

ANNEX 1.3. URBAN INDICATORS

| Building / cadastral number | Destination according to the Land Register | Built-up area (sq m) | Gross building area (sq m) |
|-----------------------------|--|----------------------|----------------------------|
| 214529 | parcel | | 14554 |
| C1 | steps | 11 | 11 |
| C2 | annex | 1 | 1 |
| C3 | terrace | 8 | 8 |
| C4 | repository | 4 | 4 |
| C5 | University House | 921 | 921 |
| C6 | terrace | 39 | 39 |
| C7 | guard building | 25 | 38 |
| | guard building extension | 13 | |
| C8 | warehouse | 96 | 96 |
| C9 | terrace | 282 | 282 |
| C10 | covered terrace | 344 | 344 |
| C11 | terrace | 61 | 61 |
| C12 | repository | 43 | 43 |
| C13 | kitchen | 256 | 256 |
| C24 | garage | 26 | 26 |
| C15 | basin | 28 | 28 |
| C16 | gazebo | 12 | 12 |
| C17 | kitchen | 378 | 378 |
| C18 | shed | 99 | 99 |
| C20 | kitchen | 282 | 282 |
| C21 | repository | 9 | 9 |
| C22 | repository | 83 | 83 |
| C23 | greenhouse | 38 | 38 |
| C24 | greenhouse | 34 | 34 |
| C25 | greenhouse | 441 | 441 |
| C26 | greenhouse | 85 | 85 |
| C27 | greenhouse | 45 | 45 |
| C28 | annex | 145 | 145 |
| C29 | annex | 21 | 21 |

| Existing indicators | | Areas required by brief | |
|--|-------|--|------------|
| PLOT area | 14554 | PLOT area | 14554 |
| Built-up area (excluding uncovered terraces) | 3520 | Built-up area (excluding uncovered terraces) | max. 3520 |
| Gross building area | 3520 | Gross building area | max. 4121 |
| mineral surfaces | 2204 | mineral surfaces | max. 2204 |
| green area | 8830 | green area | min. 8830 |
| Current POT | 24.19 | Proposed POT | max. 24.19 |
| Current CUT | 0.24 | Proposed CUT | max. 0.28 |

LEGEND

| | |
|--|-----------------------|
| | demolished buildings |
| | demolishable surfaces |
| | uncovered terraces |

Built-up area (excluding uncovered terraces)

Includes the sum of the areas of the buildings built/incorporated within the plot of the University House (C1...C29), excluding the mosaic terrace (C9) and the water basin (C15)

* Mineral surfaces

Include the mosaic terrace (C9), the water basin (C15) and the entire paved area in Area 1

* Green surfaces

Include all green spaces and permeable alleys

***land use percentage (POT)**

The ratio between the built area (the building's footprint or the projection of the perimeter of the upper floors onto the ground) and the plot area.

The built-up area is the built-up area at ground level, except for the uncovered terraces of the ground floor that exceed the plane of the facade, platforms, and access stairs.

The ground projection of balconies whose level is below 3.00 m from the level of the arranged ground and of the closed loggias of the floors is included in the built area.

normative act: LAW no. 350 of June 6, 2001 on territorial planning and urbanism, Annex no. 2 - http://leislatie.just.ro/Public/DetaliuDocument/29453#id_anxA2744_titl

***land use coefficient – FLOOR AREA RATIO (CUT)**

The ratio between the developed built area (the developed area of all floors) and the area of the plot included in the reference territorial unit.

The following are not included in the calculation of the developed built area: the area of basements with a clear height of up to 1.80 m, the area of basements strictly intended for parking vehicles, technical spaces or spaces intended for civil protection, the area of balconies, loggias, open and uncovered terraces, non-passable terraces and canopies, as well as non-developable bridges, pedestrian/road access alleys within the premises, external stairs, protective sidewalks;

normative act: LAW no. 350 of June 6, 2001 on territorial planning and urbanism, Annex no. 2 - http://leislatie.just.ro/Public/DetaliuDocument/29453#id_anxA2744_titl

Land

| Cadastral number | Area (sq m)* | Observations / References |
|------------------|--|--|
| 214529 | From documents: 14.555 Measured: 14,554 | UNIVERISTY HOUSE; surrounded by concrete fence and mesh |

* The surface is determined in the Stereo 70 projection plane.

PROPERTY LINEAR DETAILS

