

SCHEME OF PREPARATION OF DETAILED PLANS

Land owner,
proprietor and/or
user

Makes an application regarding transfer of obligations and authorities of organiser of detailed planning of territories, and regarding conclusion of an agreement. Application must include: purpose of planning, address of land plot, area, etc.

Presents: document on the grounds of which land plot is being used; documents of juridical registration of land plot and buildings; scheme of a land plot; consent of the owner (if plan of a leased land plot is being prepared).

Director of municipality's
administration

Planning objectives **do not** contradict assertions of master and special plans on municipality level

10 days

makes a decision regarding conclusion of an agreement and informs claimant about the place and time of signing of the agreement

Planning objectives contradict assertions of master and special plans on municipality level

10 days

Application is rejected. Decision nor to conclude an agreement.

10 days

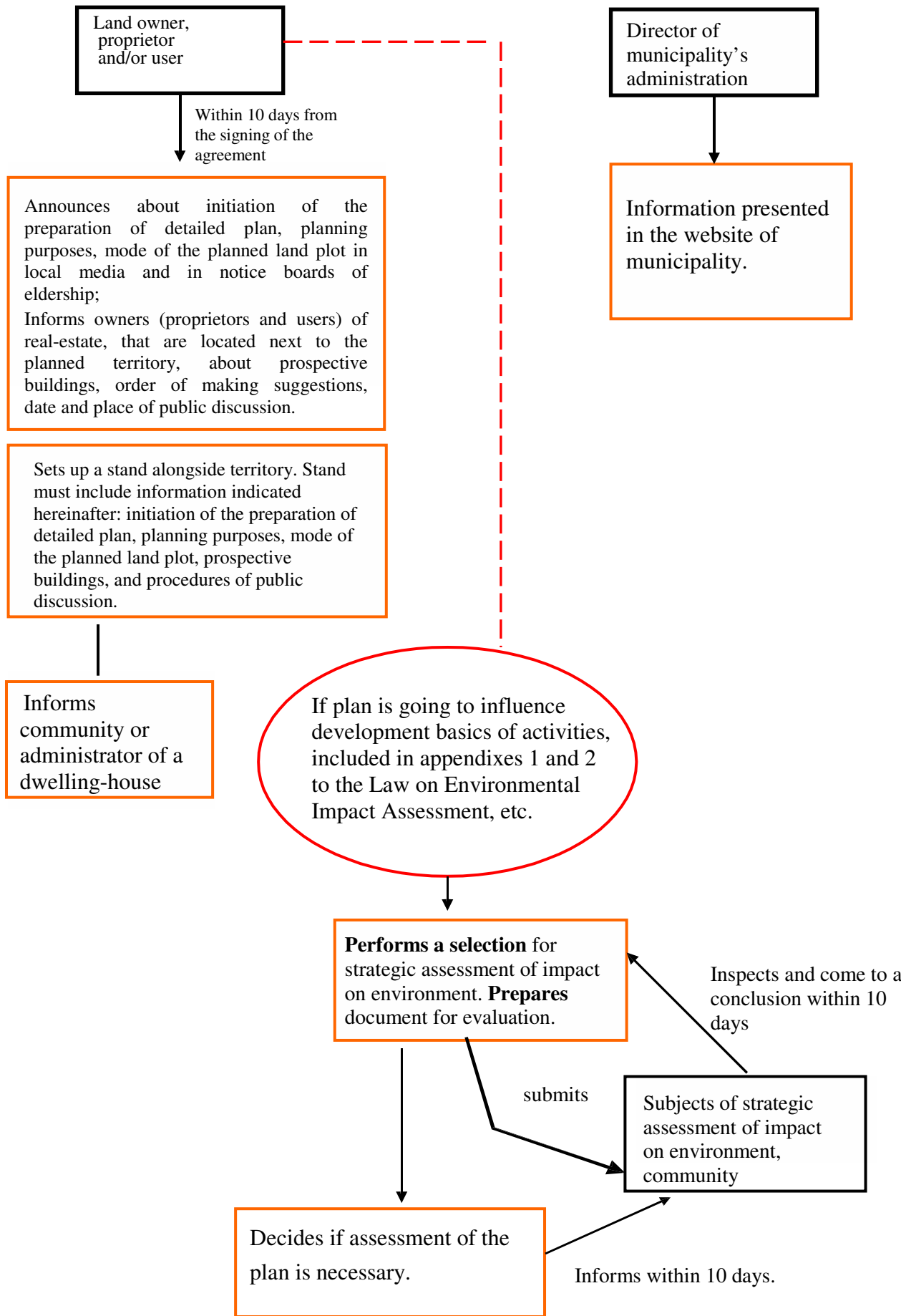
An answer is given to the claimant.

Project of the agreement is prepared

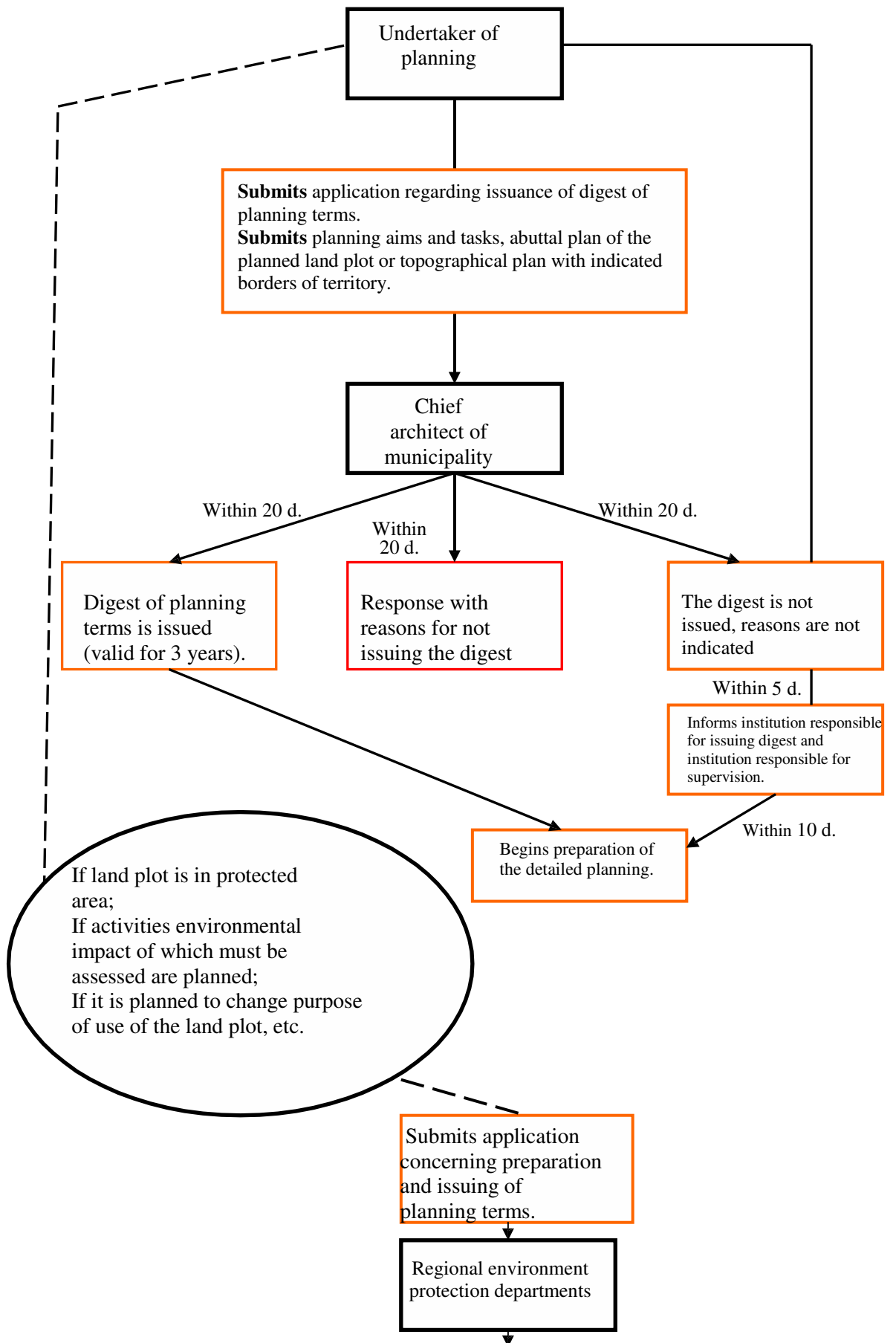
Within 1 month from the date decision to conclude agreement was made.

Agreement is concluded for a period of not more than 3 years.

INFORMATION



Process of the detailed planning starts after signing of the agreement.



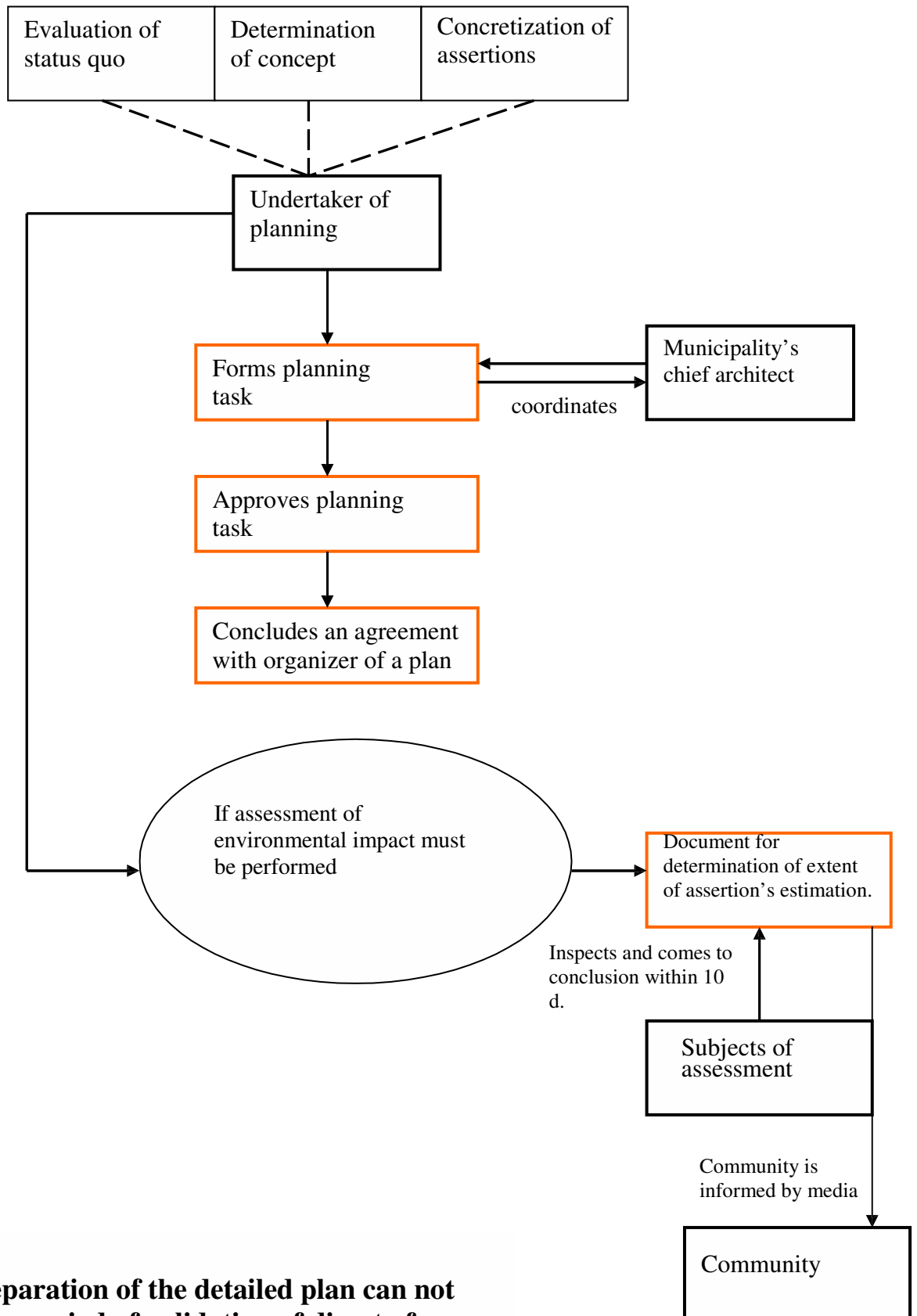
Within 10 d. |



Planning terms are issued.

Institution issuing planning terms submits document concerning beginning of territory planning process to municipality's administration director, in order to register this process in registry of documents of municipality's territorial planning.

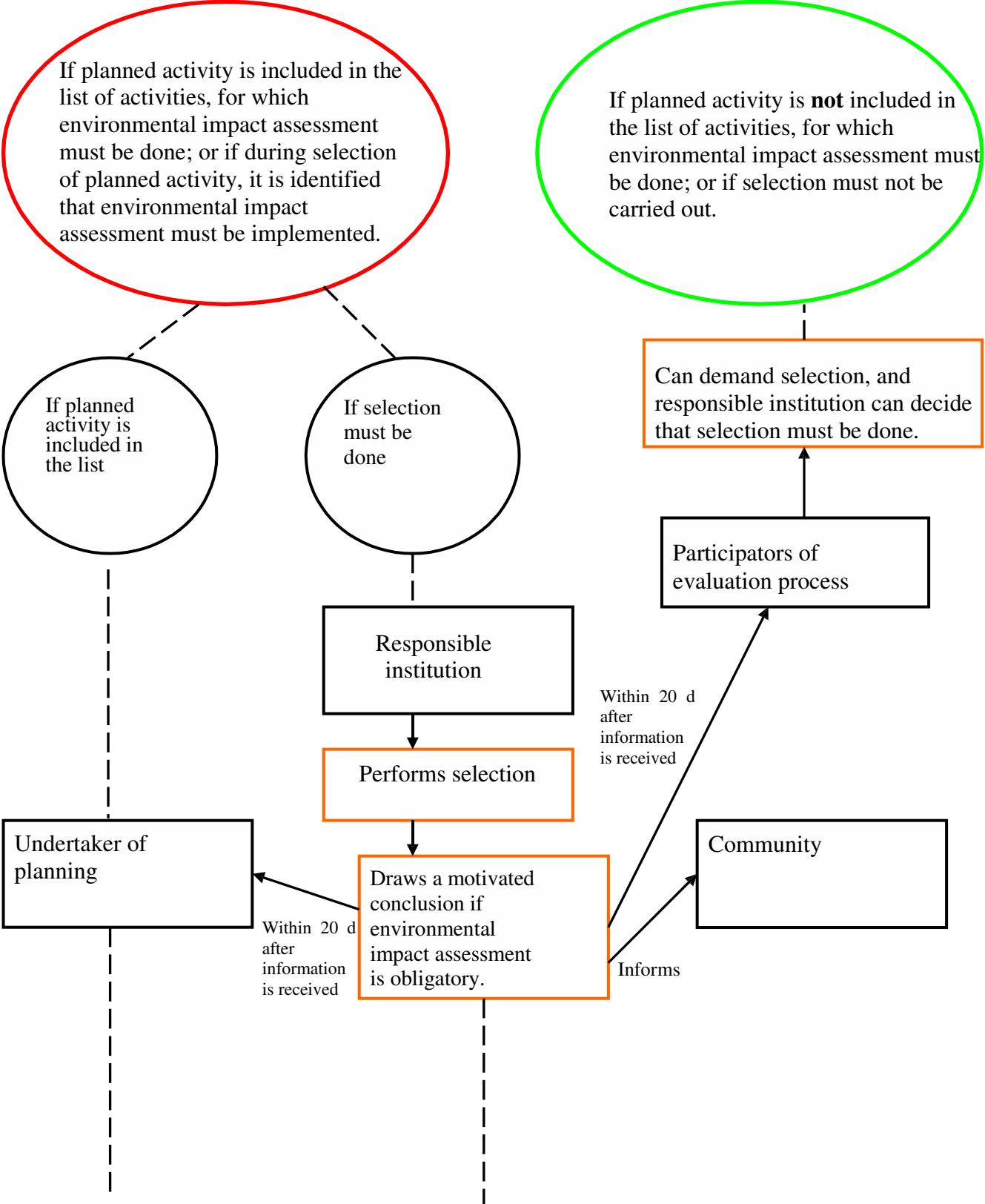
I. STAGE OF PREPARATION OF THE PLAN

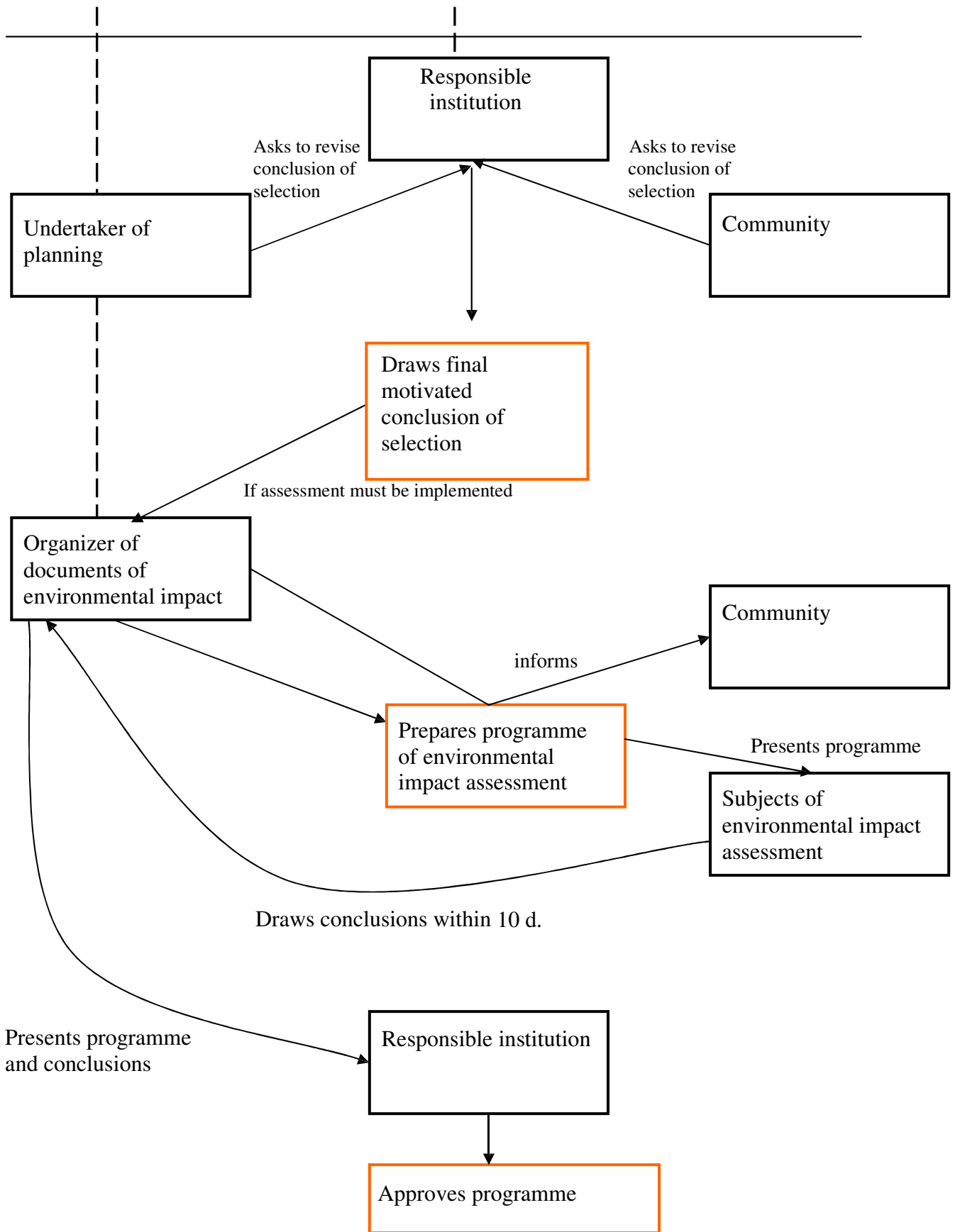


Period of preparation of the detailed plan can not be longer than period of validation of digest of planning terms.

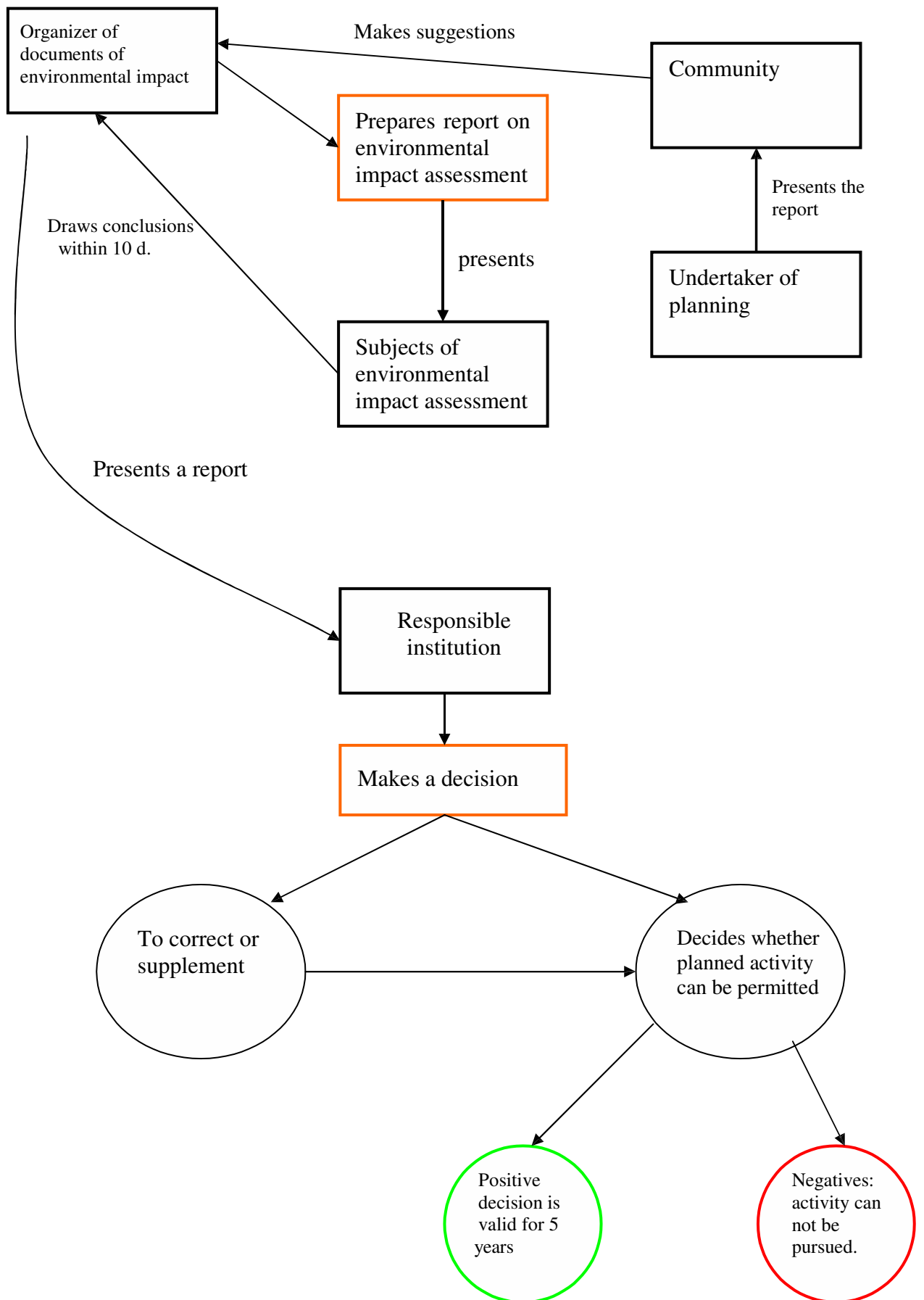
In the cases when environmental impact assessment is necessary according to the Law on Environmental Impact Assessment but such an assessment was not performed it has to be performed during process of preparation of detailed plan.

Environmental impact assessment is implemented if planned activity is included in the list of activities, for which environmental impact assessment must be done; or if during selection of planned activity, it is identified that environmental impact assessment must be implemented.





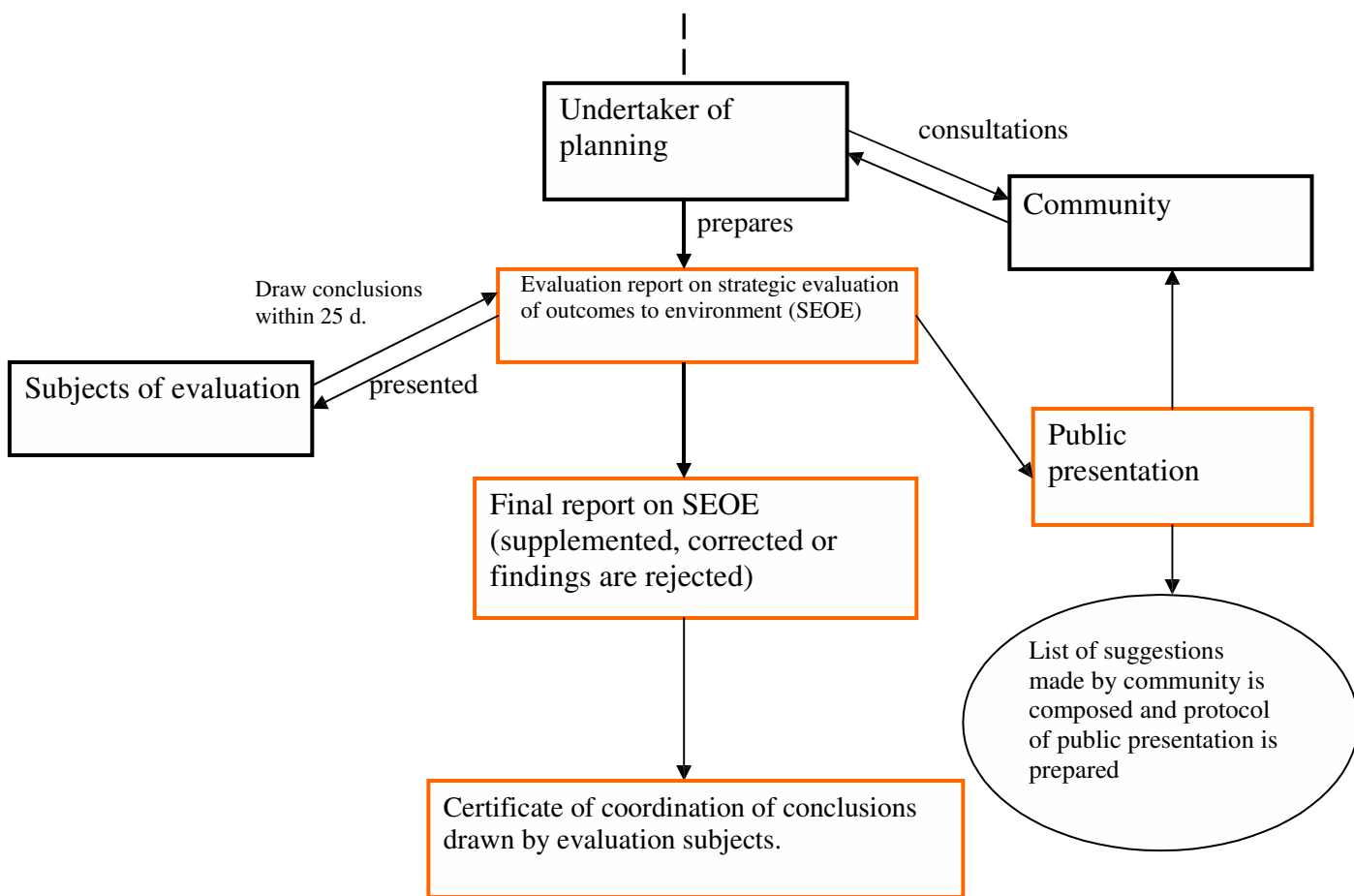
If municipality's council draws a negative conclusion regarding possibilities of planned activity before programme is approved, responsible institution has to inform undertaker of planned activity that procedures of environmental impact assessment can not be proceeded until resolution of municipality's council will be valid.



II. EVALUATION OF OUTCOMES OF THE ASSERTIONS

Stage of strategic evaluation of outcomes to environmental

If environmental impact assessment of planned activity had to be implemented but it wasn't (see above), or if it was decided that planned activity can not be permitted, this stage does not begin.



EVALUATION OF IMPACT OF ASSERTIONS OF TERRITORY PLANNING DOCUMENTS. If environmental impact assessment of planned activity had to be implemented but it wasn't (see above), or if it was decided that planned activity can not be permitted, this stage does not begin.

If it was decided that planned activity is permissible, evaluation of impact of assertions.

While evaluating impact of assertions of detailed plans, report material on strategic evaluation of outcomes to environmental is used as initial document.

- 1. Evaluation of *Status quo* situation
- 2. Evaluation of assertions (or their alternatives)
- 3. Preparation of report

Undertaker of plan

Prepares

Undertaker of plan

Presents for discussions

Report: summary of evaluation of assertions (or their alternatives) – table of evaluation of impact of assertions

Presents for discussions

Community

INFORMING OF COMMUNITY

Undertakers of planning have to announce about prepared territory planning document, and time and place of its presentation in the media, notice boards of elderships, and in the stand set up next to the planned territory.

Announces about reading procedures to the proprietors and users of planned territory's land plots, if it is foreseen to change primary purpose of land's usage

Period of 20 d for acquaintance with the plan;
Public exposition for 10 days

Introduces plan, report on assessment of impact of assertions of territory planning document, and report on SEOE to the community

Organises public meeting, informs about it in local newspaper, notice board of eldership, and in the stand set up next to the planned territory. Put on paper protocol of public meeting and encloses list of participants.

Undertaker of planning prepares resumptive material about proposals and report on participation of community

Presentation to institutions coordinating plan

Assertions of the plan

1. Have to be coordinated with territory planning documents of corresponding level that are registered in registry of territory planning documents and concerted in Permanent Committee of Constructions.

Result of coordination procedure is finalised by protocol of Committee; plan is concerted if all members of Committee approved it in written form.

Committee has to review whether plan corresponds to:
the laws regulating special conditions of land usage and territory planning;

valid assertions of territory planning documents;

provisions of development programs of industries and strategic documents;

requirements for preparation of territory planning documents (determined by institutions that issued terms).

Coordination procedure has to be finished within 15 d from application to coordinate plan

2. to check in county governor's administration

Digest of planning terms, assertions of detailed plan (explanatory document and schemes) and documents of procedures of detailed planning have to be presented to county governor's administration for verification. **Result of verification – certificate.**

Certificate of verification has to be finished within 20 d. from the day plan is presented.

