



MONTENEGRO

**MINISTRY OF SUSTAINABLE DEVELOPMENT
AND TOURISM**

DIRECTORATE FOR CONSTRUCTION

No: 1055-556/10

Podgorica, 25 March 2016

>>PREMIA<< LLC.

Kotor
Dobrota bb

Please find enclosed Urban and Technical Requirements number 1055-556/10 of 25 March 2016 for the production of technical documentation for the construction on building plots UP6 and UP5, Block 2 covered by Local Location Study "Glavati-Prčanj", Municipality of Kotor.

Director of the Directorate for Licences and UTR
Milica Abramovic, civil engineer, signed
Processed by:
Branka Nikic, architect, signed
Natasa Pavicevic, lawyer, signed

Director General
Danilo Gvozdenovic, signed
Sealed by round seal of the Ministry of Sustainable Development and Tourism

PERMANENT COURT INTERPRETER

Stefan Glomazić

for English language appointed by the
Resolution of the

Ministry of Justice No. 03-2132/01 of April 18th, 2001,
Certify that this is a correct and true translation made
up in Montenegrin language.



In Podgorica

23 JUN 2016


Signature



DIRECTORATE FOR CONSTRUCTION

No: 1055-556/10

Podgorica, 25 March 2016

Ministry of Sustainable Development and Tourism, on the basis of Article 62a of the Law on Spatial Planning and Construction of Structures ("Official Gazette of Montenegro", Nos. 51/08, 40/10, 34/11, 35/13 and 33/14), upon the request of PREMIA LLC from Kotor, hereby issues the following:

URBAN AND TECHNICAL REQUIREMENTS

for the production of technical documentation for the construction on the building plots UP6 and UP6, Block 2, covered by State Location Study "Glavati-Prčanj", Municipality of Kotor.

According to the geodetic survey map and subdivision plan defined by the relevant Local Location Study „Glavati-Prčanj“ the building plot UP6, Block 2, consists of cadaster plots numbers 1140, 1138, 1137, 1139, 1173, 1171, 1175, 1176, 1179, 1180, 1181, 1182, 1183, 1184, 1177, 1178, 1168, 1170, 1167, 1165, 1166, 1164, 1169, 1172, 1174/1, 1174/2, and parts of the cadaster plots numbers 1136, 1141, 1185, 1187, 1186, all MC (municipal cadastre) Prčanj 1, building plot UP5, Block 2, consists of cadster plot 1136 MC Prčanj 1, municipality of Kotor.

1) Current situation

According to cadaster records – Real estate folio 35 copy from the cadaster plots number 1169, area P=964m², number 1170 area P=2089m², number 1171 area P=360 and 2074m² - there are no buildings, Real estate folio 60 copy from cadaster plots number 1176 area P=1014m², number 1177 area P=511 and 315m² - there are no buildings, Real estate folio 270 copy from the cadaster plots number 1178 area P=150 and 435m², number 1179 area P=405m², there are no buildings, Real estate folio 835 copy from cadaster plots number 1136 area P=2421m², number 1137 area P=672m², number 1138 area P=4755m² number 1175 area P=650m³, there are no buildings, Real estate folio 840 copy from cadaster plots number 1182 area P=210m², number 1183 area P=1143m², number 1184 area P=210m², number 1185 area P=325 and 155m², there are no buildings, Real estate folio 844 copy from the cadaster plots number 1168 area P=3078m², there are no buildings, Real estate folio 838 copy from cadaster plots number 1139 area P=4472 and 345m², number 1140 area P=6275m², 1143 area P=767m², 1164 area P=854m², 1165 area P=410m², 1166 area P=1409m², 1167 area P=655m², there are no buildings,

2) Spatial Plan

Purpose

At the building plot UP6 the Plan defines the purpose (T) tourism-intended areas.



At the building plot UP5 the Plan predicts the purpose (IOE) electricity infrastructure (substation).

Rules of building for tourism facilities

The Plan defines the tourism-intended areas where it is allowed to build hotels and tourism settlements.

Tourism-intended areas are predicted for the construction of hotels and tourism settlements in accordance with the "Rulebook on types, minimum technical requirements and categorization of hospitality facilities."

The number of beds per accommodation unit shall be calculated in the following manner:

- Accommodation unit in hotels includes 2 beds;
- Accommodation unit in tourism settlement includes 3 beds;
- Accommodation unit in villas includes 6 beds.

Overall accommodation capacities in tourism settlements and hotels amount to about 520 beds.

3) Building requirements

It is predicted to build a tourism complex in Block 2 at UP6. For this location, according to Article 30 of the Law on Spatial Planning and Construction of Structures, it is mandatory to invite an international tender the resulting designs of which shall more closely determine the type of the tourism facility to be built in the site (hotel – T1 or tourism settlement – T2). The international tender shall be carried out in accordance with the Law on Spatial Planning and Construction of Structures (Official Gazette of Montenegro Nos. 51/08, 34/11, 35/13 and 33/14), as well as according to the Rulebook on the manner and procedure to carry out tenders.

Since the matter in hand is the area inscribed in the World Natural and Cultural Heritage List, previous conservation requirements of the Directorate for the Protection of Cultural Property are required for this site as a whole as well as the production of the Heritage Impact Assessment (HIA) with the Visual Impact Assessment. A legal entity possessing adequate conservation license shall be engaged to develop HIA and Visual Impact Assessment.

For all cultural properties and all facilities with the characteristics of traditional architecture (old stone houses), as well as for the reconstruction of ruins and enclosures on the entire territory covered by Local Location Study (LLS) in all urban blocks, requirements and the approval of the Directorate for the Protection of Cultural Property shall necessarily be obtained, as well as for locations which under this Plan require the production of the Heritage Impact Assessment (HIA) with the Visual Impact Assessment.

A maximum number of 400 beds have been provided for, five-star rating. Except for the accommodation capacities, the main reception desk and reception hall, a restaurant with a kitchen and common sanitary facilities for the guests shall all be planned at the site. It is also necessary to provide area for sporting and recreational contents, in accordance with the specific conditions of the site.

Urban parameters are:

- Lot Coverage Ratio **Iz = 0.35;**
- Floor Area Ratio **Ii = 1.0.**

The main building of the hotel shall have 4 floors the most, and annexes 3 floors the most. The use of both pitched and flat roofs is permitted.



Since the site is located within the boundaries of the world architectural heritage, this requires setting adequate conditionality upon guidelines for spatial design. The guidelines apply to both ambient and spatial environment of the entire settlement, as well as to individual groups and facilities. The spatial concept of the settlement should be limited by intimacy and ambience of the space. It is necessary to thoroughly analyze and evaluate the basic features of the space and transpose this concept to the planned urban and spatial development. Special attention shall be paid to the regularization of the streambed, which intersects the site.

Gross building area includes not service areas necessary for the operation of garages and technical systems of the building, unlike other functional units.

4) Guidelines for urban building design on the plot

The aim of the guidelines for urban building design is to formulate the manner, procedure and rules of formation of urban developments based on urban requirements defined in the Plan. The external regulation is provided through the building line, the limits of which may not be exceeded.

- It is mandatory **to conserve and restore existing architectural features of the parterre**, i.e. terrain deleveling, dry stone walling, stairs, paved and cobbled parts of yards, fences, pergolas, gates and the like during the restoration of a house.

It is possible to amend the parterres and adapt them to modern needs without violating the original principles of construction and with the obligatory preservation of a minimum percentage of green and free areas.

During the construction of new buildings on building plots it is mandatory to develop parterres based on the principles of traditional architecture.

- **New residential or tourist buildings shall be designed backward in relation to the regulation of the street along the coast, with obligatory pre-garden.**

At building plots defined under special requirements for construction within the olive grove plots, it is required to make landscaping inventories before project design.

- Facilities by their dimensions shall not cover in full view of the sea to adjacent objects, i.e. the position and the height of the buildings must be such that the adjacent buildings shall be allowed to maintain at the minimum the full view of the sea from the upper most floor, i.e. ridge of the lower building can have a maximum height of 1m above the floor level of the last floor of the building located in the background.
- The building foundation shall have a regular rectangular shape, or developed form of the basic shape in accordance with the tradition of the place. **The foundation of a building through the deleveling within the inside of the building to be adjusted to the terrain.**
- Heritage, which includes horizontal and vertical regulation, retaining walls of terrace plots, valuable trees and spontaneously formed communication shall be respected and accommodated within the new urban and architectural designs.
- **Preserve and protect all quality existing trees**, while the design of future buildings should be adjusted to the existing vegetation.



- During the construction and reconstruction at the building plot it shall first be required to reserve the area under the greenery, then area for parking and garaging, then, the area of the main building, and finally the remaining areas.

- Minimum percentage of free and green areas on a plot shall amount to 35%.

- Green area ratio can accordingly be reduced if investor expresses a desire to build a swimming pool, the surface of which shall not be included in the permitted GFA of the building plot.

Guidelines of architectural design

The primary course of action is the strengthening of the Mediterranean character of the settlement, i.e. recognition of traditional forms and their integration into the newly formed tissue. This includes not merely the copying of the past, but rational recognition of the basic laws of local building practices.

The basic shape of buildings. - When designing the building, one should focus on simple streamlined shapes modeled on existing traditional forms of stone houses, rectangular in shape, or developed forms of the basic shape. Composing a larger number of main volumes (cubes) and annexes is supported.

The architectural design should be carried out by proper organization of the foundation and by use of elements such as porches, covered terraces, eaves, roofs, etc. Requirements to be respected apply to all buildings and all ambiances of the settlement.

The number, proportions and positions of balconies and openings to be harmonized with neighboring buildings in a row, i.e. in accordance with the character and proportions at the buildings of traditional architecture in the settlement, if the building is free standing.

The materialization of the facade. - It is suggested to use local natural building materials - construction stone for the design of facades, brickwork of surface parts of buildings, retaining walls, stairs.

Application of stone is mandatory also in planning free areas on the plot and while designing the promenade by the sea and along watercourses.

The materials applied must be of high quality, durable and visually unobtrusive, i.e. stone or beige colors, off-white to gray-white painted facades, with smaller proportional openings and shutters (škure) on them. The composition of the facades, openings and decorations on the facades should be simple, with rectangular openings.

The application of columns and pilasters on the facades is not recommended. It is forbidden to use imitation and pseudo-imitation of pillars in the styles of some of the classic style lines [Ionic, Doric, Corinthian, Tuscan, etc.).

Materialization of the main facades is allowed by using modern and traditional (stone) materials, of neutral light colors (beige, off- white to gray-white). Side facades can be lined with stone, beige, off-white to gray-white) or in neutral earthy tones, in accordance with the tradition of the place.

Door openings should be made of materials of neutral colors with possibility of setting shutters in green or white color.

New construction should reflect the time in which created, but with respect to spatial-visual components of the old part of the settlement, i.e. it should not be intrusive.

Designing of roofs. - The basic shape is a gabled roof covered with Mediterranean tiles, i.e. sucts. Roofs of the buildings should be designed as flat or pitched (gabled roof) with an inclination of 16° to 23°, or flat. It is possible to build hipped roofs of the same maximum slope. The number and proportions of traditional roof dormers of Kotor Bay,



if envisaged in the project, must be in accordance with the tradition of the settlement, i.e. in accordance with conservation guidelines.

The construction of new buildings should be such as to preserve the typical architecture of the settlement and achieve homogenous building.

Respect of the original architectural style. - The existing architectural style must be respected in construction, upgrades, extensions, refurbishment, etc.

Curb appeal. - In many cases courtyard facades and gables of buildings are taking part in the formation of the image of a settlement. To devote more attention to those ambiances, it is necessary to plan courtyard facades and visible side facades adequately, in the spirit of these requirements.

Preventing kitsch. - The new ambience, buildings, etc. may not be formed on the basis of those elements and compositions that lead to kitsch, such as false post-modernist architecture, intrusive folklorism, historic ethno elements of other areas (balustrades, decorative figures and plaster works). Pseudo architecture based on precast concrete, plastic, gypsum and other style elements, addition of false mansard roofs (i.e. šubara, caps), forcible architectural converting of flat roofs to pitched (i.e. roofing) etc.

Use of decorative greenery. - It is desirable to use decorative greenery where other measures are not possible. The use of greenery to hide architectural deficiencies of the existing buildings is acceptable and encouraged. In this sense, it is supported to use vertical greening, greening of roofs, use of climbing shrubs and the like.

The use of materials and colors. - In the design of facades muted colors should be used, according to the climate characteristic colors (beige, off-white and gray-white). When applying materials in final processing of the facades care should be taken of the resistance to weathering and increased salinity of the air. For brickwork and stone cladding use native stones, while brickwork and cladding should be carried out in the traditional way.

Embellish public spaces - It is necessary to liberate public spaces from inadequate, ugly, tasteless urban equipment and content (kiosks and catering terraces inadequate to the space where located).

5) Landscaping

It is necessary to do landscape inventories of existing greenery. Within the concept of greening (Landscape Planning) of this area it is very important to form an authentic Mediterranean ambience and protect every valuable floristic element and preserve them during the construction in this area. For the landscaping around the buildings use highly decorative conifers and hardwood, dracaena palm trees, shrubby vegetation. Selected types corresponding to given conditions must be carefully interpolated into the existing greenery to achieve its full decorativity.

Greenery for Tourism - hotels and greenery for tourism – tourism settlements. - Green areas around the hotels should be planned in accordance with the size of free space as well as in accordance with requirements of tourist offer by introducing highly decorative plant species to the space. The emphasis should be given to the decorative function of greenery, while landscaping should preserve the character of the cultural landscape. Use landscaping architectural solutions which rely on the experience and forms of traditional garden landscaping architecture of the Mediterranean, and



at the same time represent a sign of modern times both in form and in the choice of plants and materials.

In order to maximize the preservation and integrate valuable species and groupings of greenery in the new landscaping solutions, it is necessary to make previous detailed analysis and evaluate the existing plants (dendrometric characteristics, vitality, decorativity). The minimum percentage of green areas in the plots within tourist-intended areas is 35% area of the plot.

On UP6 it is planned to build a tourist settlement with accompanying content with a high degree of greenery in the plots. Planned are free, recreational and green areas with luxury notes. The standard for these areas amounts to 80 m² per bed for facilities with 4* and 100m² per bed for facilities with 5*

Guidelines for landscaping:

- plants should be composed in free landscaping style - in groups and in the forms of skyscrapers in combination with large green parterre areas (lawns, flower beds)
- greenery should be representative. Backbone of the plan should comprise native species and species of Mediterranean climate
- when selecting plant material and their compositions care should be taken of the views, number of floors and the architecture of buildings
- predict promenades, squares, plateaus for rest and hiking trails
- along main pedestrian communication form alleys with plantations of high trees. Tree planting should be planned in the plateaus, squares and other screened areas
- plan water surfaces (pools, fountains, cascades)
- buildings of ground floor architecture should be designed in accordance with the principles of architectural heritage with authentic (stone, pebbles, wood) and technically adapted modern materials. The choice of materials and the composition of the paving should be representative
- by application of climbing shrubs green the facades, terraces of buildings and flat roof surfaces
- on flat roof surfaces form "green roofs" (cluster planting of shrub species, medium-height trees and climbing shrubs along pergolas)
- along the coast use species that tolerate salt precipitation
- with rim greenery massifs provide connection with contact green areas
- to the maximum extent preserve existing high greenery. If it is not possible to avoid removal of certain vital trees, transplant them to free surfaces of plots. Technical documentation to show the manner of transplanting
- furniture to be adjusted to Mediterranean ambience, planned content and exclusivity of the complex
- use seedling trees min. height of 3.5 m
- design hydrant network for watering.

For the alleys apply the guidelines for this category of greens.

Landscaping should be made on the basis of project design. Existing greenery should be shown in the technical documentation within the plot planning.

Landscaping should be carried based on project design.



6) Stationary Traffic

Parking of the vehicles should be resolved by the standard of 10 parking lots (min 5 to max 20) at 1000m². If the basement floors of the facilities are used for provision of the required capacity of stationary traffic within the plot and as such unburden public spaces of the same content, they are not to be calculated in gross floor area based on which the floor area ratio is calculated.

7) Waterworks and Sewerage

Connection to the network of utility infrastructure should be done according to existing, i.e. planned technical capacities of the network, in a manner provided for by spatial plan and technical documentation, and on the basis of regulations and requirements of public companies.

Water supply of the complex should be resolved by connection to the settlement's water supply network all in accordance with requirements of the public utility company Vodovod i kanalizacija.

Along public water supply network install fire hydrants above ground wherever conditions allow, i.e. where not disturbing the traffic.

Diameters of public water supply system are at least 100mm.

Each facility should be connected to public water supply and sanitary sewer system after its construction.

Anticipate water meter for each consumer individually. Water meter shall be installed in concrete or brick manholes minimum dimensions 1x1 m in accordance with applicable regulations.

In the event that several consumers are accommodated on one plot, predict water meters for all consumers in particular, and all the water meters shall be placed in one water gauge shaft. In these cases, it is predicted to construct separated sanitary and fire protection. Both networks may be placed in the same trench.

Permission is granted to drill wells at individual building plots for own needs. In the housing zone the well water can accordingly affect only the first water-bearing horizon. In the areas of business, labor, sports and public purpose well may include water of other water-bearing horizons depending on the required capacity, all in accordance with the requirements of the competent public water management company and valid regulations for individual activities.

Connection to the public sanitary sewer should be carried in manholes, if possible. The bottom of the connection channel [service connection] to be elevated from the bottom level of the sewer (preferably in the upper third).

With the construction of public sanitary sewer and collectors predict manholes on all fractures, connections, and straight routes at the proper distances.

Drainage of used and storm water is determined by grading plan at block level.

Drainage of used and storm water to be designed by connection to the settlement sewer system, unless it is soaking up the walls of neighboring buildings or flooding adjacent parcels.

In places where the public sanitary sewer is not built apply watertight septic cesspit.



The construction of watertight cesspit should be done according to the following requirements:

- to be accessible to vehicle-tank which will empty it,
- chambers to be made of waterproof concrete,
- to be distant from all adjacent structures and walls minimum 3,0m,
- to be easily reorganized into a public sanitary sewer after its construction,
- to be distant from the wells for at least 8.0m.

Storm water is drained from the plot by free fall to gutters, or the street (at the regulated sewer-to ditches). Storm water from one building plot cannot be directed toward the other plot. Part of the water can be received by free, green areas, depending on their size.

In the case of the construction of garages in the basement, a decline of the ramp for access to garage should be oriented to the building and drainage of surface water should be solved by the drain or in any other appropriate manner.

8) Protection of cultural landscape

General measures for the protection of the cultural landscape Glavati as a whole are:

- preservation of the image of the settlement by construction ban in the free zones of greenery separated by built units constructed in transverse and longitudinal profile of settlement, i.e. preventing linear new construction and merger of established groups, which was conducted through a planning document by following procedures:
- directing urbanization to strictly rounded zones, defining the new planned constructed units with terraced gardens in the front and in the back in accordance with the characteristic historic profile of the settlement;
- strict ban on construction in the Sv.Ana bay in accordance with the valorization of space as the original part of the cultural landscape of the Bay of Kotor.
- for the purpose of development of the space and prevention of illegal construction the minimum urbanization has been predicted;
- **preservation of the cultural landscape of the settlement by defining precise requirements for construction of traffic and other infrastructure** in terms of adjusting modern solutions to the environment;
- **preserving the character of the village by defining requirements for architectural and urban design** in accordance with the tradition of the place, i.e. according to the principles of traditional architecture, in terms of conditioning the use of beige, off-white to gray-white colors and stone on the facade, the design of the roof with characteristic roof dormers, use of shutters. Detailed requirements in terms of width and number of roof dormers, the proportion of openings and the like shall be provided by the Regional Institute for Protection of Cultural Monuments of Kotor;
- urban and technical requirements for housing, as the dominant purpose in the settlement **conditioned the formation of pre-gardens**, which enables preserved transversal profile of the settlement with horizontal bands of green among constructed areas.
- directing the tourist construction to precisely defined units under strict conditions, with minimalistic solutions.
- defining contents and functions in accordance with the authentic activities, or ones compatible with authentic, which will adequately preserve, present and



popularize the identity and the spirit of the settlement defined in graphic annex "Purpose Plan". Other purposes may be defined by the Regional Institute for Protection of Cultural Monuments of Kotor, in agreement with the owner.

- preservation and presentation of individual examples, or groups of authentic architecture in the original ambience;
- protection of urban structure of Glavati, by keeping and **developing historical pedestrian routes**;
- **formation and preservation of green zones** between the contracted units;
- formation of all categories of the settlement greenery and protective greenery along the roads, around utility facilities and degraded areas;
- **the use of decorative greenery** along building infrastructures and superstructures that violate the character of the settlement;
- **preservation** and expansion of the zone of **olive groves**;
- ban on new construction in the territory marked as an area of cultural monuments;
- formation and preservation of protective green belts in the contact zones of cultural monuments;
- prohibit the construction of large infrastructure facilities without prior Impact Assessment Study.
- floor area ratio and lot coverage ratio at the level of the plan are in compliance with the existing parameters of the settlement;
- protection of valuable panoramas of the settlement **by ban on construction in directions of dominant views** and facilitating vistas to the sea from each building plot;
- apartment blocks are mutually separated in longitudinal profile of the settlement by forest area.
- **all interventions at declared cultural property are subject to conservation requirements.**
- the plan protects the coastal area in line with the Spatial Plan of special purpose areas for marine properties.

In accordance with the guidelines of the baseline study "Protection of the architectural heritage of Prčanj" terrains for new construction have been defined.

Those measure of protection preserve the identity of the site and gain competitive strong points on the external market.

The harmony created by traditional building materials and methods of building – are part of the authenticity of Prčanj, which must be respected. Since it is a multifunctional body, areas with valued heritage are defined, discussed and treated in order to identify authentic historical buildings.

9) The requirements for rational energy consumption

Spatial development of the settlement must provide for the conservation of corridor of fresh air and must take into account the influence of the microclimate conditions.

The settlements must be planned in such a way that energy consumption is reduced to minimum by defining urban standards and norms, by choice of architectural solutions, choice of building materials and by defining the principles and criteria of rational use of electricity. In addition to planning new,



energy efficient buildings, rationalization of energy consumption is achieved by planning, i.e. designing of buildings i.e. facilities and efficient realization of those plans and programs. The plan of rationalization of energy consumption proposes two basic measures: savings and use of alternative, i.e. renewable energy sources. Basic savings measures that this LLS proposes is the improvement of the heat insulation of premises, which in summer period prevent overheating, and in winter period retain warmth. Except for the adequate thermo insulation, it is necessary to take care of the adequate size of the openings, bearing in mind the micro climate condition of the area.

Primary factors:

- Achieve maximum heat insulation, structural compactness and eliminate thermal bridges. All components of the openings of a building must be insulated with coefficient value k below $0.15 \text{ W/(m}^2\text{K)}$, which is achieved by the thickness of insulation between 25 and 40 cm.
- Windows should have triple panes and insulated frames with coefficient k less than $0.80 \text{ W/(m}^2\text{K)}$, including window frame, and g value 0.5 (total transparency of solar energy) for glass.
- Achieve hermeticity of the building, which is checked through the result of compression test of the doors which must be less than 0.6 changes of air in an hour.
- Secondary factors:
 - Fresh air may be previously heated in winter and cooled in summer through geothermal heat pump (energy well).
 - Passive use of solar energy which is achieved by south oriented buildings and avoidance of shadows in the winter which saves heating energy.
 - The required energy for the hot water may be produced using solar panels (energy requirement for circulation pump $40/90 \text{ W/l}$). In summer time, heat pump may also be used for energy efficient cooling. Dishwashers and washing machines may be connected with hot water source in order to save energy needed for the heating process.

10) Facilities of electric power and electronic communication network

The supply of facilities that are included in the plan, is planned partly from the existing and newly planned substations of adequate power, which will be built in the covered area in line with the implementation phases of various buildings or complexes.

All energy supplies (VN and NN) should be constructed using underground cables. Cables should be set in green areas along roads and pedestrian routes at the distance of min 1.0 m from road and 0.5 m from pedestrian routes. The depth of the channels for cables shall not be less than 0.8 m. Cables below roads, pavements or concrete areas should be laid in protective pipes or ducts with reserve openings. For cables of the same purpose which are laid in the same direction it is obligatory to keep common route (trench, channel).

Above the cable route with changes in direction of the route and other changes, at 50m of flat line set cable marks with adequate symbols.



VII. For the purposes of budget, use data of the Institute of Hydrometeorology on climatic and hydrometeorology characteristics in the area of the site.

VIII. Technical documentation to provide the conditions and measures for environmental protection in accordance with the provisions of the Law on Environment ("Off. Gazette of Montenegro", Nos.48/08, 40/10, 40/11).

IX. In the development of the technical documentation for electronic communication infrastructure, the following should be complied with:

- Law on Electronic Communications ("Off. Gazette of MNE", No.40/13)
- Rulebook on width of protection zones and the type of radio corridors where it is not allowed to plan and construct other buildings ("Off. Gazette of MNE", No.33/14)
- Rulebook on technical and other requirements for connection, construction and use of electronic communications networks, electronic communications infrastructure and connectivity of equipment and facilities ("Off. Gazette of MNE", No.41/15)
- Rulebook on the requirements for the planning, construction, maintenance and use of particular types of electronic communication networks, electronic communications infrastructure and associated facilities ("Off. Gazette of MNE", No.59/15)
- Rulebook on the common use of electronic communications infrastructure and associated facilities ("Off. Gazette of MNE", No.52/14)

X. In the development of technical documentation, Rulebook on the content of the energy efficiency of buildings study should be complied with ("Off. Gazette of MNE", No.47/13)

XI. In the development of technical documentation, Rulebook on the manner of calculating the surface area and volume of the building should be complied with ("Off. Gazette of MNE", No. 47/13)

XII. In the development of technical documentation, the Rulebook on the content and method of monitoring soil and structures in the course of construction and use should be complied with ("Off. Gazette of MNE", No.54/01)

XIII. It is necessary to provide access to and use of the facility by persons with walking difficulties or wheelchair users, in accordance with Article 73 of Law on Spatial Planning and Construction of Structures ("Off. Gazette of MNE", Nos. 51/08, 40/10, 34/11, 40/11, 47/11, 35/13) and in accordance with the Rulebook on detailed requirements and manner of adjustment of buildings to persons with reduced mobility and persons with disabilities ("Off. Gazette of MNE", No.48/13).

XIV. In the development of technical documentation, Rulebook on the manner of production, scale and the detailed content of technical documentation should be complied with ("Off. Gazette of MNE", No. 23/2014 of 30 May 2014).

XV. The building shall be designed in the spirit of the technical regulations, standards and norms for the design of this type of buildings.

Note:

Article 62 Paragraph 5 of the Law on Spatial Planning and Construction of Structures ("Off. Gazette of MNE", Nos. 51/08, 34/11, 35/13 and 33/14), stipulates that requirements which are issued by the competent authorities according to special regulations, as well as other legal entities, which are necessary for the development of technical documentation as well as real estate folio and a copy of the cadastral plan, the administration authority or a local authority obtains ex officio from competent authorities and legal entities. Paragraph 7 of the same Article of the Law stipulates that if the competent authorities, or legal entities fail to submit the requirements of paragraph 5 of this Article within



ten days of receipt of the request for their delivery, it shall be deemed that they are consistent with the urban and technical requirements laid down by the planning document.

Article 16 of the Rulebook on the manner of work, scope and detailed contents of technical documentation ("Official Gazette of Montenegro", Nos. 23/14 and 32/15), stipulates that the technical documentation shall contain the study of subdivision under the planning document.

Starting from the cited legal norms, the Ministry notes that an integral part of these requirements are graphic annexes, copies of the plan, as well as the technical requirements for the production of technical documentation and the opinions received by the following competent institutions:

Document of the Ministry of Internal Affairs - Directorate for Emergency Situations, No. 04-UP1-228/16-1165/2 of 22 March 2016 with the opinion on the draft urban and technical requirements for the construction on the building plots UP 6 and UP5, Block 2 covered by the Local Location Study, Glavati – Prčanj, Municipality of Kotor.

Opinions obtained from the competent authorities are not requirements in terms of Article 62 Paragraph 5 of the Law on Spatial Planning and Construction of Structures, to meet the conditions for the possibility of applying tacit agreement with the urban and technical requirements laid down by planning document – same article, paragraph 7 of the Law.

Head of the Directorate for Licenses and UTR

Milica Abramovic, civil engineer, signed

Prepared by:

Branka Nikic, architect signed

Natasa Pavicevic, lawyer; signed

Director General signed and sealed

Danilo Gvozdenovic

PERMANENT COURT INTERPRETER

Stefan Glomazić

for English language appointed by the
Resolution of the

Ministry of Justice No. 03-2132/01 of April 18th, 2001,
Certify that this is a correct and true translation made
up in Montenegrin language.

In Podgorica

23 JUN 2016



Signature



MONTENEGRO
GOVERNMENT OF MONTENEGRO
MINISTRY OF INTERNAL AFFAIRS
Directorate for Emergency Situations
Number: 04-UPI-228/16-1165/2
Podgorica, 22 March 2016

MINISTRY OF SUSTAINABLE DEVELOPMENT AND TOURISM
Directorate for Construction

Acting upon your request Number: 1055-556/3 of 9 March 2016, by which requesting from this authority the opinion on the draft urban and technical requirements for the development of technical documentation for construction on building plots UP6 and Up5, Block 2 covered by Local Location Study "Glavati – Prčanj" municipality of Kotor, in order to issue final urban and technical requirements by your ministry, after the examination of the submitted documents, and on the basis of Article 62a of the Law on Spatial Planning and Construction of Structures ("Official Gazette of Montenegro", Nos. 51/08, 34/11 and 35/13), Article 89 of Law on Protection and Rescue ("Official Gazette of Montenegro", Nos. 13/07, 05/08, 86/09 and 32/11), Article 13a of the Law on Flammable Liquids and Gases ("Official Gazette of Montenegro", Nos. 26/10 and 31/10), and Article 196 of the Law on General Administrative Procedure ("Official Gazette of Montenegro", No. 60/03), we issue the following:

OPINION

In urban and technical requirements for the production of technical documentation in Chapter 1 OTHER REQUIREMENTS under point III, where it is stated that it is necessary to provide for the fire protection measures for this type of buildings in the technical documentation, we propose to state the following: In the construction, installation or reconstruction of thermal power plant or gas station (tanks with flammable liquids and gases for heating, cooking consumers, technological processes, generators and other devices for the needs of the facility), it is necessary on the basis of studies - location study - and the corresponding opinions on the same - to fulfill the technical regulations pertaining to the fire protection from the point of danger zones and safety distances in accordance with the Law on Protection and Rescue ("Official Gazette of Montenegro", Nos. 13/07, 05/08, 86/09 and 32/11), Rulebook on construction of plants for flammable liquids and storage and decanting of flammable liquids ("Official Gazette of the SFRY" Nos. 20/71 and 23/71), and the Rulebook on construction of a plants for liquefied petroleum gas and storing and decanting of liquid petroleum gas ("Official Gazette of the SFRY ", nos. 24/71 and 26/71).

Prepared by:

Goran Samardzic, Independent Advisor I

Director General
Mirsad Mulic, signed

PERMANENT COURT INTERPRETER

Stefan Glomazić

for English language appointed by the
Resolution of the

Ministry of Justice No. 03-2132/01 of April 18th, 2001,
Certify that this is a correct and true translation made
up in Montenegrin language.

In Podgorica



23 JUN 2016

Signature

LEGENDA

- Boundary of the LLS
- Boundary of PPPN Morsko Dobro
- Boundary of the Block
- 1, 2, 6 Marking of the Block



Local Location Study Glavati-Prčanj
Decision number 11-11585 of 6 August 2015

Geodetic Survey with a limit scope of the Plan
1:1000



























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Number of annexes

1



LEGEND

-  BOUNDARY OF LLS
-  BOUNDARY OF PPPN MORSKO DOBRO
-  BOUNDARY OF THE BLOCK
-  MARKINGS OF THE BLOCKS
1, 2, 8
-  BOUNDARY OF THE BUILDING LAND
-  LOW-DENSITY RESIDENTIAL AREA
-  SPECIAL HOUSING AREAS
-  TOURISM-INTENDED AREAS
-  AREAS INTENDED FOR TOURISM - HOTELS
-  AREAS INTENDED FOR TOURISM - TOURISM SETTLEMENTS
-  MIXED USE DEVELOPMENT
-  ACTIVITY CENTER
-  AREAS FOR CULTURE
-  AREAS FOR RELIGIOUS BUILDINGS
-  AREAS OF TRANSPORT INFRASTRUCTURE - ROADS
-  AREAS FOR ELECTRICITY INFRASTRUCTURE
-  AREAS FOR HYDRO-TECHNICAL INFRASTRUCTURE
-  PROTECTIVE FORESTS
-  SETTLEMENT LANDSCAPING AREAS
-  AGRICULTURE AREAS (OLIVE GROVES, VINEYARDS, ORCHARDS)
-  SURFACE WATERS
-  CIVIL CONSTRUCTION
-  RELIGIOUS BUILDING
-  TRAFFIC ROUTE : Mio-Prčanj-Glavati-Venig
-  PUBLIC PARKING AREA, GARAGE
-  MORSKO DOBRO



LOCAL LOCATION STUDY : Glavati-Prčanj

DECISION NUMBER 11/11585 OF 6 August 2015

Intended purpose of area

1:1000











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number of annexes

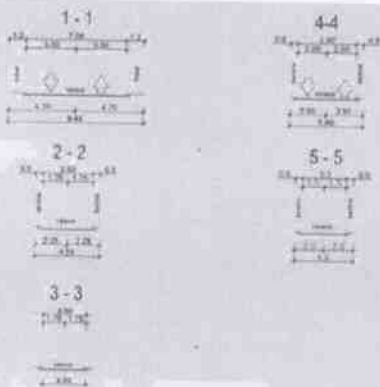
4



LEGEND

-  BOUNDARY OF LLS
-  BOUNDARY OF PPPN MORSKO DOBRO
-  BOUNDARY OF THE BLOCK
-  1, 2... 8 MARKING OF THE BLOCKS
-  TRAFFIC ROUTE Muo-Prčanj-Stoliv-Vange
-  TRAFFIC AREAS
-  ROADSIDE
-  PEDESTRIAN AREA
-  CIVIL BUILDING
-  RELIGIOUS BUILDING

CHARACTERISTIC CROSS SECTIONS OF THE STREET



LOCAL LOCATION STUDY **Glavati-Prčanj**

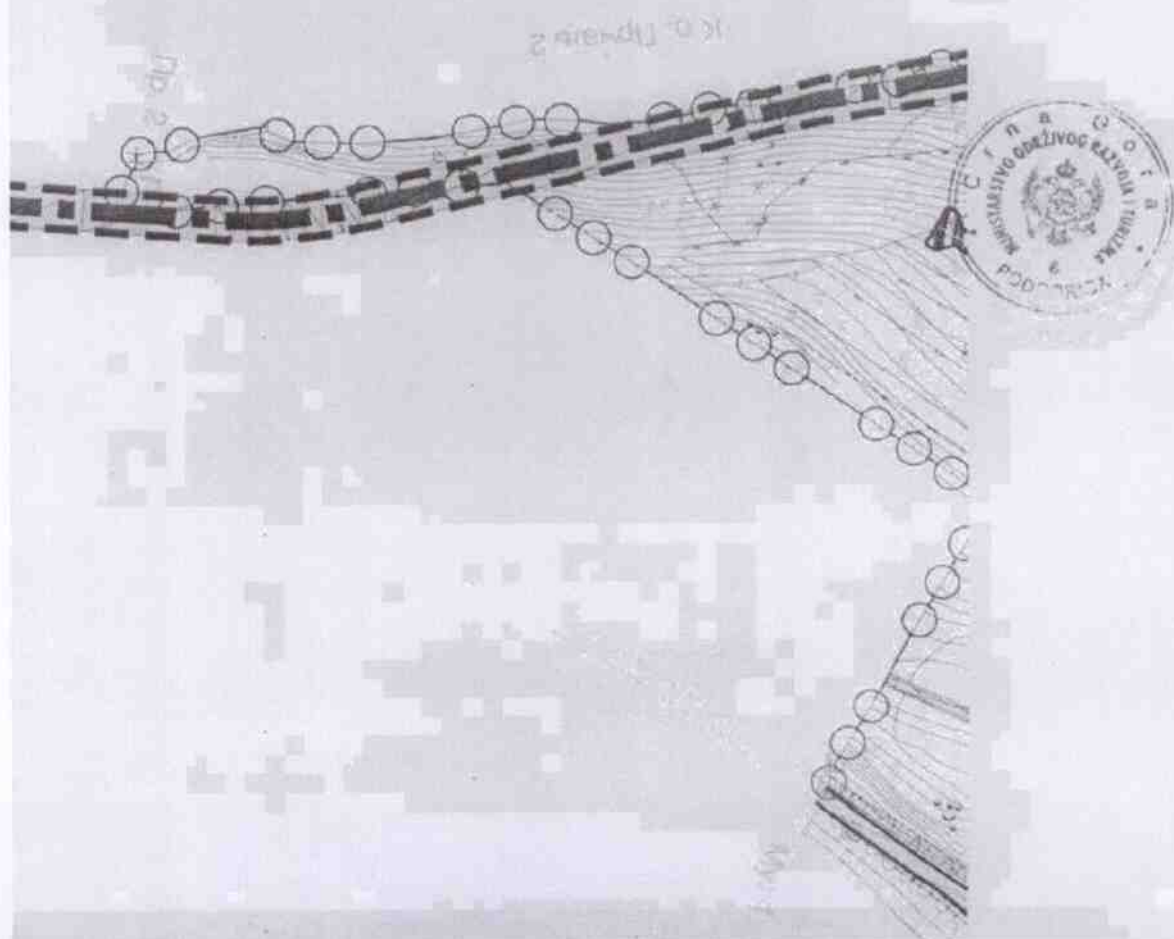
Decision number 11-11585 of 6 August 2015

Traffic plan
1:1000







COORDINATES OF INTERSECTION POINTS OF ROADS








At1	X=6562341.23	Y=4700617.55
At2	X=6562382.74	Y=4700618.97
At3	X=6562405.87	Y=4700597.52
At4	X=6562213.34	Y=4700601.11
At9	X=6562341.22	Y=4699966.43
At10	X=6562418.70	Y=4700072.94
At11	X=6562365.59	Y=4700138.27
At12	X=6562266.10	Y=4700194.74
At13	X=6562265.44	Y=4700243.32
At14	X=6562284.50	Y=4700256.13
At15	X=6562335.63	Y=4700662.01



LEGEND

-  BOUNDARY OF LLS
-  BOUNDARY OF PPPN MORSKO DOBRO
-  BOUNDARY OF THE BLOCK
-  MARKING OF THE BLOCKS

ELEMENTS OF URBAN PLANNING

-  THE BOUNDARY OF THE CADASTRAL PLOT
-  THE MARKING OF THE CADASTRAL PLOT
-  THE BOUNDARY OF THE BUILDING PLOT
-  THE MARKING OF THE BUILDING PLOT
-  CIVIL BUILDING
-  RELIGIOUS BUILDING
-  TRAFFIC ROUTE


Muc-Prčanj-Stoliv-Varige



LOCAL LOCATION STUDY **Glavati-Prčanj**

DECISION NUMBER 11-11585 OF 6 AUGUST 2015

Land subdivision plan, grading and site plan
1:1000





























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Number of annexes

6



LEGENDA

-  BOUNDARY OF LLS
-  BOUNDARY OF PPPN MORSKO DOBRO
-  BOUNDARY OF THE BLOCK
-  MARKING OF THE BLOCKS
-  BOUNDARY OF THE BUILDING PLOT
-  MARKING OF THE BUILDING PLOT
-  BUILDING LINE
-  LOW-DENSITY RESIDENTIAL AREA
-  SPECIAL HOUSING AREAS
-  TOURISM-INTENDED AREAS
-  AREAS INTENDED FOR TOURISM - HOTELS
-  AREAS INTENDED FOR TOURISM - TOURISM SETTLEMENTS
-  MIXED USE DEVELOPMENT
-  ACTIVITY CENTER
-  AREAS FOR CULTURE
-  AREAS FOR RELIGIOUS BUILDINGS
-  AREAS OF TRANSPORT INFRASTRUCTURE - ROADS
-  AREAS FOR ELECTRICITY INFRASTRUCTURE
-  AREAS FOR HYDRO-TECHNICAL INFRASTRUCTURE
-  PROTECTIVE FORESTS
-  SETTLEMENT LANDSCAPING AREAS
-  AGRICULTURE AREAS (OLIVE GROVES, VINEYARDS, ORCHARDS)
-  SURFACE WATERS
-  CIVIL CONSTRUCTION
-  RELIGIOUS BUILDING
-  TRAFFIC ROUTE
-  Muo-Prčanj-Sloky-Veriga
-  MORSKO DOBRO

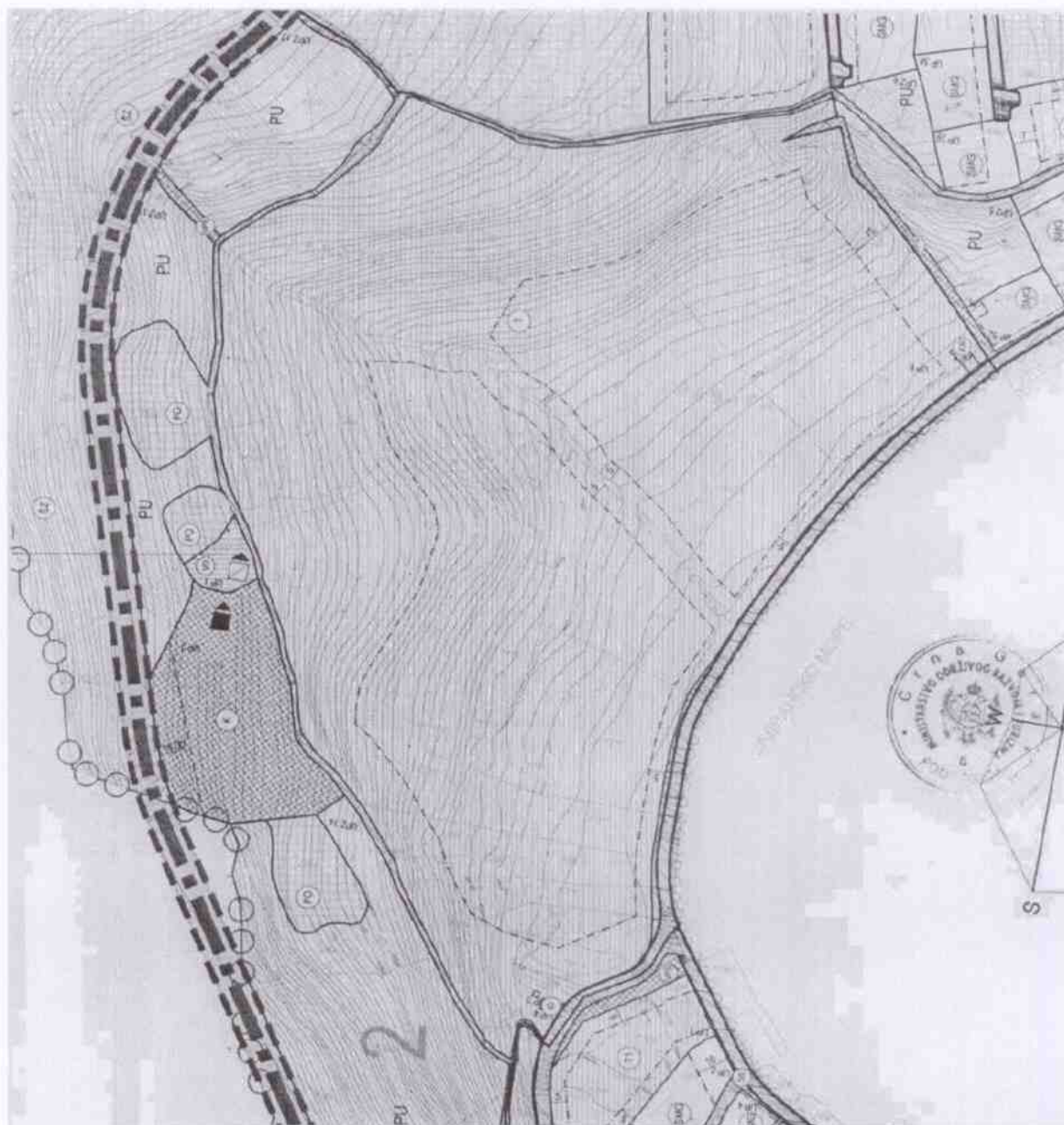


LOCAL LOCATION STUDY : Glavati-Prčanj
 DECISION NUMBER 11/11585 OF 6 August 2015
 Urban and technical requirements





1:1000

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number of annexes **7**









LEGEND



-  BOUNDARY OF THE LLS
-  BOUNDARY OF PPPN MORSKO DOBRO
-  BOUNDARY OF THE BLOCK
-  MARKING OF BLOCKS

ELECTRONIC COMMUNICATION INFRASTRUCTURE

-  EXISTING UNDERGROUND LINE
-  EXISTING TELEPHONE EXCHANGE
-  EXISTING DISTRIBUTION
-  EXISTING SHAFT
-  EXISTING BRANCH
-  EXISTING BRANCH
-  PLANNED UNDERGROUND LINE
-  PLANNED SHAFT

EXISTING ELECTRICITY INFRASTRUCTURE

-  EXISTING TRANSMISSION LINE 10 kV
-  EXISTING TRANSMISSION LINE
-  EXISTING SUBSTATION
-  PLANNED TRANSMISSION LINE 10 kV
-  PLANNED TRANSMISSION LINE 0.4 kV
-  PLANNED SUBSTATION

-  TRAFFIC ROUTE Muo-Prčanj-Stoliv-Verige
-  MORSKO DOBRO



LOCAL LOCATION STUDY

Glavati-Prčanj

Decision number 11-11585 of 6 August 2015

Plan of electronic communications and electrical installations
1:1000

AG infoplan

Number of annexes

8



LEGEND



BOUNDARIES OF LLS



BOUNDARY OF PPPN MORSKO DOBRO



BOUNDARY OF THE BLOCK

1, 2, ... 8

MARKING OF BLOCKS



EXISTING WATER SUPPLY SYSTEM



PLANNED WATER SUPPLY SYSTEM



PLANNED SANITARY SEWER



SEWAGE PUMP STATION



EXISTING ATMOSPHERIC CHANNEL



PLANNED ATMOSPHERIC CHANNEL



TRAFFIC ROUTE Mno-Prčanj-Stokiv-Verige



MORSKO DOBRO



LOCAL LOCATION STUDY

Glavati-Prčanj

Decision number 11-11585 of 6 August 2015

Water Supply System and Sewerage Plan
1:1000

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Number of annexes

9



