

## Fact sheet for planning levels

Planning level		Type of plan		
<b>Local level (on the scale of a plot)</b>				
		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/ Judecătoria</i> )+ Prosecutor's Office ( <i>Parchetul de pe lângă judecătoria</i> )
Sub-state level	County ( <i>Județ</i> )	County Council ( <i>Consiliul Județean</i> )	President of the County Council ( <i>Președintele Consiliului Județean</i> )	County Tribunals ( <i>Tribunalul Județean</i> )+ Prosecutor's Office Attached to the Court  Courts of Appeal ( <i>Curtea de Apel</i> )  High Court of Cassation and Justice ( <i>Inalta Curte de Casație și Justiție</i> ) + Prosecutor's Office of the High Court ( <i>Parchetul de pe lângă Inalta Curte de Casație și Justiție</i> )
State level	State ( <i>Stat</i> )	State Parliament = Chamber of Deputies + Senate ( <i>Parlament = Camera Deputaților + Senat</i> )	Government = Prime Minister + Ministers ( <i>Guvern = Prim-ministru + Ministere</i> )	
<b>Detailed Urban Plan</b>				
<p>Source: Bucharest Sector 1 City Hall (2021): Decision of the Local Council regarding the approval of the Detailed Urban Plan. Available at:  <a href="https://www.primariasector1.ro/download/PUD/.pdf">https://www.primariasector1.ro/download/PUD/.pdf</a>                      (13 January 2023)</p>				

## Facts

### Legal basis (similar to the Zonal Urban Plan):

- 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 methods and norms of Law no. 350/2001
- Governmental Decree no. 525/1995 on the endorsement of the General Urbanism Regulations
- the Romanian Civil Code
- The relevant sectoral laws, ordinances and standards (land, buildings, cadastre, environment, public health, etc.)
- Guiding documents for the elaboration of urban plans: Ordinance no. 37/N/08.06.2000 of the Ministry of Public Works and Territorial Management approving the guidance on the method for elaborating the Detailed Urban Plan and its content

### Competences

The Local Council is responsible for urban planning at local level and ensures compliance with the upper-level spatial planning and urbanism documents and plans. The Local Council approves the Detailed Urban Plan (*Plan Urbanistic de Detaliu*).

Initiating and funding a Detailed Urban Plan is either the responsibility of the state or of the local public administration which puts it out to tender, or the plan can be initiated by individuals or companies wishing to detail the provisions of the existing urban plans with the help of private architectural or urban planning offices or firms.

### Binding force

The provisions of the Detailed Urban Plan are compulsory and condition the issuing of building permits.

### Tasks and content

According to Law no. 350/2001, urban planning documents (urban plans) have a specific regulatory character and establish rules that apply directly to localities or parts of localities up to the level of cadastral plots/parcels, representing mandatory substantiation elements for issuing urbanism certificates (a document setting out the existing regulations for a specific plot).

Also, according to Law no. 350/2001, if an application for an urbanism certificate (*certificat de urbanism*) refers to changes that do not comply with the provisions of the approved urban planning documents, or if the site-specific conditions or the nature of the investment objectives impose it, the local administration has the right to condition the issuing of a building permit (*autorizație de construi*) on the elaboration and approval of a Detailed Urban Plan.

The Detailed Urban Plan is an urban planning instrument providing for specific regulation at the scale of an individual plot in relation to the neighbouring plots. A Detailed Urban Plan cannot modify the upper-level urban plans, so its main purpose is to detail the provisions established by the General Urban Plan or a Zonal Urban Plan.

The Detailed Urban Plan details the following at the scale of the plot: the specific building methods according to the area's function and architectural identity; the set-back figures in relation to the side and rear limits of the plot; the building coverage ratio (or ground space index) and how the building occupies the plot, access to/on the plot, the general volume of the building, the design of the public spaces, and the land ownership.

Once the Detailed Urban Plan is approved, the elaboration process for the technical documentation for obtaining the building permit may start.

It consists of a written part (the technical brief) and several plans (the spatial/urban context and the relationship to the approved urban planning documents; a detailed assessment; the urban planning regulations detailing the general configuration and the way the building is set on the plot; the urban utilities plan; the land ownership and property transfers; and eventually, an urban design illustration of the proposed solution).

Depending on the complexity of the area to be regulated, several different notices/permits (*avize*) might be necessary, mainly issued by the public utilities, municipal transport and traffic authority, etc.

### Process, duration, participation

Individuals or private firms may initiate the elaboration of a Detailed Urban Plan with the help of private offices or firms. Where the intention is to build public facilities, the responsibility for initiating and funding the Detailed Urban

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Plan lies with the state or the local public administration, therefore, a public tender is organised where private offices and companies may bid.

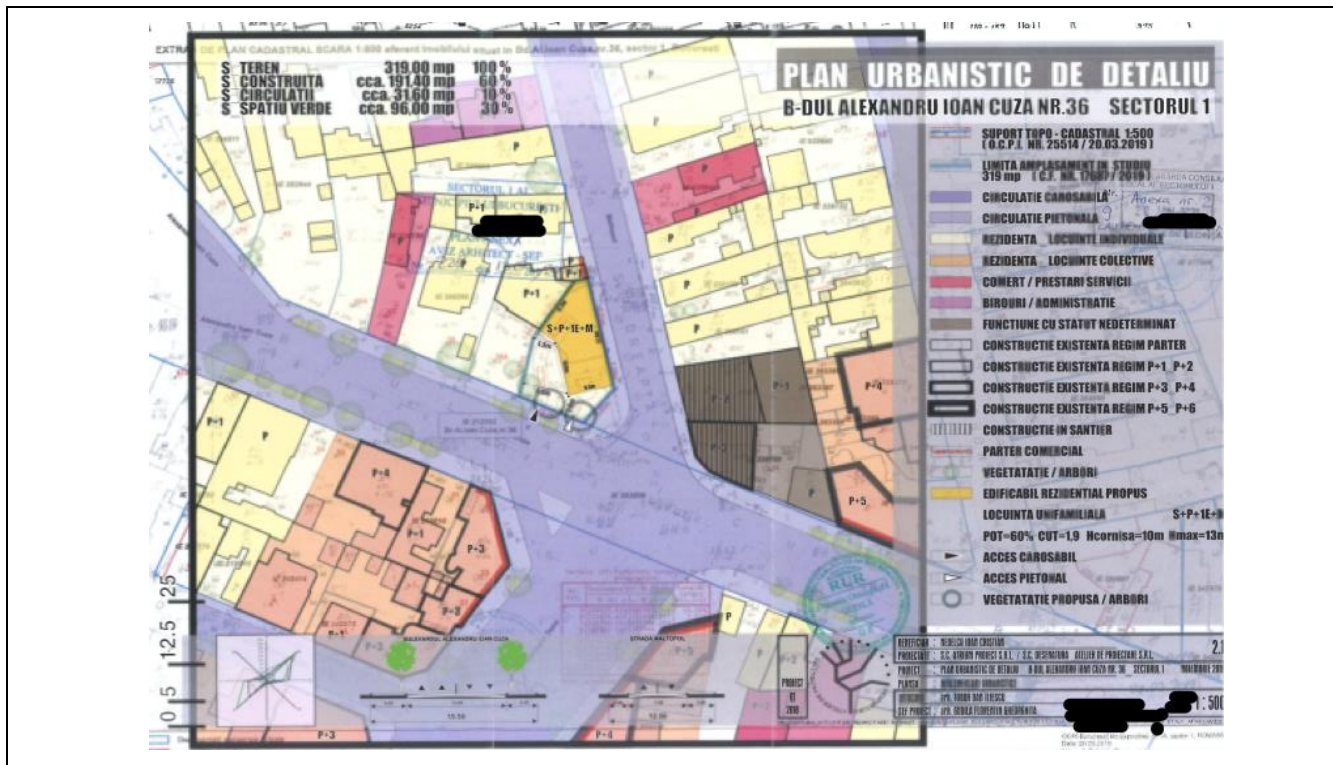
Usually, the whole process takes a few months, including initiating and elaborating the plan, submitting it for approval, and ultimately its endorsement.

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

**Duration of validity**

The duration of validity of a Detailed Urban Plan is decided during its approval by the Local Council.

## Details of the plan



Source: Bucharest Sector 1 City Hall (2021): Decision of the Local Council regarding the approval of the Detailed Urban Plan. Available at: <https://www.primariasector1.ro/download/PUD/documentatii-aprobate/2021/bulevardul%20Alexandru%20Ioan%20Cuza%20nr.%2036.pdf> (13 January 2023)

## Characteristics

### Localisation of the area

The upper image is a detail of Sector<sup>1</sup> 1 of Bucharest. The plot regulated by the Detailed Urban Plan is situated at the corner of the Boulevard Alexandru Ioan Cuza and Maltopol Street. The whole territory of the city is regulated by the General Urban Plan, being situated in the Territorial Reference Unit M3 – mixed uses, maximum height of five floors, ground space index (or building coverage ratio) GSI = 60%, floor space index FSI = 2.5.

### Particularities of the procedure and/or contents

Though the area is already regulated by the provisions of the General Urban Plan, the specific features of the plot (the shape, the fact that it is situated at the corner of the street, the neighbouring plot having an existing building with a blind wall on the side boundary, the different set-back distances in relation to the street front with a continuous street front on one of the streets and discontinuous on the other, etc.) necessitated a Detailed Urban Plan to elucidate how a building might occupy the plot in future and its general configuration. Therefore, in order to avoid blind walls facing the neighbouring plots, which would be visible from the street, the height was limited to two floors and an attic. The new building will be aligned with the existing neighbouring building situated to the north side and with the façade of the neighbouring building to the east.

<sup>1</sup> For administrative purposes, the city of Bucharest is divided into six 'sectors', similar to the Parisian French *arrondissements*. In terms of administrative organisation, every sector has its own city hall, while the city of Bucharest is administered by the General City Hall.

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## 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)

Bucharest Sector 1 City Hall (2021): Decision of the Local Council regarding the approval of the Detailed Urban Plan.  
Available at: <https://www.primariasector1.ro/download/PUD/documentatii-aprobate/2021/bulevardul%20Alexandru%20Ioan%20Cuza%20nr.%2036.pdf> (13 January 2023)