

ROMANIA
Cluj County
Cluj-Napoca City Hall
No. 322904 of 14.07.2017

URBAN PLANNING CERTIFICATE

No. **3530** of **19.07.2017**

for the purpose: **ELABORATION OF THE ZONAL URBAN PLAN UNDER THE CONDITIONS OF LAW NO. 350/2001, UPDATED (SEE SECTION 4)**

As a result of the request addressed by CLUJ COUNTY BY MEANS OF CHAIRMAN ALIN TIȘE, with headquarters in Cluj County, Cluj-Napoca City, zip code 400609, Calea Dorobanților no. 106, telephone/fax (+4)0372640000, e-mail cjc@cjcluj.ro, registered under no. 322904 of 11.07.2017,

For the immovable property — land and/or constructions located in Cluj County, Cluj-Napoca City, 6 Bogdan Petriceicu Hașdeu Street, Land Book (C.F.) no. 257929, 257923, 257379, cadastral number 8485/2, 8485/1/2, 8485/1/1, obtained on the basis of application no. 101897, 601898, 70709, from OCPI on 15.06.2017, 11.05.2015, identified by area classification plan and layout plan, accompanied by the table with the inventory of coordinates,

Based on the regulations of the urban planning documentation “Update of the General Urban Plan of Cluj-Napoca City”, approved by the Decision of the Local Council of Cluj-Napoca City no. 493/22.12.2014 and the partial amendment and completion of the Local Urban Regulation related to the documentation "Implementation of the General Urban Plan of Cluj-Napoca City", approved by Decision No. 493/2014, approved by Decision of the Local Council of Cluj-Napoca City no. 118 / 01.04.2015; 730 / 20.12.2016,

PUZ (Zonal Urban Plan) _____ approved by ____/_____; PUD (Detailed Urban Plan) _____ approved by ____/_____.

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

WE HEREBY CERTIFY:

1. LEGAL STATUS:

Immovable properties located in the built-up area of Cluj-Napoca City, inside the perimeter for the protection of historical and architectural-urban values. Immovable properties owned by Cluj County, in the administration of the Cluj County Council and the Cluj County Clinical Hospital. The immovable properties are on the list of historical monuments according to the Official Gazette (M.O.) part I, no. 113 bis / 15.II.2016, current no. 715, LMI code CJ-II-a-A-07244 and is included in the urban assembly "The historical centre of the city of Cluj".

EASEMENTS FOR PUBLIC UTILITY OBJECTIVES IN THE AREA, OTHER RESTRICTIONS
Archaeological heritage area: - the plot is located in a Protected Archaeological Area.

g. ECONOMIC STATUS:

Current use – university hospitals and related land.

The immovable properties are partly classified in UTR ZCP_Is_A, partly in UTR ZCP_Vt and partly in UTR ZCP_M1

UTR ZCP_Is_A:

Destination of the area: Protected built area of public institutions and services and of public interest constituted in independent assemblies.

CHARACTER OF THE AREA: Area of independent historical ensembles, dedicated to public institutions and services, which have generally kept their original function. The functions are of medical or educational type. They are assemblies generally made on the basis of a unitary project and recognizable as such in the structure of the city. It distinguishes itself by its consistency and representativeness. Specific is the open type urban planning, with buildings placed retreated from alignment, with an average height regime, with alignment to the cornice located at a height of about 16 m. They are included in the protected built area due to urban and architectural values they are encompassing. Some of them are individually classified in the List of Historical Monuments. Subzones: SZCP_Is - Subarea of public institutions and services and of public interest constituted in dedicated buildings located outside the central area of dedicated buildings, located outside the central area of the municipality, belonging to public or public interest institutions, which have generally maintained their function or have acquired a compatible one over time. It is distinguished by the significant presence in the urban landscape due to the distinct way of occupying the land or the architectural character and value. They are included in the protected built area due to the urban and architectural values they embody. Some of them are individually classified in the List of Historical Monuments.

PRIMARY CONDITIONS: ZCP_Is_A For interventions aimed at the functional restructuring and / or the spatial transformation / completion of an ensemble, a master plan and a Zonal Urban Plan (PUZ) for Protected Constructed Areas (PUZCP) will be elaborated with the corresponding Local Urban Regulation, in accordance with the Methodology of elaboration and content - framework of urban planning documentation for protected built areas. The study territory of the PUZCP is the ensemble in its entirety. The design theme for the elaboration of the PUZCP will be notified in advance by the CTATU and the Regional Commission of Historical Monuments. ZCP_Is_A SZCP Is: The authorization of the restoration and rehabilitation works will be done on the basis of this regulation, with the approval of the Regional Commission of Historical Monuments. No derogations from this Regulation are accepted. Different regulations on land use, construction regime, location of buildings to alignment, relations to the lateral or rear boundaries of the ensemble / plot, height of buildings, land use coefficient, land occupancy rate, etc. can be established only by approved PUZCP according to the law. The buildings inside the area were classified into three categories and marked as such in sheet 3.2. Urban Regulations - Territorial Reference Units and in Annex 5 of this regulation, in accordance with the Substantiation Study on the Delimitation of Protected Areas related to this PUG: - 1 - historic monument buildings, classified as such in the List of Historical Monuments republished in 2010 - interventions on these will be made in specific regime - 1A - equivalent buildings as value of historical monuments, which could be classified as historical monument - interventions on them will be made in specific regime of historical monuments PUG Cluj-Napoca Local urban regulation ZCP Is_A - 2 - buildings with environmental artistic value - for this category it is forbidden the total or partial abolition, the modification of the architectural expression, the alteration of the characteristic architectural elements - 3 - neutral buildings for which the total or partial restructuring is acceptable. The interventions will primarily aim at preserving the overall coherence and rehabilitating the valuable built fund. Any work / intervention concerning the built or arranged fund inside the ensemble / plot will be subject to authorization, except for the repainting of the facades in the same colour and with the same material, without modifying / affecting their mouldings, for which the Regional Historical Monuments Commission's approval will be obtained. This may require a change in colour, material or rehabilitation / restoration of the façade. The interventions will be based on a study that concerns a whole plot in urban meaning. Certain interventions that do not target the entire property / building wing, extensions, attics, various modifications, rehabilitations - window replacements, openings of gaps, plastering and partial painting, etc. may be prohibited. The attic of historical monument buildings or of environmental value is not acceptable in all cases, being conditioned by criteria such as the structure and value of the roof, visibility from the public space, accessibility of the level of the bridge, etc. Interventions that perpetuate parasitic bodies (capital repairs, extensions, etc.) are not allowed. Interventions on the public domain will take into account its historical character. Commercial advertising in the area is not allowed. Blind walls cannot be turned into advertising media. Temporary advertising is accepted for important community events (electoral campaigns, festivals, major cultural events).

FUNCTIONAL USE: The list of uses / activities corresponding to each category of functions will be applied, according to Annex 1 to this Regulation.

Art. I. ALLOWED USES: Public or public interest institutions and services - administrative functions, cultural functions, educational and research functions, health and social assistance functions, religious functions. The current uses are usually preserved, which can be developed, reorganized or modernized, in accordance with current needs, in order to ensure compatibility with the historical structures that host them.

Art.2. USES ALLOWED WITH CONDITIONS: Permanent or temporary homes granted by the employer, under the conditions established by Law 114/1996, provided they are exclusively for employees, granted under the terms of the employment contract, according to the legal provisions. Accommodation buildings - (semi) hotels, apartments, dormitories, boarding schools - of educational / research institutions provided that the ownership and administration belong to them. Functional conversions may be considered, provided that the new uses also fall into the category of public or public-interest institutions and services and are compatible with existing buildings. Garages / car parks for staff and visitors located underground or above ground, in parts / bodies of Buildings, with the following conditions:

(a) they should not occupy the front towards the public space (instead they should be located inside the plot, behind a trajectory dedicated to the basic function)

(b) the access of motor vehicles should be from low traffic roads and be organized in such a way as not to disrupt traffic.

Elements related to the technical-urban infrastructure, provided they are located underground or outside the public space.

Art. 3. PROHIBITED USES: Functional conversion of ensembles / buildings for any other use, except those in the category of public institutions or public interest. Garages in temporary or permanent independent buildings located inside the plots. Independent overland elements of the technical-public utility infrastructure disposed on the public space. Provisional constructions of any kind. Exterior installations / equipment, mounted on the facades of buildings. Capital repair, restructuring, amplification (attic, tiering, extension in plan) for any purpose of temporary or parasitic buildings. Commercial advertising realized by placing advertising materials of any kind on buildings - facades, blind walls, roofs, terraces or on fences. Any uses, other than those allowed in point 1 and point 2. It is forbidden to carry out earthworks and vertical systematization that may affect the arrangements in public spaces or on the adjacent plots.

UTR ZCP_Vt:

Destination of the area - Green areas - with thematic character, with limited access, individually classified in the List of Historical Monuments: Alexandru Borza Botanical Garden of Babeş-Bolyai University and Romulus Vuia National Ethnographic Park of the Ethnographic Museum of Transylvania. Public access is allowed after a pre-set schedule, based on a fee.

PRIMARY CONDITIONS: It is forbidden to change the destination of this category of spaces. This regulation is final and cannot be changed by PUZ. For interventions aimed at the rehabilitation / restoration of this type of spaces, a master plan (masterplan) and a PUD will be elaborated, in accordance with the Elaboration Methodology and the frame content of the urban documentation for protected built areas. For any intervention aimed at the demolition, modification of the volume of a building / building wing or construction of a new one, in compliance with the provisions of this Regulation, a PUD will be prepared in advance. In both cases, the study area of the PUD is the green area in question in its entirety. The design theme for the elaboration of the PUD will be approved in advance by CTATU and the Regional Commission of Historical Monuments. The authorization of the restoration / rehabilitation works will be made on the basis of the present Regulation, with the approval of the Regional Commission of Historical Monuments. No derogations from this Regulation are accepted. Interventions that perpetuate parasitic bodies (capital repairs, extensions, etc.) are not allowed. The interventions will first of all aim to preserve the coherence of the whole, the rehabilitation of the constructions, landscaping, plantations, improvement of landscape and environmental elements. Interventions on the public domain will take into account its historical character. Commercial advertising in the area is not allowed. Temporary advertising is accepted for important community events.

Art.1. ALLOWED USES

(a) tall, medium and low plantations

(b) system of alleys and platforms for pedestrian traffic

(c) urban furniture

(d) exhibit buildings, aedicules, greenhouses, landscaping components

(e) constructions for cultural, scientific and research activities

(f) sanitary groups, spaces for administration and maintenance

(g) catering establishments with an ADC of not more than 100 sqm (cafeteria, café, buffet, etc.)

The current uses, which can be developed, reorganized or upgraded, according to current needs, are preserved, as long as they are compatible with the historical structures that host them.

Art.2. USES ALLOWED WITH CONDITIONS: Car access for maintenance, interventions, transport of materials on the system of alleys and pedestrian platforms and for bicycles, provided that it is occasional and limited. Functional conversions may be considered, provided that the new uses are also part of the allowed activities category and are compatible with existing spaces / facilities / buildings. Elements related to the technical-urban infrastructure, provided they serve only the respective space, are located underground or so that they have a minimal visual impact, do not produce noise or other pollution.

Art. 3 PROHIBITED USES: Any uses, other than those allowed in point 1 and point 2. It is forbidden earthworks and vertical systematization to affect the facilities in public spaces or adjacent plots.

UTR ZCP_MI:

Destination of the area: Mixed area with closed construction regime, adjacent to the main traffic lanes

CHARACTER OF THE AREA

Area with mixed functions of subcentral type developed along the main arteries converging to the fortified enclosure (generally historical routes), in the 19th century and fragmentarily redeveloped in the spirit of urbanism of the second half of the 19th century.

The area is distinguished by a heterogeneous functional structure, generally of subcentral type, characterized by the mix between activities of general interest, with public access, which tend to occupy the ground floors and collective housing located on the upper levels of multifunctional buildings. Beside these are present, occupying monofunctional buildings, important public institutions and of public interest, but also other types of activities. The urban fabric is marked by the overlap over the pre-existing urban structure of the formulas and character of the urbanism of the second half of the 19th century. Due to the historical circumstances, the degree of urban finishing in the spirit of the dominant rule, imposed by the effect of successive Building Regulations, is uneven. The plot is generally uneven, with plots with narrow fronts facing the street (generally 10-18 m) and variable depths, occupied by buildings belonging to the traditional typology, peripheral type, but also plots with important openings to the public space (20 - 50 m), the result of restructuring in the spirit of "modern" formulas of the late nineteenth century, occupied by buildings with typologies specific to this era (U, C, O, etc.). It is specific to the closed urban organization, with buildings located in alignment, with medium height regime, with a tendency to align to the cornice located at a height of about 17 m. The urban structure reveals a high degree of differentiation, the result of historical evolution.

It is a built area protected due to the urban and architectural values it incorporates. Historical monument buildings are located in its perimeter that are individually classified in the List of Historical Monuments.

CONDIȚIONĂRI PRIMARE

For the detailed regulation of ZCP M1, a PUZ for Protected Built Areas (PUZCP) and the related Local Urban Regulations will be elaborated, in accordance with the Methodology of elaboration and the content of the urban planning documentation for protected built areas.

The study territory of the PUZCP is an entire ZCP M1 Territorial Reference Unit. The staged elaboration of the PUZCP is allowed, in which case the approached territory will be determined by consulting the CTATU and the Regional Commission of Historical Monuments.

The design theme for the elaboration of the PUZCP (fully or phased as shown above) will be endorsed in advance by the CTATU and the Regional Historical Monuments Commission.

Until the approval of the PUZCP the authorization of the construction / demolition works will be made on the basis of this Regulation, with the approval of the Regional Commission of Historical Monuments.

No derogations from this Regulation are accepted. Different regulations on land use, construction regime, location of buildings to alignment, relations to the lateral or rear boundaries of the plot, height of buildings, land use coefficient, land use percentage, can be established only by PUZCP approved by law.

The buildings within the area were classified into four categories and marked as such in plate 3.2. "Urban Regulations - Territorial Reference Units" and in Annex 5 of this regulation, in accordance with the Substantiation Study on the Delimitation of Protected Areas related to this PUG:

- 1 - historic monument buildings, classified as such in the List of Historic Monuments republished in 2010
- the interventions on them will be carried out in a specific regime
- 1A - equivalent buildings as value of historical monuments, which could be classified as historical monuments - interventions on them will be made in a specific regime of historical monuments
- 2 - buildings with environmental artistic value - for this category it is forbidden the total or partial abolition, the modification of the architectural expression, the alteration of the characteristic architectural elements

- 3 - neutral buildings for which total or partial restructuring is acceptable

The interventions will aim at preserving the coherence of the whole and raising the degree of urban finishing, restoration, conservation and deworming of the valuable built fund.

Any work / intervention concerning the fund built or arranged inside the protected area will be subject to authorization, except for the repainting of facades in the same colour and with the same material, without modifying / affecting their mouldings, for which the prior approval of the Regional Commission of Historical Monuments will be obtained. This may require a change in colour, material, or rehabilitation / restoration of the façade.

The interventions will be based on a study that covers an entire plot, in an urban sense. Certain interventions that do not target the entire building / building may be prohibited: extensions, attics, various changes, rehabilitations - replacement of windows, opening of openings, plastering and partial painting, etc. The attic of historic buildings or buildings with environmental value is not acceptable in all cases, being conditioned by the structure and value of the frame, the visibility from the public space, the accessibility of the bridge level, etc.

The complete recycling of the built fund can only target the plots / bodies marked as such in sheet 3.2. "Urban Regulations - Territorial Reference Units".

Interventions that perpetuate parasitic bodies (capital repairs, extensions, etc.) are not allowed.

Interventions on the public domain will take into account its historical character and will be submitted for approval and authorization to the Zonal Commission of Historical Monuments.

Commercial advertising in the area is not allowed.

Companies advertise a commercial activity and cannot be transformed into product or brand advertising.

Temporary advertising is accepted for important community events (electoral campaigns, festivals, major cultural events).

FUNCTIONAL USE

The list of uses / activities corresponding to each category of functions will be applied, according to Annex 1 to this Regulation.

Art. 1. ALLOWED USES

Mixed functional structure including collective housing, administrative functions, business administration, financial-banking, commercial (tertiary), cultural, educational, outpatient health, tourism - according to the list of uses / activities corresponding to each category of functions, of Annex 1 to this Regulation.

In the case of new buildings, the ground floors for public spaces will necessarily have functions of interest to the public. Towards public spaces, living spaces (apartments) will be able to be located only on the floors of buildings. The presence of housing is not mandatory.

Art. 2. USES ALLOWED WITH CONDITIONS

Functional conversion in the case of dwellings located on the ground floor of the existing buildings provided that direct access from the public space is ensured. The level difference between the street and the entrance will be a maximum of one step. Any level differences up to the level of the ground floor can only be taken inside. The admissibility of opening an access on a facade is not guaranteed, being determined by the configuration and architecture of the building. For activities with limited public access (offices, etc.), access from the gang or, if the home is not present on the plot, from the yard of the building is allowed.

Elements related to the technical-urban infrastructure, provided they are located underground or outside the public space.

Exterior installations (air conditioning, heating, heat pumps, etc.), provided that in operation they produce a noise level that is inaudible at the level of neighbours' windows.

Above ground and underground public (semi) public garages in dedicated buildings under the following conditions:

(a) they should not occupy the front towards the public space (instead, they should be located inside the plot, behind a trajectory dedicated to other functions)

(b) motor vehicles should have access where possible from streets with reduced traffic / secondary roads and shall be arranged in such a way as not to disturb road and pedestrian traffic.

Tertiary activities of inhabitants carried out inside dwellings, without this implying a functional conversion - professional or manufacturing services, according to Annex 1 to this Regulation, provided only by owners / occupants, subject to the following conditions:

(a) take place in the apartment in question in parallel with the accommodation function

(b) the useful surface occupied by them does not exceed 50 square meters

- (c) involve a maximum of 5 persons
- (d) have limited public access (occasional)
- (e) not cause noise, chemical or visual pollution
- (f) the activity (including storage) is carried out only inside the house.

Art. 3. PROHIBITED USES: Industrial / quasi-industrial activities / services, pollutants of any kind, with technological risk or inconvenient due to the traffic generated:

Wholesale storage,

Storage of reusable materials.

Wholesale.

Retail trade in independent buildings such as supermarket, hypermarket (big box), mall etc.

Trade and catering practiced through shop windows / windows.

Garages in temporary or permanent buildings located inside the plots. Independent above-ground elements of the technical-municipal infrastructure arranged on the public space. Residential single-function assemblies

Individual housing.

Provisional constructions of any kind.

Exterior installations / equipment, mounted on the facades of buildings.

Capital repair, restructuring, amplification (attic, floor, extension in plan) for any purpose of temporary or parasitic buildings, identified as such by PUZCP or historical study.

Commercial advertising realized by placing advertising materials of any kind on real estate facades, heels, roofs, terraces - or on fences.

Any uses other than those permitted in points 1 and 2.

Earthworks and vertical systematization likely to affect the arrangements in public spaces or on adjacent plots.

Included in the taxation area "A" according to H.C.L- 715/2000, modified with H C.L. 209/2003.

Other provisions resulting from the Decision of the Local Council (H.C.L.) regarding the area where the building is located: - not applicable.

3. TECHNICAL STATUS:

The immovable properties are partly classified in UTR ZCP_Is_A, partly in UTR ZCP_Vt and partly in UTR ZCP_M1

Area 4,000 sqm + 2,980 sqm + 64,026 sqm

UTR ZCP_Is_A:

REGULATIONS FOR THE PUBLIC SPACE: The arrangement and use of the public space will be done in compliance with the regulations contained in Annex 4 and the regulations below. The process of rehabilitation and modernization of the public space will be carried out only on the basis of complex specialized projects that will aim at improving the urban image in accordance with its historical character, priority development of pedestrian movements and spaces for them, bicycle routes, regulating the circulation of vehicles and parking, organizing urban furniture and vegetation. These will be endorsed by CTATU and the Regional Commission of Historical Monuments. The markets will be organized as pedestrian spaces, with motorized traffic occupying up to two sides. Green spaces, such as squares or gardens will have unlimited public access. Urban furniture will be integrated into a coherent concept for the urban image of public spaces in the entire protected ensemble.

CONDITIONS OF PLACEMENT, EQUIPMENT AND CONFIGURATION OF BUILDINGS: Given the diversity and specificity of the different buildings/assemblies, generally exceptional elements in the historical urban fabric, their conditions of location, equipment and configuration will be established within some PUDs or PUZCPs, in compliance with the provisions of this Regulation.

Art. 4. PLOT CHARACTERISTICS: AREAS, FORMS, DIMENSIONS: the existing plot structure is preserved. It is in principle permissible to merge with neighbouring plots in order to expand existing institutions and services, in which case they will be included in this UTR / subarea.

Art. 5. PLACEMENT OF BUILDINGS IN RELATION TO THE ALIGNMENT: it will be established, as the case may be, by PUD or PUZCP.

Art. 6. PLACEMENT OF BUILDINGS IN RELATION TO THE LATERAL AND REAR LIMITS OF THE PLOTS

The conformation of the buildings on the plot will be determined by the context generated by the adjacent built frame. The principle is to cover the existing blind walls and to counteract the retreats against the ones on the neighbouring plots. The rule applies to both lateral and rear property boundaries. Parasitic buildings, identified as such by historical study, will not be considered. If there is a neighbouring blind wall, the buildings will be attached to it. The new blind wall will not exceed the length of the existing one. The construction of a blind wall is allowed only for the purpose of covering an existing blind wall. The buildings will be obliged to withdraw from the side opposite the one that includes an existing blind wall with a minimum distance equal to half the height of the building, but with not less than 4,5 m. In situations where there are no blind walls, with a minimum distance equal to half the height of the building, but not less than 4.5 m. The buildings shall be retreated from the rear boundary of the plot with a minimum distance equal to half of the height of the building, but not less than 6 m.

Art. 7. PLACEMENT OF BUILDINGS AGAINST OTHERS ON THE SAME PLOT: The minimum distance between two buildings on the same plot shall be equal to half the height of the tallest building, measured at the cornice or attic at the highest point, but not less than 4.5 m. If the main rooms are oriented towards the space between the two buildings, the minimum distance will be 6 m.

Art. 8. CIRCULATIONS AND ACCESSES: they will be established, as the case may be, by PUD or PUZCP. Any access to public roads will be made according to the opinion issued by their administrator. For pedestrian and roadways inside the plots it is recommended to use permeable roofs.

Art. 9. PARKING OF MOTOR VEHICLES: The parking lot shall be sized according to Annex 2 to this regulation. When different functions are provided within the same plot, the parking needs will be determined by summing up the number of parking spaces required for each function. For new buildings, parking of vehicles will take place only in underground or above-ground collective garages. It is not allowed to park vehicles on the strip of land between the alignment and the buildings, regardless of its depth. Parking in the courtyards of the buildings is allowed only if they play the role of service yard only.

Art. 10. MAXIMUM ALLOWED HEIGHT OF BUILDINGS: The height of buildings will be determined in each case depending on the context, in addition applying cumulatively the following criteria:
(a) the maximum height at the cornice shall not exceed 16 m and GF + 3F + A(R) respectively.
(b) partial levels (split levels, mezzanines) are allowed, provided that the height to the regulated cornice is included; even if the existing body in alignment has a different height regime.

Art. 11. EXTERIOR APPEARANCE OF BUILDINGS: Authorization of constructions is allowed only if their appearance does not contradict their function, the character of the area (GD 525/1996, Art. 32) as it was described in the preamble and the urban landscape. The authorization of the execution of constructions which, by conformity, volumetric shape and exterior appearance, contradicts the general appearance of the area and depreciates the generally accepted values of urbanism and architecture, is prohibited. (GD 525/1996, Art. 32), New buildings / bodies: The architecture of the buildings will be of modern invoice and will express the character of the program. It is forbidden to make architectural pastels or to imitate historical styles. The volume will be able to determine together with the adjacent buildings a coherent and unitary whole. Facades to public spaces will be flat. It is allowed to build balconies, bow-windows, etc., starting from a height of 4.00 m from the sidewalk, provided that they are not arranged at the last level under the cornice and occupy, cumulatively, a maximum of one third from the length of the front of the building. The roofs will have trusses with simple shapes, in two or four waters, with equal and constant slopes that will be between 35 degrees and 60 degrees depending on the local context. Skylights are not allowed, as they are not specific to the area, roof windows will be used to illuminate the attic spaces. The cornices will be of urban type, in the situations in which the crowning of the building does not play a significant role in the silhouette of the city or in the local image, modern coverings are also allowed. The full-empty report will be in accordance with the architectural character required by the functional profile, but also with the specificity of the area. In order to determine a unitary urban image, the finishing materials specific to the area will be used in a limiting way - smooth plasters, apparent brick masonry for facades, stone plywood for facades, plinths and other architectural elements, painted steel metalwork. The colours will be pastel, light, close to the natural ones. It is forbidden to use saturated, bright colours in all elements of the construction. Existing buildings Interventions on historical monument buildings or with environmental value will be carried out in specific regime, only on the basis of detailed projects based on historical studies and complex investigations on constructions, approved and

authorized according to the law. Appropriate materials and techniques, usually the traditional ones, will be used. In the case of interventions aimed at repairing, rehabilitating, restoring the existing bodies: The architectural expression and the modernization of their façades will be preserved, except in cases where they return to an initial or previous situation considered favourable. It is forbidden to remove specific decorations (frames, cornices, belts, columns, pilasters, etc.). Thermal rehabilitation cannot be a pretext for circumventing this regulation, in some cases it may involve special technologies and materials. The historical carvings will be restored by restoration. Exceptionally, when this is no longer possible, they will be replaced with copies that look identical to the originals, reproducing all the details and decorations. The roof coverings will be made of natural coloured ceramic tile. In situations where the roof is made of folded sheet metal and the structure of the frame does not have the load-bearing capacity to support the tile, it is allowed to restore it with smooth grey folded sheet metal, gutters and pipes will be made of galvanized sheet metal, zinc or copper traditional.

In case of interventions aiming at the restructuring / extension of the existing bodies: The previous regulations will be applied. The existing spatial structure and the proposed architectural expression will be highlighted / differentiated. Commercial advertising of any kind is prohibited on public space. Temporary advertising is allowed for important events concerning the community (election campaigns, festivals, major cultural events). Commercial / non-commercial firms and shop windows shall comply with the regulations contained in Annex 3 to this Regulation.

Art. 12. CONDITIONS OF URBAN EQUIPMENT AND WASTE DISPOSAL: The area is fully equipped with public utilities. All buildings will be connected to public buildings. It is forbidden to conduct meteoric waters to the public domain or neighbouring plots. Connecting and counting nests will be integrated into fences or paths. The aerial arrangement of cables of any kind (electrical, telephone, CATV, etc.) is forbidden. Each building will have an interior space of the plot (possibly integrated in the building) intended for the collection of household waste, accessible from the public space.

Art. 13. FREE AND PLANTED SPACES: On the whole of a plot, the green spaces organized on the natural soil will occupy at least 20% of the total surface and will include exclusively vegetation (low, medium and high). Surfaces with clothing of any type are included in the category of open spaces, for which traditional materials will be used (generally permeable stone slabs). The removal of mature trees is forbidden, except where they represent an imminent danger to the safety of persons or property or would impede the construction of buildings.

Art. 14. ENCLOSURES: The fences oriented towards the public space will have an opaque base with a maximum height of 30 cm and a transparent part made of metal grid or a similar system that allows visibility in both directions and the penetration of vegetation. The maximum height of the fences will be 2.2 m. The fences can be doubled by hedges. The fences to the neighbouring plots will have a maximum height of 2.20 m and will be opaque. The gates of the fences located in the alignment will open towards the inside of the plot. The architectural treatment of the fences will be correlated with that of the buildings on the plot.

Art. -15. MAXIMUM POSSIBILITIES OF LAND OCCUPATION AND LAND USE 15. MAXIMUM LAND OCCUPANCY RATE (POT)

The maximum POT will be the one regulated by the General Urban Regulation or specific norms for the respective architectural program, without exceeding

(a) for common assemblies or plots:

Maximum land occupancy rate (POT) = 60%

(b) for corner plots:

Maximum POT = 75%. This regulation will also apply in the case of the extension of existing buildings or the addition of new buildings, the calculation being made obligatory on the whole plot, in an urban sense.

Art. 16. MAXIMUM LAND USE COEFFICIENT (CUT)

The maximum CUT will be the one regulated by specific norms for the respective architectural program, without exceeding

(a) for common assemblies or plots:

Maximum CUT = 2.2

(b) for corner plots:

Maximum CUT = 2.8 This regulation will also apply in case of extension, attic, superimposition of existing buildings or the addition of new buildings, the calculation being mandatory on the entire plot, in an urban sense. in the case of attics, the surface area (SN) of the attic will represent a maximum of 60% of the surface of the current level (only the portion with free h greater than or equal to 1.40 m will be taken into account).

UTR ZCP_Vt

REGULATIONS FOR THE PUBLIC SPACE: The planning and use of public space will be done in compliance with the regulations included in Annex 4 and the regulations below.

The rehabilitation and modernization of public spaces will be approached in an integrated manner, considering that green spaces are a component of the system, and will be carried out only on the basis of complex specialized projects that will aim to improve the urban image in accordance with its historical character. , the development with priority of pedestrian movements and of the spaces destined for them, of the modalities of bicycle movement, the regulation of the motor vehicles and of the parking, the organization of the urban furniture and of the vegetation. These will be subject to endorsement by the CTATU and the Regional Historical Monuments Commission. Urban furniture will be integrated into a coherent concept for the urban image of public spaces in the entire protected ensemble.

CONDITIONS OF PLACEMENT, EQUIPMENT AND CONFIGURATION OF BUILDINGS: Given the diversity and specificity of different buildings / assemblies, generally exceptional elements in the historical urban fabric, the conditions of their location, equipment and configuration will be established within PUDs or PUZCP, with compliance with the provisions of this Regulation.

Art.4. CHARACTERISTICS OF THE PLOTS: SURFACES, SHAPES, DIMENSIONS: The existing cadastral structure is preserved. It is permissible to extend the territory of the green areas, in which case, in order to preserve the coherence of the historical ensembles, a master plan and a PUZ will be elaborated.

Art.5. PLACEMENT OF BUILDINGS IN RELATION TO THE ALIGNMENT: It will be established, as appropriate, by PUD.

Art.6. PLACEMENT OF BUILDINGS IN RELATION TO THE LATERAL AND REAR BOUNDARIES OF THE PLOTS: It will be established, as appropriate, by PUD.

Art.7. PLACEMENT OF THE BUILDINGS ONE TO ANOTHER ON THE SAME PLOT: It will be established, as appropriate, by PUD.

Art.8. CIRCULATIONS AND ACCESSES: The current accesses, the existing network of alleys, the cross-sectional profiles and their type of clothing, as an essential part of the urban image and the composition, will be preserved, the accesses to the adjacent public roads will be rehabilitated / realized according to the opinion issued by their administrator. For pedestrian alleys within green areas with thematic character, traditional road systems - compacted aggregates, natural stone pavements, etc will be used. It is permissible to use asphalt pavements with surface treatments from ballast aggregates similar to the image of alleys from compacted aggregates.

Art.9. PARKING OF VEHICLES: It is forbidden to park cars on the territory of green areas (except for commercial vehicles that serve the maintenance activities of green areas). They will be organized / regulated in the vicinity of the entry areas, as part of the system of public car parks / garages. The necessary parking will be dimensioned according to Annex 2 to this regulation.

Art.10. MAXIMUM ALLOWED HEIGHT OF BUILDINGS: For new buildings the maximum height at the cornice shall not exceed 9 m and respectively (SB) + GF + I. Partial levels (split levels, mezzanines) are allowed provided the height is at the controlled cornice.

Art.11. EXTERIOR APPEARANCE OF BUILDINGS: Authorization of construction execution is allowed only if their external appearance does not contradict their function, the character of the area (GD 525/1996, Art. 32) as described in the preamble and the urban landscape, Authorization of construction execution which, by conformity, volume and appearance outside, it contradicts the general aspect of the area and depreciates the generally accepted values of urbanism and architecture, it is forbidden, (GD 525/1996, Art. 32). New buildings / bodies: The architecture of the buildings will be of a modern nature and will express the character of the program. It is forbidden to make architectural pastels or to imitate historical styles. Existing buildings Interventions on historical monument buildings or with environmental value will be carried out in specific regime, only on the basis of detailed projects based on historical studies and complex investigations on constructions, approved and authorized according to the law. Appropriate materials and techniques will be used. usually the traditional ones. In the case of interventions aimed at repairing, rehabilitating, restoring existing bodies.

The architectural expression and the mouldings of their facades will be preserved, except in the cases in which they return

to an initial or previous situation considered favourable. The elimination of specific decorations (frames, cornices, belts, pillars, pillars, etc.) is forbidden. Thermal rehabilitation cannot be a pretext for circumventing this regulation. In some cases this may involve special technologies and materials.

The historical carvings will be restored by restoration. Exceptionally, when this is no longer possible, they will be replaced with copies that look identical to the originals, reproducing all the details and decorations. The roof coverings will be made of natural coloured ceramic tile. In situations where the roof is made of folded sheet metal and the structure of the frame does not have the load-bearing capacity to support the tile, it is allowed to restore it with grey folded smooth sheet metal. The gutters and tines will be made of galvanized sheet, zinc or copper in the traditional way. In the case of interventions aimed at restructuring / extending the existing bodies: The previous regulations will be applied. The evidence / difference will be highlighted in the spatial structure and the proposed architectural expression of the existing and new preserved elements.

Art.12. CONDITIONS OF BUILDING EQUIPMENT TO WASTE DISPOSAL: The area is fully equipped with public utilities. All the buildings will be connected to provide the necessary utilities to the public building networks. Particular attention will be paid to public lighting, which will be the subject of specialized studies. Water supply points will be provided from the public network. It is forbidden to conduct meteoric waters to the public domain or neighbouring plots. Connection and metering niches will be integrated into fences or buildings. The aerial arrangement of cables of any kind (electrical, telephone, CATV, etc.) is forbidden. In the maintenance area will be organized a space for waste collection, accessible from public space and one for plant debris (compost).

Art.13. FREE AND PLANTED SPACES: The current structure of green spaces, the system of alleys and platforms is usually preserved. Important interventions on green spaces and the system of alleys and platforms will be carried out only on the basis of dendrological and landscape studies. In the context of preserving specific, historical characters, based on a PUD, with the approval of the Regional Commission of Historical Monuments. The surface of the green spaces proper, organized on the natural soil will occupy at least 50% of the total surface of the green area and will include exclusively (low, medium and tall) vegetation. Surfaces with covering of any type are included in the category of free spaces. Removal of mature trees is prohibited, unless they represent an imminent danger to the safety of persons or property or would impede the construction of buildings.

Art.14. ENCLOSURES: To the public space, the alignment will be compulsory closed by fencing on its entire length. It is forbidden to demolish historical fences with architectural or environmental value. These will be preserved and restored. The fences oriented towards the public space will have an opaque base with a maximum height of 80 cm and a transparent part, made of metal grid or a similar system that allows visibility in both directions and the penetration of vegetation. The maximum height of the fences will be 2.2 m. The fences will be doubled by living fences. The fences to the neighbouring plots will have a maximum height of 2.20 m and will be of opaque type, usually made of exposed brick or plastered masonry, the gates of the fences located in alignment will open to the inside of the plot. The architectural treatment of the fences will be correlated with that of the buildings on the plot.

MAXIMUM POSSIBILITIES OF LAND OCCUPANCY AND LAND USE

Art.15. MAXIMUM LAND OCCUPANCY RATE (POT): Maximum POT = 5% (only for buildings that include interior spaces, of any type - exhibit buildings will not be taken into account). This regulation will also apply in case of extension of existing buildings or the addition of new buildings, the calculation being made obligatorily on the entire territory of the urban unit.

Art.16. MAXIMUM LAND USE COEFFICIENT (CUT): Maximum CUT = 0.1 (only for buildings that include interior spaces, of any type - exhibit buildings will not be taken into account) This regulation will also apply in the case of extension, attic, the overlaying of existing buildings or the addition of new buildings, the calculation being compulsory throughout the territory of the urban unit.

UTR ZCP_M1:

REGULATIONS FOR THE PUBLIC AREA

The arrangement and use of the public space will be done in compliance with the regulations contained in Annex 4 and the regulations below.

The process of rehabilitation and modernization of the public space will be carried out only on the basis of complex specialized projects that will aim to improve the urban image in accordance with its character, to develop with priority the pedestrian movements and the spaces destined to them, the modes of traveling, the regulation the movement of vehicles and parking, the organization of urban furniture and vegetation.

These will be endorsed by CTATU and the Regional Commission of Historical Monuments.

The small squares / squares will be organized as pedestrian spaces, the motorized traffic can occupy a maximum of two sides.

Green spaces, such as squares or gardens, will have unlimited public access.

Urban furniture will be integrated into a coherent concept for the urban image of public spaces in the entire protected ensemble,

The electrical and communication cables will be introduced underground, as will all other utility networks.

CONDIȚII DE AMPLASARE, ECHIPARE SI CONFIGURARE A CLĂDIRILOR

Art. 4. CHARACTERISTICS OF THE PLOTS: SURFACES, SHAPES, DIMENSIONS

Plots that cumulatively meet the following conditions are considered buildable:

- (a) they have a street front
- (b) the length of the road front is greater than or equal to 15 m
- (c) the depth is greater than the street front
- (d) the area is greater than or equal to 500 sqm
- (e) they should have a regular shape.

As an exception, in the case of existing urban plots that do not meet the conditions listed above, a PUD will be developed, which will highlight how to comply with the provisions of this regulation on functional use, location, equipment and configuration of buildings, parking of vehicles, maximum possibilities for land occupation and use.

The plot is protected, in some cases operations of pooling of parcels may be accepted, if the resulting plot meets the following conditions cumulatively:

- (a) it has a front to the street
- (b) the length of the front to the street is less than or equal to 30 m
- (c) it has a regular shape.

Art. 5. PLACEMENT OF BUILDINGS IN RELATION TO THE ALIGNMENT

The buildings will be placed in alignment, in a continuous (closed) front. The existing alignment will be preserved, except in situations where this PUG provides for realignment or where there is a gap at the boundary between two plots, in which case a correction will be made by withdrawing the more advanced building to the corner of the adjacent plots. thus a local realignment.

As an exception, in situations where the open front is a local specificity, this mode of construction will be preserved. Such situations will be regulated by the PUZCP. Until its realization, these cases will be regulated by the PUD, which will be based on a historical study developed on a relevant surface.

Art. 6. PLACEMENT OF BUILDINGS IN RELATION TO THE SIDE AND REAR LIMITS OF THE PLOTS

The conformation of the buildings on the plot will be determined by the context generated by the adjacent built frame. The principle consists in covering the existing heels and respectively the contrast of yards next to those on the neighbouring plots. The rule applies to both lateral and rear property boundaries. Parasitic buildings, identified as such by historical study, will not be considered.

The buildings will be developed between the lateral limits of the plots, on a maximum depth of 18 m from the alignment. It is also allowed to develop in depth along one or both sides, on a maximum depth of 40m, provided that on the neighbouring plot / plots there are also blind walls. In this case, typologies such as "L", "U", "C", "T", "O" etc. will be applied.

In addition, in the case of plots with a depth of more than 50 m, in the rear part of them will be placed separate buildings, in open regime - independent or coupled on one side with the existing one or possibly to be built on the neighbouring plot. For these bodies the retreat from the lateral property limit shall be greater than or equal to half the height of the buildings, measured at the upper cornice or attic at the highest point, but not less than 4.50 m and from the rear property limit it will be greater than or equal to half the height of the buildings, measured at the upper cornice or attic at the highest point, but not less than 6 m.

The blind walls shall constitute fire compartment boundaries and shall be in accordance with the specific rules.

If adjacent to the lateral or rear boundaries of the plot the neighbouring building(s) has(have) an inner courtyard, on the plot subject to reconstruction / restructuring will also conform a yard strictly in front of the

neighbouring one(s), with a length at least equal to this and with a withdrawal from the property limit of at least half of the height to the cornice but not less than 4.50 m. In addition, light courts with the minimum length can be placed next to the blind walls or the neighbouring light courts at 3.5 m and a minimum depth of 2 m if they do not open living spaces or which house activities that require natural light.

As an exception, in situations where the spatial organization requires local openings in the front of the street, on each of the two adjacent plots the retreats from the common side limit will be greater than or equal to 4.5 m.

Art. 7. PLACEMENT OF BUILDINGS IN RELATION ONE TO ANOTHER ON THE SAME PLOT

In the case of inner courtyards not adjacent to the lateral property boundaries, closed on three or four sides, a minimum distance equal to half of their height shall be ensured between parallel inner facades, but not less than 6 m (configurations in successive transverse retractions are allowed, provided that the said relationship is fulfilled at any level).

In the case of coexistence on the same plot of two buildings, between the parallel facades will ensure the same relationship.

Art. 8. CIRCULATIONS AND ACCESSES

Authorization of construction is allowed only if there is direct access to public roads. By exception, for situations existing at the date of entry into force of the PUG, it is allowed to construct plots with access through easements to public roads. Only one pedestrian access and one road access can be provided on a plot. The access road will have a maximum width of 6 m.

Any access to public roads will be made according to the opinion issued by their administrator.

For pedestrian ways and roadways inside the plots it is recommended to use permeable coverings.

Art. 9. PARKING OF VEHICLES

The parking space will be dimensioned according to Annex 2 to this regulation. When different functions are foreseen within the same plot, the parking needs will be determined by summing the number of parking spaces required for each function.

For new buildings, the parking of vehicles will be made in a minimum proportion of 75% in specialized spaces, arranged at the basement / basement / ground floor.

The parking areas arranged on the ground will comply with the sanitary norms in force, respectively they will keep a minimum distance of 5 m from the windows of the living rooms.

Access to or parking of vehicles is not allowed in the courtyards of buildings, except for the strip of land adjacent to the alignment of the alignment, intended for the construction site (40 m).

Alternatively, it is possible to ensure the parking of vehicles in dedicated buildings, located at a maximum distance of 250 m from the building, if for the necessary places there is a real right of use, guaranteed by ownership or concession.

Art. 10. MAXIMUM ALLOWED HEIGHT OF BUILDINGS

The buildings will be aligned to a cornice located at a height of 17 m from the sidewalk. A variation of 0.50 m is permissible. In addition, the following criteria will be applied cumulatively:

(a) the height regime will be (1-3SB) + GF + 3F + A, (1-3SB) + GF + 3F + RF (in this case the last level will have a retreat from the façade plane of at least 1.80 m).

(b) for corner buildings, the maximum height at the cornice shall not exceed 22 m, and the total (maximum) height shall not exceed 22 m, respectively a height regime of (1-3S) + GF + 4F

(c) Partial levels (overhangs, mezzanines) are permitted provided that they fall within the height of the regulated cornice.

(d) the buildings located inside the plot shall be within the maximum height of the regulated cornice, even if the existing body in the alignment has a different height regime.

Art. 11. EXTERIOR APPEARANCE OF BUILDINGS

Authorization of the execution of constructions is allowed only if their external appearance does not contradict their function, the character of the area (GD 525/1996, Art. 32) as it was described in the preamble and the urban landscape.

The authorization of the execution of constructions which, by conformity, volumetric shape and exterior appearance, contradicts the general aspect of the area and depreciates the generally accepted values of urbanism and architecture, is prohibited. (GD 525/1996, Art. 32).

New buildings

The architecture of the buildings will be modern and will express the character of the program. It is forbidden to make architectural copies or to imitate historical styles.

The volume will comply with the typologies specific to urban construction with neighbourhoods. The facades towards the public spaces will be flat and will be in alignment. It is allowed to make balconies, bow-windows, etc. starting from a height of 4.00 m above the pavement level, provided that they are not arranged at the last level below the cornice and occupy, cumulatively, a maximum of one third of the length of the front of the building.

The roof of the buildings will be flat (terrace roofs or with slopes less than 10%) or with a frame, depending on the local urban context.

The full-empty ratio will be in accordance with the architectural character imposed by the functional profile, but also with the specifics of the area.

In order to determine a unitary urban image, the finishing materials specific to the area will be used in a limiting way - smooth plasters for facades, stone plywood for facades, plinths and other architectural elements, metallic constructions made of painted steel.

The colours will be pastel, light, close to the natural ones. It is forbidden to use saturated, bright colours in all elements of the construction.

Existing buildings

The interventions on the historical monument buildings or with environmental value will be carried out in specific regime, only on the basis of detailed projects based on historical studies and complex investigations on the constructions, endorsed and authorized according to the law,

Appropriate materials and techniques will be used, usually the traditional ones.

In the case of interventions aimed at repairing, rehabilitating, restoring existing bodies.

The architectural expression and the modernization of their facades will be preserved, unless it returns to an initial or previous situation considered favourable.

It is forbidden to remove specific decorations (frames, cornices, belts, columns, pilasters, etc.). Thermal rehabilitation cannot be a pretext for circumventing this regulation, in some cases it may involve special technologies and materials.

The historical carvings will be restored by restoration. Exceptionally, when this is no longer possible, they will be replaced with copies that look identical to the originals, reproducing all the details and decorations. By exception, for commercial spaces from the ground floor are acceptable modern formulas, high tech - glass, steel etc.

The roof coverings will be made of natural coloured ceramic tile, in cases where the cover is made of plasterboard and the structure of the frame has no bearing capacity to support the tile, it is allowed to replace it with smooth plastered grey colour.

The gutters and tines will be made of galvanized sheet, zinc or copper in the traditional way.

In case of interventions aiming at the restructuring / extension of the existing bodies:

The previous regulations will apply

There will be the highlight / difference in the spatial structure and the proposed architectural expression of the existing and new preserved elements.

Commercial advertising of any kind is prohibited on public space

Temporary advertising is allowed for important events concerning the community (election campaigns, festivals, major cultural events).

Commercial / non-commercial companies and shop windows shall comply with the regulations contained in Annex 3 to this Regulation.

Art. 12. PUBLIC UTILITY EQUIPMENT AND WASTE DISPOSAL

The area is fully equipped with public utilities.

All the buildings will be connected for the necessary utilities to the public networks

It is forbidden to conduct meteoric water to the public domain or neighbouring plots.

Connection and metering niches will be integrated into buildings.

It is forbidden to air cables of any kind (electrical, telephone, CATV, etc.).

Each plot will have an interior space of the plot (possibly integrated in the building) intended for the collection of household waste, accessible from the public space.

Art. 13. FREE AND PLANTED SPACES

On the whole plot, the green spaces organized on the natural soil will occupy at least 25% in case of POT max 50% and minimum 15% in case of POT maximum 70% of the total surface and will include exclusively vegetation (low, medium and high). The surfaces with a garment of any type are included in the category of free spaces, for which traditional materials (generally permeable type stone slabs) will be used. as an exception, on the plots that include buildings for garages / collective parking lots with public access, the green spaces organized on the natural area will occupy at least 5% of the total area.

The removal of mature trees is forbidden, unless they represent an imminent danger to the safety of persons or property or would impede the construction of buildings.

Art. 14. ENCLOSURES

As a general rule, given the regulated space structure, no fences will be made for the public space.

In particular cases, on the segments without closed front or with buildings arranged in retreat from the alignment, fences to the public space will be mandatory. They will have an opaque base with a maximum height of 80 cm and a transparent part, made of metal mesh or a similar system that allows visibility in both directions and the penetration of vegetation. The maximum height of the fences will be 2.2 m. The fences can be doubled by live fences.

The fences to the neighbouring plots will have a maximum height of 2.20 m and will be opaque.

The gates of the fences located in the alignment will open without affecting the public space, towards the inside of the plot.

The architectural treatment of the fences will be correlated with that of the buildings on the plot.

Art 15. MAXIMUM LAND USE COEFFICIENT (CUT)

For common plots:

Maximum CUT = 2.2

For corner plots:

Maximum CUT = 2.8

For plots that include buildings for garages / collective garages with a capacity at least double than the requirement set out in point 9:

Maximum CUT = 3.8

This regulation will also apply in the case of extension, attic, overlaying of existing buildings or adding new buildings, the calculation being made on the whole plot, in an urban sense - In the case of attics, the surface (SN) of the attic will represent a maximum of 60% of the surface of the current level (only the portion with free h greater than or equal to 1.40 m will be taken into account).

If the plot is partially encumbered by a public utility easement (realignment easement, etc.), the part of the land involved will be acquired and expropriated before the issuance of the Building Permit, and the reference area for the calculation of CUT will be the actual remaining in private property.

Alternatively, at the request of the owners, the area affected by the public utility easement will be able to pass free of charge on public property. in which case the reference area for the CUT calculation will be the total area of the initial plot + 0,5 x the surface of the public property.

4. REGIME OF UPDATE / MODIFICATION OF THE URBAN PLANNING DOCUMENTATIONS AND OF THE RELATED LOCAL REGULATIONS:

- It was requested to issue an urban planning certificate for the purpose of an "Integrated Community Centre – lung pretransplant, transplant and post-transplant in Cluj and Integrated Community Centre for Respiratory Rehabilitation Cluj".

- According to the section Primary conditions related to UTR ZCP M1 "No derogations from this regulation are accepted. Different regulations on land use, construction regime, location of buildings to alignment, relations to lateral or rear boundaries of the plot, height of buildings, coefficient of land use, the percentage of land occupation, can be established only through PUZCP approved according to the law. "

- According to the Primary Conditioning section related to UTR ZCP_Is_A: For interventions aimed at the functional restructuring and / or the spatial transformation / completion of an assembly, a master plan (masterplan) and a PUZ will be developed for Protected Constructed Areas ".

- According to the section Primary conditionings related to UTR ZCP_Is_Vt: "It is forbidden to change the destination of this category of spaces. This regulation is final and cannot be changed by PUZ "For the portion of land located in ZCP_Vt, the existing use will be maintained.

- The physical stage for the works executed according to Building Permit (AC) no. 2242/21.12.2007.
- A PUZ will be prepared.
- In order to elaborate the PUZ, the specific procedure of informing and consulting the public approved by H.C.L. no. 153 / 10.04.2012 will be observed.
- According to Law 350/2001 amended and updated, art. 32, para. (6), after the approval of the Zonal Urban Plan, the technical documentation can be drawn up in order to obtain the building permit.

This urban planning certificate may be used for the purpose of:

ELABORATION OF A ZONAL URBAN PLAN UNDER THE CONDITIONS PROVIDED BY LAW NO. 350/2001 UPDATED (SEE SECTION 4)

The urban planning certificate does not take the place of a building / demolition permit and does not confer the right to execute construction works.

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

In order to elaborate the documentation for authorizing the execution of the construction works - construction / demolition - the applicant will address the competent authority for environmental protection:

ENVIRONMENTAL PROTECTION AGENCY CLUJ NAPOCA
CALEA DOROBANTILOR, No. 99, BL. 9B
ZIP CODE 400609, WEBSITE: [HTTP://APMCJ.ANPM.RO](http://APMCJ.ANPM.RO), EMAIL: OFFICE@AAPMCLANPM.RO
TEL.+4 0264419592

In the application of Council Directive 85/337 / EEC (EIA Directive) on the evaluation of the effects of certain public and private projects on the environment, modified by Council Directive 97/11 / EC and by the Council Directive and the European Parliament 2003/35 / EC on public participation in the elaboration certain plans and programs relating to the environment and amending, with regard to public participation and access to justice, Directive 85/337 / EEC and Directive 96/61 / EC, the urban planning certificate informs the applicant of the obligation to contact the territorial authority environment so that it can analyse and decide, as the case may be, the classification / non-classification of the public / private investment project in the list of projects subject to the environmental impact assessment.

In application of the provisions of Council Directive 85/337 / EEC, the procedure for issuing the environmental agreement is carried out after the issuance of the urbanism certificate, prior to the submission of the documentation for authorizing the execution of construction works to the competent public administration authority.

In order to meet the requirements regarding the procedure for issuing the environmental agreement, the competent authority for environmental protection establishes the mechanism for ensuring public consultation, centralizing public options and formulating an official point of view on the investment in accordance with the results of public consultation. In these conditions:

After receiving this urbanism certificate, the holder has the obligation to present himself to the competent authority for environmental protection in order to initially evaluate the investment and establish the need to assess its effects on the environment. following the initial evaluation of the investment, the administrative document of the competent authority for environmental protection will be issued.

If the competent authority for environmental protection determines the need to evaluate the effects of the investment on the environment, the applicant has the obligation to notify this fact to the competent public administration authority regarding the maintenance of the request for authorizing the execution of the construction works.

If, after issuing the urbanism certificate or during the procedure for assessing the effects of the investment on the environment, the applicant waives the intention to make the investment, it has the obligation to notify this to the competent public administration authority.

6. THE APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT shall be accompanied by the following documents:

- a) Urban planning certificate,
- b) proof of title on the building, land and / or constructions, or, as the case may be. the updated cadastral plan extract and the updated land information book extract, if the law does not provide otherwise (legalized copy);
- c) technical documentation - D.T., as applicable:

D.T.A.C. D.T.O.E. D.T.A.D.

d) approvals and agreements established by the urban planning certificate:

d. 1) approvals and agreements on urban utilities and infrastructure:

water supply	natural gas
sewerage	telephony
Electricity supply	sanitation
Heat supply	urban transport

d.2) approvals and agreements on:

Fire safety	Civil protection	Population health
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Approvals and agreements related to the placement:

- notice of opportunity for P.U.Z.
- Decision of the Local Council (H.C.L.) for P.U.Z.
- City Hall Opinion - Technical Directorate • Urban Traffic Safety and Urban Networks Service and Public Roads Administration Service
- Location approvals by SC Compania de Apa Someș SA
- SC DelGaz Grid SRL
- SC Electrica SA
- SC Telekom Romania Communications S.A.
- Approval of the Public Health Directorate of Cluj County

d.3) specific approvals / agreements of the central public administration and / or of their decentralized services (copy).

- Ministry of Culture. County Directorate for Culture and Cultural Heritage Cluj
- topographic plan endorsed by the Office of Cadastre and Land Registration (OCPI) for the preparation of the P.U.Z (zoning plan and situation plan, in Stereo 70 coordinate system) including the OCPI receipt report

d.4) specialty investigations.

- P.U.Z.- elaborated according to the Elaboration Methodology and the framework content, Indicative GM-010-2000, issued by M.LP.A.T. regulatory plan P, U.Z., stamped by the C.T.A.T.U. secretariat
- geotechnical study

e) the administrative act of the competent authority for environmental protection;

- regulatory act of the competent authority for environmental protection

f) Proof of registration of the project at the Romanian Register of Urban Planners (1 original copy).

g) Payment documents for the following fees (copy):

This urban planning certificate is valid for **24 months** as of its issuance date.

MAYOR, Emil Boc

Signed illegibly

Stamp of the Municipality of Cluj-Napoca * Cluj County * Romania

Secretary, Aurora Rosca

signed illegibly

Chief-Architect

Daniel Pop

Signed illegibly

Specialty Inspector,

Arch. Expert Ligia Subtirica

signed illegibly

Executive Director,

Corina Ciuban

signed illegibly

Head of Department

Sanda Spiroiu - *signed illegibly*

Senior Inspector,

Paula Giurgiu - *signed illegibly*

Drawn up in 2 copies

Tax paid: tax exempt

This urban planning certificate was delivered to the applicant directly on 01.08.2019.

In accordance with the provisions of Law no. 51/1991 on the authorization of construction works, republished, as amended and supplemented,

The validity of the Urban Planning Certificate is extended

From _____ until _____

After this date, a new extension of validity is not possible, and the applicant will have to obtain another urban planning certificate, as provided by the law.

Mayor,

Secretary,

Chief Architect,

Executive Director,

Head of Department,

Date of validity extension: _____

The tax amounting to _____ RON was paid by receipt no. _____ dated _____.

Delivered directly to the applicant on _____.