

Annex 6.4. Template for balance sheet indicators and areas

Indicators	existing	proposed
Plot area	14554	14554
Built-up area (excluding uncovered terraces)	3520	the proposed floor area will be filled in *max 3520 mp
Gross building area (increase from utilising C17 Attic and hub floor)	3520	
mineral surfaces	2204	
green area	8830	the proposed green space will be filled in *min 8830
POT- land use percentage	24.19	
CUT - land use coefficient – FLOOR AREA RATIO	0.24	

List of constructions	Built-up area existing (mp)	Built-up area proposed (mp)	Gross building area, proposed (mp)
Buildings associated with the University House (C1-6)	984	984	984
Security building (C7)	25	25	25
Building rented to Eidos (C28-29)	166	166	166
Administrative pavilion (C8)	96		
Covered restaurant terrace (C10)	344		
Restaurant kitchen (C13)	256		
Connection building terrace-kitchen (C11)	61		
Hub building (C17)	378		
Hub extension- new building	0		
Gazebo (C16)	12	12	12
Greenhouses (C24-27)	605	605	605
Demolished / demolishable buildings	593	0	0
(C7-partial, C12, C24, C18, C20, C21, C22, C23)			
TOTAL	3520		

*max. 3520

List of existing mineral surfaces	(mp)
Platform - concrete and pavement Zone 1	1894
Mosaic terrace (C9)	282
Bazin de apă (C28-29)	28
TOTAL	2204
List of proposed mineral surfaces	
TOTAL	

Mentions

***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://leaislatie.just.ro/Public/DetaliuDocument/29453#id_anxA2744_ttl

***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;

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