Urbanism certificate under the legal conditions.

Date of validity extension:

The charge amounting to RON was paid by receipt no. of