



SIBIU CITY
HALL

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TERRITORIAL PLANNING AND URBAN PLANNING DIRECTORATE

No. 16279 from 12.03.2025

Town planning certificate

No. 485 from 10.03.2025

For the purpose :

IN-DEPTH ENERGY REFURBISHMENT OF THE TECHNICAL ENERGY COLLEGE

Following the Request addressed by HELMUT LERNER FOR THE CITY HALL OF SIBIU MUNICIPALITY representative legal entity headquartered in SIBIU county, SIBIU municipality, sector - post code - SAMUEL BRUKENTJÄAL Street, no. 2 phone 0269/208800 registered under no 15141 of 07.03.2025,

For the land and/or constructions located in SIBIU county, SIBIU municipality, post code , Street ELECTRICIENILOR, no. 1:18 or registered in. SIBIU Land Book no. 135611 topographic number of the plot 135611 or identified by CADASTRAL PLAN.

Given the context of the urban planning documentary regulations no. U066SB/ 2008 stage General Plan, approved by decision of SIBIU Local Council no. 165/ 28.04.2011 EXTENDED WITH local council decision NO. 72/25.03.2021 AND AMENDED WITH local council decision NO. 258/27.06.2019 AND local council decision NO. 388/26.09.2019.

In accordance with the provisions of Law no. 50 / 1991, regarding the authorization of the execution of construction works, as amended and completed,

IT IS HEREBY CERTIFIED:

1. LEGAL STATUS

The land is:

- located inside the BUILT-UP AREA, owned by the PUBLIC DOMAIN OF the MUNICIPALITY OF SIBIU
- encumbered with easement ACCORDING TO land book 135611 SIBIU
- protected area STS - Protection area H=13m; AERONAUTICAL EASEMENT AREA; STS - EXCAVATION PROTECTION AREA
- with construction prohibitions ACCORDING TO UTR IsP
- area stated of public interest NO

2. ECONOMIC STATUS

- current use: CONSTRUCTION YARDS - ADMINISTRATIVE AND SOCIAL-CULTURAL CONSTRUCTIONS; INDUSTRIAL AND BUILDING CONSTRUCTIONS
- intended for: IsP Zone of public institutions and services (S+P+6+M/ S+P+6+R/ S+D+P+5+M/ S+D+P+5+R)
- established by: General Town Plan SIBIU APPROVED WITH local council decision NO. 165/28.04.2011, EXTENDED WITH local council decision NO. 72/25.03.2021 AND AMENDED WITH local council decision NO. 258/27.06.2019 AND local council decision NO. 368/26.09.2019
 - tax regulations TAX ZONE "C"

3. TECHNICAL STATUS

- land occupancy percentage (LOP): MAX. 80%, ACCORDING TO UTR IsP, SECTION,4, PCT.15 land use coefficient (LUC): MAX. 2.4 IN ACCORDANCE WITH UTR IsP, SEC.4, PCT.16
- dimensions and areas of the plots: 18,880 SQM
- endowment with utilities:

Water	Electricity	Natural Gas
Sewerage		Telephone
- pedestrian and vehicle circulation, necessary access and parking FROM STR. ELECTRICIENILOR, WITH THE PROVISION OF PARKING SPACES IN THE OWN PREMISES IN ACCORDANCE WITH UTR Up, SECT.3, PCT.8 AND PCT.9
- alignment of the land with respect to the adjacent streets: AT STR ELECTRICIENILOR, AT STR. VASILE AARON, AT STR. SEMAFORULUI
- distances of the buildings from the sidewalk ACCORDANCE WITH UTR IsP, SECT.3, PCT.5 the neighbor on the left ACCORDING TO UTR IsP, SEC.3, PCT.6 AND PCT.7 the neighbor on the right ACCORDING TO UTR IsP, SEC.3, PCT.6 AND PCT.7 the rear neighbor ACCORDING TO UTR IsP, SEC.3, PCT.6 AND PCT.7
- the height of the constructions and their volumetric characteristics IN ACCORDANCE WITH UTR IsP, SEC.3, PCT.10 AND ACCORDING TO THE NORMS IN FORCE SPECIFIC FOR ITS FUNCTION

- the construction system and construction materials in ACCORDANCE WITH UTR IsP, SEC.3, PCT.11 AND ACCORDING TO THE NORMS IN FORCE SPECIFIC FOR ITS FUNCTION
- the aspect of the construction - architectural expressiveness, compositional balance, finishes, etc. if this is provided in the urban planning regulation ACCORDING TO UTR TsP, SECTION 5, PCT.11 AND AND ACCORDING TO THE NORMS IN FORCE SPECIFIC FOR ITS FUNCTION
- execution method of constructions WITH AN AUTHORIZED DEVELOPER
- works of public interest necessary for the functioning of the facility NOT APROPRIATE

THE REGIME FOR UPDATING/AMENDING URBAN PLANNING DOCUMENTS AND LOCAL REGULATIONS - IN THE EVENT THAT THEIR INTENT DOES NOT FALL WITH THE PROVISIONS OF THE APPROVED URBAN PLANNING DOCUMENTS. INFORMING THE APPLICANT ABOUT:

This urban planning certificate CAN BE USED, for the purpose stated for the IN-DEPTH ENERGY REFURBISHMENT OF THE TECHNICAL ENERGY COLLEGE, REGISTERED IN LAND BOOK 1356II SIBIU, WITH THE CUMULATIVE COMPLIANCE WITH THE URBAN PLANNING REGULATIONS SET OUT IN PCT. 3 -TECHNICAL STATUS- OF THIS CERTIFICATE

2.

The town planning certificate does not replace a building/demolition permit and does not grant the right to carry out construction works.

4. OBLIGATIONS OF THE HOLDER OF THE TOWN PLANNING CERTIFICATE:

For the purpose of preparing the documentation for the authorization of the execution of construction works - for reconstruction or demolition - the applicant will address the competent authority for environmental protection: Environmental Protection Agency, Str. Hipodromului, No. 2A (competent authority for environmental protection, address)

In application of Council Directive 85/337/EEC (EIA Directive) on the assessment of the effects of certain public and private projects on the environment, as amended by Council Directive 97/11/EC and by Directive 2003/35/EC of the Council and of the European Parliament on public participation in the drawing up of certain plans and programmes relating to the environment and the amendment regard the public participation and access to justice, Directive 85/337/EEC and Directive 96/61/EC, the town planning certificate obliges the applicant to contact the territorial environmental authority so that it may analyse and decide, as appropriate, on the inclusion of the public/private investment project in the list of projects subject to environmental impact assessment.

In application of the provisions of Council Directive 85/337/EEC, the procedure for obtaining the environmental agreement shall be carried out after the issuance of the Town Planning Certificate, prior to the submission of the documentation for the authorization of the execution of the construction works to the competent public administration authority.

In order to meet the requirements regarding the procedure for issuing the environmental agreement, the competent authority for environmental planning shall establish the mechanism for ensuring public consultation, centralizing the public's options and formulating an official point of view regarding the implementation of the investment in accordance with the results of the public consultation.

Under these conditions:

After receiving this Town Planning Certificate, the HOLDER is obliged to come before the competent authority for environmental protection in order to carry out an initial assessment of the investment and to establish the need for an assessment of its effects on the environment. Following the initial assessment of the investment, the administrative document of the competent authority for environmental protection will be issued.
In the event that the competent authority for environmental protection establishes the need to assess the effects of the investment on the environment, the applicant is obliged to notify this fact to the competent public administration authority regarding the maintenance of the application for authorization to carry out construction works.
In the event that, after the issuance of the Town Planning Certificate or during the course of the environmental impact assessment procedure, the applicant waives the intention to carry out the investment, he is obliged to notify this fact to the corresponding public administration authority.

5. THE APPLICATION FOR THE ISSUANCE OF A CONSTRUCTION/DESTRUCTION PERMIT shall be accompanied by the following documents: a) the town planning certificate b) proof of title over the property, land and/or buildings, or, as the case may be, the updated cadastral plan excerpt and the updated land register excerpt, if the law provides otherwise (legalized copy);

c) technical documentation - TD., as appropriate:

X T.D..B.P.

X T.D..E.O.

O T.D.A.D.

d) Approval and agreements established by town planning certificate.

d.1. Opinions and agreements regarding urban utilities and infrastructure:

Sanitization - SC SOMA SRL

d.2. Opinions and agreements on:

Fire security

Environmental protection

d.3. d.3. specific opinions/agreements of the central public administration and/or of the decentralized services of them:

-- STS approval (if applicable - excavation protection area));

- **Proof of** OAR registration

Opinion of Sibiu Cadastre and Real Estate Advertising Office, Updated;

d.4. Specialized studies:

- Geotechnical study (as appropriate);

- - Compliance with Order no. 119/04.02.2014 for the approval of the Public Health and Hygiene Norms regarding the population's living environment amended and completed by Order no. 994/2018;
- - Interior installation schemes;
- - Study on the feasibility from a technical, economic and environmental point of view of the use of alternative high-efficiency systems according to art. 13 paragraph (I) of Law no. 372/2005 -updated- on the energy performance of buildings, in compliance with the technical regulation MC001-2022 - Methodology for calculating the energy performance of buildings;
- - Preparation of the NZEB Compliance Report according to ORDER MDLPA no. 2,818 of November 2, 2022;

- - Technical expert report of the property;
- - Technical verification of the project according to Law 177/2015 amending Law 10/1995;
- - Compliance with Regulation C 107/1997 and the Civil Code;

e) Administrative document of the competent authority for environmental protection;

f) Proof of payment of legal fees.

Payment documents of the following fees (copies):

This town planning certificate is valid for 24 months from its date of issue..

MAYOR,

Fodor Astrid Cora

through proxy

Public manager, Birt Teodor Ioan

Illegible signature, Official stamp

GENERAL SECRETARY,

Nistor Dorin

Illegible signature

for CHIEF ARCHITECT

Arch. Jivan Marius

Illegible signature

Paid the fee EXEMPT FROM THE FEE according to the receipt series no

This town planning certificate was sent to the applicant directly on the date of 13.03.2025

Drafted/Verified by: Vergu Ionela/Jivan Marius

Comments:

- We attach a copy of the excerpt from the RLU Sibiu UTR IsP and classification plan (M2N) - an integral part of this certificate; these will be submitted in copy together with the Town Planning Certificate to the file for obtaining the Building Permit;
- Intervention works at the facade level will be protected with a protective net;
- If the above-mentioned works affect neighboring properties, the notarial consent of their owners is requested according to the Civil Code and art. 27 of ORD. no. 839/2009 regarding the Methodological Norms for enforcing Law.50/1991;
- If the above-mentioned works affect existing utilities, connections, the opinion of the institutions owning them will be requested.

In accordance with the provisions of Law No. 50/1991 on the authorization of the execution of construction works, as amended and completed.

THE VALIDITY OF THIS TOWN PLANNING CERTIFICATE IS BEING EXTENDED

from the date of until the date of,.....

After this date, a new validity extension is possible, the applicant will obtain, under the terms of the law, a new town planning certificate.

MAYOR,
Fodor Astrid Cora
through proxy
Public manager, Birt Teodor Ioan
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GENERAL SECRETARY,
Nistor Dorin

Illegible signature

for CHIEF ARCHITECT
Arch. Jivan Marius

Illegible signature

Validity extension date

Paid the fee of.....lei, according to receipt no..... of.....

Sent to the applicant on the date of

Comments:

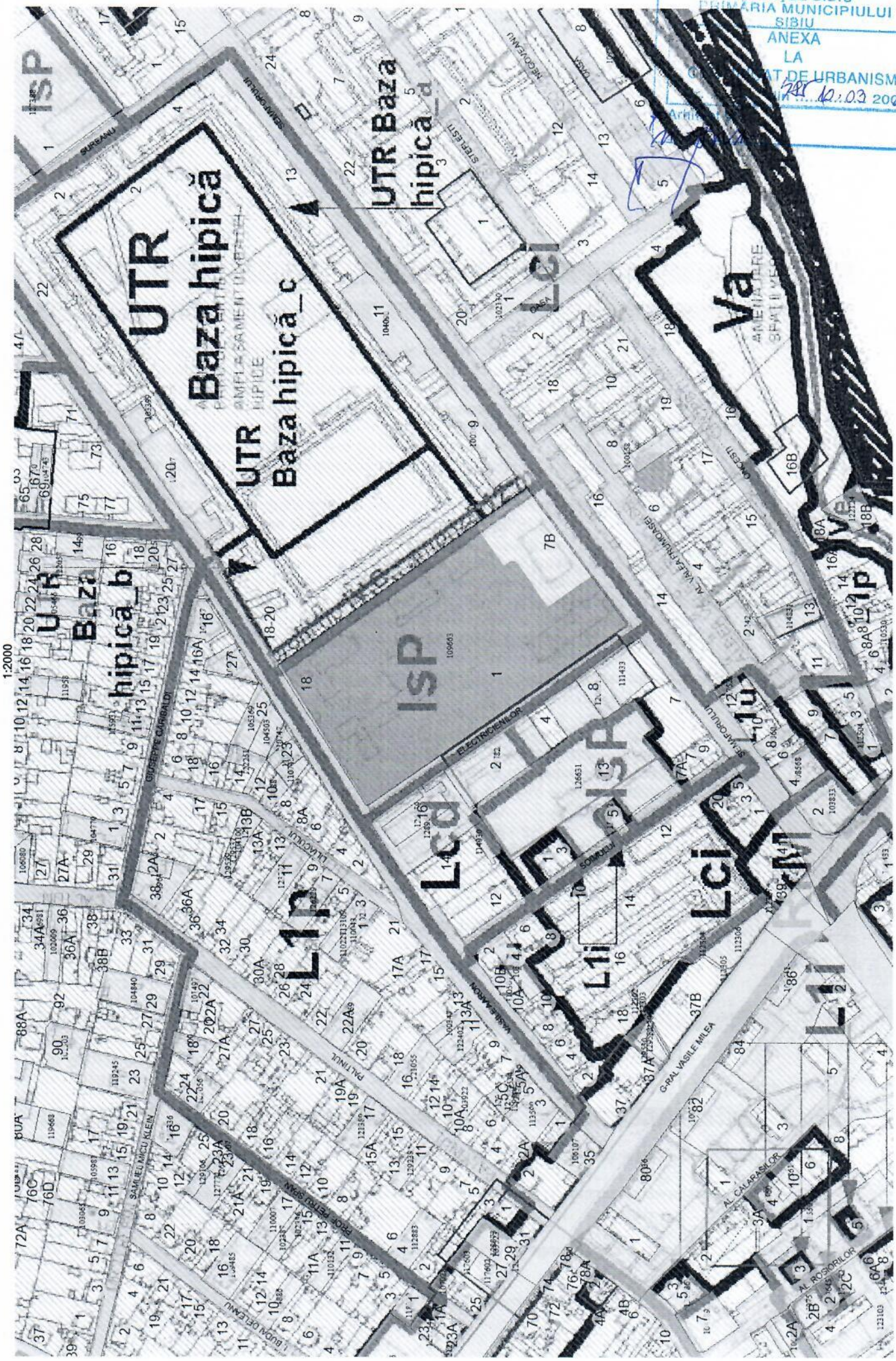
Extension according to request no...../

Drafted / Verified:...../

NOTE: I have checked the content of the document and it corresponds to reality.

Beneficiary's signature

HELMUT LERNER FOR THE CITY HALL SIBIU



1:2000



Public institutions and services

P+6+M / S+P+6+R / S+D+P+5+M / S+D+P+5+R

LEGAL FRAMEWORK

For interventions with significant effects on the organization of the plot or the functioning of the area, a Zonal Urban Plan will be compulsorily developed. The following conditions will be observed: Law 350/2001, updated, art. 31³, 32

- the territory to be regulated by the Zonal Urban Plan will be large enough to be relevant in the assessment of the urban and functional impact of the intervention. It is recommended as a minimum regulatory territory the territory adjacent to major traffic routes that serve the studied area on at least two sides. It is prohibited to limit the zonal urban plan territory to the plot that generates the plan.

- the easements established by the general urban plan will be included, as well as those that arose subsequently or which necessity arose from the intervention that generates the zonal urban plan.

- the general urban plan regulations for the area concerned will be included to be taken over and detailed by the zonal urban plan. The public utility goals set by the general plan and RLU for the area concerned (Section 1, point B) will be included, the general plan and RLU measures and recommendations (Section 1, point B), the public utility goals that emerged after the general plan was drawn up, as well as other public interest facilities that prove necessary. The public utility goals and public interest facilities will be mandatorily taken over in the zonal urban plan, detailed and regulated.

After the zonal urban plan is approved, the development of a detailed urban plan can be requested or construction works can be authorized based on the zonal urban plan, as the case may be.

In situations where the development of the zonal urban plan is not necessary, the authorization of works that modify the current urban indices at the plot level or the existing height of buildings will be mandatorily done based on a Detailed Urban Plan, approved according to the law. This will ensure the conditions for the location, dimensioning, compliance and municipal service of the site, specifying the following aspects:

- a) ensuring accessibility and connection to municipal networks;
- b) urban planning permissiveness and constraints regarding built volumes and developments;
- c) functional and aesthetic relations with the neighborhood;
- d) compatibility of functions and compliance of constructions, developments and plantations;
- e) legal status and circulation of land and constructions.

For the definitive regulations specified within this regulation, no derogations

Law 350/2001 updated, Art. 46

are allowed through the zonal or detailed urban plan.

B. PUBLIC UTILITY SITES LOCATED IN THE AREA

The temporary or definitive easements and prohibitions generated by the public utility goals provided by GR 525/1996 will be observed.

GR 525/1996, updated, art.16

C. MEASURES AND RECOMMENDATIONS

Modernization, according to needs, of the street network, public parking lots and municipal networks.

Refurbishment and arrangement of public open spaces, public green spaces, street plantations, as well as the introduction of bicycle paths along the streets.

It is recommended to organize competitions of solutions supervised by the public administration, by the Order of Architects

from Romania and the Register of Urban Planners from Romania, as a starting point for the zonal or detailed urban plan.

SECTION 2, FUNCTIONAL USE

The list of uses corresponding to each category of functions, according to Annex 1 to this regulation, will be observed.

1. USAGES ALLOWED

Administrative functions belonging to central or local public institutions, cultural functions, educational functions, health functions, public functions, public leisure functions, public equipment related to residential areas.

2. USAGES ALLOWED WITH CONDITIONS

The extension, conversion or addition of floors to current buildings is allowed, in compliance with the conditions of location, equipment and configuration (Section 3) as well as the maximum possibilities of occupation and use of the land (Section 4) provided by this regulation. In case of attics, the surface area of the attic level (SN) will represent a maximum of 60% of the surface area of the current level (only the part with free $h * 1.40$ m will be taken into account).

Service housing is allowed under the conditions established by Law 114/1996, namely if these are exclusively housing intended for civil servants, granted under the terms of the employment contract, according to legal provisions. For educational institutions, boarding accommodation buildings are allowed.

3. USAGES PROHIBITED

Any usages other than those allowed in points 1 and 2 are prohibited.
Earthworks likely to affect the layout of public spaces or adjacent plots are prohibited..

SECTION 3. BUILDINGS LOCATION, ENDOWMENT AND CONFIGURATION TERMS

4. PLOTS FEATURES: SURFACES, SHAPES, SIZES

The provisions of Chapter 3, General conditions governing constructions, will be complied with

5. BUILDINGS LOCATION TO THE ALIGNMENT

The realignments established by the general plan will be observed.

According to the zonal or detailed urban plan.

6. BUILDINGS LOCATION TO THE SIDE AND REAR LIMITS OF THE PLOTS

The buildings will adjoin the lateral boundaries of the plots, in cases where they have slopes, but not to a depth of more than 15 m, measured from the alignment, after which they will retreat from both lateral boundaries of the plots with a minimum distance equal to half their height, measured at the upper cornice or attic, at the highest point, and not less than 3 m.

Buildings shall be set back from the lateral boundaries of plots that do not have slopes by a minimum distance equal to half the height of the building, measured at the upper cornice or attic at the highest point, but not less than 3 m.

Buildings shall be set back from the rear boundaries of plots by a minimum distance equal to half their height, measured at the upper cornice or attic at the highest point, but not less than 5 m.

7. BUILDINGS LOCATION TO EACH OTHER ON THE SAME PLOT

The minimum distance between two buildings on the same plot will be equal to 1/2 of the height of the taller building, measured at the cornice or attic at the highest point, but not less than 5 m. Exceptions make the situations where both buildings show exclusively annex spaces or internal circulation spaces towards the space between them, when the minimum distance may be reduced to 1/4 of the height of the taller building, measured at the cornice or attic at the highest point, but not less than 3 m..

8. CIRCULATION AND ACCESS

The provisions of Chapter 3, Conditions generated regarding constructions, will be complied with.

9. MOTOR VEHICLES STATIONING

The parking requirements will be dimensioned according to Annex no. 2 to this regulation. In situations that provide for different functions within the same plot, the parking requirements will be dimensioned by summing the parking requirements for the individual functions.

10. MAXIMUM ALLOWED HEIGHT OF THE BUILDINGS

The maximum allowed height is seven stories above ground. Additionally, a recessed level or an attic is allowed, according to the definitions in the attached glossary. The height regime cannot exceed any of the following configurations: S+P+6+R, S+D+P+5+R, S+P*6-rM, S+D+P-r5-rM (meanings of abbreviations: S - basement, D — semi-basement, P — ground floor, M — attic, R — recessed level).

The maximum allowed height of buildings, measured at the upper cornice or at the attic of the last unrecessed level, at the highest point, shall not exceed 25 m.

The maximum allowed height of buildings, measured at the ridge of the roof or at the attic of the recessed level, at the highest point, shall not exceed 29 m.

11. EXTERIOR ASPECT OF THE BUILDINGS

The architecture of the buildings will be modern and will express the character of the program. It is forbidden to create architectural pastiches or imitate historical styles. The materials used will be of good quality, in accordance with the program and architecture of the buildings.

The urban furniture will be integrated into the architectural project, while also being subordinated to a coherent concept for the urban image of public spaces.

12. BUILDINGS ENDOWMENT CONDITIONS

All constructions will be connected to public utility networks. It is prohibited to direct stormwater to the public domain or neighboring plots. The connection ducts will be integrated into the ground, buried or built into the construction. It is prohibited to lay cables of any kind (electrical, telephone, CATV, etc.).

13. FREE AREAS AND PLANTED AREAS

Public open spaces will be provided (green and planted spaces, squares, pedestrian alleys, urban squares, urban gardens), in a minimum percentage of (according to GR 525/1996, Annex 6):

Administrative functions:

Party headquarters, union headquarters, cults, foundations, non-governmental organizations, associations, agencies, funds, etc., office headquarters - 10% of the plot area

All others, according to Annex 1 to this regulation - 15% of the plot area

Financial and banking functions: 10% of the plot area Commercial functions:

For buildings with a built-up area (GFA) of less than 400 sq m: 10% of the plot area

For buildings with a built-up area of more than 400 sq m: 20% of the plot area

Religious functions: 50% of the plot area.

Cultural functions: 20% of the plot area

Health functions:

Nurseries and special nurseries for children, children's cradle: 10 -15 sq m/child All others, according to Annex 1 to this regulation: 10-15 sq m/child

Educational functions: according to the design standards of educational units

Intra-urban tourism functions: 25% of the plot area

The minimum requirement for public open spaces that must be ensured can be reduced by up to 25%, provided that green spaces with the same area are ensured, through land transactions, within urban development areas designated as green areas by the general urban plan (UVa, UVs, UVe, UVt). These areas will be assigned to the public domain.

The removal of tall mature vegetation is prohibited, except in situations where it poses an imminent danger to the safety of persons or property or where it prevents the construction of the building.

For each mature tree cut under the terms of this regulation, a minimum of three trees of the species to which the cut tree belonged will be planted within the same plot or in the adjacent public space.

Ground parking lots will be planted with one tree for every four parking spaces..

14. SURROUNDINGS

The provisions of Chapter 3, Conditions generated regarding constructions, will be complied with..

SECTION 4. MAXIMUM POSSIBILITIES OF OCCUPANCY AND LAND USAGE

15. MAXIMUM PERCENTAGE OF LAND OCCUPATION

Maximum 80%.

16. MAXIMUM COEFFICIENT OF LAND USAGE

Maximum 2,4.

