

Fact sheet for planning levels

Planning level		Type of plan		
Municipal level				
		Legislature	Executive	Judiciary
Municipal level	Municipality/ Town/ Commune	Local Council (<i>Consiliul Local</i>)	Mayor (<i>Primar</i>)	Local Tribunals/First Instance Courts (<i>Tribunal/</i> <i>Judecătoria</i>)+ Prosecutor's Office (<i>Parchetul de pe lângă</i> <i>judecătoria</i>)
Sub-state level	County (<i>Județ</i>)	County Council (<i>Consiliul Județean</i>)	President of the County Council (<i>Președintele</i> <i>Consiliului Județean</i>)	County Tribunals (<i>Tribunalul Județean</i>)+ Prosecutor's Office Attached to the Court
State level	State (<i>Stat</i>)	State Parliament = Chamber of Deputies + Senate (<i>Parlament = Camera</i> <i>Deputaților + Senat</i>)	Government = Prime Minister + Ministers (<i>Guvern = Prim-</i> <i>ministrul + Ministere</i>)	Courts of Appeal (<i>Curtea de Apel</i>) High Court of Cassation and Justice (<i>Inalta Curte de</i> <i>Casație și Justiție</i>) + Prosecutor's Office of the High Court (<i>Parchetul de pe lângă</i> <i>Inalta Curte de</i> <i>Casație și Justiție</i>)
General Urban Plan of Bucharest				
<p>Source: Bucharest City Hall (2000): General Urban Plan of Bucharest. Available at: https://www.pmb.ro/orasul/harti/static/planul-urbanistic-general (13 January 2023)</p>				

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Facts

Legal basis:

- Law no. 350/2001 on Spatial Planning and Urbanism
- Ordinance no. 233/2016 of the Ministry of Regional Development and Public Administration on the approval of the implementation methodological norms of Law no. 350/2001
- Governmental Decree no. 525/1995 on the endorsement of the General Urbanism Regulations
- Romanian Civil Code
- The relevant laws, ordinances and standards (land, buildings, cadastre, environment, water, forestry, public health, etc.)
- General Council of Bucharest Municipality Decree no. 269/21.12.2000 on the endorsement of the Bucharest General Urban Plan
- Guiding documents for the elaboration of urban plans: Ordinance no. 13.N/10.03.1999 of the Ministry of Public Works and Territorial Management on the approval of the guidance for the elaboration methodology and content of the General Urban Plan; Ordinance no. 21/N/10.04.2000 of the Ministry of Public Works and Territorial Management on the approval of the guidance for the elaboration and approval of the Local Urbanism Regulations.

Competences

The Local/General Council is responsible for urban planning at the local level and ensures compliance with the upper-level spatial planning and urbanism documents and plans. The Local/General Council coordinates and approves the General Urban Plan and its Local Urbanism Regulations text, which, once approved, can be enforced as a local planning law.

Binding force

The Local Urbanism Regulations text that is part of the General Urban Plan can be enforced as a local planning law once approved.

Tasks and content

The General Urban Plan (PUG) is the main operational planning instrument which regulates land use, functional zoning, traffic and transport, infrastructure, protected areas and historic monuments, and details the building provisions (building set-up and volumetric conformation) and limits the maximum built-up area, representing a strong instrument of control in local spatial planning. Its elaboration is closely linked with the local development strategy, which gives the General Urban Plan a dual character – both strategic and operational. Complementary to the General Urban Plan and to the Spatial Development Strategy at metropolitan/peri-urban scale, the Urban Mobility Plan ensures that spatial development corresponds to urban mobility and transport needs.

Process, duration, participation

The elaboration of a General Urban Plan is the subject of a public tender organised by the municipality, for which private firms and offices may submit a bid. In some cases, the public tender includes a competition to choose the best spatial concept and solutions. Most often, the whole process takes several years, from initiation through to elaboration, the submission and approval of an extensive set of preliminary studies together with the general and prospective assessment of the spatial development strategy, the implementation action plan, and the final regulations up to the final approval of the comprehensive plan.

According to the law (Law no. 350/2001 on Spatial Planning and Urbanism), public participation (informing and consultation) is compulsory in spatial planning and urbanism activities, therefore the public must be involved in all the phases of the decision-making process.

Duration of validity

The duration of validity of a General Urban Plan established by law is limited to ten years. After ten years, a process of revision and updating must be undertaken with due care by the Local/General Council. Exceptionally, the duration of validity may be extended if the process of elaborating a new plan starts before the expiration date.

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Details of the plan



Source: Bucharest City Hall (2000): General Urban Plan of Bucharest. Available at:
https://doc.pmb.ro/servicii/urbanism/pug/docs/planul_UTR.pdf (13 January 2023)

Characteristics

Localisation of the area

The image above is a detail of the central area of Bucharest. The blue outline represents the borders of the territorial reference units used in detailing the regulations on homogeneous areas, while the text symbols represent the code of these units.

Particularities of the procedure and/or contents

The zoning plan details the main functional areas of the city, allowing areas with a certain degree of homogeneity to be identified. Such homogeneous areas, called territorial reference units (Unități Teritoriale de Referință - UTR), become areas with similar provisions, which define the main building characteristics that any future building or planning permit will have to take into account.

Any building permit issued by the local administration certifies that the submitted project complies with the provisions of the approved General Urban Plan.

Notes and links

Bucharest City Hall (2000): General Urban Plan of Bucharest. Available at:
<https://www.pmb.ro/orasul/harti/static/planul-urbanistic-general> (13 January 2023)