

Republic of Serbia
MUNICIPALITY OF KNJAZEVAČ
MUNICIPAL ADMINISTRATION
Department for urbanism,
communal-residential
property and legal acts
353-63/2015-04
December 31st 2015
K N J A Z E V A Č
1 M.Obilica Street
Phone: 019 731 623

The Municipal Administration – Department for urbanism, communal-residential, property and legal acts of the Municipality of Knjazevac, acting in accordance with the request of the Municipality of Knjazevac, 1 Milosa Obilica Street, and the request of the Sports Association of Knjazevac, 41 Knjaza Milosa Street, pursuant to Article 53a and 56 of the Planning and Construction Law, („Official Gazette of the Republic of Serbia“, no. 72/09, 81/2009–amendment, 64/10–decision of the Constitutional Court, 24/2011 and 121/12, 42/13–decision of the Constitutional Court, 50/13–decision of the Constitutional Court, 98/2013–decision of the Constitutional Court, 132/2014 and 145/2014), Article 9 of the Decree on Locational Conditions („Official Gazette of the Republic of Serbia“, no. 35/2015), Plan on General Regulation of Knjazevac („Official Gazette of Knjazevac“, no.9/1/2011), and the authorization of the Municipal Administration Mayor, no. 031-2/2015-03 from September 29th 2015, which gives authority to Djordjevic Zoran, Manager of Department for urbanism, communal-residential, property and legal acts, to sign administrative and non-administrative acts, issues the following :

LOCATIONAL CONDITIONS

For reconstruction and extension of the business building, at Cadastral parcel no. 488/2 Cadastral Municipality Knjazevac, 41 Knjaza Milosa Street in Knjazevac.

1. INVESTOR INFORMATION

Name and surname:	Municipality of Knjazevac and Sports Association of Municipality of Knjazevac
Place	Knjazevac
Address	1 Milosa Obilica Street and 41 Knjaza Milosa Street

2. GENERAL INFORMATION ON LOCATION AND BUILDING

Number of Cadastral parcel:	488/2
Cadastral Municipality:	Knjazevac
Address:	41 Knjaza Milosa Street
Parcel area:	325,00m ²
Building type:	free-standing
Building purpose:	business
Classification number:	„V“
Floors:	B+GF+2
Gross extended construction area of the ground floor:	194,50m ²
Total gross extended construction area of the building:	575,85m ²

3. PLANNING AND CONSTRUCTION RULES

3.1. GENERAL CONDITIONS OF URBAN REGULATION

Parcel purpose:	business
Gross parcel area according to plan:	325,00m ²
Degree (index) of construction development:	2,50
Degree (index) of usefulness:	80%
Regulation line(s):	according to the graphic annex
Building construction line:	underground / surface according to the graphic annex
Vertical regulation:	from: GF+0 to B+GF+2
Terrain level:	/
Parcel approach:	from the direction of Knjaza Milosa Street

3.2. URBAN CONDITIONS

3.2.1. Purpose of building construction

Demolition of existing buildings: /

Terrain levelling: /

Parcel forming: /

3.2.2. Conditions for building works

Building placement: In all aspects according to the graphic annex – situation plan
Mutual distance of: -building from building parcel – according to the graphic annex

-building from neighbouring buildings – according to the graphic annex

Maximum reconstruction and extension size: 11,52 x 19,20m

Building size: /
Development stages: One stage

Content: Business office(s)

Entry staircase: /

Auxiliary rooms: /

Roof erection height: /

Absolute levels: finished level – existing

ground floor ±0,00m

cornice - /

ridge – max. height +12,00m from the building entry level

Construction: Reinforced concrete

Materials: modern

External view: /

Roof: type: hipped
slope: according to the roof cladding type

cladding: tiles

snowguard: +

gutters: +

special conditions: /

to atmospheric sewerage

Drainage of surface waters: /

Other buildings on the parcel: /

Safety of neighbouring objects: Reconstruction and extension of the building must not endanger stability and usage conditions of existing and neighbouring objects

Shelter: /

Terrain stability and construction conditions (landslide, flooded terrain, etc.) /

Seismicity: The building is to be designed for 8⁰ Mercalli intensity scale

Atmospheric discharge: /

Protection of environment, /

natural and cultural assets: /

Other conditions: /

Special conditions: /

Conditions for car placement: /

Approach to the building: road: from the direction of Knjaza Milosa Street

walk: from the direction of Knjaza Milosa Street

3.2.3. Parcel planning conditions

Ground floor planning: Driveway and parking: /

Pedestrian zone: /

Greenery: /

Parcel gate: /

Special conditions: /

4. SPECIAL CONDITIONS FOR INFRASTRUCTURAL CONNECTIONS

Water supply The existing object that undergoes reconstruction and extension is connected to the water supply network. Connection conditions are determined by Public Utility Company „Standard“ Knjazevac

Fecal sewerage The existing object that undergoes reconstruction and extension is connected to the fecal sewerage network. Connection conditions are determined by Public Utility Company „Standard“ Knjazevac

Electric network The existing object that undergoes reconstruction and extension is connected to the water supply network. Connection conditions are determined by „Elektrodistribucija“ Knjazevac

Postal and telephone network: /

Town heating system: /

In addition to the above mentioned conditions, a constituent part of the Locational conditions is the Designing project resolution for reconstruction and extension of the business building at Cadastral parcel no. 488/2 Cadastral Municipality Knjazevac, 41 Knjaza Milosa Street in Knjazevac.

Locational conditions are a basis for creation of Project for work design permit.

Locational conditions are valid for the period of 12 months from the issuing day or until expiration date of the work design permit issued under above conditions, for the requested cadastral parcel.

A complaint to the issued locational conditions may be submitted to to the Municipal Council of the Municipality of Knjazevac within three days of the receipt.

In accordance with the Article 135 of the above mentioned Law, the Project for work design permit request is to be accompanied by:

- abstract from Project for work design, created in accordance with the regulations on creation of technical documentation;
- project for work design, created in accordance with the regulations on creation of technical documentation, in electronic form, accompanied by as many paper copies as desired by the requester to be stamped by a legal authority and returned on the occasion of issuing of the project for work design permit;
- legal statement proving land or object ownership within law regulations, unless the ownership is noted in the public book or is established by Law;
- contract between the investor and financier, if any;
- settlement of accounts for contributions for regulation of construction land with explanatory notes by the requester on method of contribution payment for regulation of construction land, as well as safety measures in case of paying in instalments, for object of gross extended construction area which exceeds 200m² and contain more than two residential units;
- statement proving payment of the state administrative tax,

To be delivered to:

- requester
- Municipal administration archive

Done by,
Cirkovic Djordje, PhD in Civil Engineering

Department manager.
Zoran Djordjevic, PhD in Civil Engineering