

VOLUME 2

LOCAL PLANNING REGULATION

CONTENTS

I. INTRODUCTION	2
1.1 DOCUMENTATION RECOGNITION DATA:	2
II. GENERAL PROVISIONS	2
11.1 THE ROLE OF THE RLU	2
11.2 LEGAL BASIS OF PROCESSING	2
11.3 FIELD OF APPLICATION	4
Present documentation does not bring regulatory changes for the rest of the functional areas/sub-areas, these being included in the strictly regulated area for land circulation operations between owners, in order to achieve the objectives of the PUZ (Zonal Urban Plan) and the circulation study. They will maintain their current regulations, consequently they will take over all the sections (prescriptions) from the RLU approved by HCL (Local Council Decision) no. 19/25.02.1999 and HCL no. 129/26/05.2011, related to Urbanism Documentation no. 1/1995, PUG phase, approved by HCL Tulcea no. 29/27/05/1996.	
11.4 CORRELATIONS WITH OTHER PLANNING DOCUMENTS	4
III. I. SPECIAL PRESCRIPTIONS ON AREAS, SUB-AREAS AND REFERENCE TERRITORIAL UNITS	4
IV. AREAS AND NEW FUNCTIONAL SUB-AREAS PROPOSED:	4
111.1 Ccpm - HIGH TRAFFIC AREA, MIRCEA CEL BATRAN AXIS - UNIRII STR. - DANUBE EMBANKMENT:	4
111.2 CCp - MAIN PEDESTRIAN TRAFFIC AREA AND CIVIC SQUARES - MIRCEA CEL BATRAN SQUARE:	7
EXISTING, MAINTAINED FUNCTIONAL AREAS AND SUB-AREAS, WHICH ARE NOT CHANGING OR WHICH HAVE A MINIMUM CHANGE : ' 9	
111.3 Llu2 - PREDOMINANTLY RESIDENTIAL SUB-AREA WITH MORE THAN 3 BUILDINGS LEVELS (OVER 10M), WITH URBAN TYPE BUILDINGS:	9
111.4 ISa - ADMINISTRATIVE BUILDINGS SUB-AREA:	9
111.5 Pp - PARKS, NEIGHBORHOOD GARDENS, SQUARES SUB-AREA:	10
V. PUBLIC UTILITY OBJECTIVES:	10
VI. ACTION PLAN FOR THE IMPLEMENTATION OF THE PROPOSED INVESTMENTS:	10

INTRODUCTION

1.1 DOCUMENTATION RECOGNITION DATA:

TITLE OF THE WORK:	URBAN REGENERATION OF PIATA MIRCEA CEL BATRAN, UNIRII STREET, TREI FANTANI PARK AREA
PHASE:	PHASE I - ZONAL URBAN PLAN
BENEFICIARY:	UAT TULCEA MUNICIPALITY
INITIATOR:	UAT TULCEA MUNICIPALITY
GENERAL DESIGNER:	IGLOO ASSOCIATED ARCHITECTS
URBAN DESIGNER:	VARIO ARHITECTURA CONSTRUCTII URBANISM

PROJECT COORDINATOR:
PROJECT MANAGER:

arch. Bruno ANDRESOIU
urban arch. Vlad OLTEANU

II. GENERAL PROVISIONS

11.1 THE ROLE OF THE RLU

The local urban planning regulation (RLU) accompanies the zonal urban plan (PUZ) related to the URBAN REGENERATION OF MIRCEA CEL BATRAN SQUARE, UNIRII STREET, TREI FANTANI PARK AREA.

This document is a framework regulation having a directive character. The rules contained in this Regulation are mandatory in order to carry out constructions within the limits of the regulated area provided in table U03 - Urban Planning Regulations.

The local urban planning regulation includes and details the provisions related to the construction regime, functional areas and sub-areas, the maximum height allowed, the land use coefficient (LUT), the percentage of land occupation (POT), setbacks from the alignment, the lateral and rear limits of the plot, architectural characteristics of the buildings, admitted materials.

The urban regulations represented in the studied area have an illustrative, indicative role and cannot be used to issue building permits.

Once approved, together with the PUZ, the related RLU constitutes an act of authority of the local public administration.

11.2 LEGAL BASIS FOR PROCESSING

To the basis for the development of this documentation was mainly the following laws and regulations:

- Law no. 350/2001 on territorial development and urban planning, with subsequent amendments and additions;
- Law no. 363/2006 on the approval of the National Territorial Development Plan - Section I - Transport networks
- Law no. 171/1997 regarding the approval of the National Territorial Development Plan - Section II - Water;
- Law no. 5/2000 on the approval of the National Territorial Development Plan - Section III
- Protected areas;
- Law no. 351/2001 on the approval of the National Territorial Development Plan - Section IV - Network of localities, with subsequent amendments;
- Law no. 575/2001 regarding the approval of the National Territorial Development Plan - Section V - Natural Risk Areas;
- Civil Code;
- Government Decision no. 525/1996 for the approval of the General Urban Planning Regulation, republished;
- Government Decision no. 584/2001 regarding the location of urban furniture;
- MLPAT order no. 13/N/10.03.1999 for technical regulatory approval "Guide regarding the elaboration methodology and framework content of the General Urban Plan" - indication GP038/99;
- MLPAT order no. 21/N/10.04.1999 for the approval of the technical regulation "Guide on the development and approval of local town planning regulations" - code GM-007-2000;
- MLPAT order no. 176/N/16.08.2000 for approval of the technical regulation "Guide regarding the elaboration methodology and framework content of the Zonal Urban Plan" - indication GM-010-2000;
- Order MTCT no. 562 of 20.10.2003 for the approval of the Development Methodology and the framework content of urban planning documentation for protected built-up areas (PUZ);
- MDRT order no. 2701 of 30.12.2010 for the approval of the Methodology for informing and consulting the public regarding the development or revision of land use and urban planning plans;
- Law 50/1991 regarding the Authorization of the execution of construction works, with subsequent amendments and additions;
- Land fund law no. 18/1991, republished, with subsequent amendments and additions;
- Local public administration law no. 215/2001, with subsequent amendments and additions;
- Law no. 33/1994 on expropriation for reasons of public utility;

- Law no. 213/1998 on public property and its legal regime, with subsequent amendments and additions;
- Law of cadastre and real estate advertising no. 7/1996, republished;
- Law no. 24 of 15.01.2007 on the regulation and administration of green spaces in urban areas, with subsequent amendments and additions;
- Government Ordinance no. 43/1997 regarding the road regime, republished, with subsequent amendments and additions;
- Government Decision no. 584/2001 regarding the location of urban furniture;
- Government Ordinance no. 43/1997 regarding the road regime, republished, with subsequent amendments and additions;
- The order no. 536/1997 of the Minister of Health for the approval of Hygiene Norms and recommendations regarding the living environment of the population;
- Government decision no. 540/2000 regarding the approval of the classification into functional categories of public roads and private utility roads open to public traffic, with subsequent amendments and additions;
- Government Decision no. 1.076/2004 on establishing the procedure for carrying out the environmental assessment for plans and programs;
- Order of the Minister of Waters, Forests and Environmental Protection no. 1.141/2002 for the approval of the procedure and powers to issue water management notices and authorizations;
- Order of the Minister of Water and Environmental Protection no. 860/2002 for the approval of the Procedure for assessing the impact on the environment and issuing the environmental agreement, with subsequent amendments and additions;
- Order of the Minister of Water and Environmental Protection no. 863/2002 regarding the approval of the methodological guidelines applicable to the stages of the framework procedure for assessing the impact on the environment;
- TM Order no. 47 of 27.01.1998 for the approval of the Technical Norms regarding the location of construction works, poles for installations and trees in urban and rural localities;
- TM Order no. 49 of 27.01.1998 for the approval of the Technical Norms regarding the design and construction of streets in urban areas;
- Order of the Minister of Public Works and Spatial Planning, the Minister of National Defense, the Minister of the Interior and the Director of the Romanian Intelligence Service no. 34/N/M.30/3.422/4.221/1995 for the approval of the Specifications regarding the approval of urban planning and land development documentation, as well as technical documentation for the authorization of construction execution, published in the Official Gazette of Romania, Part I, no. 283 of 7 December 1995 (NOTE: it also applies in the field of construction);

Local regulation of related urban planning "URBAN REGENERATION OF PIAȚA MIRCEA CEL BATRAN, UNIRII STREET, TREI FANTANI PARK" AREA phase I - PUZ, details the provisions of the General Urban Planning Regulation and respects the provisions of Urban Planning Documentation no. 1/1995, PUG phase, approved by HCL Tulcea no. 29/27.05.1996, RLU phase approved by HOL no. 19/25.02.1999 and HCL no. 129/26/05/2011.

11.3 FIELD OF APPLICATION

The present RLU is applied in the regulated area demarcated on the plans drawn related to phase I - PUZ from the URBAN REGENERATION documentation MIRCEA CEL BATRAN SQUARE AREA, UNIRII STREET, TREI FANTANI PARK, with a regulated area of 34,073 sqm.

Regulated area is identified by cadastral numbers 43169, 38495, 49098, 43168, 43664, 32134 and unregistered land.

According to the PUZ proposals, the RLU establishes the set of prescriptions and regulations for new, proposed functional areas and sub-areas:

- Ccpm** - area for major pedestrian traffic, axis Mircea cel Batran - Unirii str. - Danube embankment;
For functional areas existing and maintained in the regulated area, the prescriptions are detailed/completed as follows:
- Cep** - area for major pedestrian traffic and civic squares - Mircea cel Batran Square.

This documentation does not bring regulatory changes for the rest of the functional areas/sub-areas, these being included in the strictly regulated area for land circulation operations between owners, in order to achieve the objectives of the PUZ and the Circulation Study. They will maintain their current regulations, consequently they will take over all the sections (prescriptions) from the RLU approved by HCL no. 19/25.02.1999 and HCL no. 129/26/05.2011, related to Urbanism Documentation no. 1/1995, PUG phase, approved by HCL Tulcea no. 29/27/05/1996.

The proposal will implement the conclusions of the Circulation Study - a complementary part of the present documentation, having the title CIRCULATION STUDY FOR "URBAN REGENERATION PUZ FOR MIRCEA CEL BATRAN SQUARE, UNIRII STREET, TREI FANTANI PARK AREA".

The proposals for the subsequent phases of this documentation will take into account the recommendations of the HISTORICAL FOUNDATION STUDY, a complementary part of this documentation.

11.4 CORRELATIONS WITH OTHER PLANNING DOCUMENTS

1. Documentation previously approved for the regulated area:
2. Urban planning documentation no. 1/1995, PUG phase, approved by HCL Tulcea no. 29/27.05.1996, RLU phase approved by HCL no. 19/25.02.1999 and HCL no. 129/26/05/2011;

III. SPECIAL PRESCRIPTIONS ON AREAS, SUB-AREAS AND REFERENCE TERRITORIAL UNITS

| NEW FUNCTIONAL AREAS AND SUB-AREAS PROPOSED:

1.1.1.1 Ccpm - HIGH TRAFFIC AREA, MIRCEA CEL BATRAN AXIS - UNIRII STR. - DANUBE EMBANKMENT:

111.1.1 SECTION I: FUNCTIONAL USE

111.1.2

The provisions of the regulation aim to revitalize the area by strengthening the character of leisure and pedestrian attractiveness, in a modern urban architectural framework.

Will be allowed only functions that allow free access for residents and tourists, having a predominantly recreational character.

111.1.2.2 Allowed uses:

circulation and public pedestrian squares with unlimited access, squares and attractive spaces for recreation, leisure and sports, water surfaces and other types of public urban design; planted spaces;

111.1.2.3 111.1.1.2 Uses admitted with conditions:

buildings and spaces for exhibitions and other cultural activities, provided that they are of a temporary nature;

111.1.2.4 Prohibited uses:

any kind of changes to the functions of public spaces and green spaces are prohibited.

1.1.1.1 . SECTION II: LOCATION CONDITIONS, EQUIPMENT AND CONFIGURATION OF BUILDINGS

1.1.1.2 1.1.1.1 Plot characteristics (areas, shapes, sizes)

The plot of the regulated area will be changed according to plans U03 - Urban regulations and U05 - Land circulation, drawn part of the PUZ (which also include the proposals of the Circulation Study related to the PUZ documentation).

1.1.1.3 1.1.1.1 Placement of buildings in relation to the alignment

buildings of a temporary character will be arranged according to typology and size in such a way that they do not alter the general character of the space, do not prevent or inconvenience the existing activities or those proposed by this documentation, do not prevent or inconvenience the free movement of pedestrians, do not affect the green spaces.

1.1.1.4 Location of buildings in relation to the side and rear boundaries of the plots

buildings of a temporary character will be arranged according to typology and size in such a way that they do not alter the general character of the space, do not prevent or inconvenience the existing activities or those proposed by this documentation, do not prevent or inconvenience the free movement of pedestrians, do not affect the green spaces.

1.1.1.5 Circulations and accesses

Car access is occasional and will be made from Str. Isacsei and Str. Babadag according to the Circulation Study related to PUZ documentation.

Pedestrian access will be from Str. Isacsei, Str. Babadag and the Danube embankment.

Existing corridor/gang-type pedestrian links will be maintained and highlighted (pavement, landscaping, etc.) on the ground floor of the flat buildings bordering Unirii Str., these being the main pedestrian links with the Urban Ensemble "Progresului Str." TL-II-s-B-05989 and Urban Site TL-II-s-B-05990.

It is forbidden to block the existing corridor/gang-type pedestrian links on the ground floor of the blocks bordering Unirii street.

1.1.1.6 Parking of vehicles

the location of above-ground parking lots is prohibited;

it is allowed to park vans (firemen, sanitation) and supply vehicles in the immediate vicinity, for a limited period of time and in areas that do not impede pedestrian and bicycle traffic.

1.1.1.7 Maximum permissible height of buildings

the maximum admissible height of the constructions for the regulated area: Ground floor, +5.50m compared to the CTA. Temporary installations, urban furniture arrangements and public lighting will have maximum heights established on the basis of additional studies and approvals to ensure morphological and aesthetic coherence.

1.1.1.8 Exterior appearance of buildings

the general architectural character of the area will be respected, taking into account its high standard; Buildings with a temporary character will be arranged according to typology and size so as not to alter the general character of the space;

according to the specialized studies approved according to the law.

Building equipment conditions

the constructions will be connected to the public technical-building networks existing in the area;
the rapid evacuation and capture of meteoric water from the spaces reserved for pedestrians, from the mineralized spaces and from the spaces planted with grass will be ensured;
all new connections will be made buried;

111.1.2.8 Free spaces and planted spaces

the green space arranged on the ground will represent at least 10% of the land surface or one tree for every 100 square meters of the land surface. Establishing the types of trees (height, species) and their arrangement will be carried out through a specific (landscape) study. before the execution of the plantations, the quality and volume of the soil necessary for them will be ensured, depending on the specific requirements;

the spaces not built and not occupied by accesses, terraces or pedestrian spaces will be grassed and planted with a tree every 100 sqm;

it is recommended, for ecological reasons and economic efficiency, to use adapted local species

climatic conditions and favorable to the specific anthropophilic fauna, with the exception of

decorative segments with a special character.

valuable vegetation elements will be preserved, which can be integrated into the proposed urban regeneration operations.

the corridor/gang-type pedestrian links existing on the ground floor of the blocks (floor, fittings, etc.) bordering Unirii str. will be maintained and highlighted, these being the main pedestrian links with the Urban Ensemble "Progresului str." TL-II-s-B-05989 and Urban site TL-II-s-B-05990.

the pedestrian axis of Mircea cel Batran Square - the Danube embankment will be coordinated with the development of Mircea cel Batran Square - CCp area, at the level of pavements, urban furniture, lighting, vegetation. A coherent and easily recognizable visual route will be created.

111.1.2.9 Fences

the fences will be made according to the legal norms in force. Retractable posts (bollards) will be used for car access in occasionally roadable areas and posts (bollards) to demarcate different traffic areas, according to plan U03 - Urban planning regulations and the Circulation Study related to the PUZ documentation;

the belonging of the space will be marked by differences in pavements, curbs, hedges, terraces, etc.

111.1.3.3 MAXIMUM POSSIBILITIES OF OCCUPATION AND USE OF LAND

111.1.3.1 Maximum percentage of land occupation - POT

POT_{max}= 15%;

111.1.3.2 Maximum coefficient of land use - CUT

CUT_{max} = 0,2 sqm ADC/ sqm land;

**EXISTING, MAINTAINED, FUNCTIONAL AREAS AND SUBAREAS, WHICH ARE DETAILED/
FILLED IN AS FOLLOWS:**

111.2 CCp - 111.2 MAIN PEDESTRIAN TRAFFIC AREA AND CIVIC SQUARES - MIRCEA CEL BATRAN SQUARE:

SECTION I: FUNCTIONAL USE

The provisions of the regulation seek to establish a legal framework and some guidelines for a future competition (architecture and landscaping solutions) for the development of Mircea cel Batran Square.

Only functions that allow free access for residents and tourists will be allowed, mainly of a recreational nature.

111.2.1.1 Allowed uses:

circulation and other public spaces with unlimited access, attractive for recreation and leisure, water surfaces and other types of public urban planning;

constructions and spaces for exhibitions and other cultural activities, public catering and trade, of a temporary or permanent nature;

planted spaces;

it is recommended that the functional and morphological organization of the market be established according to the general directions presented in plate U06 Urbanistic illustration, namely:

The urban market area: circulation and other public spaces with unlimited access, attractive for recreation and leisure, water mirrors, works of plastic and monumental art, other types of public urban planning;

The urban forest area: predominantly medium and large trees (up to 12m high), in addition to shrubs, flower meadows, lawns; The characteristics of the species (color, storey, profile, exact positions, etc.) will be established through a landscaping project. before the execution of the plantations, the quality and volume of the soil necessary for them will be ensured, depending on the specific requirements;

Event area: buildings and spaces for exhibitions and other cultural activities, public catering and trade, of a temporary or permanent nature;

111.2.1.2 111.1.1.3 Prohibited uses:

any kind of interventions that contravene the laws and regulations in force are prohibited;

1.1.1.1 .SECTION II: LOCATION CONDITIONS, EQUIPMENT AND CONFIGURATION OF BUILDINGS

1.1.1.2 Plot characteristics (areas, shapes, sizes)

the plot of the regulated area will not change.

1.1.1.3 Placement of buildings in relation to the alignment

it is recommended that the theme of the contest take over the general directions of the functional and morphological structuring of the market, presented in plate U06 Urbanistic illustration, namely: the urban market area, the urban forest area, the event area.

according to the specialized studies approved according to the law.

1.1.1.4 Location of buildings in relation to the side and rear boundaries of the plots

it is recommended that the theme of the contest take over the general directions of the functional and morphological structuring of the market, presented in plate U06 Urbanistic illustration, namely: the urban market area, the urban forest area, the event area.

according to the specialized studies approved according to the law.

1.1.1.5 Circulations and accesses

Car access is occasional and will be made from Str. Babadag and Str. Pacii, according to the Traffic Study related to the PUZ documentation.

Pedestrian access will be from Str. Babadag and Str. Peace out.

1.1.1.6 Parking of vehicles

the location of above-ground parking lots is prohibited;

it is allowed to park vans (firefighters, sanitation) and supply vehicles in the immediate vicinity, for a limited period of time and in areas that do not impede pedestrian and bicycle traffic.

1.1.1.7 Maximum permissible height of buildings

the maximum admissible building height for the regulated area: Ground floor, +5.50m in front of the CTA. temporary installations, urban furniture arrangements and public lighting will have maximum heights established on the basis of additional studies and approvals to ensure morphological and aesthetic coherence.

1.1.1.8 Exterior appearance of buildings

the general architectural character of the area will be respected, taking into account its high standard; according to the specialized studies approved according to the law.

11.2.2.8 Building equipment conditions

constructions will be connected to the existing public technical-building networks in the area;

the rapid evacuation and capture of meteoric water from the spaces reserved for pedestrians, from the mineralized spaces and from the spaces planted with grass will be ensured;

all new connections will be made buried;

11.2.2.9 Free spaces and planted spaces

spațiul verde amenajat la sol va reprezenta minimum 20% din suprafața terenului.

it is recommended, for ecological reasons and economic efficiency, the use of local species adapted to the climatic conditions and favorable to the specific anthropophilic fauna, except for decorative segments with a special character.

valuable vegetation elements will be preserved, which can be integrated into the proposed urban regeneration operations.

if the future development proposals propose changes to the position of the equestrian statue of ruler Mircea cel Batran or to the immediate context in which it is currently placed, a site study will be drawn up, targeted by the National Commission of Public Monuments. The position of the statue facing the Danube will be maintained, perspectives and lines of visibility, representational background, unobstructed (free) areas for enhancement, pavements, lighting, adjacent urban furniture will be taken into account.

through the future proposals, the related protection area of the public monument will be established (according to Law 120/2006 with subsequent amendments and additions).

it is recommended that the theme of the contest take over the general directions of the functional and morphological structuring of the market, presented in plate U06 Urbanistic illustration, namely: the urban market area, the urban forest area, the event area.

the development of Mircea cel Batran Square will be coordinated with the pedestrian axis of Mircea cel Batran Square - the Danube embankment, the development of Unirii Street - CCpm area, at the level of pavements, urban furniture, lighting, vegetation. A coherent and easily recognizable visual route will be created.

111.2.2.10 Fences

taking into account the proposed public functions and the fact that the land is delimited on all sides by car-pedestrian traffic or other types of public spaces, it is recommended that the land remain without fences. if it is desired to restrict pedestrian access to certain areas of the land, low-height transparent fences (max. 100cm) can be used, which can be doubled by hedges; the belonging of the space will be marked by differences in pavements, curbs, hedges, terraces, etc..

111.2.3 MAXIMUM POSSIBILITIES OF OCCUPATION AND USE OF LAND

111.2.3.1 Maximum percentage of land occupation - POT

POT max = 5%;

111.2.3.2 Maximum coefficient of land use - CUT

CUT max = 0,05 sqm ADC/ sqm land;

FUNCTIONAL, EXISTING, MAINTAINED AREAS AND SUB-AREAS THAT DO NOT CHANGE OR CHANGE MINIMALLY:

III .3 Llu2 - PREDOMINANTLY RESIDENTIAL SUB-AREA WITH BUILDINGS WITH MORE THAN 3 LEVELS (OVER 10M), WITH URBAN TYPE BUILDINGS:

The present documentation brings minimal regulatory changes for this functional area/sub-area, this being included in the area regulated for land circulation operations between owners, in order to achieve the objectives of the PUZ and the circulation study.

All Sections (prescriptions) will be taken from the RLU approved by HCL no. 19/25.02.1999 and HCL no. 129/26/05.2011, related to Urbanism Documentation no. 1/1995, PUG phase, approved by HCL Tulcea no. 29/27.05.1996, except articles:

Article 7.4.1.4.1 is amended as follows:

It is allowed (and recommended) that, according to the law, the houses (apartments) located on the ground floor of the buildings, facing the street and the pedestrian routes, be used entirely for activities that admit public access on a permanent basis or according to an operating schedule specific (and will be provided with illuminated windows at night), such as: retail trade, the exercise of liberal professions, small manufacturing activities, restaurants, bars, confectioneries, cafes.

Extensions of these spaces are allowed according to plan U03 - Urban planning regulations (buildable limit for extensions on the ground floor related to sub-area Llu2), provided that they are carried out according to a volumetric, aesthetic (color, materials) and functional compliance regulation that ensures the overall coherence of the extensions in the functional sub-area. The regulation, carried out by or through the public authorities in a subsequent stage, will have applicability at the level of the entire central area of the municipality.

Article 7.4.2.22 is completed as follows:

For the existing constructions, the addition of an additional level is allowed on the condition that it is withdrawn within the limits of a circular arc with a radius of 4.0 meters continued with its tangent at 45 degrees, from the main facade;

At a general level, the following prescriptions are added:

The existing corridor/gang-type pedestrian links on the ground floor of the flat buildings (floor, fittings, etc.) bordering Unirii str. will be maintained and highlighted, these being the main pedestrian links with the Urban Ensemble "Progresului str." TL-II-s-B-05989 and Urban Site TL-II-s-B-05990.

It is forbidden to block the existing corridor/gang-type pedestrian connections on the ground floor of the flat buildings bordering Unirii str..

IV .4 ISa - ADMINISTRATIVE BUILDINGS SUB-AREA:

This documentation brings minimal regulatory changes for this functional area/sub-area, this being included in the regulated area for land circulation operations between owners, in order to achieve the objectives of the PUZ and the circulation study.

All Sections (prescriptions) will be taken from the RLU approved by HCL no. 19/25.02.1999 and HCL no. 129/26/05.2011, related to Urbanism Documentation no. 1/1995, PUG phase, approved by HCL Tulcea no. 29/27.05.1996, with the addition:

For the existing constructions, under cadastral number 32134, it is allowed to add an additional level on the condition that it is withdrawn within the limits of a circular arc with a radius of 4.0 meters continued with its tangent at 45 degrees, from the main facade;

V .5 Pp - PARKS, GARDENS, SQUARES SUB-AREA:

This documentation does not bring regulatory changes for this functional area/sub-area, this being included in the strictly regulated area for land circulation operations between owners, in order to achieve the objectives of the PUZ and the circulation study.

All Sections (prescriptions) will be taken from the RLU approved by HCL no. 19/25.02.1999 and HCL no. 129/26/05.2011, related to Urbanism Documentation no. 1/1995, PUG phase, approved by HCL Tulcea no. 29/27.05.1996, taking into account the laws and regulations in force.

Trei Fantani Park is not part of the regulated area of the documentation. It is recommended to keep the current conformation. The present documentation does not propose changes for the location of the water mirrors (artesian fountains) or that of the works of contemporary monumental art. We recommend that the Park be the object of an architecture/landscape project for a better enhancement of the works of art, which takes into account perspectives and axes of visibility, background of representation, clear areas (free) of enhancement, types of vegetation, etc. at this design stage, we recommend that the works be registered as public monuments within the LMI - category III simultaneously with the establishment of the related protection areas. In order to identify them, consult the historical/substantiation study, complementary to this documentation.

VI .PUBLIC UTILITY OBJECTIVES:

In order to achieve the objectives of the PUZ and the Traffic Study, the transfer of the following areas to the public or private domain of the Tulcea Municipality is proposed:

1. PASSING INTO THE PUBLIC DOMAIN OF THE TULCEA MUNICIPALITY OF THE FOLLOWING SURFACES:

1.a. LAND RELATED TO COLLECTIVE HOUSING - 207 sq m

2. PASSING INTO THE PRIVATE DOMAIN OF THE TULCEA MUNICIPALITY OF THE FOLLOWING SURFACES:

3. a. LAND RELATED TO COLLECTIVE HOUSING - 218 sq m

VII. ACTION PLAN FOR THE IMPLEMENTATION OF THE PROPOSED INVESTMENTS:

All categories of costs generated by the implementation of the PUZ in the regulated area **will be borne from own funds of the beneficiary / initiator of the PUZ.**

Investment phasing chart:

- Approval of the PUZ and the Local Urban Planning Regulation by the bodies and legal bodies - 8 months;
- In PHASE 1, approval will be obtained through HCL mun. Tulcea a PUZ - 2 months;
- The feasibility study will be carried out in PHASE 2 - 6 months;
- The construction authorization for the proposed investments will be obtained in PHASE 3 - 6 months;
- The procedures regarding the circulation of lands will be carried out - the transfer to the public domain of the Tulcea municipality of those lands identified as necessary to achieve the objectives - in various stages;
- Road and pedestrian circulation will be modernized according to the Circulation Study - complementary part of the present documentation - in various stages;
- The connections to the municipal networks in the area will be made - 2 months;
- The investments related to the proposals will be made - 24 months.

Official stamp

Project Manager,
urb. arh. dpi. Vlad OLTEANU^

Project coordinator,
arch. Bruno ANDRESOIU
Official stamp
Illegible signature

IGLOO ASSOCIATED ARCHITECTS