



BUCHAREST CITY HALL

General Mayor

F.6

URBAN PLANNING CERTIFICATE

No. 875/156725 of 04.12.2025

For the purpose of: Construction works, rehabilitation, restoration, conservation, refunctionalization, extension, dismantling of parasitic elements and constructions, enhancement of the constructions and the garden in the COURTYARD of the University House - historical monument, in order to integrate the ensemble into the urban circuit through DESIGN COMPETITION.

Following the request addressed by the BUCHAREST UNIVERSITY with the domicile/headquarters in the county, municipality/city/commune of Bucharest, village -, District 5, postal code -, Sos. Panduri, no. 90, registered under no. **156725** of **22.09.2025**, for the property - land and buildings, located in **Bucharest, District 2**, postal code 020022, **Dionisie Lupu Str., no. 46**, identified by cadastral no. 214529, Land Register, no. 214529, District 2, excerpt of the cadastral plan from the orthophoto plan,

pursuant to the regulations of the PUG Urban Planning Documentation, approved by HCGMB (Decision of the General Council of the Bucharest Municipality) no. 269/2000, extended, with subsequent amendments and completions, and of the PUZ (Zonal Urban Plan) Urban Planning Documentation of the Protected Built Areas approved by HCGMB no. 279/2000,

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. THE LEGAL REGIME:

Land location and nature of the property (according to the title to the property): Property composed of Urban land - construction yards identified with cadastral number 214529, in an area of 14,555 sq m from documents (14,554 measured) and Constructions: C1 (214529 - C1) with a built area of 11 sq m - annex constructions (steps), C2 (214529 - C2) with a built area of 1 sq m - annex constructions (gas connection), C3 (214529 - C3) with a built area of 8 sq m and a developed built area of 8 sq m - annex constructions (terrace), C4 (214529 - C4) with a built area of 4 sq m and a developed built area of 4 sq m - annex constructions (warehouse), **C5 (214529 - C5) with a built area of 921 sq m and a developed built area of 921 sq m** - administrative and social and cultural constructions (University House), C6 (214529 - C6) with a built area of 39 sq m and built area of 39 sq m - annex buildings (terrace), C7 (214529 - C7) with built area of 38 sq m and built area of 38 sq m - annex buildings (security building), C8 (214529 - C8) with built area of 96 sq m and built area of 96 sq m - annex buildings (warehouse), C9 (214529 - C9) with built area of 282 sq m and built area of 282 sq m - annex buildings (terrace), C10 (214529 - C10) with built area of 344 sq m and built area of 344 sq m - annex buildings (covered terrace), C11 (214529 - C11) with built area of 61 sq m and built area of 61 sq m - annex constructions (terrace), C12 (214529 - C12) with a built area of 43 sq m and a built area of 43 sq m - annex constructions (warehouse), C13 (214529 - C13) with a built area of 256 sq m and a built area of 256 sq m - annex constructions (kitchen), C14 (214529 - C14) with a built area of 26 sq m and a built area of 26 sq m - annex constructions (garage), C15 (214529 - C15) with a built area of 28 sq m and a built area of 28 sq m - annex constructions (pool), C16 (214529 - C16) with a built area of 12 sq m and a built area of 12 sq m - annex constructions (pergola), C17 (214529 - C17) with a built area of 378 sq m and a built area of 378 sq m - annex buildings (kitchen), C18 (214529 - C18) with a built area of 99 sq m and a built area of 99 sq m - annex buildings (woods), C19 (214529 - C19) with a built area of 14 sq m and a built area of 14 sq m - annex buildings (annex), C20 (214529 - C20) with a built area of 282 sq m and a built area of 282 sq m - annex buildings (kitchen)?C21 (214529 - C21) with a built area of 9 sq m and a built area of 9 sq m - annex buildings (warehouse),C22 (214529 - C22) with a built area of 83 sq m and a built area of 83 sq m - annex buildings (warehouse), C23 (214529 - C23) with a built area of 38 sq m and a built area of 38 sq m - annex buildings (greenhouse), C24 (214529 - C24) with a built area of 34 sq m and a built area of 34 sq m - annex buildings (greenhouse), C25 (214529 - C25) with a built area of 441 sq m and a built area of 441 sq m - annex buildings (greenhouse), C26 (214529 - C26) with a built area of 85 sq m and a built area of 85 sq m - annex buildings (greenhouse), C27 (214529 - C27) with a built area of 45 sq m and a built-up area of 45 sq m - annex buildings (greenhouse), C28 (214529 - C28) with a built-up area of 145 sq m and a built-up area of 145 sq m - annex buildings (annex), C29 (214529 - C29) with a built-up area of 21 sq m and a built-up area of 21 sq m - annex buildings (annex). For the C5 building, the construction is noted in 1860.



For the land and buildings, the ownership right is registered at a 1/1 rate for the BUCHAREST UNIVERSITY.

Restrictions imposed on the property (easements, public utility area or other restrictions): according to the Land Register excerpt for Information no. 214529 issued by OCPI (Real Estate Cadastre and Advertising Office) Bucharest, District 2, on 11.09.2025, in response to request no. 79447, the property is free of encumbrances.

Establishing a protection regime for the property (Inclusion in the lists of historical and/or natural monuments or in their protection area, or in the protected area as the case may be):

The building is a historical monument of national interest (value group A), individually listed in the list of historical monuments updated in 2015 (annex to the Order of the Minister of Culture no. 2828/2015), **at position 1386 code B - II - m - A - 19107 Librecht - Filipescu House, today University House, 19th century.**

The building is located in the protection area of the following historical monuments individually listed in the list of historical monuments updated in 2015 (annex to the Order of the Minister of Culture no. 2828/2015):

- position 188, code B - II - s - B - 17910 site **Site I** (bounded by Splaiul Independentei - Vasile Parvan Street - Berzei Street - Buzesti Street - Sevastopol Street - Grigore Alexandrescu Street - Polona Street - Mihai Eminescu Street - Traian Street - Popa Nan Street - Tepes Voda Street - Traian Street - Dr. Maximilian Popper Street - Anton Pann Street - Mircea Voda Blvd - Corneliu Coposu Blvd - Halelor Street);
- position 578, code B - II - a - B - 18301 - **Gradina Icoanei ensemble**, end of the 19th century - beginning of the 20th century, Cantacuzino Square, Gh., withouth number, District 2 (bounded by Pictor Arthur Verona Street - DA Xenopol Street - J.L. Calderon Street);
- position 2175 code B - II - m - A - 19833 historical monument of national interest **Anglican Church of the "Resurrection"**, 19th century, 3 Pictor Arthur Verona Street, District 1;
- position 1199 code B - II - m - A - 18924 historical monument of national interest **Central Girls' School**, 1890, 3 - 5 Icoanei Street, District 2;
- position 1200 code B - II - m - B - 18925 - **Church of the "Assumption of the Virgin Mary"** - Icoanei, 1784 - 1785, Icoanei Str., no.12; position 2451 code B - IV - m - B - 20102 **Funeral monument of Gen. E. Odobescu** in the courtyard of the Icoanei Church, Icoanei Str. no.12;
- position 586 code B - II - m - B - 18308 - **House** - end of the 19th century - first half of 20th century, I.L. Caragiale Str., no. 32;
- position 1951 code B - II - m - B - 19624 - **House** - 19th century, C.A. Rosetti Str., no. 33;
- position 1952 code B - II - m - B - 19625 - **House** - 19th century, C.A. Rosetti Str., no. 35;
- position 1385 code B - II - m - B - 19106 - **House** - of prof. dr. Turnescu, end of the 19th century, 37 Dionisie Lupu Street;
- The **"Assumption of the Virgin Mary" Church Ensemble** - Pitar Mosu, code B - II - a - B - 21199, architectural ensemble category group B, 45 Dionisie Lupu Street, classified with OMC (Order of the Ministry of Culture) no. 2564 /26.01.2023 (Official Gazette of Romania no. 121 of 13.02.2023);

According to the PUZ Protected Built Areas approved with HCGMB no. 279/2000, the building is located in the **Protected Built Area no. 21 - Jean - Louis Calderon - Polona**, major traditional urban street, subzone Cp1b and Cp1c, the portion of the street that connects Carol blvd. and Dacia blvd. and which includes University House, Gradina Icoanei, Gh. Cantacuzino Square, Intr. Polona and portions of Tudor Arghezi, Diane, Dr. E. Bacaloglu, Pictor Arthur Verona, AD Xenopol streets. I.f. **DEGREE OF PROTECTION**: maximum - the architectural - urban, historical and natural environmental values are protected in their entirety: the street pattern, the built stock, the character and urban value; interventions that preserve and enhance the existing values are allowed.

According to the Urban Development Plan of the Bucharest Municipality approved by HCGMB no. 269/2000 with subsequent amendments and completions, the building is located in subzone M1, the mixed subzone located in the protected area. The related RLU to the **GENERALITIES: CHARACTER OF THE AREA** section, paragraph 3, provides: the completion of existing fronts with commercial spaces and services is allowed, provided that Zonal Urban Plans are drawn up that specify, along certain established arteries - as an interest in this regard arises: (a) the location and dimensions of the new insertions, (b) the method of ensuring the coherence and quality of the urban image, (c) the conditions for ensuring the functional requirements, those for maintaining the existing vegetation, the road and pedestrian accesses to the interior of the area, as well as (d) the method of ensuring the privacy of the nearby homes.

2. ECONOMIC REGIME:

Current use: urban land, courtyards, buildings and administrative and social and cultural buildings (C5) and annex buildings (from C1 to C4 and from C6 to C29);

The destination established by the approved urban and territorial development plans: According to PUZ - **Protected Built Area No. 21 - Jean - Louis Calderon - Polona**, approved with HC.GMB No. 279/2000 extended, with subsequent amendments and completions, subzone Cp1 b and Cp1c; **II. a. ALLOWED USES:** (1) at ground floor level: commerce, public catering, hotels, culture or any other functions intended for the public; (2) at levels above ground floor: housing; (3) those initial uses of the buildings that correspond to current requirements are maintained unchanged or a return to them is allowed. **II.b. ALLOWED USES WITH CONDITIONS:** (1) the functional conversion of monument buildings must comply with the following conditions: (a) the function must not disturb the neighbors; (b) the function must not involve any modification of the exterior architecture or the character/valuable elements of the interior; (c) it must not affect the existing vegetation (front yards and trees); (d) it must not involve the arrangement of additional parking spaces inside the plot or on the public domain; (2) for new constructions and in the case of the conversion of functions in current buildings that are not proposed to be declared architectural monuments, public functions and functions of general interest that allow public access to the ground floor of buildings having a predominantly commercial and service character (shops, restaurants, agencies, banks and bank offices, hotels, various offices, collective and personal services, entertainment, manufacturing workshops) are allowed, provided that the upper levels are arranged in a proportion of at least 30%. **II.c. PROHIBITED USES:** (1) activities that may cause the degradation of protected buildings or are incompatible with the status of protected area; (2) productive activities that pollute, have technological risks or are inconvenient due to the traffic generated; (3) temporary constructions of any nature - including kiosks and advertising boards, of any size and regardless of their installation method; (4) wholesale storage; (5) storage for sale of large quantities of flammable or toxic substances; (6) activities that use for storage and production the land visible from public circulations or from public institutions; (7) storage facilities for reusable materials; (8) platforms for pre-collection of urban waste; (9) parking and garage of vehicles in multi-storey buildings; (10) earthworks likely to affect the layout of public spaces and buildings on adjacent plots; (11) any earthworks that may cause water to flow onto neighboring plots or that prevent the evacuation and collection of rainwater.

According to the PUG of the Bucharest Municipality approved by HCGMB no. 269/2000 with subsequent amendments and completions: **ART.1 ALLOWED USES:** (1) the following uses are allowed: (a) institutions, services and public equipment at supramunicipal, municipal, sector and neighbourhood level; (b) headquarters of companies and firms, services for businesses, design, research, expertise, consultancy in various fields and other professional services; (3) social, collective and personal services; (4) headquarters of political, professional organizations, etc.; (5) places of worship; (6) retail trade; (7) manufacturing activities; (8) small - wholesale storage; (9) hotels, guesthouses, travel agencies; (10) restaurants, bars, confectioneries, cafes, etc.; (11) sports and recreation in covered spaces; (12) ground and multi-storey car parks; (13) pedestrian free spaces, covered pedestrian passages; (14) planted spaces - squares; (15) dwellings with a regular side; (16) dwellings with a special side that include spaces for liberal professions. **ART.2 USES ALLOWED WITH CONDITIONS:** (1) buildings will have on the ground floor facing the street and pedestrian routes: - functions that admit public access permanently or according to a specific operating schedule and will be provided with illuminated shop windows at night; it is recommended that activities in which public access is not free do not represent more than 30% of the length of the street included in the mixed area and do not form segments of such fronts longer than 40 meters; (2) it is prohibited to locate restaurants that sell alcoholic beverages at a distance of less than 100 meters from public services and equipment and churches (3) for any uses, geotechnical conditions and seismic zoning will be taken into account; (4) in existing areas, the conversion of housing to other functions is allowed, provided that the share of housing is maintained

in a proportion of at least 30% of the ADC; (5) the addition of commercial buildings in the spaces between the blocks is allowed provided that the necessary road accesses and pedestrian crossings, the existing vegetation, and the protection requirements of the residential buildings in the immediate vicinity are maintained.

Regulations of the central and/or local public administration regarding fiscal obligations relating to the property - the property is included in fiscal area "A" of the Bucharest Municipality .

Other provisions resulting from decisions of the local or county council regarding the area in which the property is located- Annex to HCGMB no. 66/06.06.2006 - norms regarding ensuring the minimum number of parking spaces for new constructions and authorized developments on the territory of the Bucharest Municipality . HCGMB no. 458/30.10.2025 for the modification of HCGMB no. 304/31.08.2009 - norms for the protection of green spaces on the territory of the Bucharest Municipality .

3. TECHNICAL REGIME:

According to the PUZ for Protected Built Areas, approved with HCGMB no. 279/2000 extended, with subsequent amendments and completions, the land is located in **Protected Built Area no. 21 — Jean - Louis Calderon - Polona**, subzone **Cp1b** and **Cp1c**. **Ib CHARACTERISTICS:** street that is bordered by buildings and spaces characteristic of the diffuse historical fabric; it differs from other fabric streets by its central location, by the sinuousness of the route and by the fact that it connects a series of buildings with a monumental character. **I.c. EVOLUTION:** (1) street that is part of the pre-modern street pattern; (2) major operations: rectification of the route (taking over the existing one with as few modifications as possible) at the end of the 19th century, densification and gradual and inhomogeneous replacement of the built stock; **I.d. AGGRESSIONS:** (1) lack of maintenance and equipment of public spaces; (2) discontinuities of the neighboring fabric and of the architectural quality of the fronts; **I.e. VALUE:** traditional structuring axis at the local level for the diffuse historical fabric.

Extract from the urban planning regulations for the area:

I.g. INTERVENTIONS: (1) conservation of valuable buildings and existing established spaces; (2) restructuring some sections to enhance continuity along the entire route; (3) taking over height differences through connection formulas and prohibiting scale/gauge breaks. **III.a. CHARACTERISTICS OF THE PLOTS:** the current dimensions and shapes of the plots are maintained unchanged; **III b. LOCATION IN RELATION TO ALIGNMENT:** (1) in the case of architectural monuments, the current situation is maintained unchanged; (2) the buildings will be aligned to the street with the exceptions presented in the attached plan; (3) at the intersections between streets, the alignment will be connected by a line perpendicular to the bisector of the angle between the streets with a length of at least 12.0 meters on category I and II streets and 6.0 meters on category III streets. (4) the buildings will be arranged in a closed, grouped or isolated manner according to the specifications in the attached plan; **III.c. LATERAL AND REAR ALIGNMENT:** (1) if on one of the lateral boundaries of the plot there is the ridge of a neighboring construction, the new building will adjoin this ridge for a maximum length of 15.0 meters from the alignment and from the opposite boundary of the plot it will be set back at a distance equal to half the height at the cornice, but not less than 3.0 meters; (2) 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, but not less than 3.0 meters; (3) the buildings will be set back from the rear boundary at a distance of at least half the height of the building measured at the commission, but not less than 5.0 meters; if there is a slope of a neighboring building on the rear boundary of the plot, the new building will be adjacent to this slope. **III.d. LOCATION OF BUILDINGS ON THE SAME PLOT:** (1) the buildings will respect distances between them equal to half the height of the highest of them at the commission; (2) the distance can be reduced to 1/4 of the height only if the facades have slopes or windows that do not ensure the lighting of rooms either for living or for other activities that require natural light; **IV.a. CIRCULATIONS AND ACCESSES:** (1) the plot is buildable only if it has a road access of at least 3.0 meters wide from a public circulation directly or through a legal right of way obtained through one of the neighboring properties; (2) in all cases it is mandatory to ensure access to public spaces for people with disabilities or with mobility difficulties;

IV.b. PARKING OF MOTOR VEHICLES: (1) parking of vehicles is allowed only inside the plot, therefore outside public circulation; (2) in case there is not enough space to ensure the regulated 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 maximum distance of 150 meters, **IV.c. UTILITY EQUIPMENT CONDITIONS:** (1) all constructions will be connected to the public utility networks; (2) it is recommended for buildings located on the alignment that the connection of downpipes to the rainwater sewerage be made under the sidewalks to avoid the production of ice; (3) the rapid evacuation and capture of rainwater in the sewerage network will be specially ensured; (4) all new connections for electricity and telecommunications will be made underground; (5) it is prohibited to place TV - satellite antennas in places visible from public circulation and it is recommended to avoid the visible placement of TV cables; (6) it is prohibited to place connection niches for electricity, telecommunications and gas on the main facades of buildings; (7) it is prohibited to install air conditioners on the facades facing the street, or on the side ones if they open to the courtyards of honor. **IV.d. FREE SPACES AND PLANTED SPACES:** (1) free spaces visible from public circulation will be treated as facade gardens; (2) unbuilt spaces and not occupied by accesses and guard sidewalks will be grassed and planted with a tree every 100 sq m; (3) 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 accesses; (4) the subordination of any elements of urban furniture to the character of the buildings will be taken into account and their construction will be conditioned by the same specialized approvals as the constructions. **IV.e. FENCES:** the existing character of the fences will be maintained as follows: (1) priority will be given to the conservation of existing fences; in case their restoration is absolutely necessary, they will follow the same approval regime as the interventions on the buildings; (2) the fences facing the street will be transparent, will have a maximum height of 2.00 meters; the fences will have an opaque base of about 0.60 m., the upper part being transparent made of wrought iron or metal mesh and will be doubled by a hedge; on the lateral and rear boundaries the fences will be opaque and will have a minimum height of 2.00 meters. **V. CONFORMITY OF THE BUILDINGS.** **Va. ADMITTED HEIGHTS:** (1) maximum 16 m, minimum 13 m; (2) above the permitted height, the construction of a single level is accepted - 3 m set back 1.5 m from the vertical plane of the facade; the height of new constructions will not exceed, at the same time, by more than 3 m the height of the existing neighboring buildings; the construction of an architectural element that can exceed by 3 m the maximum vertical height (16 m) is allowed, developed over no more than one third of the length of the facade; (3) in the case of corner buildings, the permitted height for the boulevard may be continued on the secondary street for a maximum length of 15 m, after which it is connected to the height corresponding to the respective street; (4) when a new building is attached to an existing construction with a roof, it is recommended to take over the slope of the roof, without exceeding the ridge of the existing roof. **V.b. THE EXTERIOR APPEARANCE OF THE BUILDINGS:** (1) any intervention on architectural monuments declared or proposed to be declared, will be possible only under the conditions of the law. By restoring existing buildings (including through structural consolidation measures), the initial architecture of the facades will be preserved or will be returned to (if applicable); (2) the architecture of the new buildings will respect the general architectural character of the area, registering, first of all, in the scale defined by the existing buildings. (3) large glazed surfaces (curtain wall), imitations of materials or improper use of materials (ceramic tiles or shiny metal surfaces), use of strident colors are prohibited. **VI. LAND OCCUPANCY and USE:** **VI.a. Maximum land occupation percentage (POT):** maximum allowed POT 65%. The remaining free area must be at least 30 sq m. **VI.b. Land use coefficient (CUT):** maximum allowed CUT = 3.25; **VI.c. Non-aedificandi areas:** non-buildable areas for public spaces, according to the attached plan. **VI.d. Other easements:** height easements (non altius tollendi) will be introduced in the vicinity of vertical/historical accents (church spires, domes of public buildings). Criteria for the use of materials, fences, colors, and types of paving must also be introduced. of plant essences etc. (see Annex 4), **VII. PUBLIC SPACES:** **VII.a. ROUTE:** the current route is maintained; **VII.b. TRANSVERSAL PROFILE:** it is rectified (3) large glazed surfaces (curtain wall), imitations of materials or improper use of materials (ceramic tiles or shiny metal surfaces), use of bright colors are prohibited. **VI. LAND OCCUPANCY and USE:** **VI.a. Maximum land occupation percentage (POT):** maximum allowed POT 65%. The remaining free area must be at least 30 sq m. **VI.b. Land use coefficient (CUT):** maximum allowed CUT = 3.25; **VI.c. Non-aedificandi areas:** non-buildable areas for public spaces, according to the attached plan. **VI.d. Other easements:** height easements (non altius tollendi) will be introduced in the vicinity of vertical/historical accents (church spires, domes of public buildings). Criteria for the use of materials, fences, colors, types of paving, plant species, etc. must also be introduced. (see Annex 4), **VII. PUBLIC SPACES:** **VII.a. ROUTE:** the current route is maintained; **VII.b. CROSS-SECTIONAL PROFILE:** it is rectified

the current profile (carriageway width = 7m, sidewalk width = 3m) according to the attached plan - does not apply to the building in Dionisie Lupu Street, no. 46. **VII.c. EQUIPMENT and DEVELOPMENT:** there are no stylistic conditions, but consideration will be given to the subordination of any elements of urban furniture to the character of the buildings and their realization to the same specialized approvals as the constructions. **VII.d. PLANTING:** (1) interventions on the existing squares (University House, Gradina Icoanei) will be subordinated to the character of the area and will be subject to the same specialized approvals as the constructions; (2) interventions will preserve the current character of the vegetation (species, density, height, etc.); (3) the inner courtyards accessible to the public will be treated with decorative plantings, including on the facades; **VIII. CONDITIONS FOR APPROVAL:** (1) for the authorization of new buildings and interventions on existing buildings, insertion studies, photomontages or models are required. (2) subject to compliance with this regulation: (a) the Urban Planning Certificate is issued without prior approval from the Ministry of Culture; (b) for the phase of the Construction Authorization Project, the approval of the Ministry of Culture is required:

According to the PUG of the Bucharest Municipality, approved with HCGMB no. 269/2000 extended, with subsequent amendments and completions, the building falls into subzone **M1 - the mixed subzone located in the protected area.**

Extract from the RLU related to the PUG of the Bucharest municipality corresponding to subzone M1 (they will apply for the categories of specific regulations that are missing from the PUZ ZCP or, as the case may be, in the case of more permissive regulations in the PUZ compared to the PUG). **ART.4 CHARACTERISTICS OF THE PARCEL (SURFACES, SHAPES, DIMENSIONS):** the characteristics of the parcel in the protected area will be maintained; **ART.5 LOCATION OF BUILDINGS IN RELATION TO THE ALIGNMENT:** the character of the protected area will be respected by maintaining the traditional type of reporting to the alignment; **ART.6 LOCATION OF BUILDINGS IN RELATION TO THE LATERAL AND REAR LIMITS OF THE PARCEL:** the character of the protected area will be respected by maintaining the current setbacks from the parcel limits; **ART.7 LOCATION OF BUILDINGS IN RELATION TO OTHERS ON THE SAME PARCEL:** the character of the protected area will be respected by maintaining the characteristic distances; **ART.8 TRAFFIC AND ACCESS:** the access mode on the plot characteristic of the protected area will be maintained; **ART.9 PARKING OF VEHICLES:** (1) parking of vehicles necessary for the operation of various activities is allowed only inside the plot, therefore outside public circulation; (2) in case the standard parking spaces cannot be ensured within the limits of the plot, it will be demonstrated (by presenting the legal forms) the creation of a cooperative parking lot or the concession of the necessary spaces in a collective parking lot; these parking lots will be located within the neighborhood center or in the adjacent area at a maximum distance of 250 meters; (3) it is recommended that the cooperative grouping of ground parking lots be done in areas sized and arranged in such a way as to subsequently allow, with the increase in the degree of motorization, the construction of multi-storey parking lots. **ART.10 MAXIMUM ADMISSIBLE HEIGHT OF BUILDINGS:** (1) in the protected area the alignment of the existing cornices will be respected; in the case of volumes that exceed the height of the immediate surroundings, additional justifications will be presented for granting authorization regarding the registration in the protected area and the relationships with existing monuments (or proposed to be declared) that are located within the limit of 100 meters, as well as regarding the impact of the new volumetry on the interior and general silhouette of Bucharest; (2) the maximum admissible height in the facade plan will not exceed the distance between the alignments; one or two additional levels may be added depending on the characteristic volumetry of the street, provided that they are set back within the limits of an arc of a circle with a radius of 4.0 meters continued with its tangent at 45 degrees; (3) for very tall buildings (over 45 meters) the justification will be presented through the PUZ - the overall configuration taking into account the way it is perceived from the main traffic routes, from the esplanades and from the cornices of Dambovitza and Colentina; (4) at intersections, one or two additional levels are allowed in the facade plan over a length of 15 meters from the intersection of the alignments, after which two more levels may follow, set back inside an arc of a circle with a radius of 4.0 meters and the tangent to it at 45 degrees (according to the previous table); (5) in the case of connections between streets of different widths, with buildings having different height regimes, the highest regime will be extended towards the secondary street over a length of 50.0 meters if the street has 6 or 4 traffic lanes and over a length of 25.0 meters if the street has 2 traffic lanes; if the difference is greater than two levels, the connection will be made in steps. **ART.11 EXTERIOR APPEARANCE OF**

THE BUILDINGS:(1) any interventions will require insertion studies approved according to the law; (2) it is prohibited to modify the appearance of existing buildings by treating the finish of the ground floor differently from that of the upper levels or covering the window parapets on the first level with signs; **ART.12 UTILITY EQUIPMENT CONDITIONS:** (1) all buildings will be connected to the public technical and utility networks; (2) in the case of water supply in its own system, the approval of the competent authority that manages water resources will be obtained; (3) the possibility of connecting to modern telecommunications systems will be ensured; (4) given the intensity of pedestrian traffic, the connection of downpipes to the rainwater sewerage system must be made under the sidewalks in order to avoid the production of ice; (5) the rapid evacuation and capture of rainwater from the spaces reserved for pedestrians, from mineralized spaces and from spaces planted with lawns will be specially ensured; (6) it is prohibited to place TV - satellite antennas and mobile telephone antennas on facades and to place TV cables in a visible manner; (7) with the exception of special telecommunications, it is prohibited to place lattice pylons (tripods connected with lattice beams) on the terraces of buildings that are not technical or industrial. **ART.13 FREE SPACES AND PLANTED SPACES:** (1) during the execution of construction, existing important trees over 4.00 meters high and with a trunk diameter over 15.00 cm will be identified, protected and preserved; in the event of cutting down a tree, 10 other trees will be planted in the perimeter of nearby public planted spaces; (2) in the facade gardens of public facilities, at least 40% of the surface will be provided with tall plantations; (3) the land that is not covered by buildings, platforms and circulations will be covered with lawn and planted with one tree every 100 square meters; (4) 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; (5) the parking lots will be planted with a tree for every 4 parking spaces and will be surrounded by a 1.20 meter high hedge; (6) in the area with contractile lands, species that, due to the type of root, can increase the sensitivity of the foundation soil to humidity will be avoided. **ART.14 FENCES:** the existing type of fences will be respected, provided that they are transparent and have an opaque base of maximum 0.60 meters towards the street; in the case of unifying the interior functions of several buildings, the traditional plot footprint will be maintained by treating the land. **ART.15 POT:** according to the character of the protected area; **ART.16 CUT:** according to the character of the protected area;

4. UPDATE REGIME

According to the PUZ Protected Built Areas, approved with HCGMB no. 279/2000 extended, with subsequent amendments and completions: **VIII. APPROVAL CONDITIONS:** (3) In the case of a proposal different from this regulation: the Urban Planning Certificate is issued only based on the approval of a PUZ with the approvals of the Ministry of Public Works and Territorial Development and the Ministry of Culture, and for the phase of the Construction Authorization Project, the approval of the Ministry of Culture is required. (4) for interventions in public space (urban furniture, pavements, vegetation, etc.), not included in this regulation, projects will be drawn up that will be approved according to the law, including through the approval of the Ministry of Public Works and Territorial Development and the Ministry of Culture at the phase of the Urban Planning Certificate and of the Ministry of Culture at the phase of the Construction Authorization Project.

According to the PUG of the Bucharest Municipality, approved with HCGMB no. 269/2000 extended, with subsequent amendments and completions: **TITLE I. GENERAL REQUIREMENTS. 4. DEROGATIONS FROM THE PROVISIONS OF THE REGULATION:** (4.1) By derogation is meant the modification of the construction conditions: permitted functions, construction regime, maximum permitted height, minimum distances from the plot limits, POT, CUT. (4.2) Derogations from the provisions of this regulation are admitted only in the following situations: (i) difficult foundation conditions; (ii) dimensions or shapes of the plot that do not fall within the provisions of the regulation; (iii) objectives with significant destinations for the Capital or that are proposed on representative locations in the local or general urban configuration of the Municipality. (4.3) The authorization methods in case of derogations are the following: (i) modification of the POT, of the distances from the lateral and rear boundaries of the plot are possible on the basis of Detailed Urban Plans - PUD, accompanied by architectural illustrations with the approval of the CTU - DGUAT and CULPAT as well as, in the case of protected areas, of the Ministry of Culture; modification of one of the conditions

stipulated in the PUG regarding the admitted functions, the construction regime, the maximum permitted height, the CUT and the withdrawal of buildings from the alignment is possible on the basis of Zonal Urban Plans - PUZ, developed and approved by the CGMB according to the law. **5. CONDITIONS FOR CONSTRUCTIONABILITY OF PLOTS:** (5.5) For plots with an area over 3000 sq m. or with a side ratio over 1/5, PUZ documentation will be developed and approved

Note: the provisions considered to have direct applicability according to the request at the time of issuing the CU have been underlined;

Annex no. 4 and the PUZ Regulation Protected Built Areas - Area no. 21 - Jean - Louis Calderon - Polona, together with the RLU regulation related to the PUG of the Bucharest Municipality, available on the website: <http://urbanism.pmb.ro>, are an integral part of the urban planning certificate, all provisions contained therein shall be complied with cumulatively.

The requested works will only be authorized under the conditions of full and cumulative compliance with urban planning regulations and all applicable legislation. - in particular Law 350/2001 republished, Law 50/1991 republished, Order 839/2009 Methodological Norms for the application of Law 50/1991, Law 422/2001 on the protection of historical monuments, Law 24/2007 republished on the regulation and management of green spaces within the built-up areas of localities, Law 212/2022 - some measures to reduce the seismic risk of buildings, Law 153/2011 - measures to increase the architectural - environmental quality of buildings, Law 372/2005 - energy performance of buildings, without being limited to these.

WORKS REQUESTED by competition brief:

1. complete landscaping of the garden (park) of the University House (approx. 1.1 ha) as a space for walking, socializing, organizing outdoor cultural events. Reconfiguration/dismantling of the platform in the access area (from Dionisie Lupu Street), platform C9 and arrangement of a summer theater max. 150p (modular and removable) in the eastern area with access from J.L. Calderon Street;
2. refunctionalization of greenhouses into exhibition space(C23, C24,C26,C27 - historic greenhouses, C25 - new greenhouse) and for cultural events;
3. reactivation of the restaurant function on the summer terrace(C10) and demolition/construction interventions and architectural adaptation of the buildings (kitchen C13 and terrace C10);
4. fencing interventions and for new car and pedestrian accesses;
5. demolitions for constructions identified as harmful(C14.C12.C11,C18,C19,C20,C22, partially C7);
6. interventions on existing buildings without architectural value(C8, C28, C29, C17);
7. extensions or new buildings - innovation and research hub for students and administrative buildings;

Considering:

- the status of historical monument of national interest of the building construction C5 for which no restoration, consolidation, rehabilitation, enhancement works are required;
- the requested intervention in the entire building and land and the categories of expected works;
- the provisions of art.16 paragraph (7) of Law 24/2007 republished(*By way of exception to the provisions of paragraph (5), the following may be placed on a green space: pedestrian walkways, urban furniture, sports, play and recreation facilities, constructions for exhibitions and cultural activities, temporary light constructions for commercial and public catering activities, toilets, spaces for maintenance, but only on the basis of urban planning documentation for the entire surface of the green space and with the obligation that the cumulative surface of these objectives does not exceed 10% of the total surface of the green space;*
- the provisions of points VIII. (2) and VIII. (3) of the PUZ ZCP regulation no. 21 in relation to compliance with II.b. (1).c, II.b. (1).d, II.c. (3), III.c. (1), III.c. (3), III.d, IV.b. (2), IV.e. (1);
- the provisions of Title I. chapter 4, art.4.2. (ii) and art.4.2. (iii) and Title I., chapter 4, art. 4.3. (ii) of the RLU relating to the PUG, in relation to compliance with art.2. (2) of the regulation relating to the M1 area of the PUG;
- the provisions of Title I. Chapter 5, Art. 5.5 of the RLU related to PUG(*For plots with an area over 3000 sq m or with a side ratio over 1/5, PUZ documentation will be developed and approved*)

Direct authorization can be granted under the conditions of a solution (winning of the DESIGN COMPETITION) that involves only restoration, consolidation, rehabilitation interventions with a return to the initial situation of the building (including at the functional level), respectively the situation at the time of classification.

"Filipescu house and garden", at the level of 1947 (historical study p. 78 par. 1) and the situation of the "Filipescu house" building at the level of 1958 (historical study p. 83, par. 1, fig. 24) and without affecting the vegetation.

To carry out the REQUESTED WORKS,

- in accordance with the above regulations and
- based on the provisions of art.32 paragraph. (1) and art. 36 paragraph. (3) of **Law 350/2001 republished**, it will develop a PUZ level urban planning documentation, in accordance with the Methodological Norms for the application of Law 350/2001 approved with Order 233/2016 and with the Methodology for the development and framework content issued by MLPAT, reference GM - 010 - 2000, and after establishing a solution (winning the DESIGN COMPETITION), the public authority will decide on the opportunity to promote it, by including it in the provisions of art.32, paragraph (1), letter b) of Law 350/2001, by the Bucharest City Hall (considering art.37, paragraph (1) of Law 422/2001) or by including it in the provisions of art.32, paragraph (1), letter c), by the applicant, based on the opportunity opinion of the chief architect.

In consideration:

- the density of historical monuments whose protection zones overlap the site classified as a historical monument,
- the predominantly cultural function of these monuments (protection area of three places of worship classified as monuments and of an educational institution),
- direct proximity to another monument building with a green space regime, Icoanei Park it is recommended to extend the study limits for urban planning documentation at PUZ level at least with: (1) incorporating the historical monuments in whose protection zone the site is located, (2) analyzing the architectural - urban and accessibility dysfunctions in the area of the intersection on the eastern side of the site (J.L. Calderon Street - Arthur Verona Street - Icoanei Street - I.L. Caragiale Str. Street), (3) interventions on the portion of Arthur Verona Street corresponding to the connection with Ioanid Park as well as with (4) integrating the regulations and studies developed within the PIDU - Integrated Urban Development Plan, available at: <http://urbanism.pmb.ro>.

Other legislative provisions for information:

- Art. 11, para. (3) and para. (4) of Law 422/2001, republished: *public administration authorities (...) may authorize, approve or approve, as the case may be, the dismantling of components, construction elements and bodies, when these are harmful or without cultural value, under the conditions of the law; The identification of components, construction elements and bodies (...) is done through technical, territorial planning or urban planning documentation, as the case may be, approved by the Ministry of Culture (...), developed on the basis of the substantiation studies provided for in art.241.*
- Art. 24, paragraph (4) of Law 422/2001, republished: *The preparation of technical expertise, consolidation and restoration projects and the management of works are carried out only by specialized personnel certified by the Ministry of Culture, in compliance with the specific requirements of the field of historical monuments and the requirements regarding the quality of construction works.*
- Art. 7 (1²) of Law 50/1991, republished, with subsequent amendments and completions: *The documentation for the authorization of the execution of construction works is submitted and registered with the competent public administration authority only if the applicant presents all the documents provided for in the law and in the Urban Planning Certificate, including full compliance with the content of Annex no. 1 to Law 50/1991 republished and the recommendations in Annex no. 4 to this Urban Planning Certificate.*

This urban planning certificate can be used for the stated purpose, for preparing the documentation in order to obtain the BUILDING PERMIT.

**THE URBAN PLANNING CERTIFICATE DOES NOT REPLACE A BUILDING PERMIT
AND IT DOES NOT CONFER THE RIGHT TO CARRY OUT CONSTRUCTION WORK.**

4. 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:

Environmental Protection Agency Bucharest, Aleea Lacul Morii, no. 1, postal code 060841, District 6

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 communicates to the applicant the obligation to contact the territorial environmental authority so that it can analyze 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 the public's options and formulating an official point of view regarding the implementation of the investment in accordance with the results of the public consultation. Under these conditions:

After receiving this urban planning certificate, the holder is obliged to present himself to the competent authority for environmental protection for the initial evaluation of the investment and to establish the need for an environmental impact assessment. Following the initial evaluation 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 evaluating 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.

5. THE APPLICATION FOR THE ISSUANCE OF A CONSTRUCTION PERMIT SHALL BE ACCOMPANIED BY THE FOLLOWING DOCUMENTS (Note: in the event of the PUZ promotion, the list may be modified according to the new urban planning regulations)

- a) urban planning certificate (copy); ■ PUZ approved by the CGMB (as appropriate);
- b) proof, in a copy conforming to the original, of the title to the property, land and buildings and the excerpt of the cadastral plan (orthophotoplan) and the extract of the land register of information updated to date; ■ tax roll certificate (for buildings that are being completely demolished); ■ the obligation regarding the use of the historical monument (building and garden); ■ authentic agreements with neighbors for interventions in the blind wall (for buildings for which it applies, under the conditions of art. 612 of the Civil Code or if protection measures for neighboring buildings are imposed);

c) technical documentation - DT, as appropriate(2 original copies):

- DTAC
- DTOE
- DTAD (totally/partially abolished bodies)

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

d.1) opinions and agreements regarding urban utilities and infrastructure (copy):

- | | | |
|-------------------------|-------------------|----------------------------|
| ■ water supply | ■ natural gas | Other opinions/agreements: |
| ■ sewage | ■ telephony | |
| ■ electricity supply | ■ sanitation | |
| □ thermal energy supply | □ urban transport | |
| | | ■ STS opinion |
| | | ■ MAI opinion |

Note: utility approvals are required in the event of additional existing capacities or in the event of possible damage to installations under the administration of network owners for DTAC and DTAD and DTOE works.

d.2) opinions and agreements regarding:

- fire safety (as applicable) ■ civil protection (as applicable) ■ public health (as applicable)

d.3) specific opinions/agreements of the central public administration and/or their decentralized services (copy): ■ Ministry of Culture's opinion; ■ District 2 Mayor's opinion; ■ Technical Traffic Commission's opinion - PMB; ■ Road Brigade's opinion (as applicable);

d.4) specialized studies(1 original copy): ■ Historical Study (constructions and garden, prepared according to art.241 of law 422/2001); ■ Photographic documentation (interior/exterior); ■ Technical expertise with seismic evaluation (where applicable, for structures on which construction works are being carried out),

with the expertise of adjacent buildings and the identification of the necessary protection measures (if applicable, in the flat areas) - expert of the Ministry of Culture; ■ Technical expertise for demolition works (if applicable, for buildings on which demolition works are carried out), with the expertise of adjacent buildings and the identification of the necessary protection measures (if applicable, in the flat areas) - expert of the Ministry of Culture; ■ General estimate; ■ Verification reports by specialty; ■ Geotechnical study, verified according to legal requirements; ■ Topographical study (with tree identification); ■ Energy audit report (if applicable); ■ Study on alternative energy production systems (if applicable); ■ Proof of project registration with the OAR (Order of Architects of Romania);

e) the point of view/administrative act of the competent authority for environmental protection (copy);

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

- ☐ Fee for issuing the Building Permit - *exempted according to art. 476, para. (1), letter (f) Fiscal Code*
- ☐ Fee for issuing the Dissolution Authorization - *exempted*
- ☐ Execution Organization Fee - *exempted*

This urban planning certificate is **valid for ...24 months** from the date of issue.

**GENERAL MAYOR OF
MUNICIPALITY OF BUCHAREST,
Stelian BUJDUVEANU**

Official stamp

Illegible signature

**SECRETARY GENERAL,
Georgiana ZAMFIR**

Illegible signature

**CHIEF ARCHITECT,
Arch. Matei DAMIAN**

Illegible signature

Verified, Head of the arch. service Dana - Maria RUSANU *Illegible signature*

Prepared by arch. Ana - Maria Dinuță, 2 copies 25.11.2025 *Illegible signature*

Paid the fee by: *exempted according to art.476 (1) f. Fiscal Code - Law 227/2015*

This urban planning certificate was sent to the applicant directly/by post on.....

Verification code



100194626435

LAND REGISTER EXCERPT
for the building with IE 214529, UAT
Bucharest District 2 / BUCHAREST,
Location. Bucharest, District 2, Str.
Lupu Dionisie, No. 46

Application no.

79448

Day

11

Month

09

Year

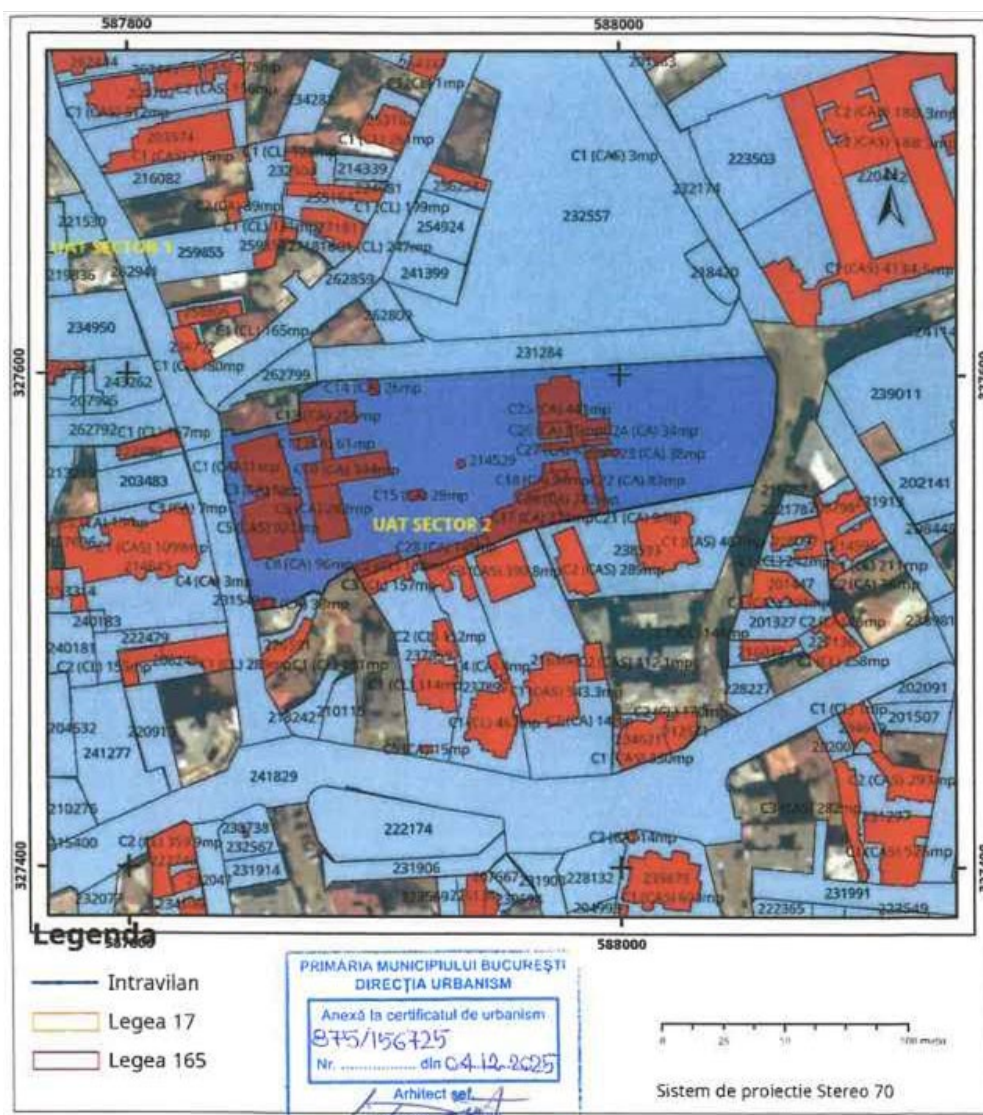
2025

Land: 14,554 sq m

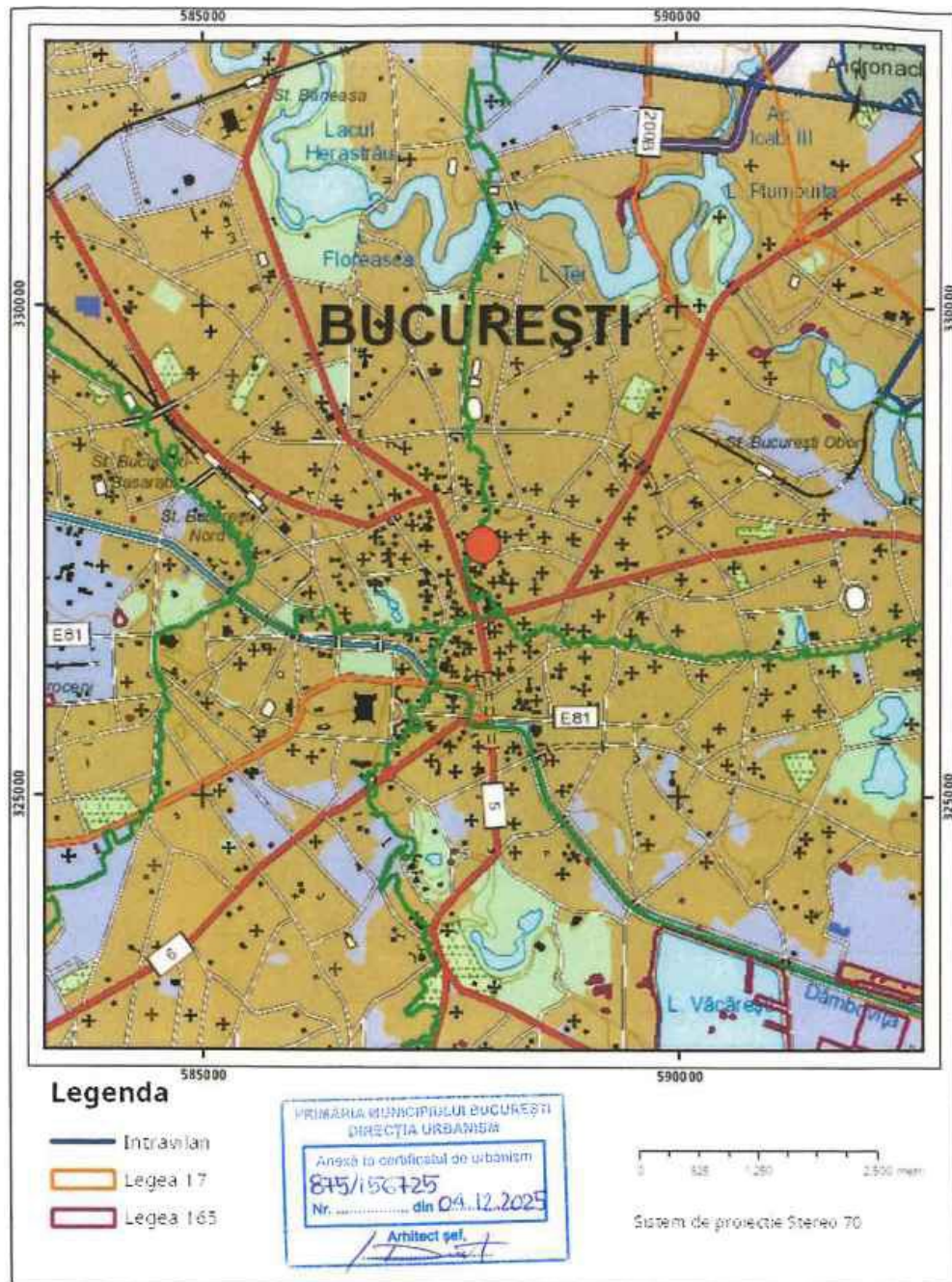
Land: Urban area

Usage category(sq m): Construction Yards 14554sq m

Detailed plan



Overall plan



Technical tasks (intersections with special law limits)

Electronically signed

Law 17, Art. 3 □

Last geometry update: 06 - 07 - 2017

Date and time of generation: 11 - 09 - 2025 23:46



BUCHAREST CITY HALL

General Directorate of Urban Planning and Territorial Development Urban
Planning Directorate

ANNEX 4

(6 pages) is an integral part of

URBAN PLANNING CERTIFICATE No. 875/ 156725 of 04.12.2025

Building located in Bucharest, DIONISIE LUPU STR., NO. 46



The annex includes information and extracts from **Law no. 50/1991, Law no.**

350/2001, Law no. 372/2005 in order to clarify the aspects related to: the purpose requested by the application for the issuance of the urban planning certificate, the type of construction works defined by the legislation in force, possible interventions on constructions in Protected Built Areas approved by urban planning documentation, specifying the restrictions imposed on them, temporary or definitive construction bans.

a.) Interventions on existing buildings in Protected Built Areas

Law No. 350/2001 on spatial planning and urban planning provides in Annex 2:

"Protected area - coherent natural or built area, geographically and/or topographically delimited, determined by the existence of natural and/or cultural heritage values whose protection is of public interest and declared as such in order to achieve the specific objectives of conservation and rehabilitation of heritage values. The status of protected area creates intervention easements on the buildings within the area related to demolition, modification, functionality, distances, height, volume, architectural expression, materials, finishes, fencing, urban furniture, landscaping and plantings and is established by specific approved urban planning documentation"

The building permit is issued based on the documentation for authorizing the execution of construction works, developed under the terms of Law no. 50/1991 on the authorization of the execution of construction works, based on and in compliance with the provisions of the urban planning documentation, approved and approved according to the law. The technical documentation - DT is developed in accordance with the content - framework provided in Annex no. 1, in accordance with the requirements of the urban planning certificate, with the content of the administrative act of the competent authority for environmental protection, of the approvals and agreements required by the urban planning certificate and is drawn up, signed and verified, according to the law.

Interventions to existing buildings located in protected built areas or which are historical monuments, which consist of modifications to the construction with regard to facades and/or reconfigurations of interior construction elements, are carried out according to the conclusions of the historical or foundation study, which establishes the restrictions and permissiveness regarding possible construction works.

b.) Details regarding the dissolution

Interventions on existing constructions in Protected Built Areas or which are Historical Monuments imply, in addition to compliance with urban planning regulations, also care regarding the conservation and protection of the built heritage. The declared interventions for which the authorization procedure can be started must refer strictly to construction works defined according to Law 50/1991. The term "remodelling" is not specific to the legislation on constructions and the term "restoration" is an operation that can mean both demolition with reconstruction and maintenance with

repair, which significantly changes the type of intervention on the construction. These terms will be avoided by the designer in the title of the request for the issuance of the urban planning certificate.

For interior **re-compartmentalization works / interior modifications**, clarifications are required from the beneficiary so as to specify unequivocally that they refer to elements with a non-load-bearing role. Thus, interior modification works only mean interventions on non-structural elements, namely on light partitions (non-load-bearing walls) or punctual interventions (to create access holes in the structural elements that are preserved - load-bearing walls and floors) and in no case the demolition of structural elements in their entirety.

Interventions on structural elements involve partial demolition works. If it is desired to carry out works that involve the demolition of structural elements such as load-bearing walls, floors, beams, exterior walls, access stairs, etc., in accordance with the provisions of **Law 50/1991 rep., art. 8, para. (1)** *"The demolition, decommissioning or dismantling, partial or total, of constructions and installations related to constructions, of technological installations and equipment, including their supporting construction elements, the closure of quarries and surface and underground exploitations, as well as of any developments are carried out only on the basis of the demolition authorization previously obtained from the authorities provided for in art. 4."*, **it will be necessary to resume the authorization procedure by requesting a new urban planning certificate in accordance with the actual construction works to be carried out on the building in question.**

If the technical expertise reveals other works than those requested and mentioned for the purpose of the certificate, it will be necessary to resume the authorization procedure by requesting a new urban planning certificate with the purpose consistent with the requested construction/demolition works.

When submitting the application for obtaining a building permit the urban planning certificate **must** be valid, and **the subject of the application for authorization must coincide with the purpose for which the urban planning certificate was issued.**

For all technical documentation regarding interventions on existing constructions, 3 (three) sets of plans will be submitted for authorization, namely plans with all levels, at least 2 characteristic sections and all facades, as follows:

- **survey maps with the real situation on the ground** - all levels, characteristic sections and facades
- **intervention plans (yellow marking of elements proposed for demolition)** - all levels, characteristic sections and facades
- **proposal plans (marking in red the proposed new construction elements)** - all levels, characteristic sections and facades.

The chromatic representation of the degree of fire resistance of the constructive elements will be made only on the drawings approved by the ISU, as appropriate, and is not the subject of the architectural specialty project, which will be drafted according to the description above, with three sets of drawings: survey drawings, intervention drawings and proposal drawings.

c.) Details regarding the energy efficiency of buildings

Law no. 372/2005 on the energy performance of buildings provides in art. 8:

"The requirements established in the methodology do not apply to the following categories of buildings:

a) buildings and protected monuments which are either part of protected built areas, according to the law, or have special architectural or historical value, to which, if the requirements were applied, their character or external appearance would be unacceptably modified;

b) buildings used as places of worship or for other activities of a religious nature; [...]"

By virtue of Law 350/2001 Annex 2 and Law 372/2005 Art.8, the use of exterior cladding systems is prohibited for existing buildings in protected areas - which have facades characteristic of the era in which they were built (e.g. facades with relief elements or with different types of plaster, textured facades, facades with exposed concrete or exposed brick, with

frames in the gap area, cornice profiles, bosses in the base area or in the upper register, facades with columns, arches or friezes, facades with decorative elements, plaster stucco or elements in the console of wooden beams, facades with wrought iron grilles in front of the windows... etc.).

For buildings with architectural value, technical solutions that provide interior thermal insulation are recommended.

Energy efficiency works for buildings with the function of collective housing will be able to be carried out by owners' associations and/or by district mayors following an analysis of the architecture of the building within the easements mentioned above. The external cladding with basalt wool of buildings with the function of collective housing is allowed only in the area of the limit buildings (with the consent of the neighbours) or if the facades are smooth and do not affect the overall image. If the facades have the architectural characteristics described in the previous paragraph, the energy efficiency works will not provide for the external cladding! Thus, the works may consist of the complete replacement of the external cladding with energy efficient ones, the thermal insulation of the terrace/roof and the complete repair/renovation of the existing facades, which will be brought to the initial state. Energy efficiency may also provide for the thermal insulation of the interior spaces based on an approved technical solution.

The facade (including the carpentry configuration) will have a unitary character for the entire building and the initial architecture of the building will be restored according to the urban planning regulations, with the closure of balconies, loggias and terraces not being allowed.

d.) Specifications regarding materials and exterior colors

The exterior appearance of the buildings must respect the principle of simplicity and sobriety. In this regard, for the finishing of the volumes, **natural materials (for example: stone, wood, exposed brick) or plasters in colors from the range of tones of white, pearl white, light gray or light greige will be used, preferably.** As a compositional principle, the background of the facade will have a light shade, followed by secondary elements (frames, sockets, bosses, pediments, stucco, etc.) to have a slightly darker shade from the same chromatic range. Beige - yellowish, beige - brown, orange, straw yellow, brown and contrasting bi- or multi-colored compositions for facade plasters are not allowed. Imitation of materials, improper use of materials (ceramic veneers or shiny metal surfaces) and the use of strident colors are prohibited. **Aluminum composite panels as well as large glazed surfaces (curtain wall) are not allowed as exterior finishes in Protected Built Areas.** In the event of a consolidation / renovation / restoration / completion, the preserved facades will be brought to their original shape and materiality, according to the primary authorization or historical study.

e.) Details regarding the joinery, the roofing system and the rainwater drainage system

The original joinery, doors and windows, will be preserved and reconditioned. If the original joinery has been changed over time and it is desired to replace it, the owners will return to the original shape and configuration.. If the wood or metal joinery is seriously damaged and cannot be recovered, its identical restoration from the original material is encouraged. The change of materiality of the new joinery is accepted only with the preservation of the dimensions, the division of the gaps and the initial chromaticity. It is recommended to preserve and recondition valuable interior joinery. As a chromatic principle, the joinery will always have a darker shade than the facade. **White PVC joinery as well as the parapet, the balustrade and the stainless steel handrail are not allowed in the Protected Built Areas.** In the case of French windows, the opening of the door leaf will be made up to the base of the gap and the parapet will be secured by a simple metal flat-strip grille. The grille will comply with all safety standards in operation and the chromaticity will be from the same range as the joinery.

In the event of replacing the roofing and rainwater drainage system, the owners will use roofing materials or finishes that are from the original range, preserving the character

of the era in which the building was built. The covering will be made of ceramic materials, tiles, tiles, galvanized corrugated sheet metal or sheet metal in natural brick, brown, reddish or anthracite gray colors.

f.) Details regarding installations, equipment, open and planted spaces and fences

All plumbing, electrical, heating, air conditioning and low-current installations will be hidden, except for gutters and downpipes for rainwater drainage, which can be mounted visibly.

Outdoor air conditioning units and other such equipment will be mounted exclusively on the rear facade, in balconies and loggias below the level of their opaque parapet, or in the rear yard, so that they are not visible from the street.

The natural gas supply will be buried, on routes as short as possible from the street to the inside of the building, and the connection outlets will be mounted only recessed into the base of the fence or facade elements, without exceeding the alignment.

Open spaces visible from public traffic will be treated as facade gardens.

The front fences will be built on the alignment, will have an opaque base of maximum 0.60m height and transparent metal grille, up to a total height of maximum 2.00m. These may be doubled by a hedge. **It is prohibited to close or double the metal grilles with translucent or opaque materials, such as polycarbonate, plastic, sheet metal, or other similar products.** The side and rear fences can be transparent (simple metal grille or braided mesh) or opaque, up to a maximum height of 2.00m, on the property boundary. Bordered fence panels are not allowed for the enclosure of buildings in protected built areas, as well as the opacification of existing fences with mesh or panels of any shape and color.

g.) Details regarding requests for modification of the topic during the execution of the works and only during the validity period of the authorization

For requests for an urban planning certificate for "modification of the theme" submitted to the registry of the Bucharest City Hall, the provisions of **Law 50/1991**, art. 7 para. 15, 15¹ and 15² will be strictly applied as follows. 15) *"In the event that **during the execution of the works and only during the validity period of the building permit, changes occur regarding the authorized construction works, which lead to the need to modify them**, the holder is obliged to request a new building permit, according to the provisions of this law.*

(15¹) *"In order to obtain a new building permit, according to the provisions of paragraph (15), **the applicant will submit a new technical documentation - DT**, developed in accordance with the changes in the subject matter, following which the competent local public administration authority will decide, as appropriate:*

***a) issuing the new authorization** construction, **if the works corresponding to the changes in the subject are within the limits of the administrative act of the competent authority for environmental protection**, as well as of the approvals and agreements obtained for the initial construction authorization;*

***b) resumption of the authorization procedure** under the conditions of this law, **if the works corresponding to the changes in the subject exceed the limits of the administrative act of the competent authority for environmental protection**, as well as of the approvals and agreements obtained for the initial construction authorization.*

(15²) ***The verification of the inclusion of the works corresponding to the changes in the subject matter within the limits of the approvals and agreements obtained for the initial construction authorization is carried out by the specialized structures of the competent public administration authority, as well as by project verifiers certified under the law, for each essential quality requirement in construction, with the participation of representatives of the approving institutions.***

The Methodological Norms for the application of Law 50/1991 mention in art. 67:

***"Changing technical solutions in the project during execution (1)"**In the event that, before the start of construction works or during their execution, it becomes necessary to modify the technical solutions in the authorized technical documentation - DT, the beneficiary/investor/administrator/project manager has the obligation to*

does not start or, to stop the works, as the case may be, and to request the issuance of a new building permit corresponding to the modifications made to the project, materialized through documentation - written and drawn pieces - provided that the technical documentation - DT thus modified falls within the provisions of the approved urban planning documentation, and the provisions of art. 54 paragraph. (6) will be applied accordingly. Under these conditions, the authorization fee will be regularized after the reception upon completion of the construction works, according to the law."

In the case of falling within the provisions of Law 50/1991, art. 7 para. 15, 15¹ and 15², the following sets of documentation in physical format will be submitted to the registry of the Bucharest City Hall by the designer, with the express consent of the beneficiary:

- 1.) **the initial technical documentation with the plans marked as unchangeable** in their entirety, including the initial architectural memorandum, in color copy
- 2.) **explanatory memorandum with intervention plans** in which the intervention areas are marked and the elements that are to be modified are highlighted
- 3.) **updated technical documentation**, developed in accordance with the changes in the topic, the written and drawn part with the proposed changes integrated into the initial project (plans, sections and dimensioned facades, at the same scale as the initial documentation), verified and stamped.

Following the analysis of the technical documentation, the local public authority will decide, as the case may be, to directly issue a new building permit or the need to resume the authorization procedure by requesting a new urban planning certificate, if the proposed works do not fall within the provisions of the initial authorization.

h.) Details regarding the construction site provisions during the execution of the works and only during the validity period of the authorization

For requests regarding construction site provisions with the purpose of submitting them as a witness to the building permit file, the provisions of the **Methodological Norms for the application of Law 50/1991, which stipulate in art. 67: Changing the technical solutions in the project during execution, will be strictly applied.**

" (2) By way of exception to the provisions of paragraph (1), based on a site order issued by the works designer and verified by a project verifier certified under the law, as well as with the written consent of the beneficiary / investor / administrator / project management, as the case may be, local modifications of the technical solutions in the authorized technical documentation - DT may be admitted without issuing a new construction permit, if:

a) the function recorded in the initial authorization is not modified; b) compliance with the provisions of the opinions/agreements/point of view of the competent authority for environmental protection, as well as its administrative act, as the case may be, annexed to the initial authorization, is ensured; c) compliance with the provisions of the Civil Code is ensured; d) the location conditions (height regime, POT, CUT, alignment, minimum distances from property boundaries, or the appearance of the construction) are not modified; e) the resistance and stability of neighboring buildings are not endangered; f) compliance with the provisions of technical regulations in the field of fire safety is ensured, g) energy savings are ensured.

(3) The provisions of paragraph (2) also include works that have become necessary in special cases determined by taking into account unforeseeable situations at the design stage (as a result of excavations, foundation surveys, etc.), which are carried out on existing constructions, including historical monuments (with the approval of the competent bodies of the Ministry of Culture and Religious Affairs).[^]

(4) "in the situations provided for in paragraphs (1), (2) and (3) the responsibility regarding the technical correctness of the modifying solution belongs to the designer, jointly with the design verifier/verifiers, and the authorization holder has the obligation to submit (in copy) to the authorization issuer the specified documentation and/or documents, as a witness."

In the event of the registration of the construction site provisions in the provisions of the Methodological Norms for the application of Law 50/1991, art. 67, paragraph (2), (3), the following sets of documentation in physical format shall be submitted to the registry of the Bucharest City Hall by the designer, with the express consent of the beneficiary:

- 1.) **the initial technical documentation with the plans marked as unchangeable in their entirety**, including the initial architectural memorandum, in color copy
- 2.) **explanatory memorandum with intervention plans** in which the intervention areas are marked (e.g. foundations, superstructure, facade, interior elements) and the elements that are to be modified locally are highlighted

3.) **updated technical documentation**, the written and drawn part with the proposed changes integrated into the initial project (plans, sections and dimensioned facades, at the same scale as the initial documentation), verified and stamped.

Following the analysis of the technical documentation, **the local public authority will decide, as the case may be, to accept the site provisions as a witness to the authorization file or the need to resume the authorization procedure** by requesting a new urban planning certificate, if the proposed works do not fall within the provisions of art. 67 (2), (3) of the Methodological Norms for the application of Law 50/1991 rep. All site provisions will be accompanied by verification reports, and for interventions on existing constructions, a technical note drawn up by a technical expert regarding the influence of the modifications on the existing and/or neighboring construction will be submitted, supplementing the initial technical expertise. **The documentation regarding the site provisions is submitted in two original copies, one copy will be returned, in the event of a favorable response, stamped by the specialized department.**

Final notes

The technical documentation submitted at the authorization phase must strictly comply with Annex 1 of Law 50/1991 and contain both in the written part and in the drawings precise chromatic specifications (RAL code) for the facade, exterior joinery, rainwater covering and drainage system, parapet and fencing. The facades must be drawn up chromatically containing references to materiality and texture. The architectural drawings will necessarily contain a table accompanied by a graphic diagram with the surfaces that generate POT and CUT, for each level. The architect will attach a USB stick/CD with all the architectural drawings saved in PDF format (directly from the CAD software, not scanned drawings) to the authorization file.

In accordance with **Law no. 350/2001 (Art. 36, paragraph 3)** *"The chief architect carries out an activity of public interest, whose main goals are the sustainable development of the community, the coordination of territorial development activities, territorial planning and urban planning, the protection of heritage values and architectural quality at the level of the administrative-territorial unit."*

This objective can be achieved at the beginning or during the authorization process. In this regard, the Urban Planning Department offers, even from the urban planning certificate phase, the possibility for the designer to present the preliminary proposal of the project to the specialized apparatus of the Chief Architect in order to ensure a correct understanding of the urban context.

After issuing the urban planning certificate, it is recommended that, in order to inform the Chief Architect and before obtaining the necessary approvals and drafting the DTAC, the volumetric proposals, floor plans and images of the facades be sent to the drafters by email or submitted to the registry in order to analyze the conformity of the proposal with the intervention permits and the urban planning regulations in force. The approvals obtained from the authorities specified in the urban planning certificate do not condition the local public authority to issue the building permit, if the project does not strictly comply with the urban planning regulations, the urban planning certificate and the laws in force.

When issuing the Building Permit, consideration will be given to how the architectural proposal will cumulatively comply with all legal requirements, the urban planning regulation in its entirety, the recommendations and restrictions for Protected Built Areas, the urban planning certificate, as well as the regulations in force.



BUCHAREST CITY HALL

General Mayor

F.2

ROMANIA

Bucharest City Hall

Chief Architect

No. 156725 of 04.12.2025

**To the attention of
the MAYOR of DISTRICT 2,**

Considering the Application for the issuance of the Certificate of the **BUCHAREST UNIVERSITY** with the ~~domicile~~/headquarters in the county -, municipality/city/commune of Bucharest, village -, District 5, postal code -, Sos. Panduri, no. 90, registered under no. 156725 of 22.09.2025, for the building - land and buildings - located in the municipality of Bucharest, District 2, postal code 020022, Dionisie Lupu Str. no. 46, identified by cadastral no. 214529, Land Register no. 214529, District 2, excerpt of the cadastral plan from the orthophoto plan,

for the purpose of: Construction works, rehabilitation, restoration, conservation, refunctionalization, extension, dismantling of parasitic elements and constructions, enhancement of the constructions and the garden in the COURTYARD of the University House - historical monument, in order to integrate the ensemble into the urban circuit through DESIGN COMPETITION

In accordance with the provisions of art. 4, paragraph 1), letter c) of Law no. 50/1991 on the authorization of the execution of construction works, republished, with subsequent amendments and completions, please provide us with your opinion within 5 days from the date of registration of this application.

We attach the **Urban Planning Certificate No. 875 /156725 of 04.12.2025, issued by the Bucharest City Hall.**

**CHIEF ARCHITECT,
Arch. Matei DAMIAN**

Official stamp

Illegible signature

Regina Elisabeta Blvd. no. 47, postal code 050013, District 5, Bucharest, Romania page 1 of 1

Phone: 021.305.55.00, ana.dinuta@pmb.ro

<http://www.pmb.ro>



AUTHORIZATION SERVICE
LIST OF CONSTRUCTION/DEMOLITION AUTHORIZATION DOCUMENTS

PROPERTY ADDRESS _____

AC/AD OBJECT _____

PURPOSE WITH _____

LIST OF DOCUMENTS	Exists (YES/NO/Not applicable)	Page	No. of files/format
REQUEST FOR AC/AD ISSUANCE			
URBAN PLANNING CERTIFICATE WITHIN THE TERM OF			
IDENTITY CARD			
POWER OF ATTORNEY AS APPLICABLE			
PROOF OF TITLE TO THE PROPERTY			
PROOF OF FEE			
OPINIONS AND AGREEMENTS ESTABLISHED BY			
DAILY ACCOUNT EXTRACT			
CADASTRAL DOCUMENTATION NO.			
NOTARIAL CO-OWNERSHIP AGREEMENTS			
HOMEOWNERS ASSOCIATION AGREEMENT			
NOTARIAL AGREEMENT NEIGHBORS FENCE			
LAND OWNER AGREEMENT CONSTRUCTION SITE			
ORGANIZATION			
OTHER AGREEMENTS, AS APPLICABLE			
URBAN UTILITIES NOTICES			
WATER SUPPLY			
SEWAGE			
ELECTRICAL POWER SUPPLY			
THERMAL ENERGY SUPPLY			
NATURAL GAS			
TELEPHONY			
SANITATION			
URBAN TRANSPORTATION			
OPINIONS AND AGREEMENTS REGARDING			
FIRE SAFETY			
CIVIL PROTECTION			
POPULATION HEALTH			
SPECIFIC ADMINISTRATION OPINIONS/AGREEMENTS			
MC			
THE OPINION OF THE DISTRICT MAYOR'S OFFICE			
AERONAUTICS NOTICE			
CFR			
MAI			
MAPN			
SRI			
STS			
SPECIALTY STUDIES (1 ORIGINAL COPY)			
TECHNICAL EXPERTISE			
GEOTECHNICAL STUDY			
HYDROLOGICAL STUDY			
CALCULATION G/ENERGY REFERENCE			

ANNEX 2

SUNRISE STUDY			
GENERAL COST ESTIMATE			
CHECKING REPORTS			
STREET ADMINISTRATION - ADP DISTRICT			
OPINION OF THE TECHNICAL TRAFFIC COMMISSION FOR OE			
TECHNICAL TRAFFIC COMMISSION			
STUDY ON THE POSSIBILITY OF USING UNCR			
PROOF OF PROJECT REGISTRATION WITH THE OAR			
POINT OF VIEW/ ADMINISTRATIVE ACT OF			
PROOF OF PAYMENT OF LEGAL FEES			
OTHER DOCUMENTS/APPROVALS/AGREEMENTS - AS APPLICABLE			
DT IN TWO ORIGINAL COPIES			
D.T.A.C.			
LIST AND SIGNATURES OF DESIGNERS			
GENERAL DATA MEMORY			
MEMORANDUMS BY SPECIALTIES			
ARCHITECTURE			
RESISTANCE			
INSTALLATIONS			
GENERAL MOTTO OF THE WORKS			
CHECK REPORTS			
TERRITORIAL LAYOUT PLAN			
SITUATION PLAN REGARDING THE LOCATION			
UNDERGROUND CONSTRUCTION PLAN			
SPECIALTY BOARDS			
ARCHITECTURE			
STRUCTURE			
INSTALLATIONS			
D.T.A.D.			
LIST AND SIGNATURES OF DESIGNERS			
GENERAL DATA MEMORY			
TERRITORIAL LAYOUT PLAN			
REAL ESTATE SITUATION PLAN			
UNDERGROUND CONSTRUCTION PLAN			
SURVEY OF UPCOMING CONSTRUCTIONS			
D.T.O.E.			
LIST AND SIGNATURES OF DESIGNERS			
MEMORANDUM			
GENERAL PLAN OF OE			
TOTAL NUMBER OF FILES			

DATE

SIGNATURE

I declare that the submitted documents are in accordance with the LIST OF DOCUMENTS.

Name and surname of the person submitting the documents -----

As -----