

ROMANIA

CLUJ COUNTY

CLUJ-NAPOCA TOWN HALL

NO. 301864 of 17/05/2021

TOWN PLANNING CERTIFICATE

No.: 1665 of 26/05/2021

FOR THE PURPOSE: ELABORATION OF ZONAL URBAN PROJECT, ACCORDING TO LAW NO. 350/2001 WITH THE SUBSEQUENT AMENDMENTS AND COMPLETIONS FOR "MODERNIZATION OF THE NICOLAE BALCESCU THEORETICAL HIGH SCHOOL AND OF THE ADJACENT STREETS"

Following the request addressed by **STOIAN ELENA (PIN _____)** for **CLUJ NAPOCA MUNICIPALITY (CUI -Sole Registration Code- 4305857)**, with domicile / headquarters in county -, municipality / - ~~city~~ / ~~commune~~ _____, village -, District _____, postal code _____, street, no. _____, building _____, entrance _____, floor _____, app. _____, telephone / fax _____, e-mail _____, registered with no. **301864** of **17/05/2021**,

for the building land and / or constructions located in **CLUJ** county, municipality / ~~town~~ / ~~commune~~ **CLUJ- NAPOCA**, village -, district -, postal code -, Arges street - Constanta - Nicolae Balcescu - Canal Morii, no. -, building -, entrance -, floor -,app. - or identified by LAND BOOK NO. TOPO NO. CADASTRAL **and through the situation plan**,

Pursuant to the regulations of the urban planning documentation "PUG update (General urban plan) Cluj-Napoca municipality" PUG phase approved with the Decision of the Local Council of Cluj-Napoca municipality, no. 493 / 22.12.2014

PUZ (Zonal Urban Plan)_____ approved with /; PUD (Detailed Urban Plan) _____
_____ approved with _____ / _____

In accordance with the provisions of Law no. 50/1991 on the authorization of the execution of construction works, republished, with subsequent amendments and completions,

CERTIFIES:

1. LEGAL REGIME:

Building located in the built-up area of Cluj-Napoca, outside the perimeter for the protection of historical and architectural-urban values. Real Estate - Nicolae Balcescu Theoretical High School owned by the Municipality of Cluj-Napoca, according to the land book extract and the adjacent streets in the public domain.

SERVICES FOR PUBLIC UTILITY OBJECTIVES IN THE AREA, OTHER RESTRICTIONS:

Easements for public utility purposes: - not applicable

Other restrictions: - protected archaeological area

The building - Nicolae Balcescu High School is classified as a building 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.

The location is located partly in UTR = ZCP_Is_A, partly in UTR = ZCP_Liu, partly in ZCP = ZCP_Ve and partly in UTR = ZCP_C2 (ZCP_C2_Ve).

2. ECONOMIC REGIME:

Current use: Ensemble of the N. Balcescu Theoretical High School and the adjacent streets

Destination: GREEN WATER PROTECTION AREA OR WITH THE ROLE OF ECOLOGICAL CORRIDOR, AREA OF DWELLINGS WITH LOW HEIGHT REGIME DISPOSED ON AN URBAN PLOT, PROTECTED BUILT AREA. CENTRAL AREA LOCATED OUTSIDE THE FORTIFIED ENCLOSURE, AREA OF PUBLIC INSTITUTIONS AND SERVICES AND OF PUBLIC INTEREST CONSTITUTED IN INDEPENDENT ASSEMBLIES,

Classified in the tax zone "A" according to H.C.L. (Decision of the local council) 1064 / 19.12.2018.

Other provisions mentioned by HCL for the area where the site is located: - not applicable

ZCP VE

SECTION 1. CHARACTERISTICS OF THE AREA

The area includes the corridors of the Somesul Mic river and the of the Morii Canal. It includes minor riverbeds, hydrological arrangements, those of banks, green strips, pedestrian and bicycle traffic, urban furniture, etc., structured in a characteristic configuration for the urban image of the historic city. Also important for the identity of the area are the Elisabeta footbridge and the electricity transmission pole pillars on the Somes River, as well as the access bridges to the buildings on the Morii Canal.

The corridors given by the banks of the watercourses offer the opportunity to develop green spaces and pedestrian paths and to create advantageous connections between the different areas of the city.

A. PRIMARY CONDITIONS

It is forbidden to change the destination of this category of spaces. This regulation is final and cannot be changed by P.U.Z.

The overall organization of the corridors of the Somes river and of the Morii Canal will be regulated by means of master plans / P.U.Z. prepared for their entire urban route or for significant segments of this route. The master plans will establish the general character of each section, the sections / profiles of principle of the banks, the relations with the riparian quarters, sets of measures, recommendations, restrictions, easements, etc. The master plans will establish the sections for which the P.U.D. will be elaborated, in order to arrange and concretely organize the spaces.

For interventions aimed at the rehabilitation / restoration of this type of spaces, P.U.D will be elaborated, in accordance with the Methodology of elaboration and the framework content of the urban planning documentations for protected built areas.

The design theme for the elaboration of the P.U.D. will be approved in advance by CTATU (Technical Commission for Spatial Planning and Urbanism) 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.

The interventions will aim first of all to preserve the coherence of the ensemble, to rehabilitate the arrangements, plantations, to improve the landscape and environmental elements.

Interventions on the public domain will take into account its historical character.

The locations and categories of advertising media allowed will be those established by the Advertising Place Regulation approved by the Local Council.

C. 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.

Rehabilitation and modernization of public spaces will be approached in an integrated manner, given that these 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 the 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. They will obtain the Approval of the Chief Architect and of the Regional Commission of Historical Monuments. The urban furniture will be integrated in a coherent concept for the urban image of the public spaces from the entire protected ensemble.

SECTION 2. FUNCTIONAL USE

The list of uses / activities corresponding to each category of functions shall be applied, in accordance with Annex 1 to this Regulation.

1. ALLOWED USES

- (a) tall, medium and low plantations;
- (b) system of alleys and platforms for pedestrian and bicycle traffic;
- (c) urban furniture, playground, leisure, sports and other compatible outdoor activities;
- (d) newsstands, components of landscaping;
- (e) hydrotechnical works and facilities.

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.

2. USES ALLOWED WITH CONDITIONS

Elements related to the technical-municipal infrastructure, provided that they are located underground or so as to have a minimal visual impact, not to produce noise or other pollution.

3. PROHIBITED USES

Any uses other than those permitted under point 1 and point 2 ZCP LIU

SECTION 1. CHARACTERISTICS OF THE AREA

The area is characterized by low-density residential function (predominantly single-family homes) with high standards, homogeneous and regular plots, the result of urbanization operations dating from the first two decades of the twentieth century (with generous plots, opening to the street of 12 - 25 m, the depth of 30 - 55 m and the surface of 450 - 1000 sq m} and of the isolated construction regime, with modern urban type residential buildings, withdrawn from the

alignment (the character being marked by the presence of the national romantic architecture and international style).

It is classified as a built-up area protected due to the urban and architectural values it incorporates. within it are found historical monument buildings classified or proposed for individual classification by the present PUG in the List of Historical Monuments

A. PRIMARY CONDITIONS

For the detailed regulation of ZCP_Liu, the PUZ for Protected Built Areas (PUZCP) and the related RLU will be elaborated, in accordance with the Methodology of elaboration and the framework content of the urban planning documentations for protected built areas. The study territory of PUZCP is an entire Territorial Reference Unit ZCP_Liu. The staged elaboration of the PUZCP is allowed. in which case the approached territory will be determined by consulting CTATU and the Regional Commission of Historical Monuments.

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

Until the approval of PUZCP, the authorization of the construction / demolition 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. Different regulations regarding land use, construction regime, location of buildings in relation 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 inside the area were classified into three categories and marked as shown in the drawing 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 - historical monument buildings, classified as such in the List of Historical Monuments republished in 2010 - the interventions on them will be performed in a specific regime;
- 1A - equivalent buildings as value of historical monuments, which could be classified as historical monument - the 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 ensemble and raising the degree of urban finishing, restoration, conservation and deworming of the valuable built fund. Any work / intervention regarding the built or arranged fund inside the protected area will be subject to authorization, except for the repainting of facades in the same color and with the same material, without modifying / affecting their modernization, for which the prior approval of DJCCPCN Cluj (County Directorate for Culture and National Heritage) .

This may require a change in color, 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 can be prohibited: extensions, attics, various modifications, rehabilitations - window replacements, opening openings, plastering and partial painting, etc. The attic of historical monument buildings or with environmental value is not acceptable in all cases, being conditioned by the structure and value of the frame, by the visibility in the public space, by the accessibility of the attic, etc.

The complete recycling of the built fund can only target the plots / bodies marked as such in the Urban Regulations plan.

Interventions that perpetuate parasitic bodies (capital repairs, extensions, etc.) are not allowed. Only current maintenance and repairs are permitted.

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

The locations and categories of advertising media allowed will be those established by the Local Advertising Regulation approved by the Local Council.

C. 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, developing with priority the pedestrian movements and the spaces destined for them, regulation of motor vehicles and parking, organization of street furniture and vegetation. They will obtain the approval of the Chief Architect and of the Regional Commission of Historical Monuments. The transversal profiles will obligatorily include tree plantations in alignment, long parking places, sidewalks of at least 1.50 m width, routes for cyclists common to those for vehicles, except for the collector streets on which separate tracks will be arranged.

It is recommended to limit the speed of vehicles to 30 km / h, except for collector roads. For the works of rehabilitation or arrangement of the public green / free spaces, specialized projects will

be elaborated, within which will be organized, as a rule, among others, playgrounds for children, spaces for sports and rest.

Electrical and communication cables will be inserted underground, as well as all other municipal networks. Urban furniture will be integrated into a coherent concept for the urban image of public spaces as a whole.

SECTION 2. FUNCTIONAL USE

The list of uses / activities corresponding to each category of functions shall be applied, in accordance with Annex 1 to this Regulation.

1. ALLOWED USES

Individual (single-family) dwellings and their annexes: garages, gazebos, fences, roads and pedestrian platforms, exterior arrangements, swimming pools.

2. USES ALLOWED WITH CONDITIONS

Semi-collective (family) dwellings, with a maximum of two housing units - stacked apartments or attached dwellings.

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

Public access services (proximity services), according to Annex 1 to this Regulation, provided in particular by the owners, with the following conditions:

- (a) to be addressed mainly to the inhabitants of the area;
- (b) the activity (including storage) is carried out only inside the building;
- (c) does not cause noise, chemical or visual pollution, does not affect the privacy of the dwellings on neighboring plots;
- (d) for activities that do not comply with the previous provision, the consent of the neighbors of the plot will be obtained. This agreement is also required for any interventions on existing spaces / buildings that house activities of the nature mentioned above;
- (e) for public catering activities, the consent of the neighbors will be obtained within a radius of 50 m from the boundary of the plot, in all directions;

Professional or manufacturing services, according to Annex 1 to this regulation, provided by the owners / occupants only in parallel with the housing, with the following conditions: to be carried out in parallel with the housing function;

- (a) run in parallel with the housing function;
- (b) the activity (including storage) is carried out only inside the building
- (c) does not cause noise, chemical or visual pollution, does not affect the privacy of the dwelling on neighboring plots;
- (d) for activities that do not comply with the previous provision, the consent of the neighbors of the plot will be obtained.

This agreement is also required for any interventions on existing spaces / buildings that house activities of the nature mentioned above;

Tourism functions, with the following conditions:

- (a) not include public catering;
- (b) obtain the consent of the neighbors.

Education / training institutions - nurseries, kindergartens, public and private schools, with the following conditions:

- (a) to develop a P.U.D. for organizing the occupation of the plot;
- (b) to ensure the necessary areas (land, useful, deployed), depending on capacity, in accordance with the regulations on the design, construction and operation of such constructions;
- (c) there are no other functions on the plot;

3. PROHIBITED USES

Any uses other than those permitted in points 1 and 2 are prohibited. This regulation is definitive and cannot be modified by the PUZ Outdoor installations / equipment, mounted on the facades of buildings.

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

ZCP C2

SECTION 1. CHARACTERISTICS OF THE AREA

ZCP C2 - The Central Area located outside the Fortified Precinct is part of the central area of the municipality, superimposed over the urban developments (generally dating from the nineteenth century) around the fortified precinct and over the redevelopments made in the spirit of urbanism of the second half of 19th century, after the sale and demolition (partial) of the fortifications. It is

a component of the urban ensemble "Historic Center of Cluj-Napoca" classified in the List of Historical Monuments with the code CJ-II-a-A-07244.

The area is distinguished by a complex and attractive functional structure, of central type, characterized by the mix between the diversity of activities of general interest, with public access, located on the ground floor and collective housing located on the upper levels of multifunctional buildings. Alongside them are present, occupying monofunctional buildings, most of the important public and public interest institutions of the city. The urban structure is marked by the overlap over the pre-existing urban structure of the formulas and character of urbanism of the second half of the nineteenth century. Due to historical circumstances, the degree of urban finishing in the spirit of the dominant rule, imposed by the effect of successive uneven Construction Regulations. 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, in the form of "L", with access lanes in the interior courtyards and the plots with important openings to the public space (20 - 50 m), result of the restructuring in the spirit of the "modern" formulas of the end of the 19th century, occupied by buildings with typologies specific to this epoch.

The urban organization is of closed type, with buildings located in alignment. 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. Within it there are numerous historic monument buildings classified or proposed for individual classification by this PUG in the List of Historical Monuments.

A. PRIMARY CONDITIONS

For the detailed regulation of ZCP C2 - Central Area located outside the Fortified Precinct, P.U.Z. for Protected Built Areas (P.U.Z.C.P.) and the related RLU, in accordance with the Development Methodology and the framework content of the urban planning documentation for protected built areas.

The study territory of the P.U.Z.C.P. is ZCP C2 - Central Area located outside the Fortified Enclosure. The staged elaboration of the P.U.Z.C.P is allowed, in which case the minimum approached territory will be determined by consulting the CTATU and the Regional Commission of Historical Monuments.

The design theme for the elaboration of the P.U.Z.C.P. ZCP C2 - The Central Area located outside the Fortified Precinct (complete or staged as shown above) will be approved in advance by CTATU and the Zonal Commission of Historical Monuments.

Until the approval of the P.U.Z.C.P. the authorization of the construction / demolition 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. Different regulations regarding land use, construction regime, location of buildings in relation 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 inside the area were classified into three categories and marked as shown in the picture 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 - historical monument buildings, classified as such in the List of Historical Monuments republished in 2010 - the interventions on them will be performed 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 ensemble and raising the degree of urban finishing, restoration, conservation and deworming of the valuable built fund. Any work / intervention concerning the built or arranged fund inside the protected area will be subject to authorization, except for the repainting of the facades in the same color and with the same material, without modifying / affecting their modernization, for which the prior approval of the Regional Commission will be obtained. of Historical Monuments. This may require a change in color, 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 can be prohibited: extensions, attics, various modifications, rehabilitations - window replacements, opening openings, plastering and partial painting, etc.

The conversion of the attic of the historical monument buildings or with environmental value is not acceptable in all cases, being conditioned by the structure and value of the frame, by the visibility in the public space, by the accessibility of the attic level, etc.

The authorization of the extension / attic works of the buildings is admissible only in the situation when the condition of the resistance structure and of the finishes, of their maintenance

level are in accordance with the legislation in force - Civil Code, Ordinance no. 21/2002 on the management of urban and rural localities, Law 153/2011 on measures to increase the architectural-environmental quality of buildings.

Otherwise, the authorization of the above-mentioned works is conditioned by the rehabilitation, before or at the same time, of the building. Rehabilitation will include at least the necessary works on the resistance structure, facades (attics and cornices, modernization, plastering, painting, carpentry, stormwater drainage system), common areas (gangways, stairwells, corridors, courtyards, etc.). The complete recycling of the built fund can only target the plots / bodies marked as shown in picture 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 to the Zonal Commission of Historical Monuments and authorization.

The locations and categories of advertising media allowed will be those established by the Local Advertising Regulation approved by the Local Council.

C. 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 character, priority development of pedestrian movements and spaces for them, ways of cycling, regulation traffic and parking, organization of street furniture and vegetation. They will obtain the approval of the Chief Architect and of the Regional Commission of Historical Monuments.

The squares / marts 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.

Electrical and communication cables will be inserted underground, as well as all other municipal networks.

SECTION 2. FUNCTIONAL USE

The mixed functional structure includes collective housing, administrative functions, business administration, financial-banking, tertiary, religious, cultural, educational, health, public leisure, tourism, etc. - according to the list of uses / activities corresponding to each category of

functions, from Annex 1 to this Regulation. The dwelling will occupy between 30 and 70% of the total developed built area (the optimal ratio between dwelling and other activities would be 1: 1). The ground floors to the main public spaces will have functions of interest to the public.

1. ALLOWED USES

Mixed function buildings comprising:

- activities of interest and with public access (administrative, business administration, financial-banking services, food and non-food trade, public alimentation, tertiary services, housing, cultural, educational, health services
- collective / semi-collective dwellings on the upper levels and possibly on the ground floor, except for the front to space! public. The dwellings will occupy at least 30% of the total usable area.

Monofunctional buildings

- (a) public and public interest institutions (administrative - public, cultural, educational, etc.)
- (b) administrative (company headquarters, business administration, financial-banking services, etc.)
- (c) tourist (hotels, tourist villas, etc.).
- (d) tertiary activities, services.

2. USES ALLOWED WITH CONDITIONS

Functional conversion in the case of dwellings located on the ground floor of 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 ground floor level 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.

Elements related to the technical-municipal infrastructure, provided that 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 the neighbors' windows.

Underground and above-ground public garages in dedicated buildings with the following conditions:

- (a) not occupy the front towards the public space (be located inside the plot, behind a tract dedicated to other functions)

(b) the access of motor vehicles is made from low-traffic streets and is organized in such a way as not to disturb road and pedestrian traffic

Private garages on the current plots with the following conditions:

(a) be incorporated into buildings

(b) not have direct access from public space

3. PROHIBITED USES

Monofunctional buildings for wholesale and retail trade.

Capital repair, restructuring, amplification (attic, flooring, extension in plan) for any purpose of temporary or parasitic buildings, identified as such by P.U.Z.C.P or historical study.

Trade and catering practiced through shop windows / windows.

Garages in temporary or permanent independent buildings located inside the plots.

Any type of temporary construction, except for the awnings part of the landscaping of the courtyards.

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

Independent above-ground elements of the technical-publishing infrastructure arranged on the public space.

Any uses other than those permitted at point 1 and point 2.

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

ZCP IS A

SECTION 1. CHARACTERISTICS OF THE AREA

Area of independent historical ensembles, dedicated to public institutions and services, which generally retained their original function.

The functions are medical or educational. They are ensembles generally made on the basis of a unitary project and recognized as such in the structure of the city. It stands out for its coherence and representativeness. Specific is the urban organization of open type, with buildings located in retreat from the alignment, with medium height regime, with alignment and the cornice located at a height of approximately 16 m.

They are included in the built area protected due to the urban and architectural values they embody. Some of them are individually listed in the List of Historic Monuments.

Subzones:

SZCPJs - Subzone of institutions and public services and of public interest constituted in dedicated buildings located outside the central area

Dedicated buildings, located outside the central area of the municipality, belonging to public or public interest institutions, which have generally kept their original function or have acquired a compatible one over time. It is distinguished by its 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 built-up area protected due to the urban and architectural values that; encompasses. Some of them are individually listed in the List of Historic Monuments.

A. PRIMARY CONDITIONS

ZCPJs_A

For interventions aiming at the functional restructuring and / or spatial transformation / completion of an ensemble, a master plan and a PUZ for Protected Built Areas (PUZCP) with related RLU will be elaborated, in accordance with the elaboration Methodology and the content - framework of urban planning documentation for protected built areas.

The study territory of PUZCP is the ensemble in its entirety. The design theme for the elaboration of PUZCP will be approved in advance by CTATU and by the Regional Commission of Historical Monuments.

ZCP_Is_A

SZCPJs

Authorization of restoration / 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 regarding land use, construction regime, location of buildings compared to alignment, relations to the lateral or rear boundaries of the ensemble / plot, height of buildings, land use coefficient, land occupancy percentage, 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 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 Historical Monuments republished in 2010 - interventions on them will be made in a specific regime
- 1 A - 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 the total or partial restructuring is acceptable

The interventions will aim first of all to preserve the coherence of the ensemble and to rehabilitate 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 re-painting of the facades in the same color and with the same material, without modifying / affecting their modernization, for which the Commission's approval will be obtained. Regional Historical Monuments. This may require a change in color, 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 wing can be prohibited: extensions, attics, various modifications, rehabilitation - window replacements, opening of gaps, plastering and partial painting, etc. The loft conversion of historic buildings or of buildings wings with environmental value is not acceptable in all cases, being conditioned by criteria such as the structure and value of the frame, visibility in public space, accessibility of the attic, 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.

The locations and categories of advertising media allowed will be those established by the Local Advertising Regulation approved by the Local Council.

C. 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, developing with priority the pedestrian movements and the spaces destined for them, regulation of motor vehicles and parking, organization of street furniture and vegetation. They will obtain the approval of the Chief Architect and of the

Regional Commission of Historical Monuments.

The 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.

SECTION 2. FUNCTIONAL USE

The list of uses / activities corresponding to each category of functions shall be applied, in accordance with Annex 1 to this Regulation.

1. ALLOWED USES

Institutions and services of public or public interest - administrative functions, cultural functions, education and research functions, health and social assistance functions, cult 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.

2. USES ALLOWED WITH CONDITIONS

Permanent or temporary service housing, under the conditions established by Law 114/1996, provided that they are intended exclusively for employees, granted under the conditions 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 are also part of 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) not occupy the front towards the public space (be located inside the plot, behind a tract dedicated to the basic function);
- (b) the access of motor vehicles is made from roads with reduced traffic and is organized in such a way as not to disturb traffic.

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

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 above-ground elements of the technical-municipal infrastructure arranged on the public space.

Temporary constructions;

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

Capital repair, restructuring, amplification (attic, flooring, extension in plan) for any purpose of temporary or parasitic buildings.

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

Earthworks and vertical systematization that could affect the arrangements in public spaces or on adjacent plots are prohibited.

3. TECHNICAL REGIME:

ZCP IS A

SECTION 3, CONDITIONS OF LOCATION, 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 some P.U.D. or P.U.Z.C.P., in compliance with the provisions of this Regulation.

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

The existing plot structure is preserved.

It is in principle permissible to merge with neighboring plots to expand existing institutions and services, in which case they will be included in this UTR / subarea.

5. LOCATION OF BUILDINGS IN RELATION TO ALIGNMENT

To be established, as appropriate, by P.U.D. or P.U.Z.C.P.

6. LOCATION OF THE BUILDINGS IN FRONT OF THE SIDE AND REAR BOUNDARIES 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 opposition of withdrawals next to those on the neighboring plots. The rule applies to both lateral and posterior boundaries.

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 opposition of withdrawals next to those on the neighboring plots. The rule applies to both lateral and rear property boundaries. The parasitic building bodies, identified as such by the historical study, will not be taken into account, in case of the existence of a neighboring turbot, the buildings will be attached to it. The new heel will not exceed the length of the existing one. It is allowed to build a turbot only in order to cover an existing turbocharger. Buildings must be removed from the side opposite to that which includes an existing trestle with a minimum distance equal to half the height of the building, but not less than 4.5 m.

The buildings will be obligatorily withdrawn from the lateral limits in the situations when there are no heels on them, with a minimum distance equal to half of the height of the building, but with not less than 4.5 m.

The buildings shall be withdrawn from the rear boundary of the plot with a distance of at least half the height of the building, but not less than 6 m.

7. LOCATION OF THE BUILDINGS IN RELATION TO 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 face the space between the two buildings, the minimum distance will be 6.6 m.

8. CIRCULATIONS AND ACCESS

They will be established by P.U.Z.C.P.

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

For permeable and paved roads inside the plots, the use of permeable roofs is recommended.

9. PARKING OF VEHICLES

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 buildings is allowed only if they have the exclusive role of service yard.

10. MAXIMUM ALLOWED HEIGHT OF BUILDINGS

the maximum height at the commission will not exceed 16 m and respectively $Gf + 3 + A (R)$.

11. EXTERIOR APPEARANCE OF BUILDINGS

Authorization for the execution of constructions is allowed only if their external appearance does not contradict their function, the character of the area as it was described in the preamble and the urban landscape.

Authorization of the execution of constructions that, through conformation, volumetrics and external aspect, contradicts the general aspect of the area and depreciates the generally accepted values of urbanism and architecture, is prohibited.

New buildings / bodies

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

The volume will be able to determine together with the adjacent buildings a coherent and united ensemble. Facades to public spaces will be flat. It is allowed to build balconies, bow-windows, etc., starting from 4.00 m height from the sidewalk elevation, 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 frames with simple shapes, with partial sides, with equal and constant slopes that will be between 35° and 60° 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 spaces in the attics. The cornices will be of urban type. In situations where the canopy 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 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, exposed brick masonry for facades, stone plywood for facades, plinths and other architectural elements, painted steel metallic confections.

The colors will be pastel, light, close to the natural ones. It is forbidden to use saturated, bright colors, It all elements of 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 style of their facades will be preserved, except in the cases in which it returns to an initial or previous situation considered favorable.

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, this may involve special technologies and materials.

Historic carpentry will be preserved through restoration. Exceptionally, when this is no longer possible, they will be replaced with copies of the same appearance as the originals, reproducing all the details and decorations, the roof coverings will be made of natural 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 gray folded sheet metal.

Gutters and downpipes will be made of galvanized sheet metal, zinc or copper in the traditional way, in the case of interventions aimed at restructuring / expanding existing bodies:

The previous regulations will apply

The existing preserved elements and the new ones will be highlighted / differentiated in the spatial structure and the proposed architectural expression.

12. CONDITIONS OF URBAN EQUIPMENT AND WASTE DISPOSAL

The area is fully equipped.

All buildings will be connected to public buildings.

It is forbidden to conduct meteoric waters to the public domain or neighboring plots.

Connection and metering niches will be integrated into fences or buildings.

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

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.

13. FREE SPACES AND PLANTED SPACES

On the whole 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 coverings of any type are included in the category of free spaces, for which traditional materials will be used (generally permeable stone slabs).

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

14. ENCLOSURES

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 in a similar system that blocks the 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 neighboring 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.

SECTION 4. MAXIMUM POSSIBILITIES OF LAND USE AND USE

15. MAXIMUM PERCENTAGE OF LAND OCCUPANCY (P.O.T.)

The maximum P.O.T. will be the one regulated by RGU or specific norms for the respective architectural program, without exceeding

(k) for common assemblies or plots:

P.O.T. maximum = 60%

(b) for corner plots:

P.O.T. maximum ~ 75%

This regulation will also apply in case of extension of existing buildings or addition of new buildings, the calculation being made obligatorily on the entire plot, in an urbanistic sense.

16. MAXIMUM LAND USE COEFFICIENT (C.U.T.)

C.U.T. the maximum will be the one regulated by specific norms for the respective architectural program, without exceeding

(c) for common complexes or plots:

C.U.T. maximum = 2.2

(d) for corner plots:

C.U.T. maximum ~ 2.8

This regulation will also apply in the case of extension, attic, superimposition of existing buildings or the addition of new buildings, the calculation being made obligatorily on the entire plot, in an urbanistic sense. In the case of the attic, the level surface (SN) of the attic will represent a maximum of 60% of the current level surface (only the portion with free h > 1.40 m will be taken into account).

4. UPDATE REGIME:

Based on HCL no. 579/2018 is partially amended and the Local Urbanism Regulation related to the documentation "Update of the General Urban Plan of Cluj-Napoca municipality", approved with HCL no. 493 / 22.12.2014.

The location is located partly in UTR = ZCP_Is_A, partly in UTR = ZCP_Liu, partly in ZCP = ZCP_Ve and partly in UTR = ZCP_C2 (ZCP_C2_Ve).

According to art. 32, al. (4) of Law no. 350/2001 updated, the elaboration of the Zonal Urban Plan is possible only after obtaining in advance a notice of opportunity.

In order to elaborate the PUZ, the specific procedure of informing and consulting the public approved with HCL no. 153 / 10.04.2012 will be followed.

According to Law 350/2001 amended and updated, art. 32, para. (6), after the approval of the Zonal Urban Plan, in the Local Council, the technical documentation can be drawn up in order to obtain the Construction Authorization.

NOTE: - The issuance of an urbanism certificate was requested for the purpose of: "elaboration of PUZ for the modernization of the Nicolae Balcescu Theoretical High School and the adjacent streets - Arges, Constanta, Nicolae Balcescu" according to the attached situation plan.

- In accordance with the attached documentation (memorandum, situation plan and application) it is desired to modernize the Nicolae Balcescu Theoretical High School and the adjacent streets Arges, Constanta, Nicolae Balcescu and reorganize the Morii Canal corridor between Mihai Viteazu Square and Paris Street.

- A PUZ phase urban planning documentation will be prepared according to the Elaboration Methodology and the indicative framework content GM-010-2000, issued by M.L.P.A.T.

- For the elaboration, endorsement and approval of the urban planning documentation, the following approvals, agreements, studies, etc. will be submitted and obtained:

- Ministry of Culture, Cluj County Directorate for Culture and Cultural Heritage
- Approval from the Romanian Waters National Administration – Administratia bazinala de apa Somes SA (Somes Water Basin Administration)
- Notice of location S.C. Compania de Apa Somes S.A.
- Notice of location S.C. DelGaz Grid S.R.L.
- Notice of location S.C. Electrica S.A.
- Opinion of Electrica Distributie Nord
- Notice of location of telecommunications network holders
- Approval of the Public Health Directorate of Cluj County
- Regulatory act of the competent authority for environmental protection
- Approval of the City Hall - Technical Directorate - Traffic Safety Service
- Topographic plan targeted by the O.C.P.I. accompanied by the minutes of the O.C.P.I. for the purpose requested
- Geotechnical study
- Chief Architect Approval for P.U.Z.
- H.C.L for P.U.Z.
- proof of payment of the fee for exercising the right to sign R.U.R.

This town planning certificate may ~~may not be used~~ for the stated purpose for:

"ELABORATION OF ZONAL URBAN PROJECT, ACCORDING TO LAW NO. 350/2001
WITH THE AMENDMENTS AND SUBSEQUENT COMPLETIONS FOR
"MODERNIZATION OF THE NICOLAE BALCESCU THEORETICAL HIGH SCHOOL
AND OF THE ADJACENT STREETS"

The urbanism certificate does not take the place of the construction / demolition authorization
and does not confer the right to execute construction works.

This urbanism certificate is valid for **24** months from the date of issue. The extension of the validity term of the urbanism certificate can be made at the request of the holder, formulated at least 15 days before its expiration.

**MAYOR,
EMIL BOC**
Ilegible signature

**GENERAL SECRETARY,
Aurora Rosca**
Ilegible signature

**CHIEF ARCHITECT,
Daniel Pop**
Ilegible signature

**EXECUTIVE DIRECTOR,
Corina Ciuban**
Ilegible signature

**Elaborated,
Bumbac Bianca**
Ilegible signature

Elaborated: number of copies 2

Paid the fee of: EXEMPTED TAX ACCORDING TO LAW 227/2015 REGARDING THE FISCAL CODE, ART. 476.

This town planning certificate was sent to the applicant directly / ~~by post on~~ _____ / _____

In accordance with the provisions of Law no. 50/1991 on the authorization of the execution of construction works, republished, with subsequent amendments and completions,

*the validity of the **Town Planning Certificate** is extended*

After this date, a new extension of validity is not possible, the applicant will obtain, in accordance with the law, another Town Planning Certificate.

Mayor

General secretary

Chief Architect

Executive Director

Service manager

Date of extension of validity: ____/____

Paid the fee of: _____ lei, according to the receipt / P.O. no. _____ of ____/____

Sent to the applicant on ____/____ directly / by post.