

ROMANIA
MURES COUNTY
MAYOR OF TARGU MURES
MUNICIPALITY

No. 5751 of 13/11/2025

F.6
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URBAN PLANNING CERTIFICATE

No. 915 of 17/11/2025

FOR THE PURPOSE: *Information for the organization of the Design Competition: MURES PARKS, TARGU MURES - GREEN-BLUE ENSEMBLE HIPODROM PARK, MUNICIPAL PARK, TURBINEI CHANNEL*

Following the request made by TARGU MURES MUNICIPALITY through the Chief Architect Department

with head in Mures Targu Mures, County, Victoriei Square, no. 3, building ap., entrance. tel/fax -, registered under no. 5751 of 13/11/2025

For the property - land and/or buildings - located in the Mures County, Targu Mures, postal code -, Street Insulei, Continuation, please see the ANNEX, building -, ap. -, entrance. -. or identified by SITUATION PLAN, Topographical No. / Cadastral No. /

Pursuant to the regulations of the Urban Planning Documentation no. / P.U.G. phase, approved by the decision of the Local Targu Mures no 404 / 24.11.2022. Council of .

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

IT IS CERTIFIED:

1. LEGAL REGIME

Real estate located within the built-up area of Targu Mures Municipality, with and without buildings belonging to the public domain, owned by TARGU MURES MUNICIPALITY, ROMANIAN STATE, partially under the administration of the NATIONAL ROMANIAN WATERS ADMINISTRATION, the rest of the land is in the private domain of natural and legal persons.
Continuation, see ANNEX

1. ECONOMIC REGIME

Buildings with different categories of use: running water, arable land, construction yards, railways, road, hayfield; construction destination: industrial and municipal constructions, administrative and social cultural constructions, annex constructions Continuation, see ANNEX.

2. TECHNICAL REGIME

OBJECTIVE 1: Hippodrome Area with the Relict Meander and the adjacent Mures River bank: UTR: V3b - Sports complexes and facilities; V 4 - Green spaces for the protection of watercourses and wetlands; V5 - Protection area from technical infrastructure; G1 - Area of constructions and developments for communal management; V1a - Parks, public city and neighborhood gardens, squares in the central area or in residential complexes and public planted strips; L2a - sub-area of small individual and collective housing with G+1.2 levels, set back from the alignment with a predominantly discontinuous construction regime. OBJECTIVE 2: Municipal Park Area: UTR: V3bP - Sports complexes and facilities located in the Protected Built Area; V 4 - Green spaces for the protection of watercourses and wetlands; CP3 - Central area located inside the Protected Built Area, outside the historic core; CP2 - Central area overlapping the historic core formed by building insertions made in recent decades; TF - Railway transport area. and related developments. Continuation, see ANNEX

This urban planning certificate may be used for the stated purpose for

**organization of the Design Competition: MURES PARKS, TARGU MURES - GREEN-BLUE ENSEMBLE
HIPODROM PARK, MUNICIPAL PARK, TURBINEI CHANNEL**

**THE URBAN PLANNING CERTIFICATE DOES NOT REPLACE A
BUILDING AUTHORIZATION DISCONTINUATION
AND DOES NOT CONFER THE RIGHT TO CARRY OUT CONSTRUCTION WORKS**

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

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

NATIONAL AGENCY FOR ENVIRONMENTAL PROTECTION- Str.Podeni, nr. 10, Tirgu Mures

In application of Council Directive 85/337/EEC (EIA Directive) on the assessment of the effects of certain public and private projects on the environment, amended by Council Directive 97/11/EC and by Directive 2003/35/EC of the Council and of the European Parliament on public participation in the drawing up of certain plans and programmes 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 environmental authority so that it can analyse and decide, as appropriate, whether or not to include the public/private investment project in the list of projects subject to 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 Urban Planning Certificate, prior to the submission of the documentation for the authorization of 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 implementation of the investment in accordance with the results of the public consultation.

After receiving this Urban Planning Certificate, the HOLDER is obliged to present himself to the competent authority for environmental protection in order to conduct an initial assessment of the investment and to determine the need for an assessment of its effects on the environment. Following the initial assessment of the investment, the administrative act of the competent authority for environmental protection will be issued.

In the event that the competent authority for environmental protection establishes the need to assess the effects of the investment on the environment, the applicant is obliged to notify this fact to the competent public administration authority regarding the maintenance of the application for authorization to carry out construction works.

In the event that, after issuing the Urban Planning Certificate or during the procedure for assessing the effects of the investment on the environment, the applicant abandons the intention to make the investment, he is obliged to notify this fact to the competent public administration authority.

Under these conditions:

4. THE APPLICATION FOR THE ISSUANCE OF A CONSTRUCTION/DEMOLITION PERMIT SHALL BE ACCOMPANIED BY THE FOLLOWING DOCUMENTS:**a) Urban planning certificate****b) Proof of title to the property, land and/or buildings, or, as the case may be, the updated cadastral plan extract and the updated land information book extract, unless otherwise provided by law (certified copy);****c) Technical documentation - DT, as applicable (2 original copies):** ☐ D.T.A.C. ☐ D.T.O.E. ☐ D.T.A.D.**d) d) The approvals and agreements established by the urban planning certificate:****d.1. d.1. Approvals and agreements regarding urban utilities and infrastructure:***Other opinions/agreements:*☐ water supply☐ natural gas☐ sewage☐ telephony☐ electricity supply☐ sanitation☐ thermal energy supply☐ urban transport**d. 2. Opinions and agreements regarding::**☐ fire safety☐ civil protection☐ population health**d.3. d.3. Specific opinions/agreements of the central public administration and/or their decentralized services:****d.4. d.4. Specialized studies:****e) The point of view/administrative act of the competent authority for environmental protection (copy), is not applicable;****f) Payment documents for the following fees (copy):**

This urban planning certificate is valid for**24**..... months from the date of issue.**MAYOR,
SOÓS ZOLTÁN****SECRETARY GENERAL,
Bordi Kinga****L.S.****CHIEF ARCHITECT,
Mihet Florina Daniela**Paid the fee of **EXEMP** lei, according to receipt no. - of **17/11/2025**
TEDThis urban planning certificate has been sent to the **DIRECT** on
applicant **LY**

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

VALIDITY IS EXTENDED FOR THE
URBAN PLANNING CERTIFICATE

UC No. 915 of 17/11/2025
since the date of _____ until the date of _____

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

MAYOR,
SOÓS ZOLTÁN

SECRETARY GENERAL,
Bordi Kinga

CHIEF ARCHITECT,
Mihet Florina Daniela

Validity extension date _____.

Paid the fee _____ lei, according to receipt no. _____ from _____.

Sent to the applicant on _____.

ANNEX to URBAN PLANNING CERTIFICATE
No. 915 of 17.11.2025

Location: Hippodrome Area with Relict Meander and the adjacent Mures River bank - Municipal Park Area -

Carpati Alley area - Turbinei Channel

streets: Barajului no.12, Insulei no. 16, Somnului, Municipal Sports Park, Poclos stream, Tamas Erno, Uzinei, Matei Corvin no. 2, Carpati Alley, Calarasilor, Furnicilor, Zagazului, Margaretelor, Ghiocelului, L316 - Brasov - Razboieni

Continued LEGAL REGIME:

Properties located partially in the Protected Built Area.

Properties located partly in Area I and partly in Area II of reference Aeronautics Aerodrome Tg.Mures
Properties located in Area IV of reference Aeronautics LRTM Targu Mures International Airport/Transylvania.

Buildings located partially in the protection zone from the railway infrastructure (100 m from the railway axis).

Construction ban on lanes "V4" and "V5", with exceptions provided by law.

Continued ECONOMIC REGIME:

According to PUG: UTR - V3b - Sports complexes and facilities. UTR - V3bP - Sports complexes and facilities located in the Protected Built Area. UTR - V 4 - Green spaces for the protection of watercourses and wetlands. UTR - V 5 - Color of protection from technical infrastructure. UTR - G1- Area of constructions and facilities for communal management. UTR - G1P-Area of constructions and facilities for communal management located in the Protected Built Area. UTR - CP 2- Central area overlapping the historic core formed by building inserts built in recent decades. UTR - CP 3 - Central area located inside the Protected Built Area, outside the historic core. UTR - L 2a - sub-area of small individual and collective housing with G+1.2 levels, set back from the alignment with a predominantly discontinuous construction regime. UTR - CE - Sub-area of public facilities dispersed at the level of the neighborhood and residential complex. UTR - L1 - Area of medium (G+3) and large (G+4.5-G+8.10) collective housing, located in predominantly residential complexes. UTR - LL - area of small individual and collective housing, in isolated and grouped construction regime, with height regime G, G+1, made on the basis of pre-established subdivisions. UTR - V1a - Parks, public city and neighborhood gardens, squares in the central area or in residential complexes and public planted strips. UTR - V1aP- Parks, public gardens and squares located in the Protected Built Area. UTR - CC - sub-area of existing neighborhood centers and neighborhood centers in expansion areas. UTR - CM 3- subzone formed by insertions of mixed functions and reconversions of dwellings located predominantly on the ground floor into other functions, in the existing fronts consisting of collective housing blocks. UTR - CB10- existing dispersed subzones located outside the Protected Built Area. UTR - CB1P0- existing dispersed subzones located inside the Protected Built Area. UTR - CEP- Subzone of public equipment located inside the Protected Built Area. UTR - V 8- Planted sanitary protection strips. UTR - AI3a -

sub-area of units to be maintained. UTR - TF - Railway transport area. and related facilities. UTR - TR1- sub-area of road transport units and related facilities.

The provisions of HCL no. 6/28.01.2021 on the approval of the Local Regulation on the approval of private and public investments in the field of urban planning and construction in the municipality of Targu Mures and HCL no. 226/29.06.2023 on the amendment of the Local Regulation on the approval of private and public investments in the field of urban planning and construction in the municipality of Targu Mures approved by HCL no. 6/ 28.01.2021 apply.

3. Continued TECHNICAL REGIME:

OBJECTIVE 3: Carpati Alley - Turbinei Channel Area: UTR: V 4 - Green spaces for the protection of watercourses and wetlands; CEP- Sub-area of public equipment located inside the Protected Built Area; CP 2 - Central area overlapping the historic core formed by building inserts built in recent decades; CP 3 - Central area located inside the Protected Built Area, outside the historic core; G1P - Area of constructions and facilities for communal management located in the Protected Built Area; L1 - Area of medium (G+3) and large (G+4.5-G+8.10) collective housing, located in predominantly residential complexes; LL - area of small individual and collective housing, in isolated and grouped construction regime, with a height regime of G, G+1, built on the basis of pre-established lot subdivisions; CM 3 - subzone formed by insertions of mixed functions and reconversions of dwellings located predominantly on the ground floor into other functions, in the existing fronts consisting of collective housing blocks; CB 1- existing dispersed subzones located outside the Protected Built Area; CB 1P - existing dispersed subzones located inside the Protected Built Area; V1a - Parks, public city and neighborhood gardens, squares in the central area or in residential complexes and public planted strips; V1aP - Parks, public gardens and squares located in the Protected Built Area; AI3a - subzone of units that are maintained; TF - Railway transport area and related developments; V 5 - Protection area from technical infrastructure; TR1 - subzone of road transport units and related development.

V3b - Sports complexes and facilities. SECTION I – USE OF LAND AND BUILDINGS. ART.1 –

ALLOWED USES: The following functions are allowed: constructions, installations and arrangements for sports activities according to legally approved and approved specialist projects; multipurpose or specialized sports halls, covered swimming pools, spectator stands, maintenance rooms, massage and physical recovery rooms, sports clubs; stadiums, sports fields, swimming pools, outdoor or permanently or temporarily enclosed ice rinks; constructions for sports activities and compatible complementary functions (sports medicine and physiotherapy offices); changing rooms, toilets, training rooms, technical spaces, for administration and maintenance; arrangements for play and rest, other outdoor activities compatible with this subzone; urban furniture, fitness equipment, art objects, decorative lighting, components of landscape design; system of alleys and platforms for pedestrian, alternative, occasionally road traffic; high, medium and low planted spaces. ART.2 – USES ALLOWED WITH CONDITIONS: Public catering units, with ADC adapted to the capacity of the area but not greater than 100.0 sq m (coffee shop, café, buffet, etc.). Commercial spaces and related services (sales of sports equipment, rental of sports equipment, other services supporting the basic function, adapted to the capacity of the area. Accommodation spaces for athletes, with a capacity adapted to the size of the area. Car access for maintenance, interventions, transport of materials using the system of alleys and pedestrian platforms, provided that it is occasional and limited. Elements related to the technical and urban infrastructure,

provided that they serve exclusively the respective space, are located underground or in such a way as to have a minimal visual impact, do not produce noise or other pollution. Functional reconversions/regenerations may be taken into account, provided that the new uses are also part of the category of permitted activities and are compatible with the spaces and arrangements as well as with the buildings maintained.

ART.3 – PROHIBITED USES: The following types of activities and works are prohibited: any uses other than those permitted or permitted with conditions as well as any interventions that contravene the legislation in force; earthworks and vertical systematization works likely to affect the arrangements or constructions in public spaces or on adjacent plots; earthworks that may cause rainwater to flow onto neighboring plots or onto the public domain, or that prevent the evacuation and collection of rainwater; any works that diminish public spaces/planted spaces.

SECTION II – CONDITIONS FOR THE LOCATION, EQUIPMENT AND CONFIGURATION OF BUILDINGS.

ART.4 – CHARACTERISTICS OF THE PLOTS (SURFACES, SHAPES,DIMENSIONS): The existing parcel structure is usually preserved according to the established limits and according to the specialized studies approved according to the Law. It is permissible to extend the areas of green areas with the role of complexes and sports facilities, in which case, in order to preserve the overall coherence, preliminary urban planning documentation (PUD, PUZ) will be developed. For plots on which it is desired to carry out developments for uses permitted with conditions, the minimum areas will be determined in such a way as to allow the proper functioning of the proposed activity without altering the character of the green spaces, for complexes and sports facilities in compliance with this Regulation, and the urban indicators proposed by it; in these cases, detailed studies (PUD) may be requested, based on the analysis of the existing situation and the urban context, which detail the plot and the location of the planned developments from an urban point of view.

ART.5 – LOCATION OF BUILDINGS IN RELATION TO THE ALIGNMENT: The location of constructions and developments in relation to the alignment will be made in accordance with the provisions of the specialized studies (feasibility studies dedicated to functional programs, landscape architecture) approved and approved according to the Law. The location of buildings and developments admitted or admitted with conditions in relation to the alignment, provided that these are also functions with public access, will take into account ensuring direct pedestrian access, access for people with disabilities, service road access and the necessary parking spaces depending on the specifics of the objective, without hindering traffic on the public road.

ART.6 – LOCATION OF BUILDINGS IN RESPECT OF THE LATERAL AND REAR LIMITS OF THE PLOTS: The location of the constructions and developments relative to the lateral and rear boundaries of the plot will be done in accordance with the provisions of the specialized studies (feasibility studies dedicated to functional programs, landscape architecture) approved and approved according to the Law.

ART.7 – LOCATION OF BUILDINGS RELATIVE TO EACH OTHER ON THE SAME PLOT: The location of constructions and developments relative to each other on the same plot will be done in accordance with the provisions of the specialized studies (feasibility studies dedicated to functional programs, landscape architecture) approved and approved according to the Law.

ART.8 – CIRCULATIONS AND ACCESSES: Authorization for the execution of constructions or interventions is allowed only if the plot has a road access of at least 3.5 meters from a direct public circulation. As a rule, the current accesses, the existing network of alleys, the transverse profiles and the type of their coverings will be preserved, as an important component of the urban image. Based on preliminary urban planning documentation (PUZ), modifications to the street layout are permitted in order to integrate the space into the general urban system of pedestrian routes and alternative circulation routes, provided that the overall composition and the urban landscape are preserved. For the permitted or permitted with conditions, provided that they are public access functions, access for people with disabilities will be ensured. For pedestrian alleys and alternative circulation areas within green spaces, specific covering systems will be used - or made of natural materials (stone, wood, etc.) installed in such a way as to avoid excessive waterproofing of the land.

ART.9 - PARKING OF VEHICLES:

The necessary parking spaces will be created in the access/entrance areas, aiming to be part of the public parking system. It is forbidden to park vehicles in the green areas; parking spaces will be organized, inside the plot, in the vicinity of the entrance areas, as part of the parking system. Parking spaces arranged on the ground will be planted with a minimum of 1 tree per 3 parking spaces and will be surrounded by a hedge of species with evergreen leaves and a minimum height of 1.2 meters. The parking space requirement will be dimensioned according to the Annex to this Regulation.

ART.10 – MAXIMUM ADMISSIBLE HEIGHT OF BUILDINGS: For new buildings, the height will be established according to the specialized studies (feasibility studies dedicated to functional programs, landscape architecture) and insertion studies, as appropriate, necessary for preserving the coherence of the ensemble and protecting the landscape. It is recommended to limit the height to max. B+G+1. The maximum height regime allowed for buildings located in areas with civil aeronautical easements must comply with the provisions of the RACR-ZSAC.

ART.11 – EXTERIOR APPEARANCE OF BUILDINGS: Authorization for the execution of constructions is permitted only if their exterior appearance does not contradict their function, the character of the area and the urban landscape, as described in Section I. Authorization for the execution of constructions that, by conformation, volumetry and exterior appearance, contradict the general appearance of the area and depreciate the generally accepted values of urbanism and architecture, is prohibited. The architecture and landscape composition of buildings and facilities for practicing outdoor sports will be adapted to the existing context and will express the character of the functional program. In order to determine a minimalist architectural image, subordinated to the natural setting, specific finishing materials will be used: wood, natural stone, metal, glass. Sustainable, ecological construction solutions will be adopted. The architecture of the buildings and the composition of the facilities for practicing sports will be adapted to the existing context and will express the character of the functional program subordinated to the predominant natural framework; the creation of architectural pastiches or the imitation of historical styles is prohibited. Temporary advertising will be included in the Local Advertising Regulation regarding the location, dimensions and form of presentation. The specific display will be the subject of specialized studies associated with the area's development project.

ART.12– CONDITIONS OF UTILITY EQUIPMENT AND WASTE MANAGEMENT: Green areas for sports complexes and bases will be fully equipped with utilities. All buildings will be connected to public utilities networks, built, available and functional. Public lighting will be treated as an architectural, landscape component of the development of these spaces and will be the subject of specialized studies. It is prohibited to direct stormwater to the public domain or neighboring plots; stormwater will be directed to the planted areas within the plot and the land will not be waterproofed beyond the minimum necessary (alleys, accesses, etc.). The aerial arrangement of cables of any kind (electrical, telephone, CATV, etc.) is prohibited. The connection and metering ducts will be integrated into fences or buildings. Water supply points from the public network will be provided. Waste collection containers will be placed, optimally distributed according to pedestrian traffic flows; a waste collection system will be organized in the maintenance area, accessible from the public space, and a space for the temporary storage of plant debris.

ART.13– FREE SPACES AND PLANTED SPACES: The current cadastral structure and the existing plantation system of the green spaces, as well as the system of alleys and related arrangements, will generally be preserved. Important interventions on existing green spaces and the system of alleys and related arrangements, the creation of new green spaces arranged for sports complexes and bases, will be carried out only on the basis of specialized studies (feasibility studies dedicated to functional programs, landscape architecture), in the context of preserving the specific characteristics of this type of green spaces, based on preliminary urban planning documentation (PUZ). Free spaces are considered in the development areas, spaces that have any type of covering; in the overall composition it is recommended that this type of spaces not exceed a percentage of 50% in relation to the green area (organized on natural soil and comprising exclusively low, medium, high vegetation). Plant/tree species specific to the area will be used, to optimize maintenance costs. The elimination of mature trees will be carried out only on the basis of specialized studies (feasibility

studies dedicated to functional programs, landscape architecture), in the context of preserving the specific characteristics of this type of green spaces, based on preliminary urban planning documentation (PUZ). Free spaces are considered in the development areas, spaces that have any type of covering; in the overall composition it is recommended that this type of spaces not exceed a percentage of 50% in relation to the green area (organized on natural soil and comprising exclusively low, medium, high vegetation). Plant/tree species specific to the area will be used, to optimize maintenance costs. The elimination of mature trees will be carried out only on the basis of specialized studies (feasibility studies dedicated to functional programs, landscape architecture), in the context of preserving the specific characteristics of this type of green spaces, based on preliminary urban planning documentation (PUZ). Free spaces are considered in the development areas, spaces that have any type of covering; in the overall composition it is recommended that this type of spaces not exceed a percentage of 50% in relation to the green area (organized on natural soil and comprising exclusively low, medium, high vegetation). Plant/tree species specific to the area will be used, to optimize maintenance costs. The elimination of mature trees is prohibited, except in situations where they represent an imminent danger to the safety of persons or property. ART.14– FENCES AND ACCESS GATES: Towards the public space, the alignment of the amusement parks and amusement parks will be mandatorily closed along its entire length by fencing. The architectural treatment of the fences will be correlated with that of the buildings and facilities located on the plot. The fences facing the public space will have an opaque base with a maximum height of 0.30 meters and a transparent part, made of metal grilles or a similar system that allows visibility in both directions and the penetration of vegetation; the maximum height of the fences will be 1.80 meters; the fences may be doubled by hedges. Fences to the areas adjacent to private properties will have a maximum height of 1.80 meters and will be of the opaque type, usually made of brick masonry. The gates of the fences located in the alignment will open towards the interior of the plot. The fences to the street will be built at the property boundary, without affecting the public domain, and those between private properties will have their axis located on the boundary line. SECTION III – MAXIMUM POSSIBILITIES OF LAND OCCUPATION AND USE. ART.15 – MAXIMUM LAND OCCUPATION PERCENTAGE (POT-% m² AC/m² of land): In the case of the extension of existing buildings or the addition of new buildings, the land occupancy percentage will be established according to the related feasibility study, based on technical norms, approved and approved according to the Law. It is recommended not to exceed a land occupancy percentage of 25.0% (for buildings that include interior spaces of any type) compared to the entire surface of the studied area. ART.16– MAXIMUM LAND USE COEFFICIENT (CUT m² ADC/m² of land): In the case of the extension of existing buildings and facilities or the addition of new buildings, the land use coefficient will be established according to the related feasibility study, based on technical norms, approved and approved according to the Law. It is recommended not to exceed a land use coefficient of 0.50 (for buildings that include interior spaces of any type) in relation to the entire surface of the studied area.

V3bP - Sports complexes and bases located in the Protected Built Area. SECTION I - USE OF LAND AND BUILDINGS. ART.1 - ALLOWED USES: The following functions are allowed: constructions, installations and arrangements for sports activities according to legally approved and approved specialist projects; multipurpose or specialized sports halls, covered swimming pools, spectator stands, maintenance rooms, massage and physical recovery rooms, sports clubs; stadiums, sports fields, swimming pools, outdoor ice rinks or in permanently or temporarily closed spaces; constructions for sports activities and compatible complementary functions (sports medicine and physiotherapy offices); changing rooms, toilets, training rooms, technical spaces, for administration and maintenance; arrangements for play and rest, other outdoor activities compatible with this subzone; urban furniture, fitness equipment, art objects, decorative lighting, components of landscape design; system of alleys and platforms for pedestrian, alternative, occasional road traffic;

high, medium and low planted spaces. ART.2 – USES ALLOWED WITH CONDITIONS: Public catering units, with ADC adapted to the capacity of the area but not greater than 100.0 sq m (confectionery, café, buffet, etc.). Commercial spaces and related services (sales of sports equipment, rental of sports equipment, other services supporting the basic function, adapted to the capacity of the area. Accommodation spaces for athletes, with a capacity adapted to the size of the area. Car access for maintenance, interventions, transport of materials using the system of alleys and pedestrian platforms, provided that it is occasional and limited. Elements related to the technical and urban infrastructure, provided that they serve exclusively the respective space, are located underground or in such a way as to have a minimal visual impact, do not produce noise or other pollution. Functional reconversions/regenerations may be taken into account, provided that the new uses are also part of the category of permitted activities and are compatible with the spaces and arrangements as well as with the buildings maintained. ART.3 – PROHIBITED USES: The following types of activities and works are prohibited: any uses other than those admitted or admitted with conditions as well as any interventions that contravene the legislation in force; earthworks and vertical systematization works likely to affect the arrangements or constructions in public spaces or on adjacent plots; earthworks that may cause rainwater to flow onto neighboring plots or onto the public domain, or that prevent the evacuation and collection of rainwater; any works that diminish public spaces/planted spaces.

SECTION II – CONDITIONS FOR THE LOCATION, EQUIPMENT AND CONFIGURATION OF BUILDINGS.

ART.4 – CHARACTERISTICS OF THE PLOTS (SURFACES, SHAPES, DIMENSIONS): The existing parcel structure is usually preserved according to the established limits and according to the specialized studies approved according to the Law, under the conditions established by the PUZCP. It is permissible to extend the areas of green areas with the role of a complex or sports facilities, in which case, in order to preserve the overall coherence, specific documentation will be developed with multidisciplinary teams substantiated by a historical study.

ART.5 – LOCATION OF BUILDINGS IN RELATION TO THE ALIGNMENT: The location of constructions and developments in relation to the alignment will be done under the conditions established by the PUZCP or until its approval in compliance with this Regulation based on specialized studies (feasibility studies dedicated to functional programs, landscape architecture), substantiated by a historical study, endorsed and approved according to the Law. The location of buildings and permitted developments or those permitted with conditions, in relation to the alignment, provided that these are also functions with public access, will take into account ensuring direct pedestrian access, access for people with disabilities, service road access and the necessary parking spaces depending on the specifics of the objective, without obstructing traffic on the public road.

ART.6 – LOCATION OF BUILDINGS IN RELATION TO THE LATERAL AND REAR LIMITS OF THE PLOTS: The location of buildings and the arrangement of the lateral and rear boundaries of the plot will be done under the conditions established by the PUZCP or until its approval in compliance with this Regulation based on specialized studies (feasibility studies dedicated to functional programs, landscape architecture), substantiated by a historical study, approved and approved according to the Law.

ART.7 – LOCATION OF BUILDINGS RELATIVE TO EACH OTHER ON THE SAME PLOT: The location of buildings and arrangements relative to each other on the same plot will be made under the conditions established by the PUZCP or until its approval in compliance with this Regulation based on specialized studies (feasibility studies dedicated to functional programs, landscape architecture), substantiated by a historical study, approved and approved according to the Law.

ART.8 – CIRCULATIONS AND ACCESSES: Authorization for the execution of constructions or interventions is allowed only if the plot has a road access of at least 3.5 meters from a direct public circulation. As a rule, the current accesses, the existing network of alleys, the transverse profiles and the type of their coverings will be preserved, as an important component of the overall composition. Based on the urban planning documentation PUZCP or until its approval in compliance with this Regulation based on specialized studies (feasibility studies dedicated to functional programs, landscape architecture) substantiated by a historical study, approved and approved according to the Law, modifications to the street layout

are allowed for the purpose of integrating the space into the general urban system of pedestrian routes and alternative circulation routes, provided that the overall composition and the urban landscape are preserved. For the arrangements allowed or allowed with conditions, provided that they are functions with public access, access for people with disabilities will be ensured. For pedestrian alleys and areas for alternative circulation within green spaces, specific covering systems will be used - preferably made of natural materials (stone, wood, etc.) installed in such a way as to avoid excessive waterproofing of the land.

ART.9 – PARKING OF VEHICLES: The necessary parking spaces will be created in the access/entrance areas, aiming to be part of the public parking system. It is forbidden to park vehicles in the green areas; parking spaces will be organized, inside the plot, in the vicinity of the entrance areas, as part of the parking system. The parking spaces arranged on the ground will be planted with minimum 1 tree per 3 parking spaces and will be surrounded by a hedge of evergreen species with a minimum height of 1.2 meters. The parking requirements will be dimensioned according to the Annex to this Regulation with a 10% reduction for all types of permitted activities.

ART.10 – MAXIMUM ADMISSIBLE HEIGHT OF BUILDINGS: For new buildings, the height will be established by the PUZCP or until its approval in compliance with this Regulation, based on specialized studies (feasibility studies dedicated to functional programs, landscape architecture) or insertion studies, as appropriate, substantiated by a historical study approved and approved according to the Law, necessary for preserving the coherence of the ensemble and protecting the landscape. It is recommended to limit the height to max. G. The maximum permitted height regime for buildings located in areas with civil aeronautical servitudes must comply with the provisions of the RACR-ZSAC.

ART.11 – EXTERIOR APPEARANCE OF BUILDINGS: Authorization for the execution of constructions is permitted only if their exterior appearance does not contradict their function, the character of the area and the urban landscape, as described in Section I. Authorization for the execution of constructions that, by conformation, volumetry and exterior appearance, contradict the general appearance of the area and depreciate the generally accepted values of urbanism and architecture, is prohibited. The architecture and landscape composition of the buildings and facilities for practicing outdoor sports will be adapted to the existing context and will express the character of the functional program. In order to determine a minimalist architectural image, subordinated to the natural setting, specific finishing materials will be used: wood, natural stone, metal, glass. Sustainable, ecological construction solutions will be adopted. The architecture of the buildings and the composition of the facilities for practicing sports will be adapted to the existing context and will express the character of the functional program subordinated to the predominant natural framework; the creation of architectural pastiches or the imitation of historical styles is prohibited. Temporary advertising will be included in the Local Advertising Regulation regarding the location, dimensions and form of presentation. The specific display will be the subject of specialized studies associated with the area's development project.

ART.12– CONDITIONS OF UTILITY EQUIPMENT AND WASTE MANAGEMENT: Green areas for sports complexes and bases will be fully equipped with utilities. All buildings will be connected to public utilities networks, built, available and functional. Public lighting will be treated as an architectural, landscape component of the development of these spaces and will be the subject of specialized studies. It is prohibited to direct stormwater to the public domain or neighboring plots; stormwater will be directed to the planted areas within the plot and the land will not be waterproofed beyond the minimum necessary (alleys, accesses, etc.). The aerial arrangement of cables of any kind (electrical, telephone, CATV, etc.) is prohibited. The connection and metering ducts will be integrated into fences or buildings. Water supply points from the public network will be provided. Waste collection containers will be placed, optimally distributed according to pedestrian traffic flows; a waste collection system will be organized in the maintenance area, accessible from the public space, and a space for the temporary storage of plant debris.

ART.13– FREE SPACES AND PLANTED SPACES: The current cadastral structure and the existing plantation system of green spaces, as well as the system of alleys and related arrangements, are usually preserved. Important interventions on existing green spaces and the

system of alleys and related arrangements, the creation of new green spaces arranged with this profile, will be carried out under the conditions established by the PUZCP or until its approval only on the basis of specialized studies (feasibility studies dedicated to functional programs, landscape architecture), substantiated by a historical study, approved and approved according to the Law, in the context of preserving the specific characteristics of this type of green areas. Free spaces are considered in the development areas, spaces that have any type of covering; in the overall composition it is recommended that this type of spaces not exceed a percentage of 40% in relation to the green area (organized on natural soil and comprising exclusively low, medium, high vegetation). Plant/tree species traditionally used for planting these spaces will be used, preferably from indigenous varieties, specific to the area, to optimize maintenance costs. Elimination of trees in the context of preserving the specific characteristics of this type of green areas. Open spaces are considered in the development areas, spaces that have any type of covering; in the overall composition it is recommended that this type of spaces not exceed a percentage of 40% in relation to the green area (organized on natural soil and comprising exclusively low, medium, high vegetation). Plant/tree species traditionally used for planting these spaces will be used, preferably from indigenous varieties, specific to the area, to optimize maintenance costs. Elimination of trees in the context of preserving the specific characteristics of this type of green areas. Open spaces are considered in the development areas, spaces that have any type of covering; in the overall composition it is recommended that this type of spaces not exceed a percentage of 40% in relation to the green area (organized on natural soil and comprising exclusively low, medium, high vegetation). Plant/tree species traditionally used for planting these spaces will be used, preferably from indigenous varieties, specific to the area, to optimize maintenance costs. Elimination of mature trees is prohibited, except in situations where they represent an imminent danger to the safety of persons or property. ART.14– FENCES AND ACCESS GATES: Towards the public space, the alignment of sports complexes and bases will be mandatorily closed along its entire length by fencing. The fences facing the public space will have an opaque base with a maximum height of 0.30 meters and a transparent part, made of metal grille or in a similar system that allows visibility in both directions and the penetration of vegetation. The maximum height of the fences will be 1.80 meters; except for the fences related to sports fields whose height will be determined according to the specialized projects. The fences may be doubled by hedges. Fences to areas adjacent to private properties will be opaque, with a maximum height of 1.80 meters, usually made of brick masonry. Fences to the street will be built at the property boundary, without affecting the public domain, and those between private properties will have their axis located on the boundary line. SECTION III – MAXIMUM POSSIBILITIES OF LAND OCCUPATION AND USE. ART.15– MAXIMUM PERCENTAGE OF LAND OCCUPATION (POT-% m² AC/m² of land): In the case of the case of the extension of existing buildings or the addition of new buildings, the percentage of land occupation will be established according to the PUZCP or until its approval, depending on the related feasibility study, substantiated by a historical study, approved and approved according to the Law. It is recommended not to exceed a percentage of land occupation of 25.0% (for buildings that include interior spaces of any type) compared to the entire surface of the studied area. ART.16– MAXIMUM LAND USE COEFFICIENT (CUT m² ADC/m² of land): In the case of the extension of existing buildings or the addition of new buildings, the percentage of land occupation will be established according to the PUZCP or until its approval, depending on the related feasibility study, substantiated by a historical study, approved and approved according to the Law. It is recommended not to exceed a land use coefficient of 0.50 (for buildings that include interior spaces of any type) compared to the entire surface of the studied area.

V4 - Green spaces for the protection of watercourses and wetlands. SECTION I - LAND USE. ART.1 - ALLOWED USES: The following functions are allowed: arrangements for spending free time (play,

rest, outdoor sports activities) other outdoor activities, compatible with the character of the area), high, medium, low plantations; arrangements for pedestrian, alternative, occasional road traffic infrastructure; urban furniture, non-permanent arrangements for exhibitions, cultural, commercial activities; arrangements for the protection of the watercourse/wetlands or hydrotechnical works, systematization, embankment, etc.; fire/flood protection arrangements; communal management functions; functions related to technical and urban equipment. ART.2 – CONDITIONAL USES ALLOWED: Car access for interventions and maintenance, transport of materials using the pedestrian alley system and alternative movements, provided that these are occasional and limited. Elements related to the technical and urban infrastructure, provided that they are located hidden by vegetation, underground so that they are not visible from the public space, do not produce noise or other pollution. ART.3 – PROHIBITED USES: The following types of activities and works are prohibited: any uses other than those permitted or permitted with conditions, as well as any interventions that contravene the legislation in force. On lands that have been reserved for public utility objectives through approved documentation, the authorization of permanent constructions for any other functions is prohibited. Earthworks and vertical systematization works likely to affect the hydrotechnical arrangements of the constructions in public spaces or on adjacent plots. Earthworks that may cause rainwater to flow onto neighboring plots or onto public property or that prevent the evacuation and collection of rainwater. SECTION II – CONDITIONS FOR THE LOCATION, EQUIPMENT AND CONFIGURATION OF BUILDINGS. ART.4 – CHARACTERISTICS OF PLOTS (SURFACES, SHAPES, DIMENSIONS): For existing areas, maintained, the existing cadastral structure is preserved according to the established limits and according to the specialized studies corroborated with the regulations of this PUG approved according to the Law (National Administration of Romanian Waters, etc.). For the extension/rehabilitation areas, by applying the regulated procedure, within the urban planning documentation, the extension of the surfaces of these types of green areas will be ensured where necessary/possible, as well as the creation of connections with the urban network of green areas. For the urbanization areas, by applying the regulated procedure, within the urbanization PUZ, the establishment of protection corridors and water courses and wetlands as public spaces with unlimited access will be ensured. ART.5 – LOCATION OF BUILDINGS IN RELATION TO THE ALIGNMENT: The location of the constructions and developments in relation to the alignment will be done in accordance with the provisions of the specialized studies and according to the specific technical norms, approved and approved according to the Law. ART.6 – LOCATION OF BUILDINGS IN RESPECT OF THE LATERAL AND REAR LIMITS OF PLOTS: The location of buildings and developments relative to the lateral and rear boundaries of the plot will be made in accordance with the provisions of the specialized studies and according to the specific technical norms, approved and approved according to the Law. ART.7 – LOCATION OF BUILDINGS RELATIVE TO OTHERS ON THE SAME PLOT: The location of constructions and developments relative to each other on the same plot will be done in accordance with the provisions of the specialized studies and according to the specific technical norms, approved and approved according to the Law. ART.8 – CIRCULATIONS AND ACCESSES: Based on the urban planning documentation (Master Plan/PUZ), global changes to the spatial organization of these areas may be proposed in order to integrate them into the urban envelope of green spaces and into the general urban system of pedestrian routes and alternative circulations. The system of pedestrian, alternative and occasionally roadworthy circulations and accesses will be defined by specialized projects (circulation study) and will relate directly to the rest of the circulations in the area. Any access to public roads will be done according to the approval issued by their administrator. In order to favor unlimited public access, facilities intended for people with disabilities may be arranged. For pedestrian, alternative and occasionally road traffic, permeable surfaces will be used, allowing the fastest possible drainage of rainwater. For pedestrian alleys and alternative traffic inside green spaces, specific road systems will be used, such as compacted aggregates, natural stone paving, wood, etc.. ART.9 – PARKING OF VEHICLES: It is prohibited to park vehicles on the surface of green areas; these will be organized/regulated as part of the parking system related to public

circulations. The necessary parking spaces will be created in the connection areas with the street network, and will be part of the public parking system. The parking spaces arranged on the ground will be planted with a minimum of 1 tree per 3 parking spaces and will be surrounded by a hedge of species with evergreen leaves and a minimum height of 1.2 meters. The parking space requirement will be dimensioned according to the Annex to this Regulation.

ART.10 – MAXIMUM ADMISSIBLE HEIGHT OF BUILDINGS: The height of constructions and arrangements will be established in accordance with the provisions of the specialized studies and according to the specific technical norms, approved and approved according to the Law. The maximum permissible height regime for buildings located in areas with civil aeronautical servitudes must comply with the provisions of the RACR-ZSAC.

ART.11 – EXTERIOR APPEARANCE OF BUILDINGS: The appearance of the constructions and arrangements will be established in accordance with the provisions of the specialized studies and according to the specific technical norms, approved and approved according to the Law.

ART.12– CONDITIONS OF UTILITY EQUIPMENT AND WASTE MANAGEMENT: The centralized municipal equipment for the new development areas of this type of green spaces will comply with sanitary and environmental protection standards, as well as the provisions of the Civil Code. Green areas for the protection of watercourses and wetlands will have systems for the controlled collection of rainwater. It is prohibited to direct rainwater to the public domain or neighboring plots; rainwater will be directed to the planted areas within the plot and the land will not be waterproofed beyond the minimum necessary (alleys, accesses, etc.). The municipal equipment will be made in accordance with the provisions of the specialized studies (municipal equipment project) approved and approved according to the Law. Special attention will be paid where appropriate to public lighting and urban furniture (benches, trash cans, fountains), which will be subject of specialized studies (landscape architecture). Where appropriate, water supply points from the public network can be provided. The aerial disposal of cables of any kind (electric, TV, telephone, current, or internet) is prohibited. Waste collection containers will be placed, optimally distributed according to pedestrian traffic flows, and spaces will also be arranged for the general collection of waste, accessible by occasional road traffic; spaces will also be arranged for the collection of vegetable waste (compost).

ART.13 – FREE SPACES AND PLANTED SPACES: As a rule, the current existing cadastral structure of green spaces, as well as the system of alleys and related arrangements, will be preserved. Interventions aimed at the protection of watercourses, regularization of riverbeds, flood protection, hydrotechnical arrangements, bottom sills, retention basins, organization of green spaces, alley systems and platforms, etc., will be carried out only on the basis of complex substantiation/specialty studies, hydrological, landscaping, dendrological, etc. The conservation/restoration of the quasi-natural character of the area will be mandatory; it is prohibited to cover the riverbeds/banks with concrete slabs, waterproof or concretize them. Surfaces with any type of covering are not considered green spaces, but free spaces. Plant/tree species specific to the area will be used, to optimize maintenance costs; land fixation and protection against erosion phenomena will be pursued. The removal of mature trees is prohibited, except in situations where they represent an imminent danger to the safety of the facilities/people or property.

ART.14– FENCES AND ACCESS GATES: Green spaces for the protection of forests, watercourses and wetlands are recommended to be devoid of visible fences towards the public domain, the property limit towards private areas being marked by wire mesh on a metallic structure masked by a hedge. Street fences will be made at property limit, without affecting the public domain, and those of private properties will have their axis located on the boundary line.

SECTION III – MAXIMUM POSSIBILITIES OF LAND OCCUPATION AND USE.

ART.15– MAXIMUM PERCENTAGE OF LAND OCCUPATION (POT-% m² AC/m² of land): In accordance with the provisions of the specialized studies and according to the specific technical norms, approved and approved according to the Law.

ART.16– MAXIMUM LAND USE COEFFICIENT (CUT m² ADC/m² of land): In accordance with the provisions of the specialized studies and according to the specific technical norms, approved and approved according to the Law.

V5 - Protective color for technical infrastructure. SECTION I - LAND USE. ART.1 - ALLOWED USES: Interventions for the maintenance and rehabilitation of major infrastructure elements carried out according to specific technical norms in safe conditions in relation to the neighborhoods of the sub-area. High, medium and low plantations, in accordance with the technical normative framework specific to each category of technical infrastructure in particular. ART.2 - ALLOWED USES WITH CONDITIONS: Green spaces maintained under the technical conditions established by the management of major infrastructure. System of alleys and platforms for circulation under the technical conditions established by the management of major infrastructure. Elements related to various types of technical and urban infrastructure, provided that technical compatibility between them is ensured. ART.3 – PROHIBITED USES: The following types of activities and works are prohibited: any constructions, developments or uses that attract residents to the protected areas from the technical infrastructure represented by major traffic, transport networks or storage areas for electricity or natural gas or other types of infrastructure, in the absence of technical coexistence studies that would allow their implementation. SECTION II – CONDITIONS FOR THE LOCATION, EQUIPMENT AND CONFIGURATION OF BUILDINGS. ART.4 – CHARACTERISTICS OF

PARCEL (SURFACES, SHAPES, DIMENSIONS): Areas delimited in the PUG based on the approvals obtained from the management of major technical infrastructure (circulation, transport and storage of energy or natural gas); the delimitation of the safety and protection areas related to each plot encumbered by the safety and protection corridors will be that resulting from the location approval developed by each manager of major infrastructure networks obtained based on the urban planning certificate issued by the local public authority for preliminary urban planning documentation (PUZ/PUD) or for authorizing constructions and developments, as the case may be. ART.5 – LOCATION OF BUILDINGS IN RELATION TO THE ALIGNMENT: The location of constructions and developments in relation to the alignment will be done in accordance with the provisions of the specialized studies and in accordance with the specific technical norms, approved and approved according to the Law. ART.6 – LOCATION OF BUILDINGS IN RELATION TO THE LATERAL AND REAR LIMITS OF THE PLOTS: The location of the constructions and developments relative to the lateral and rear boundaries of the plot will be done in accordance with the provisions of the specialized studies and according to the specific technical norms, approved and approved according to the Law. ART.7 – LOCATION OF BUILDINGS IN RELATION TO EACH OTHER ON THE SAME PLOT: The location of constructions and developments relative to each other on the same plot will be done in accordance with the provisions of the specialized studies and according to the specific technical norms, approved and approved according to the Law. ART.8 – CIRCULATIONS AND ACCESSES: The accessibility of the protection corridors from major technical infrastructure will be connected to the general urban circulation system, being regulated with limited public access under the technical safety conditions established by the management of major infrastructure, according to the specific technical norms, approved and approved according to the Law. As a rule, highly permeable coatings will be used. ART.9 – PARKING OF VEHICLES: It is prohibited to park or park vehicles on the surface of the safety corridors or protection corridors from technical infrastructure under conditions other than those established by the approval of the manager of these major technical infrastructure networks. Under the conditions established by the location permit of the major technical infrastructure network manager, parking lots can be organized/arranged according to needs as part of the parking system related to public circulation. ART.10 – MAXIMUM ADMISSIBLE HEIGHT OF BUILDINGS: The height of buildings and developments will be established in accordance with the provisions of specialized studies and according to specific technical norms, approved and approved according to the Law. The maximum height regime allowed for buildings located in areas with civil aeronautical servitudes must comply with the provisions of RACR-ZSAC. ART.11 – EXTERIOR APPEARANCE OF BUILDINGS: The appearance of buildings and developments will be established in accordance with the provisions of

specialized studies and according to specific technical norms, approved and approved according to the Law. ART.12– CONDITIONS OF UTILITIES AND WASTE MANAGEMENT: Green areas intended as a protective color against technical infrastructure will have controlled rainwater collection systems. It is prohibited to direct rainwater to the public domain or neighboring plots; rainwater will be directed to the planted areas inside the plot and the land will not be waterproofed beyond the minimum necessary (alleys, accesses, etc.). The areas will be equipped with urban planning and managed according to the specific needs established by each owner of the major technical infrastructure networks, in part. ART.13 – FREE SPACES AND PLANTED SPACES. The current cadastral structure of the green spaces for protection against major technical infrastructure is usually preserved, any transformations being the result of changes to the specific technical norms that generated them or changes to the routes of the locations established by the managers of the major infrastructure networks. Major interventions on these categories of green spaces and, where appropriate, the system of alleys and platforms for circulation will be carried out only on the basis of the specific technical regulatory framework for each category of major technical infrastructure protected in part and with the consent of its manager. The removal of mature trees is prohibited, except in situations where their placement is in contradiction with the specific technical regulatory framework for each category of major technical infrastructure protected in part or represents an imminent danger to the safety of the facilities, people or property. ART.14 – FENCES AND ACCESS GATES: Fencing where necessary will be subordinated to the specific technical regulatory framework for each category of major technical infrastructure protected in part. As a general alternative, where the specific technical norms do not provide for the need to create fences, the delimitation of these areas in relation to adjacent public spaces or other categories of spaces will be achieved by the perimeter arrangement of hedges. Fencing at streets will be built at the property boundary, without affecting the public domain, and those between private properties will have their axis located on the boundary line. SECTION III – MAXIMUM POSSIBILITIES OF LAND OCCUPATION AND USE. ART.15– MAXIMUM PERCENTAGE OF LAND OCCUPATION (POT-% m² AC/m² of land): In accordance with the provisions of the specialized studies and according to the specific technical norms, approved and approved according to the Law. ART.16– MAXIMUM LAND USE COEFFICIENT (CUT m² ADC/m² of land): In accordance with the provisions of the specialized studies and according to the specific technical norms, approved and approved according to the Law.

G1 - Area of constructions and arrangements for communal management. SECTION I - USE OF LAND AND BUILDINGS. ART.1 - ALLOWED USES: Constructions, installations and arrangements specific to the profile of each type of area with the function of communal management or technical-utility equipment. Related commercial activities (specific to areas of fairs, agri-food markets, flea markets, etc.) - administrative, social, etc. Specific arrangements intended for traffic infrastructure. ART.2 - ALLOWED USES WITH CONDITIONS: Development of basic activities by adding new buildings, equipment or technological installations provided that this does not imply restricting the use of neighboring land by extending protection zones against technological or sanitary risks. Related activities, provided that they are associated with the basic activity and are approved and approved according to the Law with a dual purpose: ensuring the coherence of the urban image, ensuring the good functionality of the municipal management areas in relation to the adjacent areas. Compatible activities, complementary to the permitted uses, provided that the approval of the specialized bodies of the public administration is obtained, as the case may be, based on urban planning documentation, feasibility studies or specialized technical projects approved and approved according to the Law and in compliance with the provisions of this Regulation: administrative functions; profile services; storage; public catering; external installations (air conditioning, heating, heat pumps, etc.) provided that in operation they produce a noise level for the neighborhood below the maximum values legislated and are not visible from the public space; storage of machinery, materials, goods or

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other products/equipment, will be done inside the plot, in spaces arranged so as not to be visible from the public space. ART.3 – PROHIBITED USES: The following types of activities and works are prohibited: any uses other than those permitted or permitted with conditions; for premises located in the vicinity of residential areas, any functions that present a technological risk and produce pollution by the nature of the activity or by the transports they generate are prohibited; independent above-ground elements of the technical and municipal infrastructure located in the public space; garages in temporary buildings, temporary constructions of any nature; capital repairs, modernization, extension for any purpose of buildings/buildings (provisional or parasitic existing); earthworks and vertical systematization works likely to affect the arrangements or constructions in public spaces or on adjacent plots or which prevent the evacuation and collection of rainwater or lead it to the public space or neighboring plots; storage of technological waste outside specially arranged spaces according to the sanitary and environmental protection regulations in force; any works that diminish public spaces/planted spaces. SECTION II – CONDITIONS FOR THE LOCATION, EQUIPMENT AND CONFIGURATION OF BUILDINGS. ART.4 – CHARACTERISTICS OF THE PLOTS (SURFACES, SHAPES,

DIMENSIONS): For the existing areas maintained, the existing cadastral structure is usually preserved, according to the established limits and according to the specialized studies corroborated with the regulations of this PUG, prepared and approved according to the Law. It is possible to extend the existing premises by incorporating neighboring plots, based on urban planning documentation (PUZ) or specialized studies, carried out according to specific technical norms, approved and approved according to the Law; these extended premises will be integrated into this Territorial Reference Unit. In this situation, the minimum areas will be determined so as to allow the proper functioning of the proposed activity without disturbing the neighbors, in compliance with this Regulation, and the urban indicators proposed by it. ART.5 – LOCATION OF BUILDINGS IN RELATION TO THE ALIGNMENT: The general character of the location street will be respected by preserving the existing alignment, except in situations where this PUG provides for realignment. New or reconstructed buildings will be set back from the alignment in areas adjacent to residential ones at a distance of at least 5.0 meters and in areas adjacent to those with productive activities at a distance of at least 8.0 meters on category III streets and 10.0 meters on category II and I streets. The location in relation to the alignment of the buildings that house public interest objectives and functions with public access will take into account ensuring direct pedestrian access, access for people with disabilities, service road access and the necessary parking spaces depending on the specifics of the objective, without hindering traffic on the public road. ART.6 – LOCATION OF BUILDINGS IN RELATION TO THE LATERAL AND REAR LIMITS OF THE PLOTS: Compliance with the location buildings on the plot will be determined by the context generated by the pre-existing built framework of the plot as well as by the spatial conformation of the buildings on the adjacent plots. The distance from the lateral and rear boundaries of the plot will be equal to at least half of the height of the building measured at the cornice at the highest point but not less than 6.0 meters. ART.7 – LOCATION OF BUILDINGS IN RELATION TO EACH OTHER ON THE SAME PLOT: The buildings will be located in such a way as to meet the operating requirements within the unit, according to the activities carried out therein. The minimum distance between the buildings will be equal to the average height of the opposite fronts but not less than 6.0 meters or according to specific technical norms. The above distance may be reduced to half of the height measured in this way if there are no accesses to the building on the adjacent facades and there are no windows that illuminate rooms in which permanent activities are carried out. In all cases, the specific technical regulations will be respected. ART.8 – ROADS AND ACCESSES: Authorization for the execution of constructions or interventions is permitted only if the plot has a road access of at least 4.0 meters from a public road directly to allow access for firefighting equipment and heavy transport vehicles. Any access to public roads will be made according to the notice issued by their administrator. The dimensioning of the traffic routes inside the plots will take

into account the need for access for emergency vehicles and the provision of maneuvering and turning spaces according to the technical regulations specific to the functional program. For facilities of public and social interest, access for people with disabilities will be ensured. Road access will be made, where possible, from lower-ranking traffic arteries. In the road access areas on the plot/inside the premises, the space necessary for parking and maneuvering vehicles waiting to enter the premises will be ensured, outside of public traffic. For the arrangement of pedestrian and road accesses inside the premises, permeable coverings will be used.

ART.9 – PARKING OF VEHICLES: Parking of vehicles both during construction-repair works and during the operation of buildings will be ensured only inside the plot outside public roads, each unit having provided spaces for circulation, loading and turning inside the plot. When different functions are foreseen inside the same plot, the parking requirements will be determined by summing the parking requirements regulated for each function. For parking of vehicles, ground parking lots will usually be organized on the land of the municipal management units. In the retreat space from the alignment, a maximum of 40% of the land can be reserved for parking of employees and visitors, provided that they are planted/surrounded by a hedge with a minimum height of 1.20 meters. Adjacent to the property boundaries located on the demarcation line from the UTR with any type of residential function, the parking lots organized on the ground will be set back from them by a minimum of 5.0 meters. The parking lots arranged on the ground will be planted with a minimum of 1 tree per 3 parking spaces and will be surrounded by a hedge of species with evergreen leaves and a minimum height of 1.20 meters. Parking for admission to the premises will be provided outside the public circulation area. The parking requirements will be dimensioned according to the Annex to this Regulation.

ART.10 – MAXIMUM ADMISSIBLE HEIGHT OF BUILDINGS: It will be respected the maximum height of buildings measured at the cornice at the highest point of 15.0 m, and the total (maximum) height will not exceed 19.0 meters; the exception to this rule is technological installations or exhaust chimneys. The maximum height regime allowed for buildings located in areas with civil aeronautical easements must comply with the provisions of the RACR-ZSAC.

ART.11 – EXTERIOR APPEARANCE OF BUILDINGS: Authorization for the execution of constructions is permitted only if their exterior appearance does not contradict their function, the character of the area and the urban landscape, as described in Section I. Authorization for the execution of constructions that, by conformation, volumetry and exterior appearance, contradict the general appearance of the area and depreciate the generally accepted values of urbanism and architecture, is prohibited. The architecture of contemporary interventions will be of a modern nature and will express the character of the functional program respecting the building rules of the area or of the original ensemble. The built volumes will be simple and will harmonize with the character of the area and the immediate surroundings. The rear and side facades will be architecturally treated at the same level as the main facade. Stylistic imitations of architectures foreign to the area, pasties, imitation of historical styles, imitations of materials or the use of strident or bright colors are prohibited. In order to determine a unitary urban image, natural materials will be used in a limited manner, framed in contemporary minimalism - stone, wood, glass. It is prohibited to create visible ramparts from public circulation or from the surrounding heights, the colors will be pastel, light, close to natural ones. The treatment of the building covering will take into account the fact that they are perceived from the surrounding heights.

ART.12– CONDITIONS OF UTILITIES AND WASTE MANAGEMENT: All buildings are connected to built, available and functional utilities networks + optical cable; in order to connect to public water and sewage networks, the quality of wastewater will be maintained/pre-treated as appropriate, including rainwater from public circulation, parking lots, and outdoor platforms. Any project that has as its object the construction or extension of utilities networks will be developed in accordance with the Legislation in force. The conduct of rainwater to the public domain or neighboring plots is prohibited; rainwater will be directed to the green areas inside the plot and the land will not be waterproofed beyond the minimum necessary (accesses, alleys, sidewalks). All new electricity and telecommunications connections will be made underground. The aerial placement of cables of any kind (electrical,

telecommunications, CATV) in public space is prohibited. Waste of any nature will be managed/disposed of in accordance with the sanitary regulations in force. Each unit will have a space inside the plot (possibly integrated into the building) or specially arranged platforms, accessible from the public space, intended for the selective collection/storage of specific waste resulting from the activities carried out, the beneficiaries being obliged to have a contract with a specialized company for their collection/recycling.

ART.13 – FREE SPACES AND PLANTED SPACES: Any part of the land of the enclosure visible from public traffic, including from the railway, will be arranged in such a way as not to alter the general appearance of the locality. Planted green spaces, organized on natural soil, will occupy a minimum area of 20% and will include exclusively vegetation (low, medium, high). The free areas in the retreat space from the alignment will be planted with trees in a proportion of at least 40%, preferably forming a vegetal curtain on the entire front of the enclosure. Surfaces with any type of covering are not considered green spaces, but open spaces. Free surfaces not occupied by traffic, parking lots and functional platforms will be planted with one tree every 50.0 sq m. It is recommended that, in order to improve the microclimate and protect the construction, the waterproofing of the land beyond the minimum required for access should be avoided; in this regard, permeable coverings should be used. The removal of mature trees is prohibited, except in situations where they represent an imminent danger to the safety of people or property, or would prevent the construction. Existing important trees over 4.0 meters high and with a trunk diameter over 0.15 meters will be identified, preserved and protected during the construction; in the event of cutting down a tree, 5 other trees will be planted in the perimeter of the urban development operation. Plant/tree species used. It is recommended that in order to improve the microclimate and protect the construction, the waterproofing of the land beyond the minimum required for access should be avoided; in this regard, permeable coverings should be used. The removal of mature trees is prohibited, except in situations where they represent an imminent danger to the safety of persons or property, or would prevent the construction. Existing important trees over 4.0 meters high and with a trunk diameter over 0.15 meters will be identified, preserved and protected during the construction; in the event of cutting down a tree, 5 other trees will be planted in the perimeter of the urban development operation. Plant/tree species used. It is recommended that in order to improve the microclimate and protect the construction, the waterproofing of the land beyond the minimum required for access should be avoided; in this regard, permeable coverings should be used. The removal of mature trees is prohibited, except in situations where they represent an imminent danger to the safety of persons or property, or would prevent the construction. Existing important trees over 4.0 meters high and with a trunk diameter over 0.15 meters will be identified, preserved and protected during the construction; in the event of cutting down a tree, 5 other trees will be planted in the perimeter of the urban development operation. Will be used plant/tree specific to the area, to optimize maintenance costs, local species resisting much better to the local climate, the risk that plants specific to this geographical area will dry out or get sick being reduced. It is recommended to create tall plantations of trees (not shrubs) located on the perimeter, which will form a protective curtain from the neighbors.

ART.14– FENCES AND ACCESS GATES: The architectural treatment of the fences will be correlated with that of the buildings on the plot and with that of the neighboring fences, if they fall within the regulations of this Regulation. The fences facing the public space will be transparent with heights of maximum 1.80 meters of which an opaque base of 0.30 meters, the upper part being made of iron or metal mesh and doubled by a hedge; If additional protection is required, it is recommended to double the fence towards the interior at a distance of 4.0 meters with a second transparent fence of 1.80 meters in height, with trees and shrubs densely planted between the two fences. In order not to inconvenience traffic on public roads or pedestrians on sidewalks and in order not to occupy public space, the entrance gates will be set back from the alignment to allow technical vehicles to park before being admitted to the premises. In situations where security considerations, reduction of pollution levels (including visual), etc. require it, the fences towards the public space will be of the opaque type. The fences towards neighboring plots

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will have a maximum height of 1.80 meters and will be of the opaque type. The fences towards the street will be built at the property boundary, without affecting the public domain, and those between private properties will have their axis located on the boundary line. SECTION III – MAXIMUM POSSIBILITIES FOR LAND OCCUPATION AND USE. ART.15– MAXIMUM PERCENTAGE OF LAND OCCUPATION (POT-% m² AC/m² of land): In accordance with the provisions of the specialized studies and according to the specific technical norms, approved and approved according to the Law. POT max=50%. ART.16– MAXIMUM LAND USE COEFFICIENT (CUT m² ADC/m² of land): In accordance with the provisions of the specialized studies and according to the specific technical norms, approved and approved according to the Law. CUT max=1.0.

G1P - Area of constructions and facilities for communal management located in the Protected Built Area. SECTION I – USE OF LAND AND BUILDINGS. ART.1 – PERMITTED USES: usually preserve the current uses, which can be developed, reorganized or modernized, in accordance with current needs, while ensuring compatibility with the historical structures that host them. The current public uses of the buildings will be preferably maintained and, in particular, those uses that have preserved the initial destination of the buildings to date. For any change of destination of buildings located in the Protected Built Area that are classified as architectural monuments or are proposed to be classified as architectural monuments, the provisions of the Law will be respected. Constructions, installations and arrangements specific to the profile of each type of area with the function of communal management or technical-urban equipment. Related activities - commercial (specific to fair areas, agri-food markets, flea markets, etc.), administrative, social, etc.. Specific arrangements for traffic infrastructure. Any new intervention will need to fall within the provisions of the Zonal Urban Plan for the Protected Built Area or, until its approval, within those established, through urban planning documentation (PUZ) substantiated by a historical study, approved under the terms of the Law, in compliance with the provisions of this Regulation regarding the critical parameters for the character of the protected area (urban indicators, height regime, buildability band, parcel, intrusive functions and dimensions). All the provisions of the current Regulation for this area will be taken over and detailed in the future PUZCP, considering the fact that they come as requirements from the overall scale of the entire central area and the entire municipality. In the protection areas of archaeological sites and in the case of interventions on historical monuments (other than archaeological sites) excavation works are carried out with archaeological supervision. In the case of archaeological sites, any interventions in the soil will be preceded by preventive archaeological research; for projects affecting areas with archaeological potential, archaeological diagnostic studies will be prepared in advance. The discovery during the works of fragments of ancient architecture (vaults, sculptures, decorations) unknown at the time of authorization must be immediately declared to the issuer of the authorization and brought to the attention of the Mures County Directorate of Culture. ART.2 – CONDITIONAL USES ALLOWED: Development of basic activities by adding new buildings, equipment or technological installations provided that this does not imply restricting the use of neighboring land by extending protection zones against technological or sanitary risks. Related activities, provided that they are associated with the basic activity and are approved and approved according to the Law with a dual purpose: ensuring the coherence of the urban image, ensuring the good functionality of the communal management areas in relation to adjacent areas. Compatible activities complementary to the permitted uses provided that the consent of the specialized bodies of the public administration is obtained, as the case may be, based on urban planning documentation, feasibility studies or specialized technical projects approved and approved according to the Law and in compliance with the provisions of the PUZCP or until its approval according to this Regulation: administrative functions; specialized services; storage; public catering; outdoor installations (air conditioning, heating, heat pumps, etc.) provided that in operation they produce a noise level for the neighborhood below the maximum values legislated and are not visible from the public space; the

storage of machinery, materials, goods or other products/equipment will be done inside the plot, in spaces arranged so as not to be visible from the public space. ART.3 - PROHIBITED USES: The following types of activities and works are prohibited: any uses other than those permitted or permitted with conditions; for premises located in the vicinity of residential areas, any functions that present a technological risk and produce pollution by the nature of the activity or by the transports they generate are prohibited; independent above-ground elements of the technical and municipal infrastructure located in public space; garages in temporary buildings, temporary constructions of any nature; capital repairs, modernization, extension for any purpose of buildings/buildings (provisional or parasitic existing); earthworks and vertical systematization works likely to affect the arrangements or constructions in public spaces or on adjacent plots or which prevent the evacuation and collection of rainwater or lead it to the public space or neighboring plots; storage of technological waste outside specially arranged spaces according to the sanitary and environmental protection norms in force; any works that diminish public spaces/planted spaces. SECTION II – CONDITIONS FOR LOCATION, EQUIPMENT AND CONFIGURATION OF BUILDINGS. ART.4 – CHARACTERISTICS OF PLOTS (SURFACES, SHAPES, DIMENSIONS): It is recommended to maintain the existing historical parcel layout, avoiding the unification or division of parcels. In the case of the functional use of several parcels to extend existing functions, the expression in the plan and in the architecture of the facades of the footprint of the previous parcel layout will be maintained. ART.5 – LOCATION OF BUILDINGS IN RELATION TO THE ALIGNMENT: It is recommended to maintain the existing situation unchanged for each enclosure in the Protected Built Area. In the event that changes are required, they will be established as appropriate, through the PUZCP or, until its approval, in those established, through urban planning documentation (PUZ) substantiated by a historical study, approved under the terms of the Law, in compliance with the provisions of this Regulation regarding the critical parameters for the character of the protected area (urban indicators, height regime, buildability band, parcel layout, functions and intrusive dimensions). The location of buildings housing public interest objectives and functions with public access, will take into account ensuring direct pedestrian access, access for people with disabilities, service road access and the necessary parking spaces depending on the specifics of the objective, without hindering traffic on the public road. ART.6 – LOCATION OF BUILDINGS IN RELATION TO THE LATERAL AND REAR LIMITS OF THE PLOTS: It is recommended to maintain the existing situation unchanged for each enclosure in the Protected Built Area. In the event that changes are required, they will be established as appropriate, through the PUZCP or until its approval, in those established, through urban planning documentation (PUZ) substantiated by a historical study, approved under the terms of the Law, in compliance with the provisions of this Regulation regarding the critical parameters for the character of the protected area (urban indicators, height regime, buildability band, parcel layout, intrusive functions and dimensions). ART.7 – LOCATION OF BUILDINGS OR ONE OTHER ON THE SAME PLOT: It is recommended maintaining the existing situation unchanged for each enclosure in the Protected Built Area. In the event that changes are required, they will be established, as the case may be, through the PUZCP or, until its approval, in those established, through urban planning documentation (PUZ) substantiated by a historical study, approved under the terms of the Law, in compliance with the provisions of this Regulation regarding the critical parameters for the character of the protected area (urban planning indicators, height regime, buildability band, parceling, functions and intrusive dimensions). ART.8 – CIRCULATIONS AND ACCESSES: Authorization for the execution of constructions or interventions is permitted only if the plot has a road access of at least 4.0 meters from a public circulation directly to allow access for fire extinguishing means and heavy transport means. Any access to public roads will be made according to the notice issued by their administrator. If changes to the existing situation are required, they will be established, as the case may be, through the PUZCP in compliance with the provisions of this Regulation. The dimensioning of the traffic routes inside the plots will take into account the need for access for emergency vehicles and the provision of maneuvering and turning spaces according to the technical regulations specific

to the functional program. For facilities of public and social interest, access for people with disabilities will be ensured. Road access will be made, where possible, from lower-ranking traffic arteries. In the road access areas on the plot/in the premises, the space necessary for parking and maneuvering of vehicles waiting to enter the premises will be ensured, outside of public traffic. For the arrangement of pedestrian and road accesses inside the premises, permeable coverings will be used.

ART.9 – PARKING OF VEHICLES: Parking of vehicles both during construction-repair works and during the operation of buildings will be ensured only inside the plot outside public roads, for premises containing buildings or ensembles classified as LMI, parking of vehicles will be done only in garages arranged within existing buildings or proposed within a restructuring process; parking of vehicles in visible yards or in front of buildings classified or proposed for classification as historical monuments will be avoided. In premises that do not contain buildings or ensembles classified as LMI, parking lots will be organized on the ground, inside the plots. In the retreat space from the alignment, a maximum of 40% of the land can be reserved for parking of employees and visitors, provided that they are planted/surrounded with a hedge with a height of at least 1.20 meters. Parking of vehicles on the strip of land between the alignment and the buildings is not allowed, regardless of its depth. Adjacent to the property boundaries located on the demarcation line from the UTR with any type of residential function, the organized parking lots on the ground will be set back from them by a minimum of 5.0 meters. The parking lots arranged on the ground will be planted with a minimum of 1 tree per 3 parking spaces and will be surrounded by a hedge of species with evergreen leaves and a minimum height of 1.20 meters. The parking lot requirement will be dimensioned according to the Annex to this Regulation with the application of a 10% reduction for all types of permitted activities.

ART.10 – MAXIMUM ADMISSIBLE HEIGHT OF BUILDINGS: The height of buildings will be established in each case separately, through the PUZCP, depending on the urban context, in addition, the following principles will be applied cumulatively: for premises containing buildings or ensembles classified in the LMI, the building bodies located inside the plot will fall within the maximum height measured at the cornice at the highest point above the ground of the existing monument buildings on the plot; the alignment situation of the building cornices will be maintained, the maximum admissible height being equal to the distance between the alignments; in the case of buildings located on the corner, when connecting between streets with different height regimes, if the height difference between the buildings is of a single level, the highest height regime will be extended towards the secondary street over the entire plot; if the height regime between buildings differs by two levels, a stepwise decrease will be made, the first section extending the height of the building on the main street by a minimum length equal to the distance between the alignments. In all cases, until the approval of the PUZCP, the justification of the height of the buildings measured at the cornice will be made in relation to the buildings classified or proposed for classification as monuments located within the distance of 100.0 meters and based on a historically and urbanistically substantiated insertion study. The maximum height regime allowed for buildings located in areas with civil aeronautical servitudes must comply with the provisions of the RACR-ZSAC.

ART.11 – EXTERIOR APPEARANCE OF BUILDINGS: Authorization of the execution of constructions is permitted only if their exterior appearance does not contradict their function, the character of the area and the urban landscape, as described in Section I. Authorization of the execution of constructions that, by conformation, volumetry and exterior appearance, contradict the general appearance of the area and depreciate the generally accepted values of urbanism and architecture, is prohibited. For the premises containing buildings or ensembles classified in the LMI, any intervention on existing buildings, as well as the way of creating the facades of additions or extensions, will be carried out in a restoration regime based on a specialized study, approved according to the law; appropriate materials will be used, usually traditional ones. Any intervention on architectural monuments classified or proposed to be classified, will be possible only under the conditions of the law; for the rest of the buildings and for the proposed new buildings, the character of the area will be taken into account, the requirements created by a distance of less than 100.0

meters from existing and proposed architectural monuments and the characteristics of the buildings in the vicinity such as volume, facade architecture, construction materials, signs, signage; in this territorial reference unit, architecture will be subordinated to the requirements of coherence on the scale of the entire Protected Built Area. The architectural expression and modernity of the facades of the existing buildings will be preserved except in cases where a return to an initial or previous situation considered favorable is made. The elimination of specific decorations (framework, cornices, belts, columns, pilasters, etc.) is prohibited. The relief of the facades will take into account at ground level the prohibition of arranging steps, benches or other elements with the following exceptions: in relation to the facade plane located on the alignment, in the case of sidewalks over 3.0 meters; projections of a maximum of 0.30 meters are allowed (frames, pilasters, sockets, downpipes, planters, etc.); from the facade plane located on the alignment, in the case of sidewalks of 1.5 - 3.0 meters; protrusions of a maximum of 0.15 meters are allowed (frames, sockets, gutters, pilasters, etc.); from the facade plane located on the alignment, even in the case of sidewalks under 1.5 meters, no protrusions of any kind are allowed. At the floor level, the relief of the facades will not exceed 0.30 meters. Open or closed balconies (bay windows), made of wrought iron, masonry, stone or reinforced concrete will be able to exceed the alignment by a maximum of 1.0 meters, will be set back from the boundary of adjacent buildings by a minimum of 2.0 meters and will have the lower part of the consoles at a distance of at least 3.0 meters above the sidewalk level; the bay windows will not be wider than 2.5 meters. Elements will be provided to mark the cornice and to delimit between the ground floor and the first floor. The plinths will have a minimum height of 0.30 meters. The historic joinery will be preserved through restoration; exceptionally, when this is no longer possible, they will be replaced with copies with an identical appearance to the originals. The coverings will be made of tiles, ceramic substitutes or other artificial stones in natural colors and will be provided with snow guards; the dormers will respect the traditional configuration. By way of exception, in situations where the covering is made of corrugated sheet metal and the structure of the roof does not have the load-bearing capacity to support the tiles, its restoration with smooth corrugated sheet metal of gray color is allowed; the gutters and downpipes will be restored from galvanized sheet metal, zinc or copper in the traditional manner. The architecture of the contemporary interventions will be of a modern nature and will express the character of the functional program respecting the building rules of the area or of the original ensemble. Stylistic imitations of architectures foreign to the area, pastiches, imitation of historical styles, imitations of materials or improper use of materials, use of saturated, strident or bright colors are prohibited. It is prohibited to create humps visible from public circulation or from the surrounding heights. The volumetry will conform to the typologies specific to the historic city; the cornices will be of urban type. The full-empty ratio of the facades will be close to that prevailing in the area; the finishing materials will be those specific to the area - ceramic tiles or other traditional stones, exceptionally smooth folded gray sheet metal for roofs, smooth plasters for facades, limestone veneers or plasters for plinths and other architectural elements; exclusively wood will be used for carpentry; the colors will be pastel, light, close to natural ones, specific to; historical areas. The signs and advertisements will be included in the Local Advertising Regulation regarding their location, dimensions and shape. In particular, any arrangement of signs that encompass the parapet of the upper floor and thus disfigure the architecture of the building is prohibited; the signs will be located below the level of the demarcation element between the ground floor and the first floor. Temporary advertising is allowed for important events concerning the community (electoral campaigns, festivals, major cultural events) in accordance with the legal provisions and the Local Advertising Regulation. For the purpose of authorization, additional insertion studies for new interventions and graphic justifications, photomontage or model for interventions on existing buildings may be required. ART.12–

CONDITIONS OF UTILITIES AND WASTE MANAGEMENT: All buildings are connected to built, available and functional municipal networks + optical cable; in order to connect to public water and sewage networks, the quality of wastewater will be maintained/pre-treated as appropriate, including

rainwater from public circulation, parking lots, and outdoor platforms. It is prohibited to direct rainwater to the public domain or neighboring plots; Stormwater will be directed to the green areas inside the plot and the land will not be waterproofed beyond the minimum necessary (accesses, alleys, sidewalks). For buildings located on the alignment, the connection of downpipes to the storm sewer will be mandatory under the sidewalks to avoid ice formation in heavily trafficked areas. Any project that aims to create or extend utility networks will be developed in accordance with the legislation in force. The aerial placement of cables of any kind (electrical, telecommunications, CATV) in public spaces is prohibited. All new connections for electricity and telecommunications will be made underground. Connection and metering outlets will be integrated into buildings. Waste of any kind will be managed/disposed of in accordance with the sanitary regulations in force. Each unit will have a space inside the plot (possibly integrated into the building) or specially arranged platforms, accessible from the public space, intended for the selective collection/storage of specific waste resulting from the activities carried out, the beneficiaries being obliged to have a contract with a specialized company for their collection/recycling.

ART.13– OPEN SPACES AND PLANTED SPACES: Any part of the land of the enclosure visible from a public circulation, including from the railway, will be arranged in such a way as not to alter the general appearance of the locality. The planted green spaces, organized on the natural soil, will occupy a minimum area of 20% and will include exclusively vegetation (low, medium, high). The free surfaces in the retreat space from the alignment will be planted with trees in a proportion of at least 40%, preferably forming a vegetal curtain on the entire front of the enclosure. Surfaces with any type of covering are not considered green spaces, but open spaces. Free surfaces not occupied by circulations, parking lots and functional platforms will be planted with one tree every 50.0 sq m. It is recommended that in order to improve the microclimate and to protect the construction, the waterproofing of the land beyond the minimum necessary for accesses should be avoided; in this regard, permeable coverings will be used. The removal of mature trees is prohibited, except in situations where they represent an imminent danger to the safety of persons or property, or would prevent the construction. Existing important trees over 4.0 meters high and with a trunk diameter over 0.15 meters will be identified, preserved and protected during the construction; in the event of cutting down a tree, 5 other trees will be planted in the perimeter of the urban development operation. Plant/tree species specific to the area will be used, to optimize maintenance costs, local species being much better resistant to the local climate, the risk of plants specific to this geographical area drying out or becoming ill being reduced. It is recommended to create tall plantations of trees (not shrubs) located around the perimeter, forming a curtainor would prevent the construction. Existing important trees over 4.0 meters high and with a trunk diameter over 0.15 meters will be identified, preserved and protected during the construction; in the event of cutting down a tree, 5 other trees will be planted in the perimeter of the urban development operation. Plant/tree species specific to the area will be used, to optimize maintenance costs, local species being much more resistant to the local climate, the risk of plants specific to this geographical area drying out or getting sick being reduced. It is recommended to create tall plantations of trees (not shrubs) located on the perimeter, forming a curtainor would prevent the construction. Existing important trees over 4.0 meters high and with a trunk diameter over 0.15 meters will be identified, preserved and protected during the construction; in the event of cutting down a tree, 5 other trees will be planted in the perimeter of the urban development operation. Plant/tree species specific to the area will be used, to optimize maintenance costs, local species being much more resistant to the local climate, the risk of plants specific to this geographical area drying out or getting sick being reduced. It is recommended to create tall plantations of trees (not shrubs) located on the perimeter, forming a protection curtain from the neighborhood.

ART.14– FENCES AND ACCESS GATES: The architectural treatment of the fences will be correlated with that of the buildings on the plot and with that of the neighboring fences, if they fall within the regulations of this Regulation. The fences will be designed and executed using the geometry, chromatics and materials according to local tradition (it is recommended to use traditional local materials - stone, wood, metal). For the

enclosures containing buildings or ensembles classified in the LMI, the existing character of the fences and access gates will be maintained; in the case of the creation of new fences, the following principles will be respected: and the fences facing the public space will be transparent with a maximum height of 1.80 meters, of which an opaque base of 0.30 meters, the upper part being made of iron or metal mesh and doubled by a hedge; in case of the need for additional protection, it is recommended to double the fence towards the inside at a distance of 4.0 meters with a second transparent fence of 1.80 meters in height, with trees and shrubs densely planted between the two fences; in order not to inconvenience traffic on public roads or pedestrians on sidewalks and in order not to occupy public space, the entrance gates will be set back from the alignment to allow parking of technical vehicles before their admission into the premises; in situations where security considerations, reduction of pollution levels (including visual), etc. require it, the fences facing the public space will be opaque; the fences towards the neighboring plots will have a maximum height of 1.80 meters and will be opaque; the fences on the street will be built at the property boundary, without affecting the public domain, and those between private properties will have their axis located on the boundary line.

SECTION III – MAXIMUM POSSIBILITIES OF LAND OCCUPATION AND USE.

ART.15– MAXIMUM PERCENTAGE OF LAND OCCUPATION (POT-% m² AC/m² of land): In accordance with the provisions of the PUZCP and the specialized studies and according to the specific technical norms, approved and approved according to the Law. POT max=50%.

ART.16– MAXIMUM LAND USE COEFFICIENT (CUT m² ADC/m² of land): In accordance with the provisions of the PUZCP and the specialized studies and according to the specific technical norms, approved and approved according to the Law. CUT max=1.0.

CP2 - The central area superimposed on the historic core formed by building insertions made in recent decades.

SECTION I – USE OF THE LAND AND BUILDINGS.

ART.1 – ALLOWED USES: They are the following functions are allowed: commercial services and retail trade, appropriate to the protected central area, with high attractiveness for the public and from a tourist point of view; public functions: public equipment - administration, justice, culture, education, health, mainly outpatient medical care (polyclinic, dispensary, medical office), professional services - personal, technical, financial-banking and insurance services, consulting services; tourist services (hotels, tourist villas, guesthouses, etc.), public catering and related functions; luxury manufacturing productive activities, non-polluting and generating reduced flows of people and transport, attractive from a tourist point of view; housing. Underground parking lots under the conditions established by the PUZCP or until its approval of historically and functionally substantiated insertion studies, approved under the terms of the Law. Current uses are usually preserved, which can be developed, reorganized or modernized, in accordance with current needs, while ensuring compatibility with neighboring historical structures. For any change of destination in the protection area of buildings that are highlighted by the substantiation study regarding the delimitation of the Protected Built Area related to this PUG, the provisions of the Law will be respected. The current public uses of the buildings will be preferably maintained and, in particular, those uses that have preserved the initial destination of the buildings to date. In all cases where changes in the functions of the buildings within the Protected Built Area are proposed, the existing public interest equipment will be maintained. In the case of reconversion and extension of the functions of the current buildings, as well as in the case of the introduction of new functions and the reconstruction of worthless buildings, it is necessary to arrange on the ground floor of the buildings and in the courtyards of those functions that allow free access for residents and tourists. Any new intervention will need to fall within the provisions of the Zonal Urban Plan for the Protected Built Area or, until its approval, within those established, through urban planning documentation (PUZ) substantiated by a historical study, approved under the terms of the Law, in compliance with the provisions of this Regulation regarding the critical parameters for the character of the protected area (urban indicators, height regime, buildability band, parcel, intrusive functions

and dimensions). All the provisions of the current Regulation for this area will be taken over and detailed in the future PUZCP, considering the fact that they come as requirements from the overall scale of the entire municipality and the entire central area. In the protection areas of archaeological sites and in the case of interventions on historical monuments (other than archaeological sites) excavation works are carried out with archaeological supervision. In the case of archaeological sites, any interventions in the soil will be preceded by preventive archaeological research; for projects affecting areas with archaeological potential, archaeological diagnostic studies will be prepared in advance. The discovery during the works of fragments of ancient architecture (vaults, sculptures, decorations) unknown at the time of authorization must be immediately declared to the issuer of the authorization and brought to the attention of the Mures County Department of Culture.

ART.2 – USES ALLOWED WITH CONDITIONS: The conversion of dwellings to other functions is allowed only if their share is maintained at least 30% of the built area developed, both in the entire area and in each urban planning operation (for example, the rehabilitation of a single insertion). Extensions or reconstructions of existing unclassified buildings, not proposed for classification and lacking environmental value, the memorial is symbolic, with the following conditions regarding the new functions: the proposed function must be compatible with the character and prestige of the central area; the existing extended or proposed function must not disturb the neighborhoods or, otherwise, the project must demonstrate solutions to eliminate any potential sources of inconvenience or pollution. Garages/parking lots for staff and visitors located underground or above ground, in parts/bodies of buildings, with the following conditions: they must be located inside the plot, invisible from the public domain; vehicle access must be from streets with low traffic and be organized in such a way as not to disrupt traffic in the area. Parking and garage of vehicles in multi-storey above-ground buildings is allowed under the conditions established by the PUZCP or until its approval through urban planning documentation (PUZ) substantiated by a historical study, approved under the conditions of the Law, in compliance with the provisions of this Regulation regarding the critical parameters for the character of the protected area (urban indicators, height regime, buildable strip, parceling, intrusive functions and dimensions).

ART.3 – PROHIBITED USES: The following uses are prohibited: any functions incompatible with the status of a central protected area; capital repair, restructuring, amplification (attic, storey, plan extension) for any purpose of temporary or parasitic buildings, identified as such by the PUZCP or the historical study; wholesale trade and storage; storage of toxic or flammable materials; waste storage, pre-collection platforms, warehouses of reusable materials; productive activities and storage of any other type, other than those specified in Article 1; any other activities generating pollution, heavy traffic or significant agglomerations (more than 100 people); new constructions with the function of a hospital are not allowed; garages in temporary or permanent independent buildings located inside the plots; activities that use the land visible from public circulations or from public institutions for storage and production; any type of temporary construction, except for those built as part of the landscaping of the yards; outdoor installations/equipment, mounted on the facades of buildings; independent above-ground elements of the technical-urban infrastructure; earthworks likely to affect the arrangements in public spaces and the buildings on adjacent plots; any earthworks that may cause the leakage of rainwater onto neighboring plots or that prevent their evacuation and collection.

SECTION II – CONDITIONS FOR THE LOCATION, EQUIPMENT AND CONFIGURATION OF BUILDINGS.

ART.4 –except for the buildings that are part of the landscaping of the courtyards; outdoor installations/equipment, mounted on the facades of the buildings; independent above-ground elements of the technical-urban infrastructure; earthworks likely to affect the arrangements in public spaces and the buildings on the adjacent plots; any earthworks that may cause the leakage of rainwater onto the neighboring plots or that prevent their evacuation and collection.

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existing parcel layout, avoiding the unification or division of parcels. Parcels with a minimum area of 150.0 sq m and a street frontage of at least 8.0 meters in the case of buildings lined up between two side slopes or of at least 12.0 meters in the case of isolated or coupled buildings are considered buildable; the depth of the lot must be at least equal to the size of the street frontage. Exceptionally, lots with a street frontage of less than 8.0 meters and a lot area of at least 150.0 sq m are also allowed to be buildable, if these parcels exist and are built at the time of PUG approval; subdivision that generates lots with a street frontage of less than 8 meters and a plot area of less than 150.0 sq m is prohibited, this provision will be applied from the time of PUG approval. In the case of merging plots, maximum street frontage dimensions of 24.0 meters are accepted in the case of buildings lined up between two bluffs or a maximum of 36.0 meters in the case of isolated or coupled buildings. In the case of functional use of several plots for the expansion or modification of existing functions, the expression in the plan and in the architecture of the facades of the footprints of the previous plot shall be maintained. The delimitation of lands related to buildings or groups of buildings shall be allowed. In order to preserve the diversity and specificity of the various buildings/assemblies, generally remarkable elements in the urban context, the conditions for their location, equipment and configuration shall be established within the PUZCP. The PUZCP shall aim, where appropriate, to achieve integration corrections in relation to the historical background, as well as to improve the functionality of these insertions. ART.5 – LOCATION OF BUILDINGS IN RELATION TO THE ALIGNMENT: It is recommended to maintain the existing situation unchanged on each street of alignment or setback from the alignment at a distance equal to the dominant setback but not less than 4.0 meters, observing the condition that the humps on the adjacent plots do not remain visible. Details or modifications of this type of location of buildings in relation to the alignment will be established, as the case may be, through the PUZCP or, until its approval, through urban planning documentation (PUZ) substantiated by a historical study, approved under the terms of the Law, in compliance with the provisions of this Regulation regarding the critical parameters for the character of the protected area (urban indicators, height regime, construction zone, parcel layout, functions and intrusive dimensions). ART.6 – LOCATION OF BUILDINGS IN RELATION TO THE LATERAL AND REAR LIMITS OF THE PARCELS: The configuration of the location of buildings on the plot will be determined by the context generated by the pre-existing built framework of the plot as well as by the spatial conformation of the buildings on the adjacent plots. In the event that on one of the lateral limits of the plot there is the setback of a neighboring building, the new building will be attached to this flat at a recommended distance of maximum 20.0 m from the alignment; exceeding this length will be justified by an insertion study; from the opposite boundary of the plot, it will be set back at a distance equal to half the height of the building measured at the cornice but not less than 3.0 meters. If the plot borders buildings set back from the lateral boundaries of the plot, the new building will be set back from both lateral boundaries of the plot at a distance equal to half the height of the building measured at the cornice, but not less than 3.0 meters. It is prohibited to build on the boundary of the plot if this is also the boundary separating any other function from a plot reserved for public functions or a church; only constructions with a setback from the boundaries of the plot equal to half the height of the building measured at the cornice but not less than 4.5 meters are allowed; -In all cases, the buildings will be set back from the rear boundary at a distance equal to half the height of the building measured at the cornice but not less than 5.0 meters; in the event that the way of occupying the rear side of the plot is specific to the area, this way of construction will be preserved; the detailed construction regime for occupying the rear side of the plots will be regulated

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by the PUZCP. The distance between a church building and the lateral boundaries of the plot as well as the rear one is at least 10.0 meters. ART.7 – LOCATION OF BUILDINGS RELATIVE TO EACH OTHER ON THE SAME PLOT: For plots with continuous fronts, the dimensioning of the courtyards must comply with the following principles: the courtyards will have an area of this way of construction will be preserved; the detailed construction regime for occupying the rear side of the plots will be regulated by the PUZCP. The distance between a church building and the lateral boundaries of the plot as well as from the rear one is at least 10.0 meters. ART.7 – LOCATION OF BUILDINGS IN RELATION TO EACH OTHER ON THE SAME PLOT: For plots with continuous fronts, the dimensioning of the courtyards must comply with the following principles: the courtyards will have an area of this way of construction will be preserved; the detailed construction regime for occupying the rear side of the plots will be regulated by the PUZCP. The distance between a church building and the lateral boundaries of the plot as well as from the rear one is at least 10.0 meters. ART.7 – LOCATION OF BUILDINGS IN RELATION TO EACH OTHER ON THE SAME PLOT: For plots with continuous fronts, the dimensioning of the courtyards must comply with the following principles: the courtyards will have an area of minimum 18% of the plot area for buildings with a maximum of 1 ground floor, but not less than 30 sq m and a minimum width of 4.0 meters; courtyards will have an area of at least 22% of the plot area for buildings with a maximum of 2 ground floor, but not less than 30 sq m. and a minimum width of 6.0 meters; the courtyard pavement will be at least 0.10 meters above the sidewalk level. It is allowed to reduce the courtyard areas to 2/3 of the regulatory area in the case of corner plots with a maximum area of 600.0 meters having an angle of no more than 100 degrees as well as for plots with depths below 12.0 meters; in all other cases the minimum dimensions specified above will be respected. Isolated buildings on the same plot will respect distances between them equal to half the height at the cornice of the tallest building among them. The distance can be reduced to 1/2 of the height only if the facades have slopes or windows that do not provide lighting for rooms, either for living or for other activities that require natural light. ART.8 – CIRCULATIONS AND ACCESSES: The plot is buildable only if it has a minimum 3.0 meter road access from a public circulation directly or through a legal right of way obtained through one of the neighboring properties. In all cases, it is mandatory to ensure access for emergency intervention means. In all cases, it is mandatory to ensure access to public spaces for people with mobility difficulties. In the event that changes to the existing structure are required, resulting from changes in the parcel situation, the accessibility conditions will be established as appropriate, through the PUZCP or, until its approval, through urban planning documentation (PUZ), substantiated by a historical study, approved under the terms of the Law, in compliance with the provisions of this Regulation regarding the critical parameters for the character of the protected area (urban indicators, height regime, buildability strip, parcel, intrusive functions and dimensions). For the arrangements of the courtyards with pedestrian and roadway roles inside the parcels, permeable coverings made of natural materials will be used. ART.9 – PARKING OF VEHICLES: Parking of vehicles is allowed inside the parcel, therefore outside public circulation; parking of vehicles will be done only in garages arranged in the space of existing or proposed building structures within a restructuring process; Parking of vehicles in visible yards or in front of buildings classified or proposed for classification as historical monuments shall be avoided. Parking of vehicles on the strip of land between the alignment and the buildings, regardless of its depth, shall not be permitted. In the event that there is not sufficient space to provide the required parking spaces, the arrangement of a private or cooperative parking lot or the concession of the necessary spaces will be demonstrated by presenting the legal forms; these parking lots will be located at a distance of max. 150.0 meters for the residential function and max. 250.0 meters for the other functions. The parking lots arranged on the ground will be planted with a minimum of 1 tree per 3 parking spaces and will be surrounded by a hedge of species with evergreen leaves and a minimum height of 1.2 meters. The parking lot requirement will be dimensioned according to the Annex to this Regulation with the application of a 10% reduction for all types of permitted activities. ART.10 – MAXIMUM ADMISSIBLE HEIGHT OF BUILDINGS: The height of the

buildings will be established in each case separately, depending on the urban context, in addition, applying the following principles cumulatively: the alignment of the building cornices will be maintained, the maximum admissible height being equal to the distance between the alignments, provided that the transition to the CP1 area is ensured without any humps; the maximum height of the buildings is G+2+M, with the exception of Trandafirilor Square with the maximum admissible height G+5+M and Teatrului Square with the maximum admissible height G+11; in the case of corner buildings located at the junction of streets with different height regimes, if the height difference between the two streets is one level, the highest height regime will be extended towards the secondary street on the entire plot; if the height regime between the two streets differs by two levels, a stepwise decrease will be achieved, the first section extending the height of the building on the main street by a minimum length equal to the distance between the alignments; in all cases, the justification of the height of the buildings will be made in relation to the monuments located within the distance of 100.0 meters and based on a historically and urbanistically substantiated insertion study; in the immediate vicinity of architectural monuments except for Trandafirilor Square with the maximum permitted height G+5+M and Teatrului Square with the maximum permitted height G+11; in the case of corner buildings located at the junction of streets with different height regimes, if the height difference between the two streets is one level, the highest height regime will be extended towards the secondary street on the entire plot; if the height regime between the two streets differs by two levels, a stepwise decrease will be made, the first section extending the height of the building on the main street by a minimum length equal to the distance between the alignments; in all cases, the justification of the height of the buildings will be made in relation to the monuments located within the distance of 100.0 meters and based on a historically and urbanistically substantiated insertion study; in the immediate vicinity of architectural monuments except for Trandafirilor Square with the maximum permitted height G+5+M and Teatrului Square with the maximum permitted height G+11; in the case of corner buildings located at the junction of streets with different height regimes, if the height difference between the two streets is one level, the highest height regime will be extended towards the secondary street on the entire plot; if the height regime between the two streets differs by two levels, a stepwise decrease will be made, the first section extending the height of the building on the main street by a minimum length equal to the distance between the alignments; in all cases, the justification of the height of the buildings will be made in relation to the monuments located within the distance of 100.0 meters and based on a historically and urbanistically substantiated insertion study; in the immediate vicinity of architectural monuments the alignment of the cornices is mandatory. The building bodies located inside the plot will fall within the maximum height of the cornice allowed on the respective street. The maximum height allowed for buildings located in areas with civil aeronautical servitudes must comply with the provisions of RACR-ZSA C. ART.11 EXTERIOR ASPECT OF BUILDINGS: - Authorization for the execution of constructions is permitted only if their exterior appearance does not contradict the function of the city, the character of the area and the urban landscape, as described in Section 1. Authorization for the execution of constructions that, by conformation, volume and exterior appearance, contradict the general appearance of the area and depreciate the generally accepted values of urbanism and architecture, is prohibited. Any intervention on existing buildings, highlighted as representing architectural, urbanistic, memorial or environmental values as well as the way of creating facades, additions or extensions, will be carried out based on a specialized insertion study, approved according to the law; appropriate materials will be used, usually traditional ones or those used in the original concept. For the new proposed buildings, the character of the area will be taken into account, the requirements created by a distance of less than 100.0 meters from existing and proposed architectural monuments and the characteristics of nearby buildings such as volumetry, facade architecture, construction materials, signs, signage; in the space of these insertions made in recent decades, the architecture will be subordinated to the requirements of coherence at the scale of the central protected area. The architectural expression and the modernity of the facades of these

buildings will be preserved except in cases where a return to an initial or previous situation considered favorable is made. It is prohibited to eliminate specific details that stylistically frame the area. The original joinery will be preserved through restoration. Exceptionally, when this is no longer possible, they will be replaced with copies with an identical appearance to the originals. The architecture of contemporary interventions will be of a modern nature and will express the character of the functional program while respecting the construction rules of the original building or ensemble. Stylistic imitations of architectures foreign to the area, pastiches, imitation of historical styles, imitations of materials or improper use of materials, the use of saturated, strident or bright colors are prohibited. The creation of pediments visible from public circulation or from the surrounding heights is prohibited. The volumetry will conform to the specific typologies of the pre-existing insertions; the cornices will be of an urban type. The full-empty ratio of the facades will be close to that prevailing in the area; the finishing materials will be those specific to the area - ceramic tiles or other traditional stones, exceptionally smooth, folded gray sheet metal for roofs, smooth plasters for facades, limestone veneers or plasters for plinths and other architectural elements; wood will be used exclusively for joinery except for those belonging to commercial spaces on the ground floor for which contemporary formulas are acceptable; the colors will be pastel, light, close to natural ones, specific to historical areas. Signs and advertisements will be included in the Local Advertising Regulation regarding their location, dimensions and shape. In particular, any arrangement of signs that encompass the parapet of the upper floor and thus disfigure the architecture of the building is prohibited; signs will be located below the level of the demarcation element between the ground floor and the first level. Temporary advertising is allowed for important events concerning the community (electoral campaigns, festivals, major cultural events) in accordance with the legal provisions and the Local Advertising Regulation of the municipality of Tg. Mures. For the purpose of authorization, additional insertion studies may be required for new interventions and graphic justifications, photomontage or model for interventions on existing buildings. ART.12-ndas h; CONDITIONS FOR UTILITIES AND WASTE MANAGEMENT: All buildings are connected to public utilities and telecommunications networks based on fiber optic cables. It is prohibited to direct stormwater to the public domain or neighboring plots. Rapid capture and evacuation of stormwater from yards into the sewerage network will be ensured. For buildings arranged on an alignment, the connection of downpipes to the stormwater sewerage system will be mandatory under the sidewalks to avoid ice formation in heavily trafficked areas. All new electricity and telecommunications connections will be made underground. The connection and metering ducts will be integrated into the buildings. It is prohibited photo montage or model for interventions on existing buildings. ART.12 CONDITIONS FOR UTILITIES AND WASTE MANAGEMENT: All buildings are connected to public utilities and telecommunications networks based on fiber optic cables. It is prohibited to direct stormwater to the public domain or neighboring plots. Rapid capture and evacuation of stormwater from yards into the sewerage network will be ensured. In buildings arranged on the alignment, the connection of downpipes to the stormwater sewerage system will be mandatory under the sidewalks to avoid ice formation in heavily trafficked areas. All new electricity and telecommunications connections will be made underground. Connection and metering ducts will be integrated into the buildings. It is prohibited photo montage or model for interventions on existing buildings. ART.12&ndas h; CONDITIONS FOR UTILITIES AND WASTE MANAGEMENT: All buildings are connected to public utilities and telecommunications networks based on fiber optic cables. It is prohibited to direct stormwater to the public domain or neighboring plots. Rapid capture and evacuation of stormwater from yards into the sewerage network will be ensured. In buildings arranged on the alignment, the connection of downpipes to the stormwater sewerage system will be mandatory under the sidewalks to avoid ice formation in heavily trafficked areas. All new electricity and telecommunications connections will be made underground. Connection and metering ducts will be integrated into the buildings. It is prohibited aerial arrangement of cables of any kind (electrical, telephone, CATV, etc.). Each plot will have an interior space (possibly integrated into the building)

intended for the selective collection of household waste, with access from the public space. The arrangement of satellite TV antennas in places visible from public traffic and the visible arrangement of CATV cables are prohibited. ART.13– OPEN SPACES AND PLANTED SPACES: Adequate landscaping of spaces accessible to the public will be ensured in all cases and especially in the case of the ground floor being occupied with functions other than housing. On the whole of a plot, green spaces organized on natural soil will occupy at least 20% of the total area, being made up exclusively of vegetation (low, medium and high). Open spaces (surfaces with any type of covering) will use traditional materials (permeable stone paving). Free spaces resulting from setbacks from the alignment or other free spaces visible from public circulation will be treated as facade gardens or gardens and landscaped. The removal of mature trees is prohibited, except in situations where they represent an imminent danger to the safety of persons or property or would prevent the construction of buildings. ART.14 – FENCES AND ACCESS GATES: The existing character of the fences will be maintained as follows: The architectural solution of the fences will be consistent with that of the building/buildings located on the plot and in the spirit of those created in the central area. Within the building ensembles created on the principle of open urbanism, the fences will be replaced with hedges and landscaped lawns. In the case of isolated or coupled buildings set back from the street, the fences facing the street will be transparent, will have a maximum height of 2.20 meters and a minimum of 1.80 meters, of which an opaque base of about 0.30 meters, the upper part being made of iron or metal mesh and doubled by a hedge; the fences on the lateral and rear boundaries of the plots will be opaque, usually made of masonry or wood, will have a height of 2.20 meters and the drainage slope will be oriented towards the plot of the owner of the fence. On all boundaries, the construction of hedge fences or fences similar to those in the rest of the central area is allowed. The fences facing the street will be built at the property boundary, without affecting the public domain, and those between private properties will have their axis located on the boundary line. SECTION III – MAXIMUM POSSIBILITIES OF LAND OCCUPATION AND USE. ART.15– MAXIMUM PERCENTAGE OF LAND OCCUPATION (POT-% m² AC/m² of land): POTmax will be the one regulated by specific norms for the respective architectural program, without exceeding: POTmax=50% for front plots; POTmax=65% for corner plots. Exception for buildings in Trandafirilor Square where POTmax=70% and Teatrului Square where POTmax=30% regardless of the existing or proposed architectural program. ART.16– MAXIMUM LAND USE COEFFICIENT (CUT m² ADC/m² of land): CUTmax will be the one regulated by specific norms for the respective architectural program and in correlation with POTmax and with the regulated height regime without exceeding: CUTmax =1.5 for front plots; CUTmax=1.8 for corner plots. Exception for buildings in Trandafirilor Square where CUTmax=3.0 and Teatrului Square where CUTmax=1.8 regardless of the existing or proposed architectural program.

CP3 - Central area located inside the Protected Built Area, outside the historic core. SECTION I – USE OF LAND AND BUILDINGS: ART.1 – ALLOWED USES: The following functions are allowed: commercial services and retail trade, appropriate to the protected central area, with high attractiveness for the public and from a tourist point of view; public functions: public equipment - administration, justice, culture, education, health, mainly outpatient medical care (polyclinic, dispensary, medical office), professional services - personal, technical, financial-banking and insurance services, consulting services; tourist services (hotels, tourist villas, guesthouses, etc.), public catering and related functions; luxury manufacturing productive activities, non-polluting and generating low flows of people and transport, attractive from a tourist point of view; housing. Underground parking lots under the conditions established by the PUZCP or until its approval by historically and functionally substantiated insertion studies approved under the conditions of the Law. For any change of destination in the protected area of buildings that are classified as architectural monuments or are proposed to be classified as architectural monuments, the provisions of the Law will be respected. The current public uses of the buildings will be maintained, and especially those uses that have

preserved the initial destination of the buildings to date. In all cases where changes in the functions of the buildings within the Protected Built Area are proposed, the existing public interest equipment will be maintained. Functional reconversions compatible with the character of the area and with the protection status of the buildings for the specified permitted functions are admitted, provided that a share of housing of at least 30% of the developed built area is maintained overall. In the case of reconversion and extension of the functions of current buildings, as well as in the case of the introduction of new functions and the reconstruction of valueless buildings, it is necessary to arrange on the ground floor of the buildings and in the courtyards those functions that allow free access for residents and tourists. Any new intervention will need to fall within the provisions of the Zonal Urban Plan for the Protected Built Area or, until its approval, within those established, through urban planning documentation (PUZ) substantiated by a historical study, approved under the terms of the Law, in compliance with the provisions of this Regulation regarding the critical parameters for the character of the protected area (urban indicators, height regime, buildability band, parcel layout, intrusive functions and dimensions). All the provisions of the current Regulation for this sub-area will be taken over and detailed in the future PUZCP, considering the fact that they come as requirements from the overall scale of the entire municipality and the entire central area. Activities incompatible with the character of the area will be subject to reconversion or relocation programs based on the PUZCP or, until its approval, based on urban planning documentation (PUZ) substantiated by a historical study, approved under the terms of the Law, in compliance with the provisions of this Regulation regarding the critical parameters for the character of the protected area (urban indicators, height regime, buildability band, parceling, functions and intrusive dimensions). In the protection areas of archaeological sites and in the case of interventions on historical monuments (other than archaeological sites), excavation works are carried out with archaeological supervision. In the case of archaeological sites, any interventions in the soil will be preceded by preventive archaeological research; for projects affecting areas with archaeological potential, archaeological diagnostic studies will be prepared in advance. The discovery during the works of fragments of old architecture (vaults, sculptures, decorations) unknown at the time of authorization must be immediately declared to the issuer of the authorization and brought to the attention of the Mures County Directorate of Culture.

ART.2 – CONDITIONAL USES ALLOWED: The conversion of dwellings into other functions is allowed only if their share of at least 30% of the developed built area is maintained, both on the entire sub-area and on each urban development operation (for example, rehabilitation of an urban island). Extensions or reconstructions of existing unclassified buildings, not proposed for classification and lacking environmental, memorial or symbolic value are allowed, with the following conditions regarding the new functions: the proposed function must be compatible with the character and prestige of the central area; the existing extended or proposed function must not inconvenience the neighborhoods or, otherwise, the project must demonstrate solutions to eliminate any potential sources of inconvenience or pollution. Parking and garage of vehicles in multi-storey above-ground buildings is allowed under the conditions established by the PUZCP or, until its approval, under those established, through urban planning documentation (PUZ) substantiated by a historical study, approved under the terms of the Law, in compliance with the provisions of this Regulation regarding the critical parameters for the character of the protected area (urban indicators, height regime, buildability band, parcel, intrusive functions and dimensions). Functional reconversion is allowed in the case of dwellings located on the ground floor of existing buildings, provided that the access solution is studied and substantiated; level differences up to the ground floor level will be taken up inside the building, without affecting the public domain.

ART.3 – PROHIBITED USES: The following uses are prohibited: any functions incompatible with the status of a central protected area; through urban planning documentation (PUZ) substantiated by a historical study, approved under the terms of the Law, in compliance with the provisions of this Regulation regarding the critical parameters for the character of the protected area (urban indicators, height regime, buildability band, parcel, intrusive functions and dimensions). Functional reconversion is

allowed in the case of dwellings located on the ground floor of existing buildings provided that the access solution is studied and substantiated; level differences up to the ground floor level will be taken up inside the building, without affecting the public domain. ART.3 – PROHIBITED USES: The following uses are prohibited: any functions incompatible with the status of a central protected area; through urban planning documentation (PUZ) substantiated by a historical study, approved under the terms of the Law, in compliance with the provisions of this Regulation regarding the critical parameters for the character of the protected area (urban indicators, height regime, buildability band, parcel, intrusive functions and dimensions). Functional reconversion is allowed in the case of dwellings located on the ground floor of existing buildings provided that the access solution is studied and substantiated; level differences up to the ground floor level will be taken up inside the building, without affecting the public domain. ART.3 – PROHIBITED USES: The following uses are prohibited: any functions incompatible with the status of a central protected area; capital repair, restructuring, amplification (attic, storey, plan extension) for any purpose of temporary or parasitic buildings, identified as such by the PUZCP or the historical study; wholesale trade and storage; storage of toxic or flammable materials; waste storage, pre-collection platforms, warehouses of reusable materials; productive activities and storage of any other type, other than those specified in Article 1; any other activities generating pollution, heavy traffic or significant agglomerations (more than 100 people); new constructions with the function of a hospital are not allowed; garages in temporary or permanent independent buildings located inside the plots; activities that use the land visible from public circulations or public institutions for storage and production; any type of temporary constructions, except those built as part of the landscaping of courtyards; outdoor installations/equipment, mounted on the facades of buildings; independent above-ground elements of the technical and urban infrastructure; earthworks likely to affect the layout of public spaces and buildings on adjacent plots; any earthworks that may cause rainwater to flow onto neighboring plots or that prevent their evacuation and collection. SECTION II – CONDITIONS FOR THE LOCATION, EQUIPMENT AND CONFIGURATION OF BUILDINGS. ART.4 – CHARACTERISTICS OF THE PLOTS (SURFACES, SHAPES, DIMENSIONS): It is recommended to maintain the existing historical parcel layout, avoiding the unification or division of parcels. Parcels with a minimum area of 150.0 sq m and a street frontage of at least 8.0 meters in the case of buildings lined up between two side slopes or of at least 12.0 meters in the case of isolated or coupled buildings are considered buildable; the depth of the lot must be at least equal to the size of the street frontage. Exceptionally, lots with a street frontage of less than 8.0 meters and a lot area of at least 150.0 sq m are also allowed to be buildable, if these parcels exist and are built at the time of PUG approval; subdivision that generates lots with a street frontage of less than 8.0 meters and a plot area of less than 150.0 sq m is prohibited, this provision will be applied from the time of PUG approval. In the case of merging plots, maximum street frontage dimensions of 24.0 meters are accepted in the case of buildings lined up between two bluffs or a maximum of 36.0 meters in the case of isolated or coupled buildings. The delimitation of land related to buildings or groups of buildings is allowed. In the case of functional use of several plots for a new construction, the expression in the plan and in the architecture of the facades of the footprints of the previous plot shall be maintained. ART.5 – LOCATION OF BUILDINGS IN VIEW OF THE ALIGNMENT: The existing situation on each street, of arrangement in the alignment or of withdrawal in front of the alignment at a distance equal to the dominant withdrawal but not less than 4.0 meters, is maintained unchanged, respecting the condition that the bluffs on the adjacent plots do not remain visible. The existing alignment will be preserved, except in cases 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 level of the corners of the adjacent plots, thus achieving a local realignment. Details or modifications of this type of location of the buildings in relation to the alignment will be established as appropriate through the PUZCP or, until its approval, through urban planning documentation (PUZ) substantiated by a historical study, approved under the terms of the Law, in compliance with the provisions of this Regulation regarding the critical parameters for the

character of the protected area (urban indicators, height regime, buildability band, parcel layout, intrusive functions and dimensions). ART.6 – LOCATION OF BUILDINGS IN RESPECT OF THE LATERAL AND REAR LIMITS OF PARCELS: The conformity of the location of buildings on the plot will be determined by the context generated by the pre-existing built framework of the plot as well as by the spatial conformity of the buildings on the adjacent plots. In the case of the continuous construction regime, the buildings will adhere to the ridges of the neighboring buildings located on the lateral boundaries of the plots up to a recommended distance of maximum 20.0 meters from the alignment; exceeding this length will be justified by an insertion study. In the case where the plot borders only on one of the lateral boundaries with a building having a ridge on the property boundary and on the other side it borders a building set back from the lateral boundary of the plot and having windows on the lateral facade, the new building will adhere to the existing ridge and from the opposite boundary of the plot it will be mandatory to retreat at a distance equal to half the height of the building measured at the cornice but not less than 3.0 meters. In the case of discontinuous fronts, it is mandatory to adjoin the building located on the property boundary and to retreat from the other property boundary with a distance equal to half the height of the building measured at the cornice but not less than 3.0 meters. In situations where the open front is a specific feature of the area, this construction method will be preserved. In the case of the isolated construction regime, the distance from the lateral boundaries of the plot will be equal to at least half the height of the building measured at the cornice but not less than 3.0 meters. It is prohibited to build on the plot boundary if this is also the boundary separating any other function from a plot reserved for public functions or a church; only constructions with a setback from the plot boundaries equal to half the building height measured at the cornice but not less than 4.5 meters are allowed. In all cases, buildings will be set back from the rear boundary at a distance equal to half the building height measured at the cornice but not less than 5.0 meters; in the event that the way of occupying the rear side of the plot is specific to the area, this way of building will be preserved; the detailed building regime for occupying the rear side of the plots will be regulated by the PUZCP. ART.7 – LOCATION OF BUILDINGS FACING EACH OTHER ON THE SAME PLOT: For plots with continuous fronts, the dimensioning of the courtyards must comply with the following principles: the courtyards will have an area of at least 18% of the plot area for buildings with a maximum of GF+1 levels, but not less than 30.0 sq m and a minimum width of 4.0 meters; the courtyards will have an area of at least 22% of the plot area for buildings with GF+2+M levels but not less than 30.0 sq m and a minimum width of 6.0 meters; the courtyard pavement will be at least 0.10 meters above the sidewalk level. It is allowed to reduce the areas of the courtyards to 2/3 of the regulatory area in the case of corner plots with a maximum area of 600.0 meters having an angle of no more than 100 degrees as well as for plots with depths below 12.0 meters; in all other cases, the minimum dimensions specified above shall be respected. Isolated buildings on the same plot shall respect distances between them equal to half the height at the cornice of the tallest building among them. The distance may be reduced to 1/2 of the height only if the facades have eaves or have windows that do not provide lighting for rooms, either for living or for other activities that require natural light. ART.8 – CIRCULATIONS AND ACCESSES: The plot is buildable only if it has a road access of at least 3,0 meters from a public traffic directly or through a legal right of way obtained through one of the neighboring properties. In all cases, it is mandatory to ensure access for emergency intervention means. In all cases, it is mandatory to ensure access to public spaces for people with mobility difficulties. In the case of new constructions registered in continuous street frontages, a road access to the back yard will be ensured through a passage of at least 3.0 meters to allow access for firefighting vehicles. In the case of the conversion of a residential building or only its ground floor to other functions, it is recommended that public access to the building be made through entrances arranged in the access corridor and with the maintenance of the characteristic gates; if the courtyard is not accessible to the public, a separation grille will be provided at the courtyard-side limit of the corridor that will leave the appearance of the inner courtyard visible. For the arrangement of courtyards with pedestrian

and road roles inside the plots, permeable coverings made of natural materials will be used. ART.9 – PARKING OF VEHICLES: Parking of vehicles is allowed inside the plot, therefore outside public circulation; parking of vehicles will be done only in garages arranged in the space of existing buildings or proposed within a restructuring process; parking of vehicles in visible courtyards or in front of buildings classified or proposed for classification as historical monuments will be avoided. In case there is not enough space to ensure the regulated parking spaces, the arrangement of a private parking lot or in cooperation or the concession of the necessary spaces will be demonstrated by presenting the legal forms; these parking lots will be located at a distance offrom natural materials.

ART.9 – PARKING OF MOTOR VEHICLES: Parking of motor vehicles is allowed inside the plot, therefore outside public circulation; parking of motor vehicles will be done only in garages arranged in the space of existing buildings or proposed within a restructuring process; parking of motor vehicles in visible yards or in front of buildings classified or proposed for classification as historical monuments will be avoided. In case there is not enough space to ensure the regulated parking spaces, the arrangement of a private parking lot or in cooperation or the concession of the necessary spaces will be demonstrated by presenting the legal forms; these parking lots will be located at a distance offrom natural materials.

ART.9 – PARKING OF MOTOR VEHICLES: Parking of motor vehicles is allowed inside the plot, therefore outside public circulation; parking of motor vehicles will be done only in garages arranged in the space of existing buildings or proposed within a restructuring process; parking of motor vehicles in visible yards or in front of buildings classified or proposed for classification as historical monuments will be avoided. In case there is not enough space to ensure the regulated parking spaces, the arrangement of a private parking lot or in cooperation or the concession of the necessary spaces will be demonstrated by presenting the legal forms; these parking lots will be located at a distance of max. 150.0 meters for the residential function and max. 250.0 meters for the other functions. The parking lots arranged on the ground will be planted with a minimum of 1 tree per 3 parking spaces and will be surrounded by a hedge of species with evergreen leaves and a minimum height of 1.2 meters. The parking lot requirement will be dimensioned according to the Annex to this Regulation with the application of a 10% reduction for all types of permitted activities.

ART.10 – MAXIMUM ADMISSIBLE HEIGHT OF BUILDINGS: The height of the buildings will be established in each case separately, depending on the urban context, in addition, the following principles will be applied cumulatively: the alignment of the building cornices will be maintained, the maximum admissible height being equal to the distance between the alignments, provided that the transition to the CP1 area is ensured without the appearance of any bumps; in the case of corner buildings located at the junction of streets with different height regimes, if the height difference between the two streets is one level, the highest height regime will be extended towards the secondary street on the entire plot; if the height regime between the two streets differs by two levels, a stepwise decrease will be made, the first section extending the height of the building on the main street by a minimum length equal to the distance between the alignments; the authorization of construction is made in compliance with the average height of the neighboring buildings and the character of the area without the height difference exceeding the immediately neighboring buildings by more than two levels; in all cases, the justification of the building height measured at the cornice will be made in relation to the monuments located within the distance of 100.0 meters and based on a historically and urbanistically substantiated insertion study; in the immediate vicinity of architectural monuments, the alignment of cornices is mandatory; the building structures located inside the plot will fall within the maximum cornice height allowed on the respective street; the maximum height allowed for buildings located in areas with civil aeronautical easements must comply with the provisions of the RACR-ZSAC.

ART.11 – EXTERIOR APPEARANCE OF BUILDINGS: Authorization for the execution of constructions is permitted only if their exterior appearance does not contradict their function, the character of the area and the urban landscape, as described in Section 1. Authorization for the execution of constructions that, by conformation, volumetry and exterior appearance, contradict the general appearance of the area and depreciate the generally

accepted values of urban planning and architecture, is prohibited. Any intervention on existing buildings, highlighted as representing architectural, urban, memorial or environmental values, as well as the way of creating the facades of additions or extensions, will be carried out in a restoration regime based on a specialized study, approved according to the Law; appropriate materials will be used, usually the traditional ones. Any intervention on the listed or proposed architectural monuments will be possible only under the conditions of the law; for the rest of the buildings and for the new proposed buildings, the character of the area will be taken into account, the requirements created by a distance of less than 100.0 meters from the existing and proposed architectural monuments and the characteristics of the buildings in the vicinity such as volumetry, facade architecture, construction materials, signs, signage; in this territorial reference unit, architecture will be subordinated to the requirements of coherence at the scale of the central protected area. The architectural expression and the modernity of the facades of these buildings will be preserved except in cases where a return to an initial or previous situation considered favorable is made. The elimination of specific decorations (framework, cornices, belts, columns, pilasters, etc.) is prohibited. The relief of the facades will take into account at the ground floor level the prohibition on the arrangement of steps, benches or other elements with the following exceptions: (1) in relation to the facade plane located on the alignment, in the case of sidewalks over 3.0 meters; protrusions of a maximum of 0.30 meters are allowed (frames, pilasters, sockets, downspouts, planters, etc.); (2) in relation to the facade plane located on the alignment, in the case of sidewalks of 1.5 - 3.0 meters; protrusions of a maximum of 0.15 meters are allowed (frames, sockets, downspouts, pilasters, etc.); (3) in relation to the facade plane located on the alignment in the case of sidewalks under 1.5 meters, no protrusions of any kind are allowed. At the floor level, the relief of the facades will not exceed 0.30 meters. Open or closed balconies (bay windows), made of wrought iron, masonry, stone or reinforced concrete, may exceed the alignment by a maximum of 1.0 meters, will be set back from the boundary of adjacent buildings by a minimum of 2.0 meters and will have the 0 meters; maximum protrusions of 0.30 meters are allowed (frames, pilasters, sockets, downpipes, planters, etc.); (2) in relation to the facade plane located on the alignment, in the case of sidewalks of 1.5 - 3.0 meters; maximum protrusions of 0.15 meters are allowed (frames, sockets, downpipes, pilasters, etc.); (3) in relation to the facade plane located on the alignment in the case of sidewalks under 1.5 meters, no protrusions are allowed. At the floor level, the relief of the facades will not exceed 0.30 meters. Open or closed balconies (bay windows), made of wrought iron, masonry, stone or reinforced concrete will be able to exceed the alignment by a maximum of 1.0 meters, will be set back from the boundary of adjacent buildings by a minimum of 2.0 meters and will have the 0 meters; maximum protrusions of 0.30 meters are allowed (frames, pilasters, sockets, downpipes, planters, etc.); (2) in relation to the facade plane located on the alignment, in the case of sidewalks of 1.5 - 3.0 meters; maximum protrusions of 0.15 meters are allowed (frames, sockets, downpipes, pilasters, etc.); (3) in relation to the facade plane located on the alignment in the case of sidewalks under 1.5 meters, no protrusions are allowed. At the floor level, the relief of the facades will not exceed 0.30 meters. Open or closed balconies (bay windows), made of wrought iron, masonry, stone or reinforced concrete will be able to exceed the alignment by a maximum of 1.0 meters, will be set back from the boundary of adjacent buildings by a minimum of 2.0 meters and will have the lower edge of the consoles at a distance of at least 3.0 meters above the sidewalk level; the bay windows will not be wider than 2.5 meters. Elements will be provided to mark the cornice and to delimit the ground floor and the first level. The plinths will be at least 0.30 meters high. The historic joinery will be preserved through restoration; exceptionally, when this is no longer possible, it will be replaced with copies with an identical appearance to the originals; by exception, in the commercial spaces on the ground floor contemporary formulas integrated by contrast are acceptable. In the case of dwellings that remain on the ground floor of buildings located on the alignment, it is prohibited to replace traditional two-leaf windows in the shape of a vertical rectangle with three-leaf windows that do not ensure sufficient privacy of the interior space and degrade the architectural appearance of the buildings; the

windows of the ground floor rooms will open towards the interior of the building and the intrusion protection grilles will not exceed the alignment line. In the case of the conversion of the ground floor of buildings into commercial spaces, it is recommended to limit the display windows strictly to the previous contour of the windows. It is prohibited to finish the commercial ground floor of buildings with two or more levels differently. The roofs will be made of tiles, ceramic substitutes or other artificial stones in natural colors and will be provided with snow stops; the dormers will respect the traditional configuration. By way of exception, in situations where the roof is made of corrugated sheet metal and the frame structure does not have the load-bearing capacity to support the tile, it is allowed to rebuild it with smooth corrugated gray sheet metal; the gutters and downpipes will be rebuilt from galvanized sheet metal, zinc or copper in a traditional manner. The architecture of the new buildings will be of a modern design and will express the character of the functional program. Stylistic imitations of architectures foreign to the area, pastiches, imitation of historical styles, imitations of materials or improper use of materials, use of saturated, strident or bright colors are prohibited. The construction of pediments visible from public circulation or from the surrounding heights is prohibited. The volumetry will conform to the typologies specific to the historic city; the cornices will be of the urban type. The full-empty ratio of the facades will be close to that prevailing in the area; the finishing materials will be those specific to the area - ceramic tiles or other traditional stones, exceptionally smooth, folded gray sheet metal for roofs, smooth plasters for facades, limestone veneers or plasters for plinths and other architectural elements; exclusively wood will be used for joinery, except for those belonging to the commercial spaces on the ground floor, for which contemporary formulas integrated by contrast are acceptable; the colors will be pastel, light, close to natural ones, specific; historical areas. The companies and advertisements will be included in the local advertising regulation regarding their location, dimensions and shape. In particular, any arrangement of companies that encompass the parapet of the upper floor and thus disfigure the architecture of the building is prohibited; the companies will be located below the level of the demarcation element between the ground floor and the first floor. Temporary advertising is allowed for important events concerning the community (electoral campaigns, festivals, major cultural events) in accordance with the legal provisions and the Local Advertising Regulation of the municipality of Tg. Mures. For the purpose of authorization, additional insertion studies for new buildings and graphic justifications, photomontage or model for interventions on existing buildings may be required.

ART.12– CONDITIONS OF UTILITIES AND WASTE MANAGEMENT: All buildings are connected to public utility networks and to telecommunications networks based on fiber optic cables. It is prohibited to direct stormwater to the public domain or neighboring plots. Rapid collection and evacuation of stormwater from yards into the sewerage network will be ensured. In buildings arranged on the alignment, the connection of downpipes to the storm sewer will be mandatory and made under the sidewalks to avoid ice formation in heavily trafficked areas. All new electricity and telecommunications connections will be made underground. Connection and metering ducts will be integrated into the buildings. The aerial arrangement of cables of any kind (electrical, telephone, CATV, etc.) is prohibited. Each plot will have an interior space (possibly integrated into the building) intended for the selective collection of waste of any type, including recyclables, with access from the public space.

ART.13– OPEN SPACES AND PLANTED SPACES: Landscaping will be ensured adequate to the courtyards accessible to the public and only to tenants if they will be visible from public circulations in the event of the ground floor being occupied by other functions. On the whole of a plot, green spaces organized on natural soil will occupy at least 15% of the total area, being made up exclusively of vegetation (low, medium and high). Open spaces (surfaces with any type of covering) will use traditional materials (permeable stone paving). Open spaces visible from public circulations will be treated as facade gardens. The removal of mature trees is prohibited, except in situations where they represent an imminent danger to the safety of people or property or would prevent the construction of buildings. The placement of satellite TV antennas in places visible from public circulations and the visible placement of CATV cables are prohibited.

ART.14 – FENCES AND ACCESS GATES: The existing character of the fences and access gates in the alleys will be maintained as follows: in the case of continuous fronts, all gates with traditional details will be maintained and restored; if these will be open permanently or only during the day due to access from the alley to various functions but the courtyard will remain related only to the dwellings, a transparent grille will possibly be arranged on the side of the alley facing the courtyard, which will ensure light in the alley, allow tourists and passers-by to perceive the space and layout of the courtyards but, at the same time, separate the private space from the public one; in the case of isolated or coupled buildings set back from the street, the fences facing the street will be transparent, will have a maximum height of 2.20 meters and a minimum of 1.80 meters of which an opaque base of about 0.30 meters, the upper part being made of iron or metal mesh and doubled by a hedge; The fences on the side and rear boundaries of the plots will be opaque, usually made of masonry or wood, will have a height of 2.20 meters and the drainage slope will be oriented towards the plot of the owner of the fence; the fences on the street will be built at the property limit, without affecting the public domain, and those between private properties will have their axis located on the boundary line. SECTION III – MAXIMUM POSSIBILITIES OF LAND OCCUPATION AND USE. ART.15– MAXIMUM PERCENTAGE OF LAND OCCUPATION (POT-% m² AC/m² of land): POTmax will be regulated by specific norms for the respective architectural program, without exceeding: POTmax=50% for front plots; POTmax=65% for corner plots. ART.16– MAXIMUM LAND USE COEFFICIENT (CUT m² ADC/m² of land): CUTmax will be the one regulated by specific norms for the respective architectural program, without exceeding: CUTmax=1.5 for front plots; CUTmax=1.8 for corner plots.

L2a - Sub-area of small individual and collective housing with GF+1.2 levels, set back from the alignment with a predominantly discontinuous construction regime. SECTION I – LAND AND BUILDINGS USE. ART.1 – ALLOWED USES: The following functions are allowed: small individual housing with a maximum of GF+2 levels in isolated, coupled, row, carpet construction regime; small collective housing with GF, GF+1÷2 levels, containing a maximum of 10 apartments for each proposed building (housing unit) and a maximum of one apartment for each 100.0 sq m of land in the proposed urban development operation; depending on the topographical and geotechnical conditions, terraced and cascaded constructions can be built; public equipment at the residential level; institutions and services of public interest; economic activities of a tertiary nature compatible with low-density housing; open and planted spaces (square, public garden with unlimited access). ART.2 – USES ALLOWED WITH CONDITIONS: The attic of existing buildings is allowed, with a developed area for the attic level resulting from the use of the available space, preferably solved in the volume of the existing attic. Commercial functions and professional services are allowed with the following conditions: tertiary economic activities (commercial spaces) must not exceed 200.0 sq m ADC, must not generate heavy transport or other dysfunctions for the neighborhood; for professional or manufacturing services carried out in parallel with the residential function in closed spaces, the useful area must not exceed 100.0 sq m, must involve a maximum of 5 people, must not produce dysfunctions for the neighborhood; for public interest services, preferably intended for the inhabitants of the area, the useful area should not exceed 100.0 sq m and involve max. 5 people, should be carried out only in closed spaces, should not cause dysfunctions for the neighborhoods; for complementary functions compatible with housing, the neighbors' consent will be obtained; in the case of collective (semi-collective) housing, these functions will be located exclusively on the ground floor of the buildings, facing the street, with separate access; complementary functions to housing will preferably be located adjacent to major traffic arteries or at intersections and will be considered to have a service area of 250.0 meters. For lands located on slopes greater than 5%, geotechnical studies will be carried out in order to establish the risks of landslides, land stabilization measures and the conditions for the construction of buildings, including terraced / cascaded ones. ART.3 –

PROHIBITED USES: The following types of activities and works are prohibited: commercial functions and professional services that exceed the areas described above, generate significant traffic of people and goods, have extended hours after 10:00 p.m., produce pollution; polluting productive activities, with technological risk or inconvenience due to the traffic generated (over 5 small vehicles per day or any type of heavy transport), through the use of the premises for storage and production, through the waste produced or through the activity program; annexes for raising animals for production and subsistence; wholesale storage; storage of reusable materials; urban waste pre-collection platforms; storage for sale of large quantities of flammable or toxic substances; productive activities that use land visible from public circulation for storage and production; car depots and car maintenance stations; earthworks likely to affect the layout of public spaces and buildings on adjacent plots; any earthworks that may cause water to flow onto neighboring plots or that prevent the rapid evacuation and collection of rainwater; any works that reduce public spaces/planted spaces.

SECTION II – CONDITIONS FOR THE LOCATION, EQUIPMENT AND CONFIGURATION OF BUILDINGS.

ART.4 – CHARACTERISTICS OF PLOTS (SURFACES, SHAPES, DIMENSIONS): For individual houses with G, G+1÷2 levels, plots that meet the following cumulative conditions are considered buildable: Minimum dimensions: Construction regime: Continuous - surface area (sqm): 150.0, front (m): 8.0; Grouped - surface area (sqm): 250.0, front (m): 12.0, Isolated - surface area (sqm): 350.0, front (m): 14.0, Corner plot - surface area (sqm): reduction by 50.0 sqm, front (m): reduction front by 25% for each facade, *according to the General Urban Planning Regulations. The depth of the plot should be greater than or at least equal to its width. For small collective housing with G, G+1÷2 levels, a plot with a minimum area of 1000.0 sq m is considered buildable.

ART.5 – LOCATION OF BUILDINGS FROM THE ALIGNMENT: Buildings will be set back from the alignment by a minimum of 4.0 meters on category III streets and a minimum of 5.0 meters on category II and I streets. For corner plots, the setback will be made from both alignments, including in the case of row or carpet buildings. Garages will be set back by a minimum of 5.0 meters from the alignment, to allow parking in front of a second car. All constructions on the plot will be located inside the strip of land adjacent to the alignment with a depth of 25.0 meters, with the exception of temporary buildings that contribute to the organization of the garden (architectural units/pavilions, storage for garden tools, etc.), the total area of which will not exceed 15.0 square meters.

ART.6 – LOCATION OF BUILDINGS IN RELATION TO THE LATERAL AND REAR LIMITS OF THE PLOTS: In isolated mode, the buildings will be set back from the lateral limits of the plot by at least half of the building height measured at the cornice, at the highest point in front of the land, but not less than 3.0 meters for individual dwellings and 5.0 m for collective dwellings. In grouped mode, the semi-coupled buildings will adjoin the building's ridge on the adjacent plot and will be set back from the other limit at a distance equal to half of the building height measured at the cornice, at the highest point in front of the land, but not less than 3.0 meters for individual dwellings and 5.0 m for collective dwellings; if the plot borders on both lateral limits with buildings set back from the property limit having facades with windows, the building will be built in isolated mode. In continuous mode, the building built in a row will be arranged with ridges having a maximum depth of 15.0 meters on the lateral boundaries of the plot, except for corner buildings that will turn their facades towards both streets. The setback from the rear boundary of the plot will be equal to half the height of the building measured at the cornice, at the highest point from the ground, but not less than 5.0 meters. In the case of shallow lots, the positioning of isolated buildings on the rear side of the plot is accepted only if there is already a setback of a main residential building on this boundary and the attachment respects the height and width of this setback, the provision not being valid in the case of annexes and garages. Garages, including those included in the main body of the building, will be able to adjoin the lateral boundaries of the plot, provided that the height of the resulting setback does not exceed 2.5 meters. Garages will be setback by at least 5.0 meters from the rear boundary of the plot. In the case of the insertion of individual dwellings and household annexes; ;within a pre-existing built stock, in the case of the identification of a unitary urban context (existing on at least four adjacent and neighboring

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plots, located on the same front as the plot in question) for the location of the buildings in relation to the plot boundaries, different from those established in this Regulation, it is allowed to take over it based on an insertion study drawn up by a certified urban planner, with the agreement of the neighbors to whom the distances are proposed to be changed, with the CTATU opinion and in compliance with all the provisions of the legislation in force.

ART.7 – LOCATION OF BUILDINGS RELATIVE TO EACH OTHER ON THE SAME PLOT: The minimum distance between buildings on the same plot will be equal to half the height measured at the cornice of the tallest building but not less than 5.0 meters.

ART.8 – CIRCULATIONS AND ACCESSES: The plot is buildable only if it has a road access of at least 4.0 meters wide from a public circulation directly or through a legal right of way obtained through one of the neighboring properties. For pedestrian and roadways inside the plots, permeable coverings will be used, preferably made of natural materials.

ART.9 – PARKING OF VEHICLES: Parking of vehicles is allowed only inside the plot, therefore outside public circulations; at the same time, parking lots/garages can be located on land belonging to the owners/(public domain) within a radius of max. 150.0 meters from the furthest served dwelling. When different functions are provided within the same plot, the parking requirement will be determined by summing the number of parking spaces regulated for each function. Parking spaces arranged on the ground will be planted with a minimum of 1 tree per 3 parking spaces and will be surrounded by a hedge of evergreen species with a minimum height of 1.2 meters. The parking requirement will be dimensioned according to the Annex to this Regulation.

ART.10 – MAXIMUM ADMISSIBLE HEIGHT OF BUILDINGS: The maximum height of buildings will be G+2 (10.0 meters) -3 levels above ground. In the case of sites located in slope areas, in order to adapt to the terrain, an additional basement intended for garages or related functions, not for housing, is allowed. Exceedances of 1.0 - 2.0 meters are allowed only for alignment with the cornice of neighboring buildings in the case of coupled or row construction. The maximum height regime allowed for buildings located in areas with civil aeronautical easements must comply with the provisions of the RACR-ZSAC.

ART.11 – EXTERIOR APPEARANCE OF BUILDINGS. Authorization for the execution of constructions is permitted only if their exterior appearance does not contradict their function, the character of the area and the urban landscape, as described in Section I. Authorization for the execution of constructions that, through conformation, volumetry and exterior appearance, contradict the general appearance of the area and depreciate the generally accepted values of urbanism and architecture, is prohibited. New buildings or modifications/reconstructions of existing buildings will integrate into the general character of the area and will harmonize with the neighboring buildings in terms of architecture and finishes. Garages and annexes visible from public circulations will harmonize in terms of finishes and architecture with the main building. The architecture of the buildings will be of a modern design and will express the character of the program (housing); It is forbidden to create architectural pastiches or imitate historical styles. The volume will be balanced, specific to the housing program. The roofs with trusses will have simple shapes, in two or four waters, with equal and constant slopes that will not exceed 60°, or with a terrace. The cornices will be of the urban type. For the joinery (doors and windows) it is recommended to use multilayer wood. The colors will be pastel, light, close to natural, specific ones; the use of saturated, strident or bright colors is prohibited in all elements of the construction. Imitation of materials, improper use of materials, asbestos cement and shiny aluminum or galvanized sheet metal for covering buildings, garages and annexes is prohibited.

ART.12– CONDITIONS OF UTILITY EQUIPMENT AND WASTE MANAGEMENT: All the constructions will be connected to the built, available and functional municipal networks and to telecommunications networks based on fiber optic cables. The conduct of stormwater to the public domain or neighboring plots is prohibited. The rapid evacuation and capture of stormwater in the sewer network will be specially ensured. All new electricity and telecommunications connections will be made underground. The connection and metering ducts will be integrated into the fence. The aerial arrangement of cables of any kind (electrical, telephone, CATV, etc.) is prohibited. Each plot will have a platform or an interior space of the plot (possibly integrated into the fence) intended for the

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selective collection of household waste, accessible from the public space located according to sanitary norms. ART.13– FREE SPACES AND PLANTED SPACES: The free spaces visible from public circulations will be treated as facade gardens, landscaped and planted in a proportion of 60%. On the strip of land between the street/public space and the buildings set back from the alignment (facade garden), at least 60% of the surfaces will be organized as green spaces. On the land of a plot, green spaces organized on natural soil will occupy at least 40% of the total surface and will include exclusively vegetation (low, medium and high). It is recommended that in order to improve the microclimate and to protect the construction, it is avoided to waterproof the land beyond the minimum necessary for access; in this regard, permeable coverings will be used. The elimination of mature trees is prohibited, except in situations where they represent an imminent danger to the safety of people or property or would prevent the construction. Existing important trees over 4.0 meters high and with a trunk diameter over 0.15 meters will be identified, preserved and protected during the construction; in the event of cutting down a tree, 5 other trees will be planted in the perimeter of the urban development operation. In the slope areas, tree species whose roots contribute to the stabilization of the land will be planted. ART.14– FENCES AND ACCESS GATES: The architectural treatment of the fences will be correlated with that of the buildings on the plot. Towards the public space, the alignment will be closed along its entire length by fencing; through urban planning documentation it can be established that the alignments will not be closed by fencing; in this case, the measure will be applied in a mandatory manner, throughout the entire space of the urban development operation. The fences facing the public space will have an opaque base with a maximum height of 0.30 meters and a transparent part, made of metal grating or in a similar system, preferably doubled by a hedge. The maximum height of the fences will be 1.80 meters and the minimum 1.50 meters; the fences may be doubled by hedges. The fences towards the neighboring plots will have a maximum of 2,20 meters high and will be transparent or opaque. The gates of the fences located in the alignment will open towards the interior of the plot. The fences on the street will be built at the property boundary, without affecting the public domain, and those between private properties will have their axis located on the boundary line. SECTION III – MAXIMUM POSSIBILITIES OF LAND OCCUPATION AND USE. ART.15– MAXIMUM PERCENTAGE OF LAND OCCUPATION (POT-% m² AC/m² of land): POT_{max}=35%. ART.16– MAXIMUM LAND USE COEFFICIENT (CUT m² ADC/m² of land): CUT_{max}=0.6 (G+1); CUT_{max}=0.9 (G+2).

CE - Sub-area of public equipment dispersed at the neighborhood and residential complex level. SECTION I - FUNCTIONAL USE. ART.1 - ALLOWED USES: public equipment at the residential and neighborhood center level: nurseries, kindergartens with reduced, normal and extended hours, primary and secondary schools, colleges, after school, post-secondary schools, vocational schools, higher education, dormitories and canteens for pupils and students, urban dispensaries and polyclinic dispensaries, health centers, specialized medical offices, family medicine offices, physiotherapy offices, medical laboratories, dental offices, pharmacies, pharmacy points, neighborhood library and media library, performance and meeting halls, clubs, memorial houses, exhibition spaces, spaces for publishing houses, radio and television stations, other types of new public equipment. ART.2 – USES ALLOWED WITH CONDITIONS: The technical norms for ensuring the proper functioning specific to each type of equipment will be respected; for dispensaries, nurseries and kindergartens located on the ground floor of residential blocks, direct access will be ensured, separate from that of the tenants and a reduced capacity and addressability; for nurseries and kindergartens located on the ground floor of residential blocks, the land area provided for exclusive use, fenced and arranged will be sized according to capacity according to specific technical norms; the location of theaters and cinemas outdoors, in dedicated areas, away from the protected functions, is allowed. ART.3 – PROHIBITED USES: The following types of activities and works are prohibited: any uses other than those permitted or permitted with conditions; partial use of the land

and buildings of public facilities for purposes other than those specific to the respective function is prohibited, with the exception of the temporary use of schools as constituency headquarters; location of functions related to public facilities that attract a significant volume of pedestrians and/or vehicles, or generate dysfunctions with respect to the neighborhood, in exclusively residential areas; earthworks likely to affect the layout of public spaces and buildings on adjacent plots; any earthworks that may cause water to flow onto neighboring plots or that prevent the evacuation and collection of rainwater; any works that diminish public spaces/planted spaces.

SECTION II – CONDITIONS FOR LOCATION, EQUIPMENT AND CONFIGURATION OF BUILDINGS.

ART.4 – CHARACTERISTICS OF THE PLOTS (SURFACES, SHAPES, DIMENSIONS): According to: urban planning documentation, analyses or insertion studies or according to the beneficiary's design theme, with the following recommendations: according to the specific technical norms for each type of equipment adapted to the existing or proposed location, on free land adjacent to the existing equipment or on other available land; it is recommended to locate public equipment in an isolated regime on minimum plots of 1000.0-1500.0 sq m, with a street front of at least 25.0 meters; for functions with reduced capacity and addressability, plots with a minimum of 500.0 sq m and a street front of at least 15.0 meters are recommended in the case of buildings lined up between two side blocks and of at least 18.0 meters in the case of buildings coupled to a block or isolated.

ART.5 – LOCATION OF BUILDINGS IN RELATION TO THE ALIGNMENT: According to: urban planning documentation, analyses or insertion studies or according to the beneficiary's design theme, with the following conditions: according to the specific technical norms for each type of equipment and depending on the urban context of location, respecting the existing situation of location on the alignment or of withdrawal from the alignment of the area; in the case of buildings located in isolation, the withdrawal from the alignment will be at least 6.0-10.0 meters; in the case of the building being included in continuous fronts arranged on the alignment, if for functional reasons the maximum height of the building measured at the cornice exceeds the distance between the alignments, it will be withdrawn from the alignment by a distance equal to the difference between the height of the building measured at the cornice and the distance between the alignments, but not less than 6.0 meters; if the proper functioning of the public equipment does not prohibit this, the setback from the alignment will be the same as that of the residential buildings in the adjacent areas, provided that the maximum height of the building does not exceed the distance between the alignments; otherwise, the provisions of the previous paragraph apply.

ART.6 – LOCATION OF BUILDINGS IN RELATION TO THE LATERAL AND REAR LIMITS OF THE PLOTS: According to: documentation of urban planning, analyses or insertion studies or according to the beneficiary's design theme, with the following conditions: according to the specific technical norms for each type of equipment and depending on the urban context of location; if there are no other restrictive provisions, the building will be set back from the lateral limits and from the rear limit of the plot by at least half of the building height measured at the cornice but not less than 5.0 meters for the lateral limits and not less than 10.0 meters from the rear limit.

ART.7 – LOCATION OF BUILDINGS OF SOME OTHERS ON THE SAME PLOT: According to: urban planning documentation, analyses or insertion studies or according to the beneficiary's design theme, with the following conditions: according to the specific technical norms for each type of equipment and depending on the urban context of location; if there are no other restrictive provisions, the buildings on the same plot will be arranged at a distance equal to half the height of the tallest building measured at the cornice but not less than 6.0 meters; the distance can be reduced to half only if there are no accesses to the building on the respective facades and there are no rooms that require natural light.

ART.8 – CIRCULATIONS AND ACCESSES: According to: urban planning documentation, analyses or insertion studies or according to the technical norms and design basis of the beneficiary, with the following conditions: all public equipment will have a direct road access from a public circulation so conformed as to ensure access for intervention means in emergency situations; overlaps between road and pedestrian circulations will be avoided; in all cases it is mandatory to ensure access to public spaces for people with mobility difficulties; for pedestrian

and roadways inside the plots, permeable coverings will be used, preferably made of natural materials. ART.9 – PARKING OF MOTOR VEHICLES: According to: urban planning documentation, analyses or insertion studies or according to the beneficiary's design theme, with the following conditions: public equipment will have parking spaces provided according to the Annex to this Regulation and according to specific technical norms in reserved spaces on its own land located adjacent to public circulations; when different functions are foreseen within the same plot, the parking requirements will be determined by summing the number of parking spaces regulated for each function; parking spaces arranged on the ground will be planted with at least one tree per 3 parking spaces and will be surrounded by a hedge of species with permanently green leaves and a minimum height of 1.20 meters. ART.10 – MAXIMUM ADMISSIBLE HEIGHT OF BUILDINGS: According to: urban planning documentation, analyses or insertion studies or according to the beneficiary's design theme, with the following conditions: the height of the buildings will fit into the character of the location area and the neighborhoods; the height of buildings located in a continuous construction regime arranged on the alignment will respect the height of the fronts in which they are included and the rule that the maximum height of the building does not exceed the distance between the alignments; the maximum height regime allowed for buildings located in areas with civil aeronautical easements must comply with the provisions of the RACR-ZSAC. ART.11 – EXTERIOR APPEARANCE OF BUILDINGS: According to: urban planning documentation, analyses or insertion studies or according to the beneficiary's design theme, with the following conditions: the authorization of the execution of constructions is permitted only if their external appearance does not contradict their function, the character of the area and the urban landscape, as described in Section 1; the authorization of the execution of constructions that, through conformity, volume and external appearance, contradict the general appearance of the area and depreciate the generally accepted values of urbanism and architecture, is prohibited; the appearance of the buildings will be subordinated to the specific requirements of the programs for public equipment provided that compositional ensembles are created that take into account the general character of the area and the architecture of the neighboring buildings with which they are in co-visibility relations; any intervention on existing buildings, as well as the way of creating the facades of additions or extensions, will be carried out based on an insertion study; for the new proposed buildings, the character of the area, the characteristics of the buildings in the vicinity such as volume, facade architecture, construction materials, companies, displays will be taken into account; the architecture of contemporary interventions will be of a modern nature and will express the character of the functional program respecting the building rules of the area or the original ensemble; stylistic imitations of architectures foreign to the area, pastiches, imitation of historical styles, imitations of materials or improper use of materials, the use of saturated, strident or bright colors are prohibited; in order to determine a unitary urban image, finishing materials specific to the area or natural materials included in contemporary minimalism - stone, wood, glass - will be used in a limited manner; display; the architecture of contemporary interventions will be of a modern nature and will express the character of the functional program respecting the building rules of the area or the original ensemble; stylistic imitations of architectures foreign to the area, pastiches, imitation of historical styles, imitations of materials or improper use of materials, the use of saturated, strident or bright colors are prohibited; in order to determine a unitary urban image, finishing materials specific to the area or natural materials framed in contemporary minimalism - stone, wood, glass - will be used in a limiting manner; display; the architecture of contemporary interventions will be of a modern nature and will express the character of the functional program respecting the building rules of the area or the original ensemble; stylistic imitations of architectures foreign to the area, pastiches, imitation of historical styles, imitations of materials or improper use of materials, the use of saturated, strident or bright colors are prohibited; in order to determine a unitary urban image, finishing materials specific to the area or natural materials framed in contemporary minimalism - stone, wood, glass - will be used in a limiting manner; the creation of visible ramparts from public

circulation or from the surrounding heights; the full-empty ratio of the facades will be close to the one prevailing in the area; the colors will be pastel, light, close to natural ones.

ART.12– CONDITIONS OF UTILITY EQUIPMENT AND WASTE MANAGEMENT: According to: urban planning documentation, analyses or insertion studies or according to the beneficiary's design theme, with the following conditions: all constructions are connected to public utility networks and telecommunications networks based on fiber optic cables; the conduct of rainwater to the public domain or neighboring plots is prohibited; the rapid capture and evacuation of rainwater from yards into the sewer network will be ensured; for buildings arranged on the alignment, the connection of downpipes to the storm sewer will be mandatory under the sidewalks to avoid ice formation in heavily trafficked areas; all new electricity and telecommunications connections will be made underground; connection and metering bays will be integrated into buildings; the aerial arrangement of cables of any kind (electrical, telephone, CATV, etc.) is prohibited; each plot will have an interior space (possibly integrated into the building) intended for the selective collection of household waste, with access from the public space; the placement of satellite TV antennas in places visible from public circulation and the visible placement of CATV cables are prohibited; in the case of interventions aimed at restructuring/extending existing buildings, the difference in the spatial structure and proposed architectural expression between the existing preserved and new elements will be highlighted/marked; signs and advertisements will be included in the Local Advertising Regulation regarding their location, dimensions and shape; additional insertion studies for new interventions and graphic justifications, photomontage or model for interventions on existing buildings may be required for authorization; attention will be paid to the treatment of facades and roofs or terraces perceptible in a descending perspective from the Budiului hill, from the Dambul Pietros plateau or from the Cornesti plateau; it is recommended to plant terraces in a proportion of 70%.

ART.13 – FREE SPACES AND PLANTED SPACES: According to: urban planning documentation, analyses or insertion studies or according to the beneficiary's design theme, with the following conditions: adequate landscaping of spaces accessible to users and especially those visible from the public domain will be ensured in all cases; free spaces (surfaces with any type of covering) will use traditional materials (permeable stone paving); free spaces, resulting from the withdrawals from the alignment, will be treated as landscaped facade gardens and planted in a proportion of at least 40%; the elimination of mature trees is prohibited, with the exception of situations in which they represent an imminent danger to the safety of people or property or would prevent the construction; existing important trees with a height of over 4.0 m and a trunk diameter of over 0, will be identified, preserved and protected during the execution of the construction. 15 meters; in case of cutting down a tree, 5 other trees will be planted in the perimeter of the urban operation; to improve the microclimate and to protect the constructions, the waterproofing of the land beyond the minimum necessary for accesses and exterior arrangements will be avoided in accordance with the specific technical norms of public equipment; in the slope areas, specialist consultations will be called upon for the planting of those species that favor the stabilization of the land, and an area of at least 40% of the land area not occupied by buildings will be planted.

ART.14– FENCES AND ACCESS GATES: According to: urban planning documentation, analyses or insertion studies or according to the specific technical norms and the design theme of the beneficiary, with the following conditions: the architectural solution of the fences will be in accordance with that of the building/buildings located on the plot; public equipment will be surrounded on the street side by a transparent, possibly decorative fence, with an opaque base of 0.30 meters and having a total height of maximum 1.80 meters and minimum 1.20 meters doubled by a hedge; on the lateral and rear boundaries of the plot, the fences will have a height of minimum 1.80 meters and maximum 2.20 meters and will be transparent or semi-opaque in the case of proximity to planted spaces, collective housing with medium and high height and pedestrian circulation or opaque in the case of proximity to individual and collective housing with low height or other activities that may interfere with each other; collective housing with medium and high height and pedestrian or opaque circulation in the case of proximity to individual and collective

housing with low height or other activities that may interfere with each other; collective housing with medium and high height and pedestrian or opaque circulation in the case of proximity to individual and collective housing with low height or other activities that may interfere with each other;

The fences on the street will be built at the property boundary, without affecting the public domain, and those between private properties will have their axis located on the boundary line. SECTION III – MAXIMUM POSSIBILITIES OF LAND OCCUPATION AND USE. ART.15– MAXIMUM PERCENTAGE OF LAND OCCUPATION (POT-% m² AC/m² of land): POT max will be the one regulated according to the specific technical norms for each public equipment and respecting the following conditions: in the slope area POT_{max}=20% (CE000). ART.16– MAXIMUM LAND USE COEFFICIENT (CUT m² ADC/m² of land): CUT max will be in accordance with the specific technical norms for each public equipment and respecting the following conditions: in the slope area CUT_{max}=0.5 (CE000).

L1 - L1 - Area of medium (G+3) and large (G+4.5÷G+8.10) collective housing, located in predominantly residential complexes. SECTION I – FUNCTIONAL USE. ART.1 – ALLOWED USES: The following functions are allowed: collective housing and collective housing with facilities compatible with them in existing buildings located on the ground floor or lower levels according to the initial concept; public equipment specific to the residential area; constructions related to technical and urban equipment located underground or outside the public space; arrangements related to the public space: road access roads; for alternative and pedestrian circulation, ground or multi-storey car parks, collective garages, planted spaces, children's playgrounds, sports and recreation facilities, urban furniture, fencing. ART.2 – CONDITIONAL USES ALLOWED: dwellings in medium-sized collective buildings may be of medium or high standard, but dwellings in high-rise collective buildings may only be of high standard given the higher maintenance costs. Social housing will not exceed 20%-30% of the total number of dwellings in an urban development operation, will not be located in high-rise collective buildings and will not be in any way discordant with privately owned dwellings. Public equipment is allowed on the ground floor of residential blocks with the following conditions: health facilities on the ground floor of the blocks will have separate access from that of the tenants, a reduced degree of addressability and disturbance of the dwelling and an activity schedule of maximum 12 hours per day (between 8:00 and 20:00); nurseries and kindergartens will have separate access from that of the tenants and will have exclusive use of a land area according to the specific regulations in force, a reduced degree of addressability and disturbance of the dwelling and an activity schedule of maximum 8 hours per day (between 8.00 and 16.00); this type of function will preferably occupy the ground floor of a building section, respectively the area served by a common stairwell. Through the Urban Zonal Plan for Urban Rehabilitation, other types of functions can be located in the space of residential complexes through reconversions on the ground floor of residential blocks or in dedicated buildings, such as: tertiary activities - food and non-food trade, specialized professional manufacturing, medical, outpatient services, other services of general interest with public access provided that they are located exclusively in spaces provided for in the initial project, on the ground floor of residential buildings; tertiary activities - food and non-food trade, professional manufacturing, medical, outpatient services, other general interest services with public access in spaces resulting from the functional reconversion of the dwellings on the ground floor of existing residential buildings, provided that they are located adjacent to the main traffic arteries or adjacent to major pedestrian routes in the urban space of the ensemble (also regulated in the CM subzone); tertiary activities - food and non-food trade, specialized professional manufacturing, medical, outpatient services, other general interest services with public access located in independent dedicated buildings with a GFA of max. 1000.0 sq m, provided that they are located adjacent to the main traffic arteries or adjacent to major pedestrian routes in the urban

space of the ensemble (also regulated in the CC subzone); collective neighborhood parking lots/garages located underground/above ground together with the related services. The location of these types of functions will be established by the Zonal Urban Development Plan for Urban Rehabilitation, the following conditions being cumulatively met: public access as well as service accesses (supply, waste disposal, etc.) will be made directly from the public space, separate from the accesses used for housing; they must not create any kind of dysfunctions to the homes in the adjacent areas, by maintaining the separation of the functional areas; external installations (air conditioning, heating, electricity) must not be visible from the public domain and must not produce noise or other pollution for the neighborhoods; adding more floors/attic is allowed if the resistance structure allows additional loading and only if the legislative provisions in force regarding public health, fire protection, the provisions of HCL no. 241/2019 for ensuring parking spaces are cumulatively complied with; extensive remodeling works of facades, accesses or public spaces can be approved only under the conditions of promoting projects aimed at functional transformation of the ground floor of an entire section of the building, respectively the apartments served by at least one common staircase; temporary constructions are allowed for a maximum period of 5 years for functions complementary to the permitted housing in the area.

ART.3 – PROHIBITED USES: It is prohibited to reconfigure existing housing in collective buildings for other functions or to build collective housing mixed with other functions, except for those specified in Article 2. It is prohibited to use spaces that have already been converted for warehouses, public catering and other activities in conditions where dysfunctions are created for housing. The following types of activities and works are prohibited: changing the destination of common spaces of buildings with a circulation function, hallways, accesses, corridors, gangways, inner courtyards, stairwells, etc.; activities generating discomfort for tenants such as productive functions, industrial or quasi-industrial services that pollute of any kind with technological risk or are inconvenient due to the traffic generated; temporary constructions of any kind; wholesale or retail storage; storage facilities for reusable materials; urban waste pre-collection platforms; storage for sale of large quantities of flammable or toxic substances; installations, external equipment mounted on the facades facing the public space of buildings; earthworks likely to affect the arrangements in public spaces and neighboring buildings; any earthworks that may cause uncontrolled runoff of rainwater or that prevent its evacuation and collection; any works that diminish public spaces/planted spaces.

SECTION II – CONDITIONS FOR LOCATION, EQUIPMENT AND CONFIGURATION OF BUILDINGS.

ART.4 – CHARACTERISTICS OF PLOTS (SURFACES, SHAPES, DIMENSIONS): Buildings for collective housing can be arranged each on its own lot with direct access from a public circulation or can be grouped on a land used in common with accesses provided from public circulation through private circulations open to public circulation. Operations of merging/dividing plots are allowed according to the law, provided that the resulting plots can be built under the conditions of this Regulation.

ART.5 – LOCATION OF BUILDINGS FROM THE ALIGNMENT: Buildings will be set back from the alignment by a minimum of 4.0 meters on category III or lower streets and a minimum of 6.0 meters on category II and Ia streets, but not less than half of the difference between the height of the buildings measured at the cornice and the distance between the alignments; on corner plots, the setback will be made from both alignments. In the case of being located at intersections, the new buildings will ensure the connection with different retreats from street alignments by reversing the retreat from the alignment and on the street having the buildings arranged on the alignment at a distance equal to that between the alignments of the opposite fronts, provided that no visible setbacks remain;. Buildings with shop windows that participate in the street spectacle and are illuminated at night, or buildings that are connected to an existing setback, may be arranged on the alignment only on secondary or private streets, in conditions of a pre-existing front, provided that the height of the building measured at the cornice is not greater than the distance between the alignments and the width of the sidewalk is at least 2.5 meters for streets of category III and lower or at least 3.0 meters for streets of higher category; otherwise the building will be set back from the alignment by at least 4.0 meters.

ART.6 – LOCATION

OF BUILDINGS IN RELATION TO THE LATERAL AND REAR LIMITS OF THE PLOTS: Isolated buildings will have lateral facades and will retreat from the plot limits at a distance at least equal to half the height of the building measured at the cornice at the highest point from the land. The buildings can be connected on one of the lateral sides of the plot at a depth of maximum 20.0 meters from the alignment, being set back from the other lateral limit by a distance at least equal to half the height of the building measured at the cornice at the highest point from the land. Buildings that are included in the continuous construction regime adjoin at a recommended depth of maximum 20.0 meters from the ridges located on the lateral limits of the plots, except for corner plots where the facade will turn in the alignment conditions of the side street; exceeding this length will be justified by an insertion study approved according to the Law. The setback of the buildings from the rear limit of the plot will be at least equal to half the height of the building measured at the upper cornice or attic at the highest point but not less than 10.0 meters. Depending on the construction regime and the direct vicinity of the plot, the building adjoins at a maximum depth of 20.0 meters either two stiles on the plot boundaries, or, if there is a stile on one boundary and the neighboring building is set back from the other boundary, the new building adjoins the existing stile and is set back from the other boundary at a distance at least equal to half the height of the building measured at the cornice, taking into account the following provisions: construction on the plot boundary is prohibited if this constitutes the separation line between the residential area and a mixed area, a public function or a church of a rite other than the Orthodox, cases in which the construction of new buildings is allowed only with a setback from the plot boundaries equal to half the height of the building measured at the cornice but not less than 5.0 meters; the distance between the building and the lateral and rear boundaries of the plot adjacent to the land of a Byzantine rite church is at least 10.0 meters.

ART.7 – LOCATION OF BUILDINGS FACING EACH OTHER ON THE SAME PLOT: Between the facades towards which living rooms are oriented, the distance will be equal to the height measured at the cornice of the tallest building; the distance may be reduced by half, but not less than 5.0 m if the opposite facades have only windows of outbuildings and the staircase. Stepwise setback is permitted provided that the above-mentioned setback rule is ensured at each cornice or intermediate attic.

ART.8 – CIRCULATIONS AND ACCESSES: The plot will have a minimum access to public traffic, directly or in the case of common land use, through a private street so designed as to ensure access for emergency response vehicles. Pedestrian access will be provided for alternative and road traffic, in connection with parking areas/garages according to technical regulations.

ART.9 – PARKING OF VEHICLES: Parking of vehicles will be provided outside the public spaces inside the plot, preferably in specialized spaces located in the basement, semi-basement, ground floor of buildings. When different functions are provided within the same plot, the parking requirements will be determined by adding up the number of parking spaces regulated for each function. Parking spaces arranged on the ground will comply with the sanitary regulations in force regarding the distance from the windows of the living rooms. Parking spaces arranged on the ground will be planted with a minimum of 1 tree per 3 parking spaces and will be surrounded by a hedge of species with evergreen leaves and a minimum height of 1.20 meters. Parking spaces will be dimensioned according to the Annex to these Regulations.

ART.10 – MAXIMUM ADMISSIBLE HEIGHT OF BUILDINGS: The maximum admissible height of the building measured at the cornice is equal to the distance between the alignments; if the building height measured at the cornice exceeds the distance between the alignments, the building will be set back from the alignment at a distance equal to half the difference between the building height measured at the cornice and the distance between the alignments, but not less than 4.0 meters. It is recommended to limit the height of medium-sized collective buildings to GF+3 levels (four levels above ground). In the case of volumes located on the corner, when connecting between streets with different height regimes, if the height difference is one level, the highest regime will be extended towards the secondary street over the entire plot; if the height regime differs by two levels, a stepwise decrease will be made, the first section extending the height of the building on the main street by a minimum length equal to the distance between the

alignments. The maximum height regime allowed for buildings located in areas with civil aeronautical easements must comply with the provisions of the RACR-ZSAC.

ART.11 – EXTERIOR APPEARANCE OF BUILDINGS: Authorization of construction is permitted only if their exterior appearance does not contradict their function, the character of the area and the urban landscape, as described in Section I. Authorization of construction that, by its conformation, volume and exterior appearance, contradicts the general appearance of the area and depreciates the generally accepted values of urbanism and architecture, is prohibited. New buildings or those that are the subject of an intervention on the existing built stock will integrate into the particularities of the area and will harmonize with the immediate neighborhoods. The volume of new buildings, the way of creating facades as well as interventions on the existing built stock require an approved insertion study according to the Law. New buildings will comply with the following recommendations: the architecture of new buildings will be of contemporary design and will express the character of the proposed functional program; the creation of architectural pastiches or the imitation of historical styles is prohibited; the volume will be balanced, specific to the architectural program; natural materials will be used for finishing within contemporary minimalism; the colors will be pastel, light, close to natural ones; the use of saturated, strident colors is prohibited, even if they are applied to all elements of the construction. Interventions on existing buildings will take into account the following aspects: any intervention regarding the modernization, restructuring, expansion or partial modification of a building will be integrated and subordinated to its overall architectural image; thermal rehabilitation of facades, involves thermal insulation cladding, replacement of joinery, treatment of balconies or loggias, this intervention will be carried out in a mandatory manner throughout the building, only on the basis of specialized technical projects, with strict preservation of the architectural expression where it is considered valuable; in the case of changing the architectural expression of the buildings, the intervention will be carried out in a uniform manner throughout the ensemble, becoming an element of specificity of the area; It is recommended that projects of this type be subject to evaluation by CTUAT.

ART.12– CONDITIONS FOR UTILITIES AND WASTE MANAGEMENT: All buildings are connected to public utilities and telecommunications networks based on fiber optic cables. It is prohibited to direct stormwater to roadways, alternative or pedestrian routes, to the public domain or neighboring plots. All new electricity and telecommunications connections will be made underground. Connection and metering ducts will be integrated into buildings or fences. It is prohibited to place satellite TV antennas in places visible from public traffic and to place cables of any kind (electrical, telecommunications, CATV, etc.) in a visible position. New buildings will have a space (possibly integrated into the building) intended for the selective collection of household waste, accessible from public space. Selective collection points for common waste can be organized for several buildings, which will be organized/reorganized into independent spaces; the distance from these to the furthest building served will be a maximum of 75.0 meters; the distance from this to the nearest window will be included in the sanitary norms in force.

ART.13– FREE SPACES AND PLANTED SPACES: The free land remaining outside the circulation and parking lots will be arranged with coverings depending on the mode of use, avoiding excessive waterproofing; on the whole of the residential area or of a plot, the green spaces organized on the natural soil will occupy min. 40% of the plot area but not less than the area regulated per inhabitant and will include low, medium or high vegetation. The land arranged as play, recreation, rest areas and decorative facade gardens will represent at least 50% of the total area of the free land. In any operation carried out on a land area larger than 5000.0 sq m. it will be provided that from this space at least 10% will be intended for common use. The removal of mature trees is prohibited, except in situations where they represent an imminent danger to the safety of persons or property or would prevent the construction. Existing important trees over 4.0 meters high and with a trunk diameter over 0.15 meters will be identified, preserved and protected during the construction; in the event of cutting down a tree, 5 other trees will be planted in the perimeter of the urban development operation. It is recommended that inside the premises/between the residential buildings, the unbuilt

space be used for the arrangement of green spaces, children's playgrounds, sports, rest, recreation areas; any garages will be arranged (underground, semi-buried) so that their roof is used at ground level and for the functions mentioned above; parking lots will be located grouped in the peripheral areas of the complex. ART.14– FENCES AND ACCESS GATES: The architectural solution of their enclosures will be consistent with that of the building/buildings located on the plot; within the building complexes built on the principle of open urbanism, the enclosures will be replaced with hedges and landscaped lawns. The indication of the property limits of the land will be achieved by differentiating the treatment of paving from sidewalks and through plantations, planters, decorative elements. It is recommended to separate the neighborhood center from the adjacent residential area if there is no street open to public traffic between them with transparent fences of maximum 1.80 meters and minimum 1.20 meters high, of which 0.30 meters opaque base, doubled by a hedge; in the same way, public equipment located inside the collective housing complex will be fenced. In the case of isolated or coupled buildings set back from the alignment located in new condominium complexes, the fences facing the street will be transparent, will have a maximum height of 1.80 meters and minimum 1.20 meters of which opaque base of about 0.30 meters, the upper part being made of iron or metal mesh and doubled by a hedge. Commercial spaces and other services set back from the alignment will be devoid of fences, can be separated from pedestrian traffic areas with landscaped lawns and the retreat areas can be used as terraces for restaurants, cafes, etc. The fences on the street will be built at the property boundary, without affecting the public domain, and those between private properties will have their axis located on the boundary line. SECTION III – MAXIMUM POSSIBILITIES OF LAND OCCUPATION AND USE. ART.15– MAXIMUM PERCENTAGE OF LAND OCCUPATION (POT-% m² AC/m² of land): For collective housing, depending on the height regime: POT_{max} =30 % (G+3); POT_{max} =20% (G+4.10). For other complementary functions, according to the specific norms for the respective architectural program, but not more than 60%. ART.16– MAXIMUM LAND USE COEFFICIENT (CUT m² ADC/m² of land): For collective housing, depending on the height regime: CUT_{max} =0.8(G+3); CUT_{max} =1.0(G+4.10). For other complementary functions, according to the specific norms for the respective architectural program, respecting the correlation between POT_{max} and the regulated height regime, but not more than 1.2.

LL - Area of small individual and collective housing, in isolated and grouped construction regime, with a height regime of G, G+1, made on the basis of pre-established lottings. SECTION I - USE OF LAND AND BUILDINGS. ART.1 - ALLOWED USES: The following functions are allowed: small individual housing with a maximum of G+1 levels in isolated and grouped construction regime and their annexes, garages, filigrees, fences, road and pedestrian platforms, exterior landscaping; small collective housing with P, G+1 levels, which will contain a maximum of 6 apartments for each proposed building (housing unit) and a maximum of one apartment for each 100.0 sq m of land in the proposed urban development operation; free and planted spaces related to this area. ART.2 – CONDITIONAL USES ALLOWED: The attic of existing buildings is allowed, with a developed area for the attic level resulting from the use of the available space, resolved strictly in the volume of the existing attic. Commercial functions and professional services are allowed with the following conditions: tertiary economic activities (commercial spaces), not to exceed 100.0 sqm of useful area and to be carried out only inside the buildings; professional or manufacturing services carried out in closed spaces; with a useful area not to exceed 100.0 sqm, to involve a maximum of 5 people, not to cause dysfunctions for the neighborhood. For complementary functions compatible with living, the neighbors' agreement will be obtained. Extensions for the modernization of homes are allowed, without changing the volume, with a maximum of 25.0 sqm of built area on the ground, subject to the CTUAT's approval as insertion studies. Outdoor installations (solar photovoltaic panels, heat pumps, etc.) provided that they have reduced visibility from the public domain and do not cause any disruption to the surrounding areas. ART.3 - PROHIBITED USES: The following types of activities and

works are prohibited: commercial functions and professional services that exceed the areas described above, generate significant traffic of people and goods, have extended operating hours after 10:00 p.m., produce pollution; polluting productive activities, with technological risk or inconvenience due to the traffic generated (over 5 small vehicles per day or any type of heavy transport), through the use of the premises for storage and production, through the waste produced or through the activity program; annexes for raising animals for production and subsistence; wholesale storage; storage of reusable materials; urban waste pre-collection platforms; storage for sale of large quantities of flammable or toxic substances; productive activities that use land visible from public circulation for storage and production; car depots and car maintenance stations; earthworks likely to affect the layout of public spaces and buildings on adjacent plots; any earthworks that may cause water to flow onto neighboring plots or that prevent the rapid evacuation and collection of rainwater; any works that reduce public spaces/planted spaces.

SECTION II – CONDITIONS FOR THE LOCATION, EQUIPMENT AND CONFIGURATION OF BUILDINGS.

ART.4 - CHARACTERISTICS OF THE PLOTS (SURFACES, SHAPES, DIMENSIONS): The dimensions and the shape of the initial parcel that varies between 250.0 - 600.0 sq m and generally have a street frontage of between 12.0 - 14.0 meters for coupled buildings and 15.0 - 18.0 meters for isolated buildings. For small collective housing with G, G + 1 levels, a plot with a minimum area of 600.0 sq m is considered buildable. If an unbuilt plot in a subdivision has a smaller area and a frontage than the other plots (for example corner plots), it can only be considered buildable if the land does not come from the previous subdivision of a plot of normal size for the respective subdivision, has a smaller area by no more than 50.0 sq m. and a street frontage (or both frontages in the case of a corner plot) reduced by no more than 25%.

ART.5 – LOCATION OF BUILDINGS IN RESPECT OF THE ALIGNMENT: The setbacks from the alignment in the initial subdivision plans are maintained, which vary from subdivision to subdivision between the arrangement of buildings on the alignment and a setback of 4.0 - 5.0 meters. The limit up to which the buildable plot is considered in the initial plans (rear alignment) is maintained. The current alignment conditions are preserved if they are in line with the principles of the initial subdivision. For corner plots, the setback will be equal to both alignments. Garages will be set back a minimum of 5.0 meters from the alignment, to allow parking in front of a second car.

ART.6 – LOCATION OF BUILDINGS IN RESPECT OF THE LATERAL AND REAR LIMITS OF THE PLOTS: The buildings will respect the construction regime specific to the initial subdivision. In isolated regime, the buildings will be set back from the lateral limits of the plot by at least half of the building height measured at the cornice at the highest point facing the land, but not less than 3.0 meters, if the initial zoning regime does not have another location method. For coupled buildings - the buildings will be arranged respecting the initial coupling system at a depth that will not exceed 15.0 meters from the alignment, with a setback from the opposite lateral limit of the plot equal to half of the building height measured at the cornice but not less than 3.0 meters if the initial zoning regime does not have another location method. For coupled buildings - in the case of an odd remaining lot, in which the buildings on both lateral plots are coupled and are set back from the plot boundary presenting facades with windows of habitable rooms, the building will be built isolated and will be set back from the lateral boundaries of the plot at a distance equal to half the height of the building measured at the cornice but not less than 3.0 meters if the plot front is at least 12.0 meters. For coupled buildings - the arrangement of semi-coupled buildings with the flat roof visible from public traffic is prohibited unless one of the buildings on the neighboring plots violates the coupling rule and the new building complies with the rule valid for the entire subdivision. The setback from the rear boundary of the plot will be determined by the rear alignment of the subdivision, which may be exceeded only for extensions of a maximum area of 15.0 sq m built on the ground and only if the distance from the rear boundary remains equal to half the height of the building measured at the cornice, but not less than 5.0 meters. Garages may be attached to the lateral boundaries of the plot, provided that the height of the resulting setback does not exceed the height of the fence (2.2 meters). Garages shall be set back at least 5.0 meters from the rear boundary of the plot. Temporary

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buildings that contribute to the organization of the garden (waterfalls/pavilions, storage for garden tools, etc.), whose total area shall be a maximum of 15.0 square meters, may be located within the garden adjacent to the rear property boundary of the plot. ART.7 – LOCATION OF BUILDINGS RELATIVE TO OTHERS ON THE SAME PLOT: For plots created on the basis of pre-established subdivisions, multiple buildings shall not be located on the same plot. ART.8 – CIRCULATIONS AND ACCESSES: The plot is buildable only if it has a road access of at least 4.0 meters wide from a public circulation directly or through a legal right of way obtained through one of the neighboring properties. In situations where there are no road accesses on the plot, these can be created; on a plot, only one pedestrian access and one road access can be provided; the road access will have a maximum width of 4.0 meters. For pedestrian and roadways inside the plots, permeable coverings traditional for the area will be used. ART.9 – PARKING OF VEHICLES: Parking of vehicles is allowed only inside the plot, therefore outside public circulations. When different functions are provided inside the same plot, the parking requirements will be determined by adding up the number of parking spaces regulated for each function. Access to or parking of vehicles in the courtyards of buildings is not allowed, outside the strip of land adjacent to the alignment/alignment, intended for the location of the constructions. Parking lots arranged on the ground will be planted with a minimum of 1 tree per 3 parking spaces and will be surrounded by a hedge of species with evergreen leaves and a minimum height of 1.2 meters. The parking lot requirement will be dimensioned according to the Annex to this Regulation. ART.10 – MAXIMUM ADMISSIBLE HEIGHT OF BUILDINGS: The maximum height of the building measured from the ground level to the cornice will comply with the maximum height provided for by the initial project of the subdivision but not more than G+1. The attic is allowed to be extended to existing buildings with the surface developed for the attic level in the volume of the existing attic. For coupled buildings - it is prohibited to add floors to coupled standardized buildings if the provisions of Article 6 are not complied with and if the addition of floors to both coupled buildings is not carried out simultaneously. Construction of attics on 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 attic level, etc. The maximum height regime allowed for buildings located in areas with civil aeronautical servitudes must comply with the provisions of the RACR-ZSAC. ART.11 – EXTERIOR APPEARANCE OF BUILDINGS: Authorization for the execution of constructions is permitted only if their exterior appearance does not contradict their function, the character of the area and the urban landscape, as described in Section I. Authorization for the execution of constructions that, by conformation, volumetry and exterior appearance, contradict the general appearance of the area and depreciate the generally accepted values of urbanism and architecture, is prohibited. New buildings or modifications/reconstructions of existing buildings will integrate into the general character of the area and will harmonize with the neighboring buildings in terms of architecture and finishes. The architectural expression and the modernity of the facades of existing buildings will be preserved except in cases where a return to an initial or previous situation considered favorable is made. The existing preserved and new elements will be highlighted/differentiated in the spatial structure and the proposed architectural expression. The colors will be pastel, light, close to natural, specific; the use of saturated, strident or bright colors is prohibited for all elements of the construction. Garages and annexes visible from public circulation will harmonize in finishes and architecture with the main building. ART.12– CONDITIONS OF UTILITIES AND WASTE MANAGEMENT: All constructions will be connected to the existing, available and functional municipal networks and to telecommunications networks based on fiber optic cables. It is prohibited to direct stormwater to the public domain or neighboring plots. The rapid evacuation and capture of stormwater in the sewer network will be specially ensured. All new electricity and telecommunications connections will be made underground. Connection and metering ducts will be integrated into the fence. The aerial arrangement of cables of any kind (electrical, telephone, CATV, etc.) is prohibited. Each plot will have a platform or an interior space of the plot (possibly integrated into the fence) intended for the

selective collection of household waste, accessible from the public space located according to sanitary norms. ART.13 – OPEN SPACES AND PLANTED SPACES: Open spaces visible from public circulations will be treated as front gardens, landscaped and planted at a rate of 60%. On the strip of land between the street/public space and the buildings set back from the alignment (front garden), at least 60% of the surfaces will be organized as green spaces. On the land of a plot, green spaces organized on natural soil will occupy at least 40% of the total surface and will include exclusively vegetation (low, medium and high). It is recommended that in order to improve the microclimate and to protect the construction, the waterproofing of the land beyond the minimum necessary for accesses should be avoided; in this regard, permeable coverings will be used. The removal of mature trees is prohibited, except in situations where they represent an imminent danger to the safety of persons or property or would prevent the construction of the structures. Existing important trees over 4.0 meters high and with a trunk diameter over 0.15 meters will be identified, preserved and protected during construction; in the event of cutting down a tree, 5 other trees will be planted in the perimeter of the urban development operation. In the slope areas, tree species whose roots contribute to the stabilization of the land will be planted. ART.14 – FENCES AND ACCESS GATES: The existing character of the fences will be maintained as follows: the architectural treatment of the fences will be correlated with that of the buildings on the plot; fences facing the public space will have an opaque base with a maximum height of 0.30 meters, a transparent part, made of metal grating or in a similar system, preferably doubled by a hedge. The maximum height of the fences will be 1.80 meters and the minimum 1.50 meters; the fences may be doubled by hedges. The fences towards the neighboring plots will have a maximum height of 2.2 meters and will be transparent or opaque. The gates of the fences located in the alignment will open towards the interior of the plot. The fences on the street will be built at the property boundary, without affecting the public domain, and those between private properties will have their axis located on the boundary line. SECTION III – MAXIMUM POSSIBILITIES OF LAND OCCUPATION AND USE. ART.15– MAXIMUM PERCENTAGE OF LAND OCCUPATION (POT-% m² AC/m² of land): POT_{max}=30%. ART.16– MAXIMUM LAND USE COEFFICIENT (CUT m² ADC/m² of land): CUT_{max}=0.6. V1a - Parks, public city and neighborhood gardens, squares in the central area or in residential complexes and public planted strips. SECTION I - USE OF LAND AND BUILDINGS. ART.1 - ALLOWED USES: The following functions are allowed: high, medium and low planted spaces; system of alleys and platforms for pedestrian, alternative, occasional road traffic; arrangements for spending free time, play, sports and rest, other outdoor activities compatible with this subzone; urban furniture, fitness equipment, art objects, decorative lighting, other components of landscape design; arrangements for cultural activities and public catering of a temporary or permanent nature carried out on the basis of insertion studies that preserve spatial coherence and do not alter the urban landscape; sanitary groups, spaces for administration and maintenance, other types of annexed spaces. ART.2 – CONDITIONAL USES ALLOWED: Vehicle access for maintenance, interventions, transport of materials using the system of alleys and pedestrian platforms, provided that they are occasional and limited in nature. Elements related to the technical-urban infrastructure, provided that they serve exclusively the respective space, are located underground or in such a way as to have a minimal visual impact, do not produce noise or other pollution. Functional reconversions/regenerations may be taken into account, provided that the new uses are also part of the category of permitted activities and are compatible with the spaces and arrangements as well as with the existing buildings maintained. ART.3 – PROHIBITED USES: The following types of activities and works are prohibited: any uses other than those permitted or permitted with conditions, as well as any interventions that contravene the legislation in force; earthworks and vertical systematization works likely to affect the arrangements or constructions in public spaces or on adjacent plots; earthworks that may cause rainwater to flow onto neighboring plots or onto the public domain, or that prevent the evacuation and collection of rainwater; any works that diminish public spaces/planted spaces. SECTION II – CONDITIONS FOR THE LOCATION, EQUIPMENT AND CONFIGURATION OF BUILDINGS. ART.4 – CHARACTERISTICS OF THE

PLOTS (SURFACES, SHAPES, DIMENSIONS): The existing parcel structure is usually preserved according to the established limits and according to the specialized studies approved according to the Law. The extension of the areas of green areas is admissible, in which case, in order to preserve the overall coherence, preliminary urban planning documentation (PUZ) will be drawn up, as appropriate. For the plots on which it is desired to carry out developments for uses permitted with conditions, the minimum areas will be determined in such a way that they can allow the proper functioning of the proposed activity without altering the character of the green spaces, in compliance with this Regulation, and the urban indicators proposed by it; in these cases, detailed PUD studies are requested, based on the analysis of the existing situation and the urban context, which detail the plot and the location of the planned developments from an urban point of view.

ART.5 – LOCATION OF BUILDINGS IN RELATION TO THE ALIGNMENT: The location of constructions and developments in relation to the alignment will be made in accordance with the provisions of the specialized studies (landscape architecture, horticultural, dendrological studies, etc.) approved and approved according to the Law. The location of developments in relation to the alignment admitted or admitted with conditions, on the conditions in which these are also functions with public access, will take into account ensuring direct pedestrian access, access for people with disabilities, service road access and the necessary parking spaces depending on the specifics of the objective, without hindering traffic on the public road.

ART.6 – LOCATION OF BUILDINGS IN RELATION TO THE LATERAL AND REAR LIMITS OF THE PLOTS: The location of constructions and developments in relation to the lateral and rear limits of the plot shall be made in accordance with the provisions of the specialized studies (landscape architecture, horticultural, dendrological studies, etc.) approved and approved according to the Law.

ART.7 – LOCATION OF BUILDINGS IN RELATION TO EACH OTHER ON THE SAME PLOT: The location of constructions and developments in relation to each other on the same plot shall be made in accordance with the provisions of the specialized studies (landscape architecture, horticultural, dendrological studies, etc.) approved and approved according to the Law.

ART.8 – CIRCULATIONS AND ACCESSES: Authorization for the execution of constructions or interventions is permitted only if the plot has a road access of at least 3.5 meters from a direct public circulation. As a rule, the current accesses, the existing network of alleys, the cross-sectional profiles and the type of their coverings will be preserved, as an important component of the urban image. Modifications to the street layout are allowed, based on preliminary urban planning documentation (PUZ), in order to integrate the space into the general urban system of pedestrian routes and alternative circulation routes, provided that the overall composition and the urban landscape are preserved. For the permitted or permitted developments with conditions, in the conditions where there are functions with public access, access for people with disabilities will be ensured. For pedestrian alleys and alternative circulation areas inside green spaces, specific covering systems will be used - preferably made of natural materials (stone, wood, etc.) installed in such a way as to avoid excessive waterproofing of the land.

ART.9 - PARKING OF VEHICLES: The necessary parking spaces will be created in the access / entrance areas, aiming to be part of the public parking system. It is forbidden to park vehicles in the green areas; parking spaces will be organized in the vicinity of the entrance areas, as part of the parking system. Parking spaces arranged on the ground will be planted with a minimum of 1 tree per 3 parking spaces and will be surrounded by a hedge of species with evergreen leaves and a minimum height of 1.2 meters. The parking requirements will be dimensioned according to the Annex to this Regulation.

ART.10 – MAXIMUM ADMISSIBLE HEIGHT OF BUILDINGS: For new buildings, the height will be established according to the specialized studies (landscape architecture, horticulture, dendrology and insertion studies, as appropriate, necessary for the conservation of the coherence of the ensemble and the protection of the landscape. It is recommended to limit the height to max. G+1. The maximum height regime allowed for buildings located in areas with civil aeronautical servitudes must comply with the provisions of the RACR-ZSAC.

ART.11 – EXTERIOR APPEARANCE OF BUILDINGS: Authorization for the execution of constructions is permitted only if their exterior appearance does not contradict their function, the character of the area and the urban

landscape, as described in Section I. Authorization for the execution of constructions that, by conformation, volumetry and exterior appearance, contradict the general appearance of the area and depreciate the generally accepted values of urbanism and architecture, is prohibited. The appearance of the constructions and arrangements will integrate as much as possible the general natural image of the landscape and will take into account the general character of the area and the major landscape elements (water, relief) with which it is in co-visibility relations. Sustainable, ecological construction solutions will be adopted. In order to determine a minimalist architectural image, subordinated to the natural setting, specific finishing materials will be used: wood, natural stone, metal, glass in combination with plant elements. The architecture of the buildings will be adapted to the existing context and will express the character of the functional program subordinated to the predominant natural setting; the creation of architectural pastiches or the imitation of historical styles is prohibited. Temporary advertising will be included in the Local Advertising Regulation and in the specific legislation in force regarding the location, dimensions and form of presentation. The specific display will be the subject of specialized studies associated with the area's development project.

ART.12– URBAN EQUIPMENT CONDITIONS AND MANAGEMENT

WASTE: Areas for parks, public gardens, squares will be fully equipped with utilities. All buildings will be connected to public, built, available and functional utilities. Public lighting will be treated as an architectural and landscape component of the development of these spaces and will be the subject of specialized studies. It is prohibited to direct stormwater to the public domain or neighboring plots; stormwater will be directed to planted areas within the plot and the land will not be waterproofed beyond the minimum necessary (alleys, accesses, etc.). It is prohibited to lay cables of any kind (electrical, telephone, CATV, etc.) overhead. Connection and metering ducts will be integrated into fences or buildings. Water supply points from the public network will be provided. Waste collection containers will be placed, optimally distributed according to pedestrian traffic flows; a waste collection system will be organized in the maintenance area, accessible from the public space, and a space for temporary storage of plant debris.

ART.13 – FREE SPACES AND PLANTED SPACES: The current cadastral structure and the existing plantation system of green spaces, as well as the system of alleys and related arrangements, will be preserved. Important interventions on the existing green spaces and the system of alleys and related arrangements, the creation of new green spaces arranged with this profile, will be carried out according to specialized studies (landscape architecture, horological, dendrological studies), including, as appropriate, with preliminary urban planning documentation (PUZ) in the context of preserving the specific characteristics of this type of green areas. Free spaces are considered in the arrangement areas, spaces that have any type of covering; in the overall composition it is recommended that this type of space does not exceed a percentage of 30% in relation to the green area (organized on natural soil and comprising exclusively low, medium, high vegetation). Plant/tree species specific to the area will be used, in order to optimize maintenance costs. The elimination of mature trees is prohibited, except in situations where they represent an imminent danger to the safety of people or property.

ART.14– FENCES AND ACCESS GATES: As a rule, green spaces with unlimited access will not be fenced in relation to adjacent public spaces or the delimitation will be achieved by the perimeter arrangement of specific arrangements (plantations, curbs). If fencing is nevertheless necessary, the separation towards the street of the lands occupied with such functions will consist of transparent fences with a maximum height of 1.20 meters, of which 0.30 meters is opaque, optionally can be doubled by a hedge. The fences to the neighboring areas with private properties will be of the opaque type, with a maximum height of 1.80 meters, usually made of brick masonry. The fences to the street will be built at the property limit, without affecting the public domain, and those between private properties will have their axis located on the boundary line.

SECTION III – MAXIMUM POSSIBILITIES OF LAND OCCUPATION AND USE.

ART.15– MAXIMUM PERCENTAGE OF LAND OCCUPATION (POT-% m² AC/m² of land): In the case of the extension of existing buildings or the addition of new buildings, the occupancy percentage will be established according to the relevant specialized study (landscape

architecture), approved and approved according to the Law. It is recommended not to exceed a land occupancy percentage of 5.0% (for buildings that include interior spaces of any type), compared to the entire surface of the studied area (square, garden, park, planted strip). ART.16– MAXIMUM LAND USE COEFFICIENT (CUT m² ADC/m² of land): In the case of extension, attic, addition of floors to existing buildings or the addition of new buildings, the land use coefficient will be established according to the related specialized study (landscape architecture) approved and approved according to the Law. It is recommended not to exceed a land use coefficient of 0.10 (for buildings that include interior spaces of any type), compared to the entire surface of the studied area (square, garden, park, planted strip V1aP - Parks, public gardens, squares located in the Protected Built Area. SECTION I – USE OF LAND AND BUILDINGS. ART.1 – ALLOWED USES: The following are permitted functions: high, medium and low planted spaces; system of alleys and platforms for pedestrian, alternative, occasional road traffic; arrangements for leisure, play, sports and rest, other outdoor activities compatible with this sub-area; urban furniture, art objects, decorative lighting, other components of landscape design; arrangements for cultural activities and public catering of a temporary or permanent nature carried out on the basis of insertion studies that preserve spatial coherence and do not alter the urban landscape; toilets, spaces for administration and maintenance, other types of annex spaces. ART.2 – USES ALLOWED WITH CONDITIONS: Car access for maintenance, interventions, transport of materials using the system of alleys and pedestrian platforms, provided that these are occasional and limited in nature. Elements related to the technical-urban infrastructure, provided that they exclusively serve the respective space, are located underground or in such a way as to have a minimal visual impact, do not produce noise or other pollution. Functional reconversions/regenerations may be taken into account, provided that the new uses are also part of the category of permitted activities and are compatible with the spaces and arrangements as well as with the existing buildings maintained. ART.3 – PROHIBITED USES: The following types of activities and works are prohibited: any uses other than those permitted or permitted with conditions as well as any interventions that contravene the legislation in force; earthworks and vertical systematization works likely to affect the arrangements or constructions in public spaces or on adjacent plots; earthworks that may cause rainwater to flow onto neighboring plots or onto the public domain, or that prevent the evacuation and collection of rainwater; any works that diminish public spaces/planted spaces. SECTION II – CONDITIONS FOR THE LOCATION, EQUIPMENT AND CONFIGURATION OF BUILDINGS. ART.4 – CHARACTERISTICS OF THE PLOTS (SURFACES, SHAPES, DIMENSIONS): The existing parcel structure is usually preserved according to the established limits and according to the specialized studies approved according to the Law, under the conditions established by the PUZCP. It is admissible to extend the surfaces of green areas of this type, in which case, in order to preserve the overall coherence, specific documentation (landscape architecture, horticultural, dendrological studies) will be developed with multidisciplinary teams, substantiated by a historical study, approved and approved according to the Law. ART.5 – LOCATION OF BUILDINGS IN RELATION TO THE ALIGNMENT: The location of constructions and developments in relation to the alignment will be done under the conditions established by the PUZCP or up to its approval in compliance with this Regulation based on specialized studies (landscape architecture, horticultural, dendrological studies, etc.), substantiated by a historical study, approved and approved according to the Law. The location of the permitted or permitted conditional developments in relation to the alignment, provided that these are also functions with public access, will take into account ensuring direct pedestrian access, access for people with disabilities, service road access and the necessary parking spaces depending on the specifics of the objective, without hindering traffic on the public road. ART.6 – LOCATION OF BUILDINGS IN RESPECT OF THE LATERAL AND REAR LIMITS OF PLOTS: The location of buildings and developments relative to the lateral and rear boundaries of the plot will be done under the conditions established by the PUZCP or until its approval in compliance with this Regulation based on specialized studies (landscape architecture, horticultural, dendrological studies, etc.), substantiated by a historical study, approved and approved according to the Law. ART.7 –

LOCATION OF BUILDINGS RELATIVE TO EACH OTHER ON THE SAME PLOT: The location of buildings and developments relative to each other on the same plot will be done under the conditions established by the PUZCP or until its approval in compliance with this Regulation based on specialized studies (landscape architecture, horticultural, dendrological studies, etc.), substantiated by a historical study, approved and approved according to the Law.

ART.8 – CIRCULATIONS AND ACCESSES: Authorization for the execution of constructions or interventions is permitted only if the plot has a road access of at least 3.5 meters from a direct public circulation. As a rule, the current accesses, the existing network of alleys, the transversal profiles and the type of their coverings will be preserved, as an important component of the urban image. Modifications of the street layout are allowed, based on the urban planning documentation PUZCP or until its approval in compliance with this Regulation based on specialized studies (landscape architecture, horticultural, dendrological studies) substantiated by a historical study, approved and approved according to the Law, for the purpose of integrating the space into the general urban system of pedestrian routes and alternative circulations, provided that the overall composition and the urban landscape are preserved. For the permitted or permitted arrangements with conditions, provided that they are functions with public access, access for people with disabilities will be ensured. For pedestrian alleys and alternative circulation areas inside green spaces, specific covering systems will be used - preferably made of natural materials (stone, wood, etc.) installed in such a way as to avoid excessive waterproofing of the land.

ART.9 - PARKING OF VEHICLES: The necessary parking spaces will be created in the access / entrance areas, aiming to be part of the public parking system. It is prohibited to park vehicles in the green areas; parking spaces will be organized, inside the plot, in the vicinity of the entrance areas, as part of the parking system. Parking spaces arranged on the ground will be planted with a minimum of 1 tree per 3 parking spaces and will be surrounded by a hedge of species with evergreen leaves and a minimum height of 1.2 meters. The parking requirements will be dimensioned according to the Annex to this Regulation with the application of a 10% reduction for all types of permitted activities.

ART.10 – MAXIMUM ADMISSIBLE HEIGHT OF BUILDINGS: For new buildings, the height will be established by the PUZCP or until its approval in compliance with this Regulation, based on specialized studies (landscape architecture, horticultural, dendrological studies) or insertion studies, as the case may be, substantiated by a historical study approved and approved according to the Law, necessary for the preservation of the coherence of the ensemble and the protection of the landscape. It is recommended to limit the height to max. P. The maximum height regime allowed for buildings located in areas with civil aeronautical servitudes must comply with the provisions of the RACR-ZSAC.

ART.11 – EXTERIOR APPEARANCE OF BUILDINGS: Authorization of construction is permitted only if their exterior appearance does not conflict with their function, the character of the area and the urban landscape, as described in Section I. Authorization of construction that, by its shape, volume and exterior appearance, conflicts with the general appearance of the area and depreciates the generally accepted values of urban planning and architecture, is prohibited. Any intervention on existing facilities and buildings as well as the way of creating the facades of additions or extensions will be carried out in a restoration regime, based on a specialized study (historical study) approved according to the Law. Interventions on historical monument buildings or those that are part of ensembles classified or proposed for classification will be carried out in a specific regime, only on the basis of detailed projects substantiated by historical studies and complex investigations on the constructions, approved and authorized according to the Law. Appropriate materials and techniques will be used for arrangements or constructions, usually traditional ones. The architectural expression and the modernity of the facades of existing buildings will be preserved except in cases where a return to an initial or previous situation is considered favorable. The elimination of specific decorations (framework, cornices, belts, columns, pilasters, etc.) is prohibited. Historical joinery will be preserved through restoration; exceptionally, when this is no longer possible, they will be replaced with copies with an identical appearance to the originals, reproducing all the details and decorations. The roof coverings will be made of natural-colored ceramic tiles; in situations where the

roof is made of corrugated sheet metal and the structure of the roof truss does not have the load-bearing capacity to support the tile, its replacement with flat corrugated sheet metal in gray is allowed. Gutters and downpipes will be replaced with galvanized or copper sheet metal in the traditional manner. The existing elements preserved in relation to the new ones will be highlighted/differentiated in the spatial structure and the proposed architectural expression. Any intervention aimed at new constructions or developments or extensions of existing ones will comply with the following recommendations: the architecture of the constructions or developments will be adapted to the existing context and will express the character of the program; the creation of architectural pastiches or imitation of historical styles is prohibited. Temporary advertising will be included in the Local Advertising Regulation and the specific legislation in force regarding the location, dimensions and form of presentation. The specific display will be the subject of specialized studies associated with the area development project.

ART.12– CONDITIONS OF UTILITIES AND WASTE MANAGEMENT: Areas for parks, public gardens, squares will be fully equipped with utilities. All buildings will be connected to public utilities networks, built, available and functional. Public lighting will be treated as an architectural and landscape component of the arrangement of these spaces and will be the subject of specialized studies. It is prohibited to direct rainwater to the public domain or neighboring plots; rainwater will be directed to the planted areas inside the plot and the land will not be waterproofed beyond the minimum necessary (alleys, accesses, etc.). It is prohibited to place cables of any kind (electrical, telephone, CATV, etc.) in the air. The connection and metering ducts will be integrated into fences or buildings. Water supply points from the public network will be provided. Waste collection containers will be placed, optimally distributed according to pedestrian traffic flows; in the maintenance area, a system for waste collection will be organized, accessible from the public space and a space for temporary storage of plant debris.

ART.13 – FREE SPACES AND PLANTED SPACES: The current cadastral structure and the existing plantation system of green spaces, as well as the system of alleys and related arrangements, shall be preserved, as a rule. Important interventions on the existing green spaces and the system of alleys and related arrangements, the creation of new green spaces arranged with this profile, shall be carried out under the conditions established by the PUZCP or until its approval only on the basis of specialized studies (landscape architecture, horticultural, dendrological studies), substantiated by a historical study, approved and approved according to the Law, in the context of preserving the specific characteristics of this type of green areas. Free spaces are considered in the arrangement areas, spaces that have any type of covering; in the overall composition it is recommended that this type of space does not exceed a percentage of 40% in relation to the green area (organized on natural soil and comprising exclusively low, medium, high vegetation). Plant/tree species traditionally used for planting these spaces will be used, preferably from indigenous varieties, specific to the area, to optimize maintenance costs. The elimination of mature trees is prohibited, except in situations where they represent an imminent danger to the safety of people or property.

ART.14– FENCES AND ACCESS GATES: As a rule, green spaces with unlimited access will not be fenced in relation to adjacent public spaces or the delimitation can be achieved by arranging specific arrangements around the perimeter (plantations, curbs). If fencing is necessary, the separation of the land occupied with such functions towards the street will consist of transparent fences with a maximum height of 1.20 meters, of which 0.30 meters opaque base, optionally being doubled by a hedge. The fences towards the areas adjacent to private properties will be of the opaque type, with a maximum height of 1.80 meters, usually made of brick masonry. The fences towards the street will be made at the property boundary, without affecting the public domain, and those between private properties will have their axis located on the boundary line.

SECTION III – MAXIMUM POSSIBILITIES OF LAND OCCUPATION AND USE. ART.15– MAXIMUM PERCENTAGE OF EMPLOYMENT A LAND (POT-%m² AC/m² of land): In the event of extension, construction of attics, addition of floors, existing buildings or addition of new buildings, the occupancy percentage will be established according to the PUZCP or until its approval according to the related specialized study (landscape architecture), substantiated by a historical study,

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approved and approved according to the Law. It is recommended not to exceed a land occupancy percentage of 5.0% (for buildings that include interior spaces of any type), compared to the entire surface of the studied area (square, garden, park, planted strip). ART.16– MAXIMUM LAND USE COEFFICIENT (CUT m² ADC/m² of land): In the case of extension, attic, addition of floors to existing buildings or addition of new buildings, the land use coefficient will be established according to the PUZCP or until its approval depending on the related specialized study (landscape architecture), substantiated by a historical study, approved and approved according to the Law. It is recommended not to exceed a land use coefficient of 0.10 (for buildings that include interior spaces of any type), in relation to the entire surface of the studied area (square, garden, park, planted area).

CC - Sub-area of existing neighborhood centers and neighborhood centers in expansion areas.

SECTION I – FUNCTIONAL USE. ART.1 – PERMITTED USES: administrative functions, institutions, services and public equipment at the neighborhood level; business administration, financial and banking services; general interest functions, managerial, technical, professional services; personal and collective social services, publishing houses, offices of publications, various associative activities, related manufacturing activities; retail trade and agri-food market; small-wholesale storage for home supply and for retail supply; public catering and compatible related services (restaurants, confectioneries, cafes); tourism and tourism services, urban agreement; leisure and sports in closed and open spaces; health services with a predominantly outpatient nature; culture and education; places of worship; services and spaces for the management and maintenance of public spaces (public health groups, other annex spaces); underground/above-ground parking lots – ground or multi-storey; collective housing with the ground floor and possibly lower floors intended for commercial functions and various services in a proportion of 30% of the built area developed within an urban operation that is the subject of urban planning documentation; parks, public gardens, squares, landscaped planted areas. ART.2 – CONDITIONAL USES ALLOWED: All buildings will have on the ground floor facing the street functions that allow public access permanently or according to a specific operating program. Functions that do not allow free public access are allowed on the ground floor of buildings only on the condition that they do not represent more than 10% of the street frontage, are not located on the ground floor of more than two adjacent buildings and do not occupy a frontage greater than 40.0 m: Aboveground or underground collective parking lots and garages in dedicated public or private buildings with the following conditions: do not occupy the frontage towards the public space (be located inside the plot); Vehicle access should be from secondary streets with low traffic and should be organized so as not to disrupt major vehicle and pedestrian traffic. External installations (air conditioning, heating, heat pumps, etc.) provided that they are not visible from the public domain and do not produce noise pollution for neighborhoods. Elements related to technical and urban infrastructure, provided that they are located underground or outside the public space. The conversion of dwellings located in existing buildings into other functions is allowed, provided that direct access from the public space is ensured for these functions; the difference in level up to the ground floor level will be taken over only on the inside; functions with limited public access may have access from the corridors or from the courtyard of the building if the dwelling is not present on the plot. The construction of collective dwellings in buildings with other functions on the ground floor or on the first levels is allowed; these dwellings will preferably have a special part, adapted to the inclusion in the dwelling of spaces for various liberal professions. ART.3 – PROHIBITED USES: The following types of activities and works are prohibited: any productive activities, polluting services of any nature, with technological risk or inconvenient due to the traffic generated; temporary constructions of any nature; wholesale trade and storage; car maintenance stations, other types of services for motor vehicles; dry cleaners; storage for sale of large quantities of flammable or toxic substances; activities that use for storage and production the land visible from

public circulations or from public institutions; storage of reusable materials; urban waste pre-collection platforms; earthworks likely to affect the arrangements in public spaces and the constructions on adjacent plots; any earthworks that may cause water to flow onto neighboring plots or that prevent the evacuation and collection of rainwater; any works that diminish public spaces/planted spaces. SECTION II – CONDITIONS FOR THE LOCATION, EQUIPMENT AND CONFIGURATION OF BUILDINGS. ART.4 – CHARACTERISTICS OF THE PLOTS (SURFACES, SHAPES, DIMENSIONS): For new public buildings, in the absence of specific norms and depending on the beneficiary's theme, the minimum buildable land is 1000.0 sq m. with a street front of at least 30.0 meters in the case of buildings arranged in isolation and at least 24.0 meters in the case of buildings coupled on one side or attached to two flats. For the other categories of functions, it is recommended to subdivide the land into plots with at least 500.0 sq m and a street front of at least 15.0 meters in the case of buildings arranged in continuous mode and at least 18.0 meters in the case of buildings coupled to a lateral flat or isolated; depending on the needs of the investors, one or more adjacent plots may be concessioned or purchased. ART.5 – LOCATION OF BUILDINGS IN RELATION TO THE ALIGNMENT: Buildings intended for public institutions and equipment will be set back from the alignment by at least 4.0-10.0 meters, provided that they do not leave visible the heels of the buildings located on the lateral boundaries of the plots or will be arranged on the alignment depending on the activity profile, the existing technical norms and the characteristic situation on the adjacent streets. Buildings that do not have the function of institutions, services or public equipment are placed with setbacks of at least 4.0 m from the alignment on streets with sidewalks with a maximum width of 3.0 meters or can be arranged on the alignment in the case of sidewalks with a width of over 3.0 meters provided that the maximum height of the building measured at the cornice does not exceed the distance between it and the alignment on the opposite side of the street or pedestrian traffic. If the maximum height of the building measured at the cornice in the alignment plan exceeds the distance between the alignments, the building will be set back from the alignment by a minimum distance equal to the increase in height of the building measured at the cornice in relation to the distance between the street alignments, but not less than 3.0 meters; the only exceptions to this rule are situations of marking intersections by adding height and turns and height connections of buildings on side streets according to Article 10. If there is a gap at the boundary between two plots, a correction will be made by setting back the more advanced building to the level of the corners of the adjacent plots, thus achieving a local realignment. Buildings that form continuous fronts will have a recommended depth from the alignment that will not exceed 20.0 meters (rear alignment) except for the ground floor which may occupy 80% of the plot area; exceeding this length will be justified by an insertion study approved according to the Law. In situations where the open front is a specific feature of the area, this way of construction will be preserved; such situations can be detailed by in-depth urban planning documentation that will be based on a study developed on a relevant surface. ART.6 – LOCATION OF BUILDINGS IN RELATION TO THE LATERAL AND REAR LIMITS OF THE PLOTS: The conformity of the location of the buildings on the plot will be determined by the context generated by the pre-existing built framework of the plot as well as by the spatial conformity of the buildings on the adjacent plots. Buildings that house public functions will be located in an isolated regime; buildings that house other types of functions are recommended to be predominantly built in a continuous or discontinuous regime for both fronts of the same street. The buildings will form continuous fronts by joining the heels of neighboring buildings, if these are arranged on the lateral limits of the plots up to a recommended distance of maximum 20.0 meters from the alignment, except for the ground floor which can occupy 80% of the plot surface; exceeding this length will be justified by an insertion study approved according to the Law. In the case of discontinuous fronts, where the building adjoins only one of the lateral boundaries to a building with a flat roof on the property boundary and on the other side it borders a building set back from the lateral boundary of the plot and having windows on the lateral facade, the new building will be set back from this boundary at a distance equal to half the height of the building

measured at the cornice but not less than 4.0 meters; if this boundary separates the neighborhood center from the predominantly residential subzone, from a public function or from a church, the distance is increased to 5.0 meters. Buildings located in an isolated regime will be set back from the lateral boundaries by a distance equal to at least half the height of the building measured at the main cornice but not less than 5.0 meters. It is prohibited to build on the plot boundary if this is also the line of separation of the neighborhood center subzone from the predominantly residential subzone made in a discontinuous regime as well as if it is the boundary separating any function from a plot reserved for public facilities or a church; in these cases, a setback at least equal to half the height of the building measured at the cornice but not less than 5.0 m shall be respected. The distance between the building of a Byzantine rite church and the lateral and rear boundaries of the plot is at least 10.0 meters; buildings belonging to other denominations may be integrated into continuous fronts. In all cases, the buildings shall be set back from the rear boundary at a distance equal to at least half the height of the building measured at the cornice but not less than 5.0 meters. It is recommended that in buildings with manufacturing activities, the windows on the facades facing the side plots occupied by dwellings located less than 10.0 m away, have the parapet positioned at a minimum height of 1.90 m from the floor of the rooms. In the case of commercial and small-scale production buildings, the compact construction method is allowed, provided that the other provisions of the Regulation are complied with.

ART.7 – LOCATION OF BUILDINGS RELATIVE TO EACH OTHER ON THE SAME PLOT: The buildings will respect distances between them equal to the average height of the opposite fronts. The distance may be reduced to half the height measured in this way but not less than 6.0 meters only if the facades have bays or windows that do not provide lighting for rooms either for living or for other activities requiring natural light.

ART.8 – CIRCULATIONS AND ACCESSES: The plot is buildable only if it has a road access of at least 4.0 meters wide from a public circulation directly or through a legal right of way obtained through one of the neighboring properties; it is recommended that accesses from a main street with public transport be ensured by a local double shoulder. In the case of continuous street frontages, road access to the rear yard will be ensured through a passageway sized to allow access for firefighting vehicles; the maximum distance between these passages measured on the alignment will not exceed 30.0 meters. The Zonal Urban Rehabilitation Plan for the regeneration of the neighborhood center will clearly delimit conventional circulations in public space, areas reserved for alternative and pedestrian circulations, pedestrian streets and squares. Private common passages and courtyards can be created that are permanently accessible to the public during operating hours or only for service access. In all cases, it is mandatory to ensure access to public spaces for people with mobility difficulties. For pedestrian and roadways inside the plots, permeable coverings, preferably made of natural materials, will be used.

ART.9 – PARKING OF VEHICLES: Parking of vehicles necessary for the operation of various activities is allowed only inside the plot, therefore outside of public circulations and parking lots. When different functions are provided within the same plot, the parking needs will be determined by adding up the number of parking spaces regulated for each function separately. If the regulated parking spaces cannot be provided within the plot, the arrangement of a private or cooperative parking lot or the concession of the necessary spaces in a collective parking lot will be demonstrated by presenting the legal forms; these parking lots will be located within the neighborhood center or in the adjacent area at a maximum distance of 150.0 meters for the residential function and a maximum of 250.0 meters for the other functions. The cooperative grouping of ground parking lots will be done in areas sized and arranged in such a way as to allow later, depending on the possibilities, the construction of multi-storey parking lots, without diminishing the functionality and appearance of the neighborhood center. The ground parking lots will be planted with at least one tree per 3 parking spaces and will be surrounded by a hedge of evergreen species with a minimum height of 1.20 meters. The parking requirements will be sized according to the Annex to this Regulation.

ART.10 – MAXIMUM ADMISSIBLE HEIGHT OF BUILDINGS: As a rule, the maximum height of buildings will not exceed the distance between the alignments. Maximum heights in the alignment

plan of P+10 (40.0 meters) are recommended on streets with 6 lanes, P+6 (24.0 meters) on streets with 4 lanes and P+3 (17.0 meters) on streets with 2 lanes; the maximum permissible height is not limited, but this conditions the withdrawal from the alignment if the building height measured at the cornice exceeds the distance between the alignments according to Article 5. To ensure the coherence of the image of the built frame, the height of buildings on a main street with continuous or discontinuous fronts will also return to the secondary streets that branch into it over a length of 50.0 m on streets with 6 and 4 lanes and over a length of 25.0 m on streets with 2 lanes; In this space, it is recommended to connect the height of the buildings on the street considered the main street in steps with the height of the buildings on the secondary street if the height difference between them is greater than two levels. It is allowed that at intersections the maximum height be exceeded by no more than two levels at a distance of no more than 25.0 meters from the intersection of the alignments, provided that no visible ridges are created on the public domain. It is recommended that the maximum height for commercial buildings and those for professional, collective and personal services not exceed P+3 levels for commercial and public accessibility reasons. The maximum height regime allowed for buildings located in areas with civil aeronautical easements must comply with the provisions of the RACR-ZSAC.

ART.11 – EXTERIOR APPEARANCE OF BUILDINGS: Authorization for the execution of constructions is permitted only if their exterior appearance does not contradict their function, the character of the area and the urban landscape, as described in Section 1. Authorization for the execution of constructions that, by their conformation, volume and exterior appearance, contradict the general appearance of the area and depreciate the generally accepted values of urbanism and architecture, is prohibited. Any intervention on existing buildings, as well as the way of creating the facades of additions or extensions, will be carried out based on an insertion study. For new proposed buildings, the character of the area will be taken into account, the characteristics of the buildings in the vicinity such as volume, architecture of the facades, construction materials, companies, displays; in the space of this subzone, the architecture will be subordinated to the requirements of coherence on the scale of the entire neighborhood center. The architecture of contemporary interventions will be of a modern nature and will express the character of the functional program respecting the building rules of the area or the original ensemble. Stylistic imitations of architectures foreign to the area, pastiches, imitation of historical styles, imitations of materials or improper use of materials, the use of saturated, strident or bright colors are prohibited. In order to determine a unitary urban image, finishing materials specific to the area or natural materials framed in contemporary minimalism - stone, wood, glass - will be used in a limiting manner. The creation of visible arches from public circulations or from the surrounding heights is prohibited. The full-empty ratio of the facades will be close to the one prevailing in the area; the colors will be pastel, light, close to natural ones. In the case of interventions aimed at restructuring/expanding existing buildings, the existing preserved and new elements will be highlighted/differentiated in the spatial structure and proposed architectural expression. Companies and advertisements will be included in the Local Advertising Regulation regarding their location, dimensions and shape. For the purpose of authorization, additional insertion studies for new interventions and graphic justifications, photomontage or model for interventions on existing buildings may be required. Attention will be paid to the treatment of facades and roofs or terraces perceptible in a descending perspective from the Budiului hill, from the Dambul Pietros plateau or from the Cornesti plateau; it is recommended to plant the terraces in a proportion of 70%.

ART.12– CONDITIONS OF UTILITIES AND WASTE MANAGEMENT: All buildings are connected to public utilities networks and telecommunications networks based on fiber optic cables. It is prohibited to direct stormwater to the public domain or neighboring plots. Rapid capture and evacuation of stormwater from yards into the sewer network will be ensured. In buildings located on the alignment, the connection of downpipes to the stormwater sewer will be mandatory under the sidewalks to avoid ice formation in heavily trafficked areas. All new electricity and telecommunications connections will be made underground. Connection and metering ducts will be integrated into buildings. The aerial

arrangement of cables of any kind (electrical, telephone, CATV, etc.) is prohibited. Each plot will have an interior space (possibly integrated into the building) intended for the selective collection of household waste, with access from the public space. The arrangement of satellite TV antennas in places visible from public traffic and the visible arrangement of CATV cables are prohibited. ART.13 – FREE SPACES AND PLANTED SPACES: Adequate landscaping of spaces accessible to the public will be ensured in all cases and especially in the case of occupying the ground floor with functions other than housing. On the whole of a plot, green spaces organized on natural soil will occupy at least 20% of the total area, being made up exclusively of vegetation (low, medium and high); for plots that include buildings for parking lots, collective garages with unlimited public access, green spaces organized on natural soil can be reduced to 5% of the area. Free spaces (surfaces that have a covering of any type) will use traditional materials (permeable stone slabs). Free spaces, resulting from the withdrawals from the alignment, will be treated as facade gardens, landscaped and planted in a proportion of 50%. In the front gardens of public facilities, at least 40% of the surface area will be provided with tall plantings and 30% of the free space reserved for pedestrians will be arranged as decorative planting space. A landscape architect will be collaborated with to choose the appropriate species. The elimination of mature trees is prohibited, except in situations where they represent an imminent danger to the safety of people or property or would prevent the construction. Existing important trees over 4.0 meters high and with a trunk diameter over 0.15 meters will be identified, preserved and protected during the construction; in the event of cutting down a tree, 5 other trees will be planted in the perimeter of the urban development operation. Unbuilt spaces and those not occupied by accesses and guard sidewalks will be grassed and planted with one tree every 50 square meters. In order to improve the microclimate and to protect the constructions, waterproofing the land beyond the minimum necessary for accesses will be avoided. Greening solutions for facades and terraces will be used, as well as the placement of planters with shrubs on mineralized streets on sidewalks over 3.0 meters wide at the entrance to public and commercial buildings. It is recommended that at least 75% of the unusable terraces and 10% of the usable terraces of the buildings be arranged as green spaces to improve the microclimate and the image offered to neighboring buildings. ART.14 – FENCES AND ACCESS GATES: The architectural solution of the fences will be consistent with that of the building/buildings on the plot; within the building ensembles built on the principle of open urbanism, the fences will be replaced with hedges and landscaped lawns. It is recommended to separate the neighborhood center from the adjacent residential area if there is no street open to public traffic between them with transparent fences of maximum 1.80 meters and minimum 1.20 meters high, of which 0.30 meters is an opaque base, the upper part being made of iron or metal mesh, doubled by a hedge; in the same way, public equipment located inside the neighborhood center will be fenced. The indication of the property limits of the land will be achieved by differentiating the treatment of paving from sidewalks and by plantings, planters, decorative elements. In the case of buildings set back from the alignment and public institutions, the fences facing the street will be transparent, will have a maximum height of 1.80 meters of which an opaque base of about 0.30 meters, the upper part being made of iron or metal mesh and doubled by a hedge. The fences facing the street will be built at the property limit, without affecting the public domain, and those between private properties will have their axis located on the boundary line. SECTION III – MAXIMUM POSSIBILITIES OF LAND OCCUPATION AND USE. ART.15– MAXIMUM PERCENTAGE OF LAND OCCUPATION (POT-% m² AC/m² of land): POTmax will be the one regulated by specific norms for the respective architectural program, with the following conditions: POTmax excluding public equipment = 80%; for public equipment according to the specific norms for the respective architectural program, in compliance with the provisions of the General Urban Planning Regulation. ART.16 – MAXIMUM LAND USE COEFFICIENT (CUT m² ADC/m² of land): CUTmax will be the one regulated by specific norms for the respective architectural program, with the following conditions: maximum CUT excluding public equipment - depending on the maximum number of levels: G+3.4-CUTmax=2.0/G+5 and above - CUTmax=2.2; for public equipment according to the

specific norms for the respective architectural program, in compliance with the correlation between POTmax and the regulated height regime.

CM3 - Sub-area formed by insertions of mixed functions and reconversions of dwellings located predominantly on the ground floor into other functions, in the existing fronts consisting of blocks of collective dwellings. SECTION I – FUNCTIONAL USE. ART.1 – ALLOWED USES: functions

administrative, institutions, public services and equipment; business administration, headquarters of companies and firms, services for enterprises, design, research; expertise, consultancy in various fields and other professional services; social, collective and personal services; retail trade; tourism and tourism services; restaurants, confectioneries, cafes, etc.; leisure and sports in covered spaces; health services with a predominantly outpatient nature; culture and education; collective housing with a regular part or housing with a special part that includes spaces for liberal professions. ART.2 – CONDITIONAL USES ALLOWED: All buildings will have on the ground floor facing the street functions that allow public access permanently or according to a specific operating schedule. Activities in which public access to the ground floor of the buildings is not free are allowed only on the condition that they do not present a frontage longer than 40.0 meters to the street and that no more than two such buildings are located adjacent to each other. The conversion of dwellings into other functions is allowed provided that this function is maintained in at least 30% of the ADC for each operation. The conversion of dwellings located on the ground floor of existing buildings into other functions is allowed provided that access is ensured for these functions directly from the public space; the difference in level up to the ground floor level will be taken over only internally; functions with limited public access may have access from the corridors or from the courtyard of the building if the dwelling is not present on the plot. Outdoor installations (air conditioning, heating, heat pumps, etc.) provided that they are not visible from the public domain and do not produce noise pollution for the neighborhood. Elements related to the technical and urban infrastructure, provided that they are located underground or outside the public space. ART.3 – PROHIBITED USES: The following types of activities and works are prohibited: productive activities, polluting services of any kind, with technological risk or inconvenience due to the traffic generated; temporary constructions of any kind; wholesale trade and storage; dry cleaners; storage for sale of large quantities of flammable or toxic substances; activities that use land visible from public circulations or from public institutions for storage and production; storage of reusable materials; earthworks likely to affect the layout of public spaces and buildings on adjacent plots; any earthworks that may cause water to flow onto neighboring plots or that prevent the evacuation and collection of rainwater; any works that diminish public spaces/planted spaces. SECTION II – CONDITIONS FOR THE LOCATION, EQUIPMENT AND CONFIGURATION OF BUILDINGS. ART.4 – CHARACTERISTICS OF PLOTS (SURFACES, SHAPES, DIMENSIONS): For new institutions and public services, in the absence of specific norms and depending on the beneficiary's theme, the minimum buildable land is 1000.0 sq m. with a street front of at least 30.0 meters - in the case of buildings arranged isolated and of at least 24.0 meters in the case of buildings coupled on one side or attached to two sides. For the other categories of functions, it is recommended to subdivide the land into plots with a minimum of 500.0 sq m and a street front of at least 12.0 meters, in the case of buildings lined up between two side sides and of at least 18.0 meters in the case of buildings coupled to a side side or isolated. The depth of the plot should be greater than the street front. ART.5 – LOCATION OF BUILDINGS IN RELATION TO THE ALIGNMENT: Public buildings will be set back from the alignment by at least 6.0-10.0 meters or will be placed on the alignment depending on the activity profile and the existing situation of the configuration of the street fronts in the location area. Buildings that do not have the function of institutions, services or public equipment are placed on the alignment provided that the maximum height of the building measured at the cornice does not exceed the distance between it and the

alignment on the opposite side of the street. If the maximum height of the building measured at the cornice in the alignment plan exceeds the distance between the alignments, the building will be set back from the alignment by a minimum distance equal to the plus of the height of the building measured at the cornice in relation to the distance between the street alignments, but not less than 3.0 meters; The only exceptions to this rule are the situations of marking intersections by adding height and the turns and connections of buildings on side streets according to Article 10. If there is a gap at the boundary between two plots, a correction will be made by withdrawing the more advanced building to the level of the corners of the adjacent plots, thus achieving a local realignment; -For buildings that form continuous fronts, a recommended rear alignment is established located at a maximum distance of 20.0 meters from the street alignment; exceeding this length will be justified by an insertion study approved according to the Law.

ART.6 – LOCATION OF BUILDINGS IN RELATION TO THE LATERAL AND REAR LIMITS OF THE PLOTS: The conformity of the location of buildings on the plot will be determined by the context generated by the pre-existing built framework of the plot as well as by the spatial conformation of the constructions on the adjacent plots. Buildings that house representative public functions will be located in isolation. Buildings that house other types of functions will be built predominantly in a continuous regime or predominantly in a discontinuous regime, for both fronts of the same street. The buildings will form continuous fronts by joining the heels of neighboring buildings if they are located on the lateral limits of the plots, up to a recommended distance of maximum 20.0 meters from the alignment; exceeding this length will be justified by an insertion study approved according to the Law. In the case of discontinuous fronts, where the plot borders only on one of the lateral boundaries with a building with a eave on the property boundary and on the other side it borders a building set back from the lateral boundary of the plot and having windows on the lateral facade, the new building will adjoin the existing eave and from the opposite boundary of the plot it will be set back at a distance equal to half the height of the building measured at the cornice, but not less than 5.0 meters. Buildings located in an isolated regime will be set back from the lateral boundaries with a distance equal to at least half the height of the building measured at the main cornice but not less than 5.0 meters. It is prohibited to build on the boundary of the plot if this is also the line of separation of the mixed sub-area from an isolated public function, a church or a predominantly residential sub-area made in a discontinuous regime; in these cases, only the construction with a setback from the plot boundaries equal to half the building height measured at the cornice but not less than 5.0 meters is allowed. The distance between the building of a Byzantine rite church and the lateral and rear boundaries of the plot is at least 10.0 meters; buildings belonging to other denominations may be integrated into continuous fronts. In all cases, the buildings will be set back from the rear boundary at a distance equal to at least half of the building height measured at the cornice but not less than 5.0 meters. It is recommended that the parapet of the windows of buildings with small-scale production activities on the facades facing the side plots that have windows of dwellings located less than 10.0 meters away be positioned at a minimum of 1.90 meters from the floor of the rooms. In the case of commercial and small-scale production buildings, the compact construction method is allowed provided that the other provisions of the Regulation are respected.

ART.7 – LOCATION OF BUILDINGS RELATIVE TO OTHERS ON THE SAME PLOT: The buildings will respect distances between them equal to the average height of the opposite fronts. The distance may be reduced to half the height measured in this way, but not less than 6.0 meters only if the facades have windows or louvers that do not provide lighting for rooms, either for living or for other activities that require natural light.

ART.8 – CIRCULATIONS AND ACCESSES: The plot is buildable only if it has a road access of at least 4.0 meters wide from a public circulation directly or through a legal right of way obtained through one of the neighboring properties. In the case of continuous fronts to the street, a road access to the rear yard will be ensured through a passage sized so as to allow access for firefighting vehicles; the distance between these passages measured on the alignment will not exceed 30.0 meters. Private common passages and courtyards accessible to the public permanently or only during operating hours, as well as for

service access, may be created. In all cases, it is mandatory to ensure access to public spaces for people with mobility difficulties. For pedestrian and roadways inside the plots, permeable coverings, preferably made of natural materials, will be used.

ART.9 – PARKING OF VEHICLES: Parking of vehicles is allowed only inside the plot, therefore outside public circulation. When different functions are provided inside the same plot, the parking requirements will be determined by adding up the number of parking spaces regulated for each function separately. If there is not enough space to ensure the regulated parking spaces in the plot space, the arrangement of a private or cooperative parking lot or the concession of the necessary spaces in a collective parking lot will be demonstrated by presenting the legal forms; these parking lots will be located at a distance of max. 150.0 meters for the residential function and a maximum of 250.0 meters for the other functions. The parking lots arranged on the ground will be planted with a minimum of 1 tree per 3 parking spaces and will be surrounded by a hedge of evergreen species with a minimum height of 1.2 meters. The parking lot requirement will be dimensioned according to the Annex to this Regulation.

ART.10 – MAXIMUM ADMISSIBLE HEIGHT OF BUILDINGS: As a rule, the maximum height of buildings measured at the cornice shall not exceed the distance between the alignments. In the case of corner buildings located at the junction of streets with different height regimes, if the height difference between the two streets is one level, the highest height regime shall be extended towards the secondary street on the entire plot; if the height regime between the two streets differs by two levels, a stepwise decrease shall be made, the first section extending the height of the building on the main street by a minimum length equal to the distance between the alignments. Authorization for the execution of constructions is made in compliance with the average height of the neighboring buildings and the character of the area without the height difference exceeding the immediately neighboring buildings by more than two levels. The maximum height regime allowed for buildings located in areas with civil aeronautical servitudes must comply with the provisions of the RACR-ZSAC.

ART.11 – EXTERIOR APPEARANCE OF BUILDINGS: Authorization for the execution of constructions is permitted only if their exterior appearance does not contradict their function, the character of the area and the urban landscape, as described in Section 1. Authorization for the execution of constructions that, by conformation, volumetry and exterior appearance, contradict the general appearance of the area and depreciate the generally accepted values of urbanism and architecture, is prohibited. The appearance of the buildings will be subordinated to the specific requirements of a diversity of functions and the expression of the prestige of the investors but on condition that compositional ensembles are created that take into account the general character of the area, the particularities of the site, the social role of the commercial streets, the architecture of the neighboring buildings with which they are in co-visibility relations. Any intervention on existing buildings, as well as the way of creating the facades of additions or extensions, will be carried out based on an insertion study under the conditions of the legislation in force. The architecture of contemporary interventions will be of a modern nature and will express the character of the functional program respecting the building rules of the area or the original ensemble. Stylistic imitations of architectures foreign to the area, pastiches, imitation of historical styles, imitations of materials or improper use of materials, the use of saturated, strident or bright colors are prohibited. In order to determine a unitary urban image, finishing materials specific to the area or natural materials framed in contemporary minimalism - stone, wood, glass - will be used in a limiting manner. The creation of visible arches from public circulations or from the surrounding heights is prohibited. The full-empty ratio of the facades will be close to the one prevailing in the area; the colors will be pastel, light, close to natural ones. In the case of interventions aimed at restructuring/expanding existing buildings, the existing preserved and new elements will be highlighted/differentiated in the spatial structure and proposed architectural expression. Companies and advertisements will be included in the Local Advertising Regulation regarding their location, dimensions and shape. For the purpose of authorization, additional insertion studies for new interventions and graphic justifications, photomontage or model for interventions on existing buildings may be required. Attention will be paid to the treatment of facades and roofs or

terraces perceptible in a descending perspective from Budiului hill, from the Dambul Pietros plateau or from the Cornesti plateau; it is recommended to plant the terraces in a proportion of 70%.

ART.12– CONDITIONS OF UTILITIES AND WASTE MANAGEMENT: All buildings are connected to public utilities networks and telecommunications networks based on fiber optic cables. It is prohibited to direct stormwater to the public domain or neighboring plots. The rapid capture and evacuation of stormwater from the yards into the sewer network will be ensured. In buildings located on the alignment, the connection of downpipes to the stormwater sewer will be mandatory under the sidewalks to avoid ice formation in heavily trafficked areas. All new electricity and telecommunications connections will be made underground. Connection and metering ducts will be integrated into buildings. The aerial arrangement of cables of any kind (electrical, telephone, CATV, etc.) is prohibited. Each plot will have an interior space (possibly integrated into the building) intended for the selective collection of household waste, with access from the public space. The arrangement of satellite TV antennas in places visible from public traffic and the visible arrangement of CATV cables are prohibited.

ART.13 – FREE SPACES AND PLANTED SPACES: Adequate landscaping of spaces accessible to the public will be ensured in all cases and especially in the case of occupying the ground floor with functions other than housing. On the whole of a plot, green spaces organized on natural soil will occupy at least 30% of the total area, being made up exclusively of vegetation (low, medium and high); for plots that include buildings for parking lots, collective garages with unlimited public access, green spaces organized on natural soil can be reduced to 10% of the area. Free spaces (surfaces that have a covering of any type) will use traditional materials (permeable stone slabs). Free spaces, resulting from the withdrawals from the alignment, will be treated as facade gardens, landscaped and planted in a proportion of 70%. In the facade gardens of public equipment, at least 40% of the area will be provided with tall plantations. The removal of mature trees is prohibited, except in situations where they represent an imminent danger to the safety of persons or property or would prevent the construction. Existing important trees over 4.0 meters high and with a trunk diameter over 0.15 meters will be identified, preserved and protected during the construction; in the event of cutting down a tree, 5 other trees will be planted in the urban development operation perimeter. Built-up areas not occupied by accesses and guard sidewalks will be grassed and planted with one tree every 50.0 square meters. Greening solutions for facades and terraces will be used, as well as the arrangement of planters with shrubs on mineralized streets on sidewalks over 3.0 meters wide at the entrance to public and commercial buildings. It is recommended that at least 75% of the unusable terraces and 10% of the usable terraces of the buildings be arranged as green spaces to improve the microclimate and the image offered to the neighboring buildings and the public circulations on the surrounding hills. In the slope areas, specialist consultations will be called upon for the planting of those species that favor the stabilization of the land. In order to improve the microclimate and to protect the buildings, the waterproofing of the land beyond the minimum necessary for accesses will be avoided.

ART.14– FENCES AND ACCESS GATES: The architectural solution of the fences will be consistent with that of the building/buildings located on the plot and in the spirit of those created in the central area. Within the building ensembles created on the principle of open urbanism, the fences will be replaced with hedges and landscaped lawns. The indication of the property limits of the land will be achieved by differentiating the treatment of paving from sidewalks and by plantings, flower boxes, decorative elements. It is recommended to separate the lands belonging to public facilities and churches with transparent fences of maximum 1.80 meters and minimum 1.20 meters in height, of which 0.30 meters opaque base, doubled by a hedge. In the case of buildings set back from the alignment and public institutions, the fences facing the street will be transparent, will have a maximum height of 1.80 meters of which opaque base of about 0.30 meters, the upper part being made of iron or metal mesh and doubled by a hedge. The fences facing the street will be built at the property limit, without affecting the public domain, and those between private properties will have their axis located on the boundary line.

SECTION III – MAXIMUM POSSIBILITIES OF LAND OCCUPATION AND USE. ART.15–

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MAXIMUM PERCENTAGE OF LAND OCCUPATION (POT-% m² AC/m² of land): POTmax, depending on the geotechnical studies, with the following conditions: POTmax=65% except for public functions for which specific norms for the respective architectural program will be applied, respecting a POTmax =70%. ART.16 – MAXIMUM LAND USE COEFFICIENT (CUT m² ADC/m² of land): CUTmax, depending on

geotechnical studies, with the following conditions: CUTmax=1.5 except for public functions for which specific norms for the respective architectural program will be applied, respecting the correlation between POTmax and the regulated height regime.

CB10 - Existing dispersed sub-areas located outside the Protected Built Area. SECTION I – FUNCTIONAL USE. ART.1 – ALLOWED USES: functions that complement, diversify and adapt existing functions according to needs will be considered, within the concept of urban regeneration and sustainable development. ART.1 – ALLOWED USES: current functions are maintained with additions and adaptations according to needs; priority will be given to the organization of traffic (car, pedestrian, alternative) and the increase in the quality of public space as part of the urban regeneration process. ART.2 – ALLOWED USES WITH CONDITIONS: Extensions, rehabilitations and profile changes are allowed provided that they do not inconvenience neighboring functions through pollution and traffic. Any intervention that completes and improves the functionality of the area, provided that the coherence of the ensemble is preserved and the quality of the urban image is raised. Parking lots and collective garages, above or below ground, in dedicated public or private buildings, with the following conditions: they must not occupy the front towards the public space (they must be located inside the plot), being arranged behind a front with other functions; access for vehicles must be from secondary streets with reduced traffic and must be organized so as not to disrupt major car and pedestrian traffic. Exterior installations (air conditioning, heating, heat pumps, etc.) provided that they are not visible from the public domain and do not produce noise pollution for the neighborhood. Elements related to the technical and urban infrastructure, provided that they are located underground or outside the public space. ART.3 – PROHIBITED USES: The following types of activities and works are prohibited: any other activities that do not correspond to the character of the area and thus pose the risk of alienating interested investors; productive activities, polluting services of any nature, with technological risk or inconvenience due to the traffic generated; temporary constructions of any nature; wholesale trade and storage; storage of reusable materials; urban waste pre-collection platforms; earthworks likely to affect the layout of public spaces and buildings on adjacent plots; any earthworks that may cause water to flow onto neighboring plots or that prevent the evacuation and collection of rainwater; any works that reduce public spaces/planted spaces. SECTION II – CONDITIONS FOR LOCATION, EQUIPMENT AND CONFIGURATION OF BUILDINGS. In order to increase the quality of the structure of urban space, in this area, important interventions regarding the full or partial restructuring of a territory are recommended to be carried out on the basis of PUZ urban planning documentation that will substantiate the proposed architectural solutions as well as the coexistence of these areas with the general urban context; the documentation will highlight the manner of compliance with the provisions of this Regulation regarding the functional use, location, equipment and configuration of buildings, parking of vehicles, maximum possibilities of occupation and use of land. ART.4 – CHARACTERISTICS OF THE PARCEL (SURFACES, SHAPES, DIMENSIONS): It is recommended to maintain the current limits of the various units. In the case of the implementation of new functions of municipal and supramunicipal interest, land operations are necessary to reconfigure the legal regime by regrouping the parcels through purchase with the exercise of the right of preemption or expropriation, managed by the local public administration or public-private partnership. ART.5 – LOCATION OF BUILDINGS IN RELATION TO THE ALIGNMENT: On streets with existing buildings, the configuration of the street fronts will remain unchanged - with a setback from the alignment equal to

the dominant setback, but not less than 4.0 meters or with a layout on the alignment. The reconstruction or extension of public equipment located in isolation will be done, as far as possible, with a setback from the alignment of at least 10.0 meters or, in the case of continuous fronts, they will be arranged on the alignment depending on the street width, the activity profile and the specific existing technical norms. Buildings that make up continuous fronts will have a recommended depth in relation to the alignment that will not exceed 20.0 meters (rear alignment); exceeding this length will be justified by an insertion study approved according to the Law.

ART.6 – LOCATION OF BUILDINGS IN RELATION TO THE LATERAL AND REAR LIMITS OF THE PLOTS: In the case of reconstruction or extension of public buildings located in an isolated regime, they will retreat from the lateral limits by a distance equal to at least half of the height measured at the main cornice of the building but not less than 5.0 meters. In the areas of slopes, the buildings will be built in an isolated regime. In the case of discontinuous fronts, where the plot borders only on one of the lateral limits with a building having a flat roof on the property boundary and on the other side it borders a building set back from the lateral limit of the plot and having windows on the lateral facade, the new building will adjoin the existing flat roof and from the opposite limit of the plot it will necessarily retreat at a distance equal to half of the height of the building measured at the cornice but not less than 5.0 meters. Buildings that will form continuous fronts will adjoin the heels of neighboring buildings located on the lateral boundaries of the plots up to a recommended distance of maximum 20.0 meters from the alignment; exceeding this length will be justified by an insertion study. In all cases, the buildings will retreat from the rear boundary of the plot at a distance equal to half the height of the building measured at the cornice but not less than 5.0 meters.

ART.7 – LOCATION OF BUILDINGS RELATIVE TO EACH OTHER ON THE SAME PLOT: The buildings will respect distances between them equal to half the height measured at the cornice of the tallest of them, but not less than 6.0 m. The distance may be reduced to half the height, but not less than 4.0 meters only if the facades have bay windows or windows that do not provide lighting for rooms, either for living or for other activities that require natural light.

ART.8 – CIRCULATIONS AND ACCESSES: The plot is buildable only if it has a road access of at least 4.0 meters wide from a public traffic directly. In the case of continuous fronts to the street, a road access to the back yard will be ensured through a passage sized so as to allow access for firefighting vehicles. In all cases, it is mandatory to ensure access to public spaces for people with mobility difficulties. For pedestrian and roadways within the plots, permeable coverings shall be used, preferably made of natural materials.

ART.9 – PARKING OF VEHICLES: Parking of vehicles shall be permitted only within the plot, therefore outside public circulation. Parking spaces sized according to specific norms shall be provided in underground/aboveground constructions or in parking lots arranged on the ground under the conditions established by Art.2. When different functions are provided within the same plot, the parking requirement shall be determined by summing the number of parking lots required for each function. In the event that there is not sufficient space to provide the standard parking spaces within the plot, the arrangement of a private or cooperative parking lot or the concession of the necessary spaces in a collective parking lot shall be demonstrated by presenting the legal forms; these parking lots shall be located at a maximum distance of 250.0 meters. Parking spaces arranged on the ground will be planted with a minimum of 1 tree per 3 parking spaces and will be surrounded by a hedge of evergreen species with a minimum height of 1.2 meters. The parking space requirement will be dimensioned according to the Annex to this Regulation.

ART.10 – MAXIMUM ADMISSIBLE HEIGHT OF BUILDINGS: As a rule, the maximum height of buildings measured at the cornice will not exceed the distance between the alignments. Maximum heights in the alignment plan of G+5 (21.0 m) are allowed on streets with four lanes of traffic and G+3 (17.0 m) on streets with two lanes of traffic; the maximum admissible height is not limited, but if the height of the building measured at the cornice exceeds the distance between the alignments, the building will be set back from the alignment by a distance equal to the difference between them but not less than 4.0 meters. To ensure the coherence of the image of the built environment, the height of buildings on a main street with

continuous or discontinuous fronts will also be returned to the secondary streets that open into it over a length of 50.0 meters on streets with four lanes of traffic and over a length of 25.0 meters on streets with two lanes of traffic or with a single lane; in this space, it is recommended to connect in steps the height of buildings on the street considered the main street with the height of buildings on the secondary street if the difference between them is greater than two levels. The maximum height regime allowed for buildings located in areas with civil aeronautical easements must comply with the provisions of the RACR-ZSAC. ART.11 – EXTERIOR APPEARANCE OF BUILDINGS: Authorization for the execution of constructions is permitted only if their exterior appearance does not contradict their function, the character of the area and the urban landscape, as described in Section 1. Authorization for the execution of constructions that, by conformation, volumetry and exterior appearance, contradicts the general appearance of the area and depreciates the generally accepted values of urbanism and architecture, is prohibited. The appearance of the buildings will be subordinated to the specific requirements of a diversity of functions and the expression of the prestige of the investors but on condition that compositional ensembles are created that integrate into the general character of the area and take into account the architecture of the neighboring buildings with which they are in co-visibility relations. Any intervention on the existing buildings, as well as the way of creating the facades of additions or extensions, will be carried out based on an insertion study. For the new proposed buildings, the character of the area will be taken into account, the requirements created by a distance of less than 100.0 meters from the existing and proposed architectural monuments and the characteristics of the buildings in the vicinity such as volume, facade architecture, construction materials, companies, signage; in the space of this area, the architecture will be subordinated to the requirements of coherence on the scale of the central area. The architecture of contemporary interventions will be of a modern nature and will express the character of the functional program respecting the construction rules of the original building or ensemble. Stylistic imitations of architectures foreign to the area, pastiches, imitation of historical styles, imitations of materials or the improper use of materials, the use of saturated, strident or bright colors are prohibited. In order to determine a unitary urban image, finishing materials specific to the area or natural materials framed in contemporary minimalism - stone, wood, glass - will be used in a limiting manner. The creation of visible arches from public circulation or from the surrounding heights is prohibited. The full-empty ratio of the facades will be close to the one prevailing in the area; the colors will be pastel, light, close to the architecture of contemporary interventions will be of a modern nature and will express the character of the functional program respecting the construction rules of the original building or ensemble. Stylistic imitations of architectures foreign to the area, pastiches, imitation of historical styles, imitations of materials or the improper use of materials, the use of saturated, strident or bright colors are prohibited. In order to determine a unitary urban image, finishing materials specific to the area or natural materials framed in contemporary minimalism - stone, wood, glass - will be used in a limiting manner. The creation of visible arches from public circulation or from the surrounding heights is prohibited. The full-empty ratio of the facades will be close to the one prevailing in the area; the colors will be pastel, light, close to the architecture of contemporary interventions will be of a modern nature and will express the character of the functional program respecting the construction rules of the original building or ensemble. Stylistic imitations of architectures foreign to the area, pastiches, imitation of historical styles, imitations of materials or the improper use of materials, the use of saturated, strident or bright colors are prohibited. In order to determine a unitary urban image, finishing materials specific to the area or natural materials framed in contemporary minimalism - stone, wood, glass - will be used in a limiting manner. The creation of visible arches from public circulation or from the surrounding heights is prohibited. The full-empty ratio of the facades will be close to the one prevailing in the area; the colors will be pastel, light, close to natural ones. In the case of interventions aimed at restructuring/expanding existing buildings, the difference in the spatial structure and the proposed architectural expression of the existing preserved and new elements will be highlighted/marked. The companies and

advertisements will be registered in the Local Advertising Regulation of the Municipality of Tg. Mures regarding their location, dimensions and shape. Temporary advertising is allowed for important events concerning the community (electoral campaigns, festivals, major cultural events) in accordance with the legal provisions and the Local Advertising Regulation of the Municipality of Tg. Mures; For the purpose of authorization, additional insertion studies for new buildings and graphic justifications, photomontage or model for interventions on existing buildings may be required. Attention will be paid to the treatment of facades and roofs or terraces perceptible in a descending perspective from the Budiului hill, from the Dambul Pietros plateau or from the Cornesti plateau; it is recommended to plant the terraces in a proportion of 70%.

ART.12– CONDITIONS OF UTILITIES AND WASTE MANAGEMENT: All buildings are connected to public utilities and telecommunications networks based on fiber optic cables. It is prohibited to direct stormwater to the public domain or neighboring plots. Rapid capture and evacuation of stormwater from yards into the sewerage network will be ensured. In buildings arranged on the alignment, the connection of downpipes to the stormwater sewerage will be made under the sidewalks to avoid ice formation in heavily trafficked areas. All new electricity and telecommunications connections will be made underground. Connection and metering ducts will be integrated into buildings. The aerial arrangement of cables of any kind (electrical, telephone, CATV, etc.) is prohibited. Each plot will have an interior space (possibly integrated into the building) intended for the selective collection of household waste, with access from the public space. It is prohibited to place satellite TV antennas in places visible from public circulation and to place CA TV cables in a visible manner.

ART.13– OPEN SPACES AND PLANTED SPACES: Adequate landscaping of spaces accessible to the public shall be ensured in all cases and especially in the case of occupying the ground floor with functions accessible to the public. On the whole of a plot, green spaces organized on natural soil shall occupy at least 20% of the total area, being made up exclusively of vegetation (low, medium and high); for plots that include buildings for parking lots, collective garages with unlimited public access, green spaces organized on natural soil may be reduced to up to 10% of the area. Open spaces (surfaces with any type of covering) shall use traditional materials (permeable stone paving). Open spaces, resulting from withdrawals from the alignment, will be treated as facade gardens, landscaped and planted at a minimum of 70%. The removal of mature trees is prohibited, except in situations where they represent an imminent danger to the safety of people or property or would prevent the construction. Existing important trees over 4.0 meters high and with a trunk diameter over 0.15 meters will be identified, preserved and protected during the construction; in the event of cutting down a tree, 5 other trees will be planted in the perimeter of the urban development operation. Unbuilt spaces and spaces not occupied by accesses and guard sidewalks will be grassed and planted with one tree every 50.0 square meters. In order to improve the microclimate and protect the constructions, waterproofing the land beyond the minimum necessary for accesses will be avoided. In the slope areas, specialist consultations will be sought for the planting of those species that favor land stabilization, ensuring the planting of a minimum of 40% of the land area. Greening solutions for facades and terraces will be used, as well as the arrangement of planters with shrubs on mineralized streets on sidewalks over 3.0 meters wide at the entrance to public and commercial buildings.

ART.14 – FENCES AND ACCESS GATES: The existing character of the fences will be maintained as follows: the architectural solution of the fences will be consistent with that of the building/buildings on the plot and in the spirit of those created in the central area; within the building ensembles created on the principle of open urbanism, the fences will be replaced with hedges and landscaped lawns; the indication of the property limits of the land will be achieved by differentiating the treatment of pavements from sidewalks and by greening solutions for facades and terraces will be used, as well as the arrangement of planters with shrubs on mineralized streets on sidewalks over 3.0 meters wide at the entrance to public and commercial buildings.

ART.14 – FENCES AND ACCESS GATES: The existing character of the fences will be maintained as follows: the architectural solution of the fences will be consistent with that of the building/buildings on the plot and in the spirit of those created in the central area; within the

building ensembles created on the principle of open urbanism, the fences will be replaced with hedges and landscaped lawns; the indication of the property limits of the land will be achieved by differentiating the treatment of pavements from sidewalks and by greening solutions for facades and terraces will be used, as well as the arrangement of planters with shrubs on mineralized streets on sidewalks over 3.0 meters wide at the entrance to public and commercial buildings. ART.14 – FENCES AND ACCESS GATES: The existing character of the fences will be maintained as follows: the architectural solution of the fences will be consistent with that of the building/buildings on the plot and in the spirit of those created in the central area; within the building ensembles created on the principle of open urbanism, the fences will be replaced with hedges and landscaped lawns; the indication of the property limits of the land will be achieved by differentiating the treatment of pavements from sidewalks and by plantations, planters, decorative elements; in the case of buildings set back from the alignment and of public institutions, the fences facing the street will be transparent, will have a maximum height of 1.80 meters of which an opaque base of about 0.30 meters, the upper part being made of iron or metal mesh and doubled by a hedge; on all boundaries, the construction of hedge fences or similar to those in the rest of the central area is allowed; the fences facing the street will be built at the property boundary, without affecting the public domain, and those between private properties will have their axis located on the boundary line. SECTIUNEA III – POSIBILITĂȚI MAXIME DE OCUPARE SI UTILIZARE A TERENULUI. ART.15– MAXIMUM PERCENTAGE OF LAND OCCUPATION (POT-% m² AC/m² of land): POTmax will be the one regulated by specific norms for the respective architectural program, with the following conditions: POTmax=50% in the meadow area (CB10). ART.16– MAXIMUM LAND USE COEFFICIENT (CUT m² ADC/m² of land): CUTmax will be the one regulated by specific norms for the respective architectural program, with the following conditions: CUTmax=1.2 in the meadow area (CB10).

CB1P0 - Existing dispersed sub-areas, located inside the Protected Built Area. SECTION I – FUNCTIONAL USE. ART.1 – ALLOWED USES: the current functions are maintained with additions and adaptations according to needs; priority will be given to the organization of circulations (automobile, pedestrian, alternative) and the increase in the quality of public space as part of the urban rehabilitation process. In the protection areas of archaeological sites and in the case of interventions on historical monuments (other than archaeological sites), excavation works are carried out with archaeological supervision. In the case of archaeological sites, any interventions in the soil will be preceded by preventive archaeological research; for projects affecting areas with archaeological potential, archaeological diagnostic studies will be prepared in advance. ART.2 – CONDITIONAL USES ALLOWED: extensions, rehabilitations and profile changes are allowed provided that the new functions are compatible with the status of the Protected Built Area; extensions, rehabilitations and profile changes are allowed provided that they do not inconvenience the neighboring functions through pollution and traffic; any intervention that completes and improves the functionality of the area provided that the coherence of the ensemble is preserved and the quality of the urban image is raised. Parking and garages of vehicles in underground/aboveground multi-storey buildings are allowed under the conditions established by the PUZCP or until its approval through urban planning documentation (PUZ) substantiated by a historical study, approved under the terms of the Law, in compliance with the provisions of this Regulation regarding the critical parameters for the character of the protected area (urban indicators, height regime, buildability band, parcel, intrusive functions and dimensions). Outdoor installations (air conditioning, heating, heat pumps, etc.) provided that they are not visible from the public domain and do not produce noise pollution for the neighborhood. Elements related to the technical and urban infrastructure, provided that they are located underground or outside the public space. ART.3 – PROHIBITED USES: The following types of activities and works are prohibited: functions incompatible with the status of Protected Built Area are prohibited; any other activities that do not correspond to the character of the area and therefore

pose the risk of driving away interested investors; temporary constructions of any nature; wholesale trade and storage; storage of reusable materials; urban waste pre-collection platforms; earthworks likely to affect the layout of public spaces and buildings on adjacent plots; any earthworks that may cause water to leak onto neighboring plots or that prevent the evacuation and collection of rainwater; any works that diminish public spaces/planted spaces.

SECTION II – LOCATION CONDITIONS, EQUIPMENT AND CONFIGURATION OF BUILDINGS.

ART.4 – CHARACTERISTICS OF THE PLOTS (SURFACES, SHAPES, DIMENSIONS): It is recommended maintaining the current boundaries of the various units. In the case of implementing functions of municipal and supramunicipal interest, land operations are necessary to regroup the plots by purchasing them with the exercise of the right of preemption or expropriation for reasons of public utility managed by the public administration or in public-private partnership. For the other functions, plots with a minimum area of 500.0 sq m and a street front of at least 15.0 meters are considered buildable; the depth must be greater than the street front.

ART.5 – LOCATION OF BUILDINGS IN RELATION TO THE ALIGNMENT: On the streets in the Protected Built Area, the existing situation of the configuration of the street fronts will be maintained - with a setback from the alignment equal to the dominant setback, but not less than 4.0 meters or with a layout on the alignment. The reconstruction or extension of public equipment located in isolation will be done, as far as possible, with a setback from the alignment of at least 10.0 meters or, in the case of continuous fronts, they will be arranged on the alignment depending on the street width, the activity profile and the specific existing technical norms. Buildings that form continuous fronts will have a recommended depth from the alignment that will fall within 20.0 meters (rear alignment); exceeding this length will be justified by an insertion study approved according to the Law.

ART.6 – LOCATION OF BUILDINGS IN RELATION TO THE LATERAL AND REAR LIMITS OF THE PLOTS: In the case of reconstruction or extension of public buildings located in an isolated regime, they will retreat from the lateral limits by a distance equal to at least half of the height measured at the main cornice of the building but not less than 5.0 meters. In slope areas, buildings will be built in an isolated regime. In the case of discontinuous fronts, where the plot borders only on one of the lateral boundaries with a building with a pediment on the property boundary and on the other side it borders a building set back from the lateral boundary of the plot and having windows on the lateral facade, the new building will adjoin the existing pediment and from the opposite boundary of the plot it will be set back at a distance equal to half the height of the building measured at the cornice but not less than 5.0 meters. Buildings that will form continuous fronts will adjoin the pediments of the neighboring buildings located on the lateral boundaries of the plots up to a recommended distance of maximum 20.0 meters from the alignment; exceeding this length will be justified by an insertion study. In all cases, the buildings will be set back from the rear boundary at a distance equal to half the height of the building measured at the cornice but not less than 5.0 meters; in the event that the way of occupying the rear side of the plot is specific to the area, this way of construction will be preserved; the detailed construction regime for occupying the rear side of the plots will be regulated by the PUZCP.

ART.7 – LOCATION OF BUILDINGS RELATIVE TO EACH OTHER ON THE SAME PLOT: The buildings will respect distances between them equal to half the height measured at the cornice of the tallest of them, but not less than 6.0 meters. The distance can be reduced to half the height, but not less than 4.0 meters only if the facades have windows or windows that do not provide lighting for rooms, either for living or for other activities that require natural light.

ART.8 – CIRCULATIONS AND ACCESSES: The plot is buildable only if it has a road access of at least 4.0 meters wide from a public circulation directly or through a legal right of way obtained through one of the neighboring properties. In the case of continuous fronts to the street, a road access will be ensured in the back yard through a passage sized so as to allow access for firefighting vehicles; the distance between these passages measured on the alignment will not exceed 30.0 meters. In all cases, it is mandatory to ensure access to public spaces for people with mobility difficulties. For pedestrian and roadways inside the plots, permeable coverings made of natural materials will be used.

ART.9 – PARKING OF VEHICLES: Parking of vehicles is only allowed inside the

plot, therefore outside public traffic. When different functions are provided inside the same plot, the parking requirements will be determined by adding up the number of parking spaces regulated for each function. If there is not enough space to provide the regulated parking spaces in the plot, the arrangement of a private or cooperative parking lot or the concession of the necessary spaces in a collective parking lot will be demonstrated by presenting the legal forms; these parking lots will be located at a maximum distance of 250.0 meters. Parking lots arranged on the ground will be planted with a minimum of 1 tree per 3 parking spaces and will be fenced when different functions are foreseen within the same plot, the parking requirements will be determined by adding up the number of parking spaces regulated for each function. If there is not enough space to provide the regulated parking spaces within the plot, the arrangement of a private or cooperative parking space or the concession of the necessary spaces in a collective parking space will be demonstrated by presenting the legal forms; these parking spaces will be located at a maximum distance of 250.0 meters. Parking spaces arranged on the ground will be planted with a minimum of 1 tree per 3 parking spaces and will be fenced when different functions are foreseen within the same plot, the parking requirements will be determined by adding up the number of parking spaces regulated for each function. If there is not enough space to provide the regulated parking spaces within the plot, the arrangement of a private or cooperative parking space or the concession of the necessary spaces in a collective parking space will be demonstrated by presenting the legal forms; these parking spaces will be located at a maximum distance of 250.0 meters. Parking spaces arranged on the ground will be planted with a minimum of 1 tree per 3 parking spaces and will be fenced with a hedge of evergreen species and a minimum height of 1.2 meters. The parking requirements will be dimensioned according to the Annex to this Regulation with a 10% reduction for all types of permitted activities.

ART.10 – MAXIMUM ADMISSIBLE HEIGHT OF BUILDINGS: As a rule, the maximum height of buildings measured at the cornice will not exceed the distance between the alignments. Maximum heights in the alignment plan of G+5 (21.0 m) are allowed on streets with four lanes of traffic and G+3 (17.0 m) on streets with two lanes of traffic; the maximum admissible height is not limited, but if the height of the building measured at the cornice exceeds the distance between the alignments, it will be set back from the alignment by a distance equal to the difference between them but not less than 4.0 meters. To ensure the coherence of the image of the built environment, the height of buildings on a main street with continuous or discontinuous fronts will also be returned to the secondary streets that open into it over a length of 50.0 meters on streets with four lanes of traffic and over a length of 25.0 meters on streets with two lanes of traffic or with a single lane; in this space, it is recommended to connect in steps the height of buildings on the street considered the main street with the height of buildings on the secondary street if the difference between them is greater than two levels. In all cases, until the approval of the PUZCP, the justification of the height of buildings measured at the cornice will be made in relation to the monuments located within the distance of 100.0 meters and based on a historically and urbanistically substantiated insertion study. The maximum height regime allowed for buildings located in areas with civil aeronautical easements must comply with the provisions of the RACR-ZSAC.

ART.11 – EXTERIOR APPEARANCE OF BUILDINGS: Authorization for the execution of constructions is permitted only if their exterior appearance does not contradict their function, the character of the area and the urban landscape, as described in Section 1. Authorization for the execution of constructions that, by conformation, volumetry and exterior appearance, contradict the general appearance of the area and depreciate the generally accepted values of urbanism and architecture, is prohibited. The appearance of the buildings will be subordinated to the specific requirements of a diversity of functions and the expression of the prestige of the investors but on condition that compositional ensembles are created that integrate into the general character of the area and take into account the architecture of the neighboring buildings with which they are in co-visibility relations. Any intervention on existing buildings, as well as the way of creating the facades of additions or extensions, will be carried out based on an insertion study. For proposed new buildings, the character of the area, the requirements created by

a distance of less than 100, will be taken into account. 0 meters from existing and proposed architectural monuments and the characteristics of nearby buildings such as volume, facade architecture, construction materials, signs, signage; within this protected built area, architecture will be subject to the requirements of coherence at the scale of the central area. The architecture of contemporary interventions will be of a modern nature and will express the character of the functional program while respecting the construction rules of the original building or ensemble. Stylistic imitations of architectures foreign to the area, pastiches, imitation of historical styles, imitations of materials or improper use of materials, the use of saturated, strident or bright colors are prohibited. In order to determine a unitary urban image, finishing materials specific to the area or natural materials within contemporary minimalism - stone, wood, glass - will be used in a limiting manner. The creation of visible arches from public circulation or from surrounding heights is prohibited. The full-empty ratio of the facades will be close to that prevailing in the area; the colors will be pastel, light, close to natural ones. In the case of interventions aimed at restructuring/extending existing buildings, the difference in the spatial structure and the proposed architectural expression between the existing preserved and new elements will be highlighted/marked. The companies and advertisements will be registered in the Local Advertising Regulation of the Municipality of Tg. Mures regarding their location, dimensions and shape. Temporary advertising is allowed for important events concerning the community (electoral campaigns, festivals, major cultural events) in accordance with the legal provisions and the Local Advertising Regulation of the Municipality of Tg. Mures. For the purpose of authorization, additional insertion studies for new buildings and graphic justifications, photomontage or model In the case of interventions aimed at restructuring/expanding existing buildings, the difference in the spatial structure and the proposed architectural expression between the existing preserved and new elements will be highlighted/marked. The signs and advertisements will be registered in the Local Advertising Regulation of the Municipality of Tg. Mures regarding their location, dimensions and shape. Temporary advertising is allowed for important events concerning the community (electoral campaigns, festivals, major cultural events) in accordance with the legal provisions and the Local Advertising Regulation of the Municipality of Tg. Mures. Additional insertion studies for new buildings and graphic justifications, photomontage or model in the case of interventions aimed at restructuring/expanding existing buildings, the difference in the spatial structure and the proposed architectural expression between the existing preserved and new elements will be highlighted/marked. The signs and advertisements will be registered in the Local Advertising Regulation of the Municipality of Tg. Mures regarding their location, dimensions and shape. Temporary advertising is allowed for important events concerning the community (electoral campaigns, festivals, major cultural events) in accordance with the legal provisions and the Local Advertising Regulation of the Municipality of Tg. Mures. Additional insertion studies for new buildings and graphic justifications, photomontage or model for the interventions on existing buildings. Attention will be paid to the treatment of facades and roofs or terraces visible in a descending perspective from the Budiului hill, from the Dambul Pietros plateau or from the Cornesti plateau; it is recommended to plant the terraces in a proportion of 70%. ART.12– CONDITIONS OF UTILITIES AND WASTE MANAGEMENT: All buildings are connected to public utility networks and to telecommunications networks based on fiber optic cables. It is prohibited to direct stormwater to the public domain or neighboring plots. The rapid capture and evacuation of stormwater from yards into the sewer network will be ensured. In buildings located on the alignment, the connection of downpipes to the stormwater sewer will be mandatory under the sidewalks to avoid ice formation in heavily trafficked areas. All new electricity and telecommunications connections will be made underground. The connection and metering ducts will be integrated into the buildings. The aerial arrangement of cables of any kind (electrical, telephone, CATV, etc.) is prohibited. Each plot will have an interior space (possibly integrated into the building) intended for the selective collection of household waste, with access from the public space. The arrangement of satellite TV antennas in

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places visible from public traffic and the visible arrangement of CATV cables are prohibited. ART.13 – OPEN SPACES AND PLANTED SPACES: Adequate landscaping of spaces accessible to the public will be ensured in all cases and especially in the case of occupying the ground floor with functions accessible to the public. On the whole of a plot, green spaces organized on natural soil will occupy at least 20% of the total area, being made up exclusively of vegetation (low, medium and high); for plots that include buildings for parking lots, collective garages with unlimited public access, green spaces organized on natural soil can be reduced to 10% of the area. Open spaces (surfaces that have a covering of any type) will use traditional materials (permeable stone slabs). Open spaces, resulting from the withdrawals from the alignment, will be treated as facade gardens, landscaped and planted in a proportion of at least 70%. The removal of mature trees is prohibited, except in situations where they represent an imminent danger to the safety of persons or property or would prevent the construction. Existing important trees over 4.0 meters high and with a trunk diameter over 15.0 cm will be identified, preserved and protected during the construction; in the event of cutting down a tree, 5 other trees will be planted in the perimeter of the urban development operation. Unbuilt spaces and those not occupied by accesses and guard sidewalks will be grassed and planted with one tree every 50.0 square meters. In order to improve the microclimate and to protect the constructions, waterproofing the land beyond the minimum necessary for accesses will be avoided. In slope areas, specialist consultations will be sought for the planting of those species that favor land stabilization, ensuring the planting of an area of at least 40% of the land area. Greening solutions for facades and terraces will be used, as well as the arrangement of planters with shrubs on mineralized streets on sidewalks over 3.0 meters wide at the entrance to public and commercial buildings. ART.14 – FENCES AND ACCESS GATES: The existing character of the fences will be maintained as follows: the architectural solution of the fences will be consistent with that of the building/buildings on the plot and in the spirit of those created in the central area. Within the building ensembles created on the principle of open urbanism, the fences will be replaced with hedges and landscaped lawns. The indication of the property limits of the land will be achieved by differentiating the treatment of pavements from sidewalks and through plantations, planters, decorative elements. In the case of buildings set back from the alignment and public institutions, the fences facing the street will be transparent, will have a maximum height of 1.80 meters, of which an opaque base of about 0.30 meters, the upper part being made of iron or metal mesh and doubled by a hedge. On all boundaries, it is allowed to build hedge fences or similar to those in the rest of the central area. The fences facing the street will be built at the property boundary, without affecting the public domain, and those between private properties will have their axis located on the boundary line. ART.15– MAXIMUM PERCENTAGE OF LAND OCCUPATION (POT-% m² AC/m² of land): POTmax will be the one regulated by specific norms for the respective architectural program, with the following conditions: POTmax=50% in the area POTmax will be the one regulated by specific norms for the respective architectural program, with the following conditions: POTmax=50% in the area POTmax will be the one regulated by specific norms for the respective architectural program, with the following conditions: POTmax=50% in the meadow area (CB1P0). ART.16– MAXIMUM LAND USE COEFFICIENT (CUT m² ADC/m² of land): CUTmax will be the one regulated by specific norms for the respective architectural program, with the following conditions: CUTmax=1.2 in the meadow area (CB1P0).

CEP - Sub-area of public equipment located inside the Protected Built Area. SECTION I - FUNCTIONAL USE. ART.1 - ALLOWED USES: Public equipment at the zonal and neighborhood center level: nurseries, kindergartens with reduced, normal and extended hours, primary and secondary schools, colleges, after school, post-secondary schools, vocational schools, higher education, dormitories and canteens for pupils and students, urban dispensaries and dispensaries, polyclinics, health centers, specialized medical offices, family medicine offices, physiotherapy offices, medical laboratories,

dental offices, pharmacies, pharmaceutical outlets, neighborhood library and media library, performance and meeting halls, clubs, memorial houses, exhibition spaces, spaces for publishing houses, radio and television stations, other types of new public equipment. ART.2 – CONDITIONAL USES: Any intervention in the Protected Built Area will comply with the provisions of the law; for the granting of the building permit; additional justifications will be presented regarding the relations with the Protected Built Area and the existing and proposed monuments located within the limit of 100.0 meters. The technical norms to ensure the proper functioning specific to each type of equipment will be respected. At dispensaries, nurseries and kindergartens located in buildings with multiple functions, direct access will be ensured, separate from that of other users and a reduced capacity and addressability. For all types of public equipment, the land area provided for exclusive use, fenced and arranged will be dimensioned according to capacity according to specific technical norms. ART.3 – PROHIBITED USES: The following types of activities and works are prohibited: the partial use of the land and buildings of public facilities for purposes other than those specific to the respective function is prohibited, with the exception of the temporary use of schools as electoral constituency headquarters; the location of functions related to public facilities that attract a significant volume of pedestrians and/or vehicles or generate dysfunctions towards the neighborhoods; earthworks likely to affect the arrangements in public spaces and the constructions on adjacent plots; any earthworks that may cause water to flow onto neighboring plots or that prevent the evacuation and collection of rainwater; any works that diminish public spaces/planted spaces. SECTION II – CONDITIONS FOR THE LOCATION, EQUIPMENT AND CONFIGURATION OF BUILDINGS. ART.4 – CHARACTERISTICS OF PLOTS (SURFACES, SHAPES, DIMENSIONS): According to the PUZCP and according to the beneficiary's design theme with the following recommendations: according to the specific technical norms for each type of equipment adapted to the existing location or proposed on vacant land adjacent to the existing equipment or on other available land; it is recommended to maintain the existing historical parcel layout, avoiding the unification or division of the plots; it is recommended to locate public equipment in an isolated regime on minimum plots of 1000.0-1500.0 sq m, with a street front of at least 25.0 meters; for functions with reduced capacity and addressability, plots with a minimum of 500 sq m and a street front of at least 15.0 meters are recommended in the case of buildings lined up between two side blocks and of at least 18.0 meters in the case of buildings coupled to a block or isolated. ART.5 – LOCATION OF BUILDINGS IN RELATION TO THE ALIGNMENT: According to the PUZCP and according to the beneficiary's design theme with the following recommendations: according to the specific technical norms for each type of equipment and depending on the urban context of location, respecting the existing situation of location on the alignment or of withdrawal from the alignment of the area; in the case of buildings located in isolation, the withdrawal from the alignment will be at least 6.0-10.0 meters; in the case of the building being included in continuous fronts arranged on the alignment, if for functional reasons the maximum height of the building measured at the cornice exceeds the distance between the alignments, it will be withdrawn from the alignment by a distance equal to the difference between the height of the building measured at the cornice and the distance between the alignments, but not less of 3.0 meters; if the proper functioning of the public equipment does not prohibit this, the setback from the alignment will be the same as that of buildings with other functions in the adjacent areas, provided that the maximum height of the building does not exceed the distance between the alignments; otherwise, the provisions of the previous paragraph apply. ART.6 - LOCATION OF BUILDINGS IN RELATION TO THE LATERAL AND REAR LIMITS OF THE PLOTS: According to the PUZCP and according to the design theme of the beneficiary with the following recommendations: according to the specific technical norms for each type of equipment and depending on the urban context of location, respecting the specificity of the area; if there are no other constraints generated by the urban context of location, the building will be set back from the lateral limits and from the rear limit of the plot by at least half of the building height measured at the cornice but not less than 5.0 meters for the lateral limits and not less than 10.0 meters from the rear limit; in the event that

the way of occupying the rear side of the plot is specific to the area, this way of construction will be preserved; the detailed construction regime for occupying the rear side of the plots will be regulated by the PUZCP.

ART.7 – LOCATION OF BUILDINGS RELATIVE TO OTHERS ON THE SAME PLOT: According to the PUZCP and according to the beneficiary's design theme with the following recommendations: according to the specific technical norms for each type of equipment and depending on the urban context of location; if there are no other constraints generated by the urban context of location, the buildings on the same plot will be arranged at a distance equal to half the height of the tallest building measured at the cornice but not less than 6.0 meters; the distance can be reduced to half only if there are no accesses to the building on the respective facades and there are no rooms that require natural light.

ART.8 – CIRCULATIONS AND ACCESSES: According to the PUZCP and according to the beneficiary's design theme with the following conditions: all public equipment will have a direct road access from a public circulation so formed as to ensure access for emergency intervention means; overlaps between road and pedestrian circulations will be avoided; in all cases, it is mandatory to ensure access to public spaces for people with mobility difficulties; for pedestrian and roadways inside the plots, permeable coverings will be used, preferably made of natural materials.

ART.9 – PARKING OF VEHICLES: According to the PUZCP and according to the beneficiary's design theme with the following conditions: public equipment will have parking spaces provided according to specific technical norms in reserved spaces on its own land located adjacent to public circulation; when different functions are foreseen inside the same plot, the parking requirements will be determined by summing the number of parking spaces regulated for each function; parking spaces arranged on the ground will be planted with at least one tree per 3 parking spaces and will be surrounded by a hedge of species with permanent green leaves and a minimum height of 1.20 meters; the parking requirements will be dimensioned according to the Annex to this Regulation with the application of a 10% reduction for all types of permitted equipment.

ART.10 – MAXIMUM ADMISSIBLE HEIGHT OF BUILDINGS: According to the PUZCP and according to the beneficiary's design theme with the following recommendations: the height of the buildings will fit into the character of the location area and that of the neighborhoods; the height of the buildings located in a continuous construction regime arranged on the alignment will respect the height of the fronts in which they are included and the rule that the height of the building measured at the cornice should not exceed the distance between the alignments; maximum heights in the alignment plan of G+2 (12,0 m); the maximum permissible height is not limited, but this conditions the withdrawal from the alignment if the building height measured at the cornice exceeds the distance between the alignments according to Article 5; it is recommended to connect in stages the height of the buildings on the street considered the main street with the height of the buildings on the secondary street if the difference between them is greater than two levels; in all cases, until the approval of the PUZCP, the justification of the height of the buildings will be made in relation to the monuments located within the distance of 100.0 meters and based on a historically and urbanistically substantiated insertion study; the maximum permissible height regime for buildings located in areas with civil aeronautics easements must comply with the provisions of the RACR-ZSAC.

ART.11 – EXTERIOR APPEARANCE OF BUILDINGS: According to the PUZCP and according to the beneficiary's design theme with the following recommendations: authorizing the execution of constructions is permitted only if their exterior appearance does not contradict their function, the character of the area and the urban landscape, as described in Section 1; authorizing the execution of constructions that, by conformity, volumetry and exterior appearance, contradict the general appearance of the area and depreciate the generally accepted values of urbanism and architecture, is prohibited; any intervention on existing buildings, as well as the way of creating the facades of additions or extensions, will be carried out based on an insertion study approved in accordance with the Law; for new proposed buildings, the character of the area, the characteristics of nearby buildings such as volumetry, facade architecture, construction materials, companies, signage will be taken into account; in the space of this subzone, architecture will be subordinated to the requirements of

coherence at the scale of the protected built area; the appearance of the buildings will be subordinated to the specific requirements of the programs for public equipment, provided that compositional ensembles are created that take into account the general character of the area and the architecture of the neighboring buildings with which it is in co-visibility relations; the architecture of contemporary interventions will be of a modern nature and will express the character of the functional program, respecting the construction rules of the original building or ensemble; stylistic imitations of architectures foreign to the area, pastiches, imitation of historical styles, imitations of materials or improper use of materials, the use of saturated, strident or bright colors are prohibited; in order to determine a unitary urban image, finishing materials specific to the area or natural materials framed in contemporary minimalism - stone, wood, glass - will be used in a limiting manner; it is forbidden to create visible arches from public circulation or from the surrounding heights; the full-empty ratio of the facades will be close to the one prevailing in the area; the colors will be pastel, light, close to the natural ones; in the case of interventions aimed at restructuring/extending existing buildings, the difference in the spatial structure and proposed architectural expression between the existing preserved elements and the new ones will be highlighted/marked; the signs and advertisements will be included in the Local Advertising Regulation regarding their location, dimensions and shape; for the purpose of authorization, additional insertion studies may be required for new interventions and graphic justifications, photomontage or model for interventions on existing buildings; attention will be paid to the treatment of facades and roofs or terraces perceptible in a descending perspective from Budiului hill, from the Dambul Pietros plateau or from the Cornesti plateau; it is recommended to plant terraces in a proportion of 70%.

ART.12– CONDITIONS OF UTILITIES AND WASTE MANAGEMENT: According to the PUZCP and according to the beneficiary's design theme with the following conditions: all constructions are connected to public utilities and telecommunications networks based on fiber optic cables; it is prohibited to direct rainwater to the public domain or neighboring plots; rapid capture and evacuation of rainwater from yards into the sewerage network will be ensured; for buildings located on the alignment, the connection of downpipes to the storm sewer will be mandatory under the sidewalks to avoid ice formation in heavily trafficked areas; all new electricity and telecommunications connections will be made underground; connection and metering niches will be integrated into the buildings; the aerial arrangement of cables of any kind (electrical, telephone, CATV, etc.) is prohibited; each plot will have an interior space (possibly integrated into the building) intended for the selective collection of household waste, with access from the public space; the arrangement of satellite TV antennas in places visible from public traffic and the visible arrangement of CATV cables are prohibited.

ART.13– FREE SPACES AND PLANTED SPACES: According to the PUZCP and according to the beneficiary's design theme with the following conditions: adequate landscaping of spaces accessible to users and especially those visible from the public domain will be ensured in all cases; free spaces (surfaces with any type of covering) will use traditional materials (permeable stone paving); free spaces, resulting from withdrawals from the alignment, will be treated as with access from public space; the placement of satellite TV antennas in visible places from public traffic and the visible placement of CATV cables are prohibited.

ART.13– FREE SPACES AND PLANTED SPACES: According to the PUZCP and according to the beneficiary's design theme with the following conditions: adequate landscaping of spaces accessible to users and especially those visible from the public domain will be ensured in all cases; free spaces (surfaces with any type of covering) will use traditional materials (permeable stone paving); free spaces, resulting from the withdrawals from the alignment, will be treated as with access from public space; the placement of satellite TV antennas in visible places from public traffic and the visible placement of CATV cables are prohibited.

ART.13– FREE SPACES AND PLANTED SPACES: According to the PUZCP and according to the beneficiary's design theme with the following conditions: adequate landscaping of spaces accessible to users and especially those visible from the public domain will be ensured in all cases; free spaces (surfaces with any type of covering) will use traditional materials (permeable stone paving); free spaces, resulting

from the withdrawals from the alignment, will be treated as facade gardens, landscaped and planted to a minimum of 40%; the removal of mature trees is prohibited, except in situations where they represent an imminent danger to the safety of persons or property or would prevent the construction; existing important trees with a height of at least 4.0 m and a trunk diameter of over 0.15 meters will be identified, preserved and protected during the construction; in the event of a tree being cut down, others will be planted in its place 5 trees within the perimeter of the urban development operation; to improve the microclimate and protect the buildings, the waterproofing of the land beyond the minimum necessary for accesses and exterior arrangements according to the technical norms specific to public equipment will be avoided; in the slope areas, specialized consultants will be called upon to plant those species that favor land stabilization, and an area of at least 40% of the land area not occupied by buildings will be planted. ART.14– FENCES AND ACCESS GATES: According to the PUZCP and according to the beneficiary's design theme with the following recommendations: the architectural solution of the fences will be in accordance with that of the building/buildings located on the plot; valuable existing fences will usually be preserved and rehabilitated, when this is possible; public equipment will be surrounded towards the street with a transparent, possibly decorative fence, with an opaque base of 0.30 meters with a total height of maximum 1.80 meters and minimum 1.20 meters doubled by a hedge; on the lateral and rear boundaries of the plot, the fences will have a height of minimum 1.80 meters and a maximum of 2.20 meters and will be transparent or semi-opaque in the case of proximity to planted spaces, collective housing with medium or high height and pedestrian circulation or opaque in the case of proximity to individual and collective housing with low height regime or with other activities that may interfere with each other; public equipment in the Protected Built Area consisting of continuous fronts arranged on the alignment will adopt the access system through gangways and the fences on the lateral and rear boundaries will be opaque and will have a maximum height of 2.20 meters; The fences on the street will be built at the property boundary, without affecting the public domain, and those between private properties will have their axis located on the boundary line. SECTION III – MAXIMUM POSSIBILITIES OF LAND OCCUPATION AND USE. ART.15– MAXIMUM PERCENTAGE OF LAND OCCUPATION (POT-% m² AC/m² of land): POT max will be the one regulated according to the specific technical norms for each equipment, respecting the following conditions: in the slope area POT_{max}=20% (CEP000). ART.16– MAXIMUM LAND USE COEFFICIENT (CUT m² ADC/m² of land): CUT max will be in accordance with the specific technical norms for each equipment, respecting the following conditions: in the slope area CUT_{max}=0.5 (CEP000).

V8 - Planted sanitary protection strips. SECTION I - LAND USE. ART.1 - ALLOWED USES: High, medium and low plantations of various species, preferably native, in accordance with the technical regulatory framework specific to each category of municipal infrastructure that requires separate sanitary protection. ART.2 - ALLOWED USES WITH CONDITIONS: Green spaces maintained under the technical conditions established by the management of the areas with municipal infrastructure that must be protected. System of alleys and platforms for maintenance made with coverings made of natural materials, with a high degree of permeability. Elements related to various types of technical and urban infrastructure, provided that technical compatibility with the area of the municipal infrastructure that must be protected is ensured and that they are laid underground. ART.3 – PROHIBITED USES: The following types of activities and works are prohibited: any uses, other than those permitted or permitted with conditions by the permit issued by the manager of the area with communal management infrastructure to be protected. SECTION II – CONDITIONS FOR LOCATION, EQUIPMENT AND CONFIGURATION OF BUILDINGS. ART.4 – CHARACTERISTICS OF THE PLOTS (SURFACES, SHAPES, DIMENSIONS): Areas delimited in the PUG based on the substantiation studies; the delimitation of the areas for sanitary protection will be updated in accordance with the updating

of the cadastral database with the provisions of the specialized studies and according to the specific technical norms approved and approved according to the Law.

ART.5 – LOCATION OF BUILDINGS IN RELATION TO THE ALIGNMENT: The location of plantations and developments, if necessary, in relation to the alignment will be done in accordance with the provisions of the specialized studies and in accordance with the specific technical norms, approved and approved according to the Law.

ART.6 – LOCATION OF BUILDINGS IN RESPECT OF THE LATERAL AND REAR LIMITS OF THE PLOTS: The location of plantations and developments, if necessary, in relation to the lateral and rear limits of the plot will be done in accordance with the provisions of the specialized studies and in accordance with the specific technical norms, approved and approved according to the Law.

ART.7 – LOCATION OF BUILDINGS IN RELATION TO EACH OTHER ON THE SAME PLOT: The location of plantations and developments, if necessary, in relation to each other on the same plot will be done in accordance with the provisions of the specialized studies and in accordance with the specific technical norms, approved and approved according to the Law.

ART.8 – CIRCULATIONS AND ACCESSES: The system of alleys and platforms for the maintenance of these areas, as appropriate, will be integrated into the general urban circulation system in accordance with the functional program of the area requiring sanitary protection. Routes adapted to the type of land and coverings made of natural material with a high degree of impermeability will be used, without hindering the functionality of the area required to be protected.

ART.9 – PARKING OF VEHICLES: It is prohibited to park vehicles in the space of green areas, with planted sanitary protection strips; any parking spaces will be organized as part of the parking system related to public circulation.

ART.10 – MAXIMUM ADMISSIBLE HEIGHT OF BUILDINGS: The height of plantations and developments, if necessary, will be established in accordance with the provisions of specialized studies and according to specific technical norms, approved and approved according to the Law. The maximum height regime allowed for buildings located in areas with civil aeronautical servitudes must comply with the provisions of the R ACR-ZSAC.

ART.11 – EXTERIOR APPEARANCE OF BUILDINGS: The appearance of plantations and developments, if necessary, will be established in accordance with the provisions of specialized studies and according to specific technical norms, approved and approved according to the Law.

ART.12– CONDITIONS OF UTILITIES AND WASTE MANAGEMENT: In green areas with planted sanitary protection strips, it is prohibited to direct stormwater to the public domain or neighboring plots; stormwater will be directed to the planted areas inside the plot and the land will not be waterproofed beyond the minimum necessary (alleys, accesses, etc.). For green areas with planted sanitary protection strips, the drainage and collection system of rainwater will be arranged with priority. Areas with this profile will be equipped with urban facilities according to specific needs.

ART.13– FREE SPACES AND PLANTED SPACES: The current cadastral structure of green areas with planted sanitary protection strips is usually preserved. Important interventions on this area and, where appropriate, the system of access paths and platforms will be carried out only on the basis of specialized dendrological and landscaping studies, in correlation with the technical regulatory framework specific to each category of municipal management infrastructure that requires separate sanitary protection. Plant/tree species specific to the area will be used to optimize maintenance costs; land stabilization and protection against erosion will be pursued. The removal of mature trees is prohibited, except in situations where their placement is in contradiction with the specifics of the respective use category (planted sanitary protection strips).

ART.14– FENCES: As a general rule, the fences to adjacent public spaces will be made by placing hedges or regulated fences around the perimeter depending on the functional specifics of the municipal management infrastructure area that requires protection. The fences to the areas adjacent to private properties will be transparent, with a maximum height of 1.80 meters doubled by a hedge. The fences to the street will be built at the property boundary, without affecting the public domain, and those between private properties will have their axis located on the boundary line.

SECTION III – MAXIMUM POSSIBILITIES OF LAND OCCUPATION AND USE.

ART.15– MAXIMUM PERCENTAGE OF LAND OCCUPATION (POT-% m² AC/m² of land): In accordance with the provisions of the specialized studies and according to the specific technical

norms, approved and approved according to the Law. ART.16– MAXIMUM LAND USE COEFFICIENT (CUT m² ADC/m² of land): In accordance with the provisions of the specialized studies and according to the specific technical norms, approved and approved according to the Law.

AI3a - Sub-area of units to be maintained. SECTION I - USE OF LAND AND BUILDINGS. ART.1 - ALLOWED USES: Small and medium-sized productive economic units and profile services, of industrial and quasi-industrial type based on advanced non-polluting technologies and renewable energies. Small and medium-sized production and complementary activities - administrative, storage, sales, presentation, transport, social - directly related to the basic function. Distribution and storage of goods and materials produced as follows: certain commercial activities (but not wholesale) that do not require large areas of land; wholesale trade with small and medium-sized goods and materials. ART.2 – CONDITIONAL USES ALLOWED: Complementary activities supporting the functional profile of the area - administrative, commercial, social, educational, cultural - provided that they are located on the basis of urban planning documentation related to a modernization program for the area (rehabilitation/restructuring PUZ). Public or private above/underground garages in dedicated buildings provided that vehicle access is from streets with low traffic and is organized in such a way as not to disrupt major traffic. Elements related to technical and urban infrastructure, provided that they are located underground or outside the public space. Outdoor installations (air conditioning, heating, heat pumps) provided that during operation they do not produce any kind of pollution and are not visible from the public domain. The construction of service dwellings strictly necessary to ensure the management, supervision and security of the units and services of the sub-area is allowed. ART.3 – PROHIBITED USES: Any other activities that do not correspond to the character of the area and thus present the risk of alienating interested investors. Capital repairs, restructuring, amplification (attic, storey, plan extension) for any purpose of existing temporary or parasitic buildings. Productive, polluting activities with technological risk or inconvenient due to the traffic generated. Housing of any type. Retail trade in independent buildings or of the supermarket, hypermarket (big box), mall, etc. type. Garages in temporary buildings. Temporary constructions of any nature. Storage of industrial, technological waste, etc., outside of specially arranged spaces according to the environmental protection norms in force. Independent above-ground elements of the technical and urban infrastructure located in public space. Earthworks and vertical systematization likely to affect the arrangements in public spaces and the constructions on adjacent plots. Any earthworks and vertical systematization works that may cause rainwater to flow onto neighboring plots or that prevent the rapid evacuation and collection of rainwater. Any works that reduce public spaces/planted spaces. SECTION II – SITE CONDITIONS, EQUIPMENT AND CONFIGURATION OF BUILDINGS. ART.4 – CHARACTERISTICS OF THE PARCELS (SURFACES, SHAPES, DIMENSIONS): The existing parcel structure is usually preserved. The division of the parcels can be done within the rehabilitation/restructuring program of the existing economic units, provided that the resulting parcels cumulatively meet the following criteria: in order to be buildable, the parcels will have a minimum street front of 40.0 meters in all UTRs in the AI3a subzone and a minimum area of 3,000.0 sq m; parcels with dimensions and areas smaller than those previously specified are not buildable for productive activities; the dimensions are also preserved in the case of new parcels created by the division of previous parcels (by exchange, alienation, etc.); in the event that at the time of approval of this Regulation the parcels of this subzone have dimensions smaller than those specified above, it is necessary to relocate the respective productive units within a maximum period of 5 years from the date of approval of this Regulation. ART.5 – LOCATION OF BUILDINGS IN RELATION TO THE ALIGNMENT: The existing alignment will be preserved, except in cases where this PUG or PUZ for rehabilitation/restructuring provide for realignment. The PUZ for regeneration/restructuring will specify the setbacks from the alignments towards the perimeter and interior streets, but they will be mandatory greater than: 10.0 m on category II streets; 6.0 m on category III streets. In the case of adding new buildings, the extension of existing ones, they will be arranged in retreat from the alignment, in a discontinuous (open) front; in the case of corner plots, the retreat will be carried out

identically from both alignments; for premises requiring rehabilitation/restructuring; the size of the retreat will be established through urban planning documentation (PUZ), as the case may be, it may be greater or at most equal to that of the existing, neighboring buildings, but not less than 6.0 m. ART.6 – LOCATION OF BUILDINGS IN RELATION TO THE LATERAL AND REAR LIMITS OF THE PLOTS: The following shall be respected:

minimum distances equal to half the height of the building, measured at the cornice, at the highest point, but not less than 6.0 meters from the lateral and rear boundaries of the plots. The placement, on the facades facing other territorial reference units, of bay windows or windows with the parapet below 1.90 meters from the ground level is not allowed. In the case of buildings located on plots facing other territorial reference units than zones A, their placement on the plot boundary is prohibited. ART.7 – LOCATION OF BUILDINGS FACING OTHERS ON THE SAME PLOT:

The buildings will be located in such a way as to meet the functional technological requirements within the unit in accordance with the activity carried out with the following conditions: the minimum distance between two buildings located on the same plot will be equal to or greater than the average of the heights of the opposite fronts but not less than 6.0 meters; the above distance may be reduced to two thirds (4.0 meters) if there are no accesses to the building on the opposite facades and/or if there are no windows that illuminate rooms in which permanent activities are carried out. In all cases, the conditions resulting from the fire safety and protection norms and all the technical norms specific to the functional programs according to the Legislation in force will be respected. ART.8 – CIRCULATIONS AND ACCESSES: In order to be buildable, all plots must have access from a public or private road directly - with a minimum width of 4.0 meters to allow access for fire extinguishing equipment and heavy transport vehicles. Road accesses will be made, where possible, from lower-ranking traffic arteries; it is recommended to make accesses through special shoulder straps doubling the main traffic arteries. As a rule, separate road/pedestrian accesses will be provided for: materials/personnel/visitors, technological (the latter sized for heavy traffic). In the road access areas on the plot, the space necessary for parking and maneuvering vehicles waiting to enter the premises will be provided, outside public traffic. For the arrangement of pedestrian and road accesses inside the premises, permeable coverings will be used. ART.9 – PARKING OF VEHICLES: Parking of vehicles both during construction works - repairs and during the operation of the buildings will be provided only inside the plot outside public roads, each unit having provided spaces for circulation, loading and turning inside the plot. When different functions are foreseen within the same plot, the parking requirement will be determined by summing the number of parking spaces regulated for each function. For parking of personnel/clients/visitors' vehicles, ground parking platforms will usually be organized within the premises/plot; it is also possible to arrange parking spaces in dedicated, multi-storey buildings. Vehicles of any type other than passenger cars (used in technological processes, goods transport, etc.) will be parked exclusively outside the public space, inside the premises. Parking of vehicles will be carried out in a proportion of at least 30% in specialized spaces, located in the basement/semi-basement/ground floor of the buildings. Parking spaces/garages can be organized jointly (parking packages/multi-storey parking spaces) for several premises/assemblies. On the shoulder of the main arteries, additional long parking lots will be organized for public use. The parking lots arranged on the ground will be planted with a minimum of 1 tree per 3 parking spaces and will be surrounded by a hedge of evergreen species with a minimum height of 1.2 meters. The parking lot requirement will be dimensioned according to the Annex to this Regulation. ART.10 – MAXIMUM ADMISSIBLE HEIGHT OF BUILDINGS: As a rule, the maximum height of buildings measured at the cornice will not exceed the distance between the alignments. The height of buildings measured at the cornice, at the highest point, will not exceed the maximum admissible height in the neighboring/surrounding territorial reference units. The maximum permissible height regime for buildings located in areas with civil aeronautical servitudes must comply with the provisions of the RACR-ZSAC. ART.11 – EXTERNAL APPEARANCE OF BUILDINGS: Authorization for the execution of constructions is permitted only if their external appearance does not conflict with their function, the character of the area and the urban landscape, as described in Section I. Authorization of the execution of constructions that, by conformation, volumetry and external appearance, contradict the general appearance of the area and depreciate the generally accepted values of urbanism and

architecture, is prohibited. The appearance of the buildings will be subordinated to the demonstration of a diversity of functions and the expression of the prestige of the investors (similar to a business center) provided that compositional ensembles are created that take into account the general character of the area and the architecture of the neighboring buildings with which they are in co-visibility relations. The architecture of contemporary interventions will be of a modern nature and will express the character of functional programs, linked to innovative technologies and sustainable development. The built volumes will be simple and will harmonize with the character of the area and the immediate neighborhood. The rear and side facades will be architecturally treated at the same level as the main facade. The treatment of building coverage will take into account the fact that they are perceived from the surrounding heights.

ART.12– CONDITIONS OF UTILITIES AND WASTE MANAGEMENT: All buildings are connected to built, available and functional utilities networks + optical cable; in order to connect to public water and sewage networks and pre-treatment of wastewater will be ensured, including rainwater from parking lots, circulations and outdoor platforms. It is prohibited to direct rainwater to the public domain or neighboring plots; rainwater will be directed to green areas inside the plot; the land will not be waterproofed beyond the minimum necessary (accesses, alleys, sidewalks). The connection of buildings to modern telecommunications systems based on fiber optic cables or other advanced technologies will be specially ensured. The aerial placement of cables of any kind (electrical, telecommunications, CATV) in public space is prohibited. All new electricity and telecommunications connections will be made underground. Connection and metering bays will be integrated into buildings/fences. Waste of any nature will be managed/evacuated in accordance with the sanitary regulations in force. Each plot will have specially arranged platforms inside, intended for the collection/storage of specific waste resulting from the activities carried out, the beneficiaries being obliged to have a contract with a specialized company for their collection/recycling.

ART.13– FREE SPACES AND PLANTED SPACES: Any part of the land of the enclosure visible from public traffic, including from the railway, will be arranged in such a way as not to alter the general appearance of the locality. Within each plot, green spaces, planted spaces and landscaped spaces will be provided in an area of at least 20% of the total area; these will include exclusively vegetation (low, medium, high). The free areas in the retreat space from the alignment will be planted with trees in a proportion of at least 40%, preferably forming a vegetal curtain on the entire front of the enclosure. The free areas not occupied by traffic, parking and functional platforms will be planted with one tree every 50.0 sq m. It is recommended that in order to improve the microclimate and to protect the construction, it is recommended to avoid waterproofing the land beyond the minimum necessary for access; in this regard, permeable coverings will be used. The removal of mature trees is prohibited, except in situations where they represent an imminent danger to the safety of people or property or would prevent the construction. Existing important trees over 4.0 meters high and with a trunk diameter over 0.15 meters will be identified, preserved and protected during the construction; in the event of cutting down a tree, 5 other trees will be planted in return within the perimeter of the urban development operation. In the slope areas, tree species whose roots contribute to the stabilization of the land will be planted.

ART.14– FENCES AND ACCESS GATES: The fences will be stylistically harmonized with the architecture of the buildings as well as with those in the reference, neighboring/surrounding territorial units; they will be designed and executed using geometry, chromatics and materials in accordance with contemporary architecture. The fences facing the public space will be transparent with heights of maximum 1.80 meters of which an opaque base of maximum 0.30 meters, the upper part being made of iron or metal mesh and doubled by a hedge; in case of the need for additional protection, it is recommended to double the fence towards the interior at a distance of 4.0 meters with a second transparent fence of 1.80 meters in height, between the two fences trees and shrubs being densely planted. The fences to the neighboring plots will be 1.80 meters high and will be transparent, lined with a hedge or opaque. In order not to inconvenience the movement of vehicles on public roads or pedestrians on sidewalks and in order not to cut off the public space, the entrance gates will be preserved and protected during the execution of the constructions the existing important trees having over 4.0 meters height and trunk diameter over 0.15 meters; in case of cutting down a tree, 5 other trees will be planted in the perimeter of the urban operation. In the slope areas, tree species whose roots contribute to the stabilization of the land will be planted.

ART.14– FENCES AND ACCESS

GATES: The fences will be stylistically harmonized with the architecture of the buildings as well as with those of the reference, neighboring/surrounding territorial units; they will be designed and executed using geometry, chromatics and materials in accordance with contemporary architecture. The fences oriented towards the public space will be transparent with heights of maximum 1.80 meters of which an opaque base of max. 0.30 meters, the upper part being made of iron or metal mesh and doubled by a hedge; If additional protection is required, it is recommended to double the fence towards the interior at a distance of 4.0 meters with a second transparent fence of 1.80 meters high, with trees and shrubs densely planted between the two fences. The fences towards the neighboring plots will be 1.80 meters high and will be transparent, doubled by a hedge or opaque. In order not to inconvenience the movement of vehicles on public roads or pedestrians on sidewalks and in order not to cut off the public space, the entrance gates will be preserved and protected during the execution of the constructions the existing important trees having over 4.0 meters height and trunk diameter over 0.15 meters; in case of cutting down a tree, 5 other trees will be planted in the perimeter of the urban operation. In the slope areas, tree species whose roots contribute to the stabilization of the land will be planted. ART.14– FENCES AND ACCESS GATES: The fences will be stylistically harmonized with the architecture of the buildings as well as with those of the reference, neighboring/surrounding territorial units; they will be designed and executed using geometry, chromatics and materials in accordance with contemporary architecture. The fences oriented towards the public space will be transparent with heights of maximum 1.80 meters of which an opaque base of max. 0.30 meters, the upper part being made of iron or metal mesh and doubled by a hedge; If additional protection is required, it is recommended to double the fence towards the interior at a distance of 4.0 meters with a second transparent fence of 1.80 meters high, with trees and shrubs densely planted between the two fences. The fences towards the neighboring plots will be 1.80 meters high and will be transparent, doubled by a hedge or opaque. In order not to inconvenience the movement of vehicles on public roads or pedestrians on sidewalks and in order not to cut off the public space, the entrance gates will be withdrawn from the boundry to allow the parking of technical vehicles before their admission into the premises. The street fences will be made at the property limit, without affecting the public domain, and those between private properties will have their axis located on the boundary line. SECTION III – MAXIMUM POSSIBILITIES OF LAND OCCUPATION AND USE. ART.15– MAXIMUM PERCENTAGE OF LAND OCCUPATION (POT-% m² AC/m² of land): POT_{max}=50%. ART.16– MAXIMUM LAND USE COEFFICIENT (CUT m² ADC/m² of land): CUT_{max} will respect a maximum volumetric coefficient of 5.0 mc/m².

TF - Railway transport area and related developments. SECTION I - USE OF LAND AND BUILDINGS. ART.1 - PERMITTED USES: Railway traffic/urban train/constructions and installations related to railway access, service, maintenance and operation routes/specific related developments. Elements of the railway infrastructure - tracks, elements necessary for the movement and maneuvering of rolling stock, signaling and traffic safety installations, those for the operational management of train traffic, environmental protection installations and works, etc., in accordance with the specific regulatory framework in force. Railway station buildings with the related spaces and facilities, other buildings and developments intended for the development of rail transport of goods and people, maintenance of infrastructure and rolling stock. Constructions and installations specific to the operation of railway services. Public and general interest services compatible with the operation of railway services. Earthworks and vertical systematization works necessary for the functional operation of railway traffic. Earthworks and plantations necessary to improve the landscape. ART.2 – CONDITIONAL USES ALLOWED: Constructions and developments located in the protection zone of the railway infrastructure will be authorized only under the conditions of the permit issued by SNCFR in accordance with the regulations issued by the Ministry of Transport. ART.3 – PROHIBITED USES: The following types of activities and works are prohibited: any uses other than those permitted or permitted with conditions. SECTION II – CONDITIONS FOR THE LOCATION, EQUIPMENT AND CONFIGURATION OF BUILDINGS. ART.4 – CHARACTERISTICS OF

PLOTS (SURFACES, SHAPES, DIMENSIONS): The existing cadastral structure is usually preserved according to the established limits and according to the specialized studies prepared and approved according to the Law. For new premises or extensions of existing technical premises, urban planning documentation will be prepared, depending on the needs, based on the provisions of the specialized studies and according to the specific technical norms approved and approved according to the Law.

ART.5 – LOCATION OF BUILDINGS IN RELATION TO THE ALIGNMENT: According to the regulations of the adjacent territorial units of reference, in accordance with the provisions of the specialized studies and according to the specific technical norms, approved and approved according to the Law. For technical premises, the proposed buildings will be set back from the alignment at a distance of at least 8.0 meters on category III streets and at least 10.0 meters on category II and I streets.

ART.6 – LOCATION OF BUILDINGS IN RELATION TO THE LATERAL AND REAR LIMITS OF THE PLOTS: The location of constructions and developments in relation to the lateral and rear limits of the plot will be done in accordance with the provisions of the specialized studies and according to the specific technical norms, approved and approved according to the Law. For technical premises, minimum distances equal to half the height of the building measured at the cornice, at the highest point, but not less than 6.0 meters will be respected.

ART.7 – LOCATION OF BUILDINGS RELATIVE TO EACH OTHER ON THE SAME PLOT: The location of constructions and developments relative to each other on the same plot will be done in accordance with the provisions of the specialized studies and according to the specific technical norms, approved and approved according to the Law. For technical premises for which there are no specific technical norms or for office buildings, the minimum distance between buildings will be equal to half the height of the cornice of the tallest building but not less than 6.0 meters; the above distance can be reduced to half if on the opposite facades there are no accesses to the building and there are no windows that illuminate rooms in which permanent activities are carried out.

ART.8 – CIRCULATIONS AND ACCESSES: Public and functional/technical accesses on the territory related to the railway infrastructure will be regulated, as appropriate, according to the urban planning documentation/specialized studies substantiated by technical norms and will be carried out in accordance with the approvals issued by the access road administrator. The main accesses, intended especially for the public, will be organized in correlation with the adjacent public spaces; the intermodal transfer nodes (public, car, alternative, rail, air transport) provided for by this PUG will ensure the necessary routes and stations for each type of means of transport, as well as the necessary pedestrian connections; these accesses will be connected to the public system of pedestrian, alternative and road traffic routes.

ART.9 – PARKING OF VEHICLES: Authorization for the execution of constructions that by destination require parking spaces is issued only if there is the possibility of their realization outside the public domain. Parking of vehicles on land located in the public domain will be done only in specially arranged parking lots with limited or unlimited access designed depending on the degree of complexity through feasibility studies substantiated as appropriate by urban planning documentation (PUZ) and specialized technical projects approved and approved according to the Law. Parking lots arranged on the ground will be planted with a minimum of 1 tree per 3 parking spaces and will be surrounded by a hedge of species with evergreen leaves and a minimum height of 1.2 meters. The parking lot requirement will be sized for each type of function present in the area of the Territorial Reference Units adjacent to the railway traffic area according to the Annex to this Regulation. It is recommended to build public parking lots in dedicated underground/aboveground buildings in areas adjacent to railway stations. As a rule, underground/aboveground buildings dedicated to public parking lots will be located within intermodal transfer nodes.

ART.10 – MAXIMUM ADMISSIBLE HEIGHT OF BUILDINGS: The height regime will be established, as appropriate, through urban planning documentation/specialized studies substantiated by specific technical norms, in accordance with the architectural/urban planning program and the regulatory framework in force, without exceeding 21.0 meters at the highest point. In premises with functions related to railway transport, the height of the buildings in the facade plane measured at the cornice at the highest point will not exceed the distance between the alignments nor the maximum height allowed in the adjacent Territorial Reference Units, technological installations being an exception to this rule. The maximum admissible height regime for buildings located in areas with civil aeronautical servitudes must comply with the provisions of the RACR-ZSAC.

ART.11 – EXTERIOR

APPEARANCE OF BUILDINGS: The appearance of the constructions and arrangements, if necessary, will be established in accordance with the provisions of the specialized studies and according to the specific technical norms, approved and approved according to the Law. Authorization of construction is permitted only if their external appearance does not contradict their function, the character of the area and the urban landscape, as described in Section I. Authorization of construction that, by its conformation, volume and external appearance, contradicts the general appearance of the area and depreciates the generally accepted values of urbanism and architecture, is prohibited. The architecture of new or rehabilitated buildings will be of a modern nature and will express the character of the functional program respecting the building rules of the area or of the original ensemble; the integration of the building into the existing urban and architectural context will be sought. Given the importance of these objectives, which represent contact areas of the municipality with non-residents, it is recommended to organize architectural/urban planning competitions for the design of buildings and the arrangement of related public spaces. **ART.12 – BUILDING EQUIPMENT CONDITIONS AND WASTE MANAGEMENT:**

All buildings are connected to existing, available and functional municipal networks + optical cable, ensuring their coexistence with the technical infrastructure specific to the area. It is prohibited to direct stormwater to the public domain or neighboring plots; stormwater will be directed to the green areas inside the plot and the land will not be waterproofed beyond the minimum necessary (accesses, alleys, sidewalks); in order to connect to public water and sewage networks, it will be ensured that the quality is maintained, pre-treated as appropriate, of stormwater coming from railway traffic, outdoor platforms, adjacent parking lots. All new electricity and telecommunications connections will be made underground. It is prohibited to lay cables of any kind (electrical, telecommunications, CATV) overhead in public spaces. Waste of any kind will be managed/disposed of in accordance with the sanitary regulations in force. Each plot will have specially arranged platforms inside, intended for the collection/storage of specific waste resulting from the activities carried out, the beneficiaries being obliged to have a contract with a specialized company for their collection/recycling. **ART.13 – FREE SPACES AND PLANTED SPACES:** Within the limits of the technical standards for railway traffic safety, the use of free spaces and the landscaping of the plantations related to them are subject to the quality requirements of the image of the municipality. The free surfaces in the corridors related to the railway infrastructure will be completely grassed and planted with medium and high vegetation, based on a landscaping project, drawn up in accordance with the specific technical regulations, in compliance with the regulations regarding railway traffic safety; any part of the land of the enclosure related to railway traffic, visible from public traffic, including from the railway, will be arranged in such a way as not to alter the general appearance of the municipality. They will be identified, preserved and protected during modernization, rehabilitation, repair works, etc. existing important trees over 4.0 meters high and with a trunk diameter over 0.15 meters; in case of cutting down a tree, 5 others will be planted in return within the perimeter of the urban development operation. In order to improve the microclimate and to protect the buildings, waterproofing of the land not occupied by traffic infrastructure beyond the minimum necessary will be avoided. Plant/tree species specific to the area will be used, in order not to require special care and to avoid the additional consumption of resources necessary for their maintenance; also, local species are much better resistant to the local climate and to the aggression generated by traffic, the risk of plants specific to this geographical area drying out or becoming ill being reduced. **ART.14 – FENCES AND ACCESS GATES:** The fences of the railway infrastructure safety area will be built on the basis of specialized projects, drawn up according to specific technical norms, within which, in addition to the criteria of security and safety of railway traffic, noise protection criteria of neighboring areas and aesthetic criteria will be taken into account; the maximum height of the fences will be 1.80 meters, except in situations where higher heights are required for safety and noise protection reasons; the fences may be doubled by low, medium and high hedges/vegetation. The entrance gates to and from the access areas related to railway functions will be set back from the alignment to allow parking of vehicles before admitting them to the premises without disturbing traffic on public roads for vehicles or pedestrians. The fences on the street will be built at the property boundary, without affecting the public domain, and those between private properties will have their axis located on the boundary line. **SECTION III –**

MAXIMUM POSSIBILITIES OF LAND OCCUPATION AND USE. ART.15– MAXIMUM PERCENTAGE OF LAND OCCUPATION (POT-% m² AC/m² of land): In accordance with the provisions of the specialized studies and according to the specific technical norms, approved and approved according to the Law but not more than 50%. ART.16– MAXIMUM LAND USE COEFFICIENT (CUT m² ADC/m² of land): In accordance with the provisions of the specialized studies and according to the specific technical norms, approved and approved according to the Law but not more than 1.0.

TR1 - Sub-area of road transport units and related developments. SECTION I - USE OF LAND AND BUILDINGS. ART.1 - ALLOWED USES: TR1 - road communication routes and related developments. Developments intended for traffic infrastructure - in the public domain area (hard-standing areas, safety strips, protection strips): road traffic/constructions and installations related to the public road, for maintenance and operation/specific related developments: road platform, engineering constructions, their protection strips, vertical systematization works, road junctions, public lighting, road signaling and orientation, etc.; parking lots, garages and fuel and energy supply stations including their complementary functions: shops, restaurants, etc.). Functions related to technical and municipal equipment, located underground: water supply and sewage pipes, gas, crude oil or other petroleum product transport systems, thermal, electrical, telecommunications and infrastructure networks or other installations or constructions of this kind. ART.2 – USES ALLOWED WITH CONDITIONS: Bypass/collector and connecting arteries, major, new circulation arteries or the modernization of existing ones, the modernization of intersections marked on the circulation plan until the definitive solutions are specified, provided that urban planning documentation and the necessary specialized studies are prepared, approved according to the Law. Accesses to riverside plots related to objectives of major public interest, important intersections with the street network of local interest, provided that urban planning documentation and the necessary specialized studies are prepared, approved according to the Law. ART.3 – PROHIBITED USES: The following types of activities and works are prohibited: any uses, other than those permitted or permitted with conditions. SECTION II – CONDITIONS FOR THE LOCATION, EQUIPMENT AND CONFIGURATION OF BUILDINGS. ART.4 – CHARACTERISTICS OF THE PLOTS (SURFACES, SHAPES, DIMENSIONS): TR1 - road communication routes and related developments. The cadastral structure of the existing street network is usually preserved for situations where its expansion, modernization, rehabilitation are not necessary; interventions aimed at modifying the street cadastre for the expansion, modernization, rehabilitation of the street network will be carried out in accordance with the provisions of the specialized studies and according to the specific technical norms approved and approved according to the Law). ART.5 – LOCATION OF BUILDINGS IN RELATION TO THE ALIGNMENT: TR1 - road communication routes and related developments. In accordance with the regulations of the adjacent territorial reference units and according to the provisions of the specialized studies and the specific technical norms as follows: the buildings will be located at the limit of the alignment or set back from it, as follows: a) in the case of compactly built areas, the buildings will be placed compulsorily in the alignment of the existing buildings; b) the setting back of the buildings from the alignment is allowed only if the coherence and character of the street fronts are respected. In both situations, the building permit is issued only if the height of the building does not exceed the distance measured, horizontally, from any point of the building to the nearest point of the opposite alignment. The provisions of paragraph (2) are an exception to the provisions of paragraph (2) for buildings that have been included in a Zonal Urban Plan approved according to the Law. ART.6 – LOCATION OF BUILDINGS IN RELATION TO THE LATERAL AND REAR LIMITS OF THE PLOTS: TR1 - road communication routes and related developments. The location of constructions and developments in relation to the lateral and rear limits of the plot will be done in accordance with the provisions of the specialized studies and according to the specific technical norms, approved and approved according to the Law. ART.7 – LOCATION OF BUILDINGS IN RELATION TO EACH OTHER ON THE SAME PLOT: TR1 - road communication routes and related developments. The location of constructions and developments in relation to each other on the same plot will be done in accordance with the provisions of the specialized studies and according to the specific technical norms, approved and approved

according to the Law. ART.8 – CIRCULATIONS AND ACCESSES: TR1 - road communication routes and related developments. Bypass, collector and connecting major arteries, new circulation arteries or the modernization of existing ones, circulation nodes/intersections with other elements of the major street network, will be regulated by urban planning documentation and specialized studies approved according to the Law. Accesses to riverside plots/lands of major public interest objectives, important intersections with the street network of local interest, will be carried out under the conditions of the elaboration of substantiation studies regarding traffic and local accessibility that will complete the urban planning documentation. ART.9 – PARKING OF MOTOR VEHICLES: TR1 - road communication routes and related arrangements. Authorization for the execution of constructions that by destination require parking spaces is issued only if there is the possibility of their realization outside the public domain. Parking of vehicles on land located in the public domain will be done only in specially arranged parking lots with limited or unlimited access designed depending on the degree of complexity through feasibility studies substantiated as appropriate by urban planning documentation (PUZ) and specialized technical projects approved and approved according to the Law. Parking lots arranged on the ground will be planted with a minimum of 1 tree per 3 parking spaces and will be surrounded by a hedge of species with evergreen leaves and a minimum height of 1.2 meters. The parking requirements will be sized for each type of function present in the area of the Territorial Reference Units adjacent to the road traffic area according to the Annex to this Regulation. In the space of the lanes of the traffic arteries, stopping/parking/parking of vehicles is regulated by specific technical norms; in the vicinity of traffic nodes/public transport stations, it is recommended to build public parking lots as part of the intermodal transfer system. ART.10 – MAXIMUM ADMISSIBLE HEIGHT OF BUILDINGS: TR1 - roads and related facilities. The height of the constructions and related facilities, if necessary, will be established in accordance with the provisions of the specialized studies and according to the specific technical norms, approved and approved according to the Law. The maximum height regime allowed for buildings located in areas with civil aeronautical servitudes must comply with the provisions of the RACR-ZSAC. ART.11 – EXTERIOR APPEARANCE OF BUILDINGS: TR1 - roads and related facilities. The appearance of the constructions and facilities, if necessary, will be established in accordance with the provisions of the specialized studies and according to the specific technical norms, approved and approved according to the Law. ART.12– CONDITIONS OF UTILITIES AND WASTE MANAGEMENT: TR1 - roads and related facilities. All buildings and facilities are connected to available and functional built-up municipal networks + optical cable; in order to connect to public water and sewage networks, the quality/pre-treatment, as appropriate, of rainwater from public circulations, parking lots and outdoor platforms will be ensured. Rainwater will be collected exclusively inside the corridor of the circulation arteries and led to outfalls or public storm sewers where there is a separate sewage system; it is prohibited to lead them outside, to neighboring lands/plots. Elements of major municipal infrastructure may be located in the space of the corridors of the circulation arteries, in accordance with the technical regulatory framework in force, provided that they are disposed exclusively underground. ART.13– FREE SPACES AND PLANTED SPACES: TR1 - road communication routes and related developments. The free surfaces in the lanes related to the traffic arteries will be completely grassed and planted with medium and tall vegetation, based on a landscaping project included in the specialized technical project (in compliance with the technical regulations regarding road safety) approved and approved according to the Law. The free spaces remaining unoccupied with traffic, constructions, functional developments and the lands adjacent to the traffic will be landscaped and planted with vegetation (local species and trees) with a minimum of 1 tall tree per 50.0 sq m (where there is space and technical norms allow) in order to reduce dust pollution in the locality. They will be identified, preserved and protected during modernization, rehabilitation, repair works, etc. existing important trees over 4.0 meters high and with a trunk diameter over 0.15 meters; in case of cutting down a tree, 5 others will be planted in return within the perimeter of the urban development operation. In order to improve the microclimate and to protect the buildings, waterproofing of the unoccupied land with traffic infrastructure beyond the minimum necessary will be avoided. Plant/tree species specific to the area will be used, in order not to require special care and to avoid the additional consumption of resources necessary for their maintenance; also, local species resist much better to the local climate and the aggression generated by

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traffic, the risk that plants specific to this geographical area will dry out or become ill being reduced.

ART.14– FENCES AND ACCESS GATES: TR1 - road communication routes and related arrangements according to the specialized studies prepared and approved according to the Law. The lands related to the public domain related to the traffic infrastructure (road, pedestrian, alternative) as well as the related related developments, are usually attached to the fences; in the areas where the fences are necessary, these will be carried out according to the specialized studies and the specific technical norms drawn up and approved according to the Law. The plots adjacent to the lanes of the traffic arteries will be subject, in terms of fencing, to the regulations related to the territorial reference units of which they are part; they will be mandatorily doubled by hedges, medium and high vegetation which, together, will constitute a protective curtain, under the conditions of compliance with the technical regulations regarding road safety.

SECTION III – MAXIMUM POSSIBILITIES OF LAND OCCUPATION AND USE.

ART.15– MAXIMUM PERCENTAGE OF LAND OCCUPATION (POT-% m² AC/m² of land): TR1 - road communication routes and related developments. In accordance with the provisions of the specialized studies and according to the specific technical norms, approved and approved according to the Law.

ART.16– MAXIMUM LAND USE COEFFICIENT (CUT m³/m²land): TR1 - road communication routes and related developments. In accordance with the provisions of the specialized studies and according to the specific technical norms, approved and approved according to the Law.

Real estate located in an area equipped with urban utilities (water, sewage, natural gas, electricity, telecommunications, urban transport, etc.);

The provisions of HCL no. 6/28.01.2021 on the approval of the Local Regulation on the approval of private and public investments in the field of urban planning and construction in the municipality of Targu Mures and HCL no. 226/29.06.2023 on the amendment of the Local Regulation on the approval of private and public investments in the field of urban planning and construction in the municipality of Targu Mures approved by HCL no. 6/ 28.01.2021 apply.

In accordance with the provisions of the current legislation in force, in order to obtain the construction permit in order to achieve the investment objective - MURES PARKS, TARGU MURES. GREEN-BLUE ENSEMBLE HIPODROM PARK, MUNICIPAL PARK, TURBINEI CHANNEL at the above-mentioned address, it is necessary to obtain in principle the following approvals, as follows:

- The consent of the competent authority for environmental protection;
- Public Health Directorate;
- Horea Emergency Situations Inspectorate of Mures County as appropriate;
- The opinion of the units owning municipal networks - water, sewage, electricity, natural gas;
- The opinion of the central authority competent in the field of cultural heritage protection (Ministry of Culture) for interventions in the protected built area;
- SNGN ROMGAZ SA;
- National Administration of Romanian Waters;
- SNCFR;
- Municipal Technical Approval;
- Traffic Commission;
- Ministry of Administration and Interior - Mures Traffic Police Service.
- Romanian Civil Aeronautical Authority opinion, as

appropriate, and the following specialized studies:

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- Geotechnical documentation verified according to the legislation in force;
- Reports on verification of DTAC technical documentation, according to G.D. 925/1995;
- NZEB Report, according to MDLPA Order No. 16/2023.

**MAYOR,
SOÓS ZOLTÁN**

**SECRETARY GENERAL,
Bordi Kinga**

L.S.

**CHIEF ARCHITECT,
Mihet Florina Daniela**