The procedures for issuing location permits, building permits and use permits for the construction. 
EXAMPLE: Business facility total size 20,000 m² in Zone 3, Sevojno, site area app 2 ha

### I APPLICATION FOR ISSUANCE OF LOCATION PERMITS

**Information of site area**
- Request – City Administration of Urban Planning, Building and Inspections
- Attachments: Request – RGD-Department of Real Estate Cadastre
  - Copy of the cadastral plan and possession list
  - Price: Request 2 EUR + 13 EUR + 8 EUR
  - Bank Acc. No.: 840-742241843-03
- Price:
  - Bank Acc. No.: 840-742323843-92 n/b.
  - Information on planned documents
  - Construction rules
  - Zones within the area
  - Days: 8

**Application for location permits**
- Request – City Administration of Urban Planning, Building and Inspections
  - Price: 10 EUR in advance
  - Bank Acc. No.: 840-742241843-03
  - Attachments:
    - Formed parcel
    - Copy of the cadastral plan
    - Request - RGD-Department of Real Estate Cadastre
      - Abstract from Cadastre of underground installation — Proof
      - Request - Court of low - Proof of property
      - Request - Licensed surveyor
      - Planned Disposition
        - performed on the topographical situation
        - Cadastre plan, type of object, purpose and technical characteristics
    - Price: up to 70 EUR
    - Days: 15

  - or the line infrastructure - the contract with the owner of the service good of servitude passage
  (request and paid tax)

**Obtaining of technical conditions**
- Request – City Administration of Urban Planning, Building and Inspections
  - Request: ‘EPS’ 2 EUR + issuance 3.5 EUR + collective link over 110 EUR
  - Request: ‘Vodovod’ 2 EUR + app 20 EUR on Acc.No 3550000001016015-17
  - Request: ‘Telekom’ + 30 EUR - 40 EUR
  - Request: ‘Uzice gas’ – free of charge
  - Request: ‘Toplota’ + app 18 EUR
  - Days: 30

**Obtaining another conditions according to law**
- Request: Preservation Institute, Institute for Nature Protection, Obtaining views on study of influence
  - Days: 15-30

**Publicing site licence**
- City Administration of Urban Planning, Building and Inspections
  - Attachments: All collected documents
  - Days: 15

*Planned urban documentation provided by the City of Uzice as their participation
II APPLICATION FOR CONSTRUCTION PERMITS

Making the Main project
Request-Business company or store with designers with licenses
Price: 5-10 EUR per m²
Attachments:
- Site license
- Contract agreement
- Proof of property
Days: 15-30

Audit- Technical control of the Main project and compliance with location permit
- Business company or store with designers with licenses
- Approval of Ministry of Interior – Department of Emergency Situation, Approval of Public Companies
- If there is a Study on evaluation of environment impact, the Main project need to be in a consent with the Study

Applying for constructing permit
Request – City Administration of Urban Planning, Building and Inspections
Attachments:
- Location permit
- 3x Mainproject
- Notarized consent of the Ministry of Interior and the report of technical control
- Proof of property rights
- Proof of paid administrative fees
- Contract for land development with the Public Company "Constructing Directory", Tax for land development per m² net building:
  - Roads infrastructure 17 EUR per m²
  - Primary + sec inf. 10 EUR per m²
  - Complex of land by the object 6 EUR per m²
(Prices without VAT)
Acc.No 840-742-253-843-87
model 97, the number for legal persons based on PIN
Proof of payment of administrative fees
- Other proofs specified in location permit

Delivering proofs for building permits
City Administration of Urban Planning, Building and Inspections
Days: 8
III CONSTRUCTION

**Commencement of works**
- 8 days before carrying out the work:
  - Application - City inspection
  - Application - City Administration of Urban Planning, Building and Inspections
- Attachments:
  - Building permit
  - Main project
  - Audit report - Technical control of the Main project
  - Payd tax for land development
  - Comprehensive agreement
  - Legal entity
  - Data on investor
  - Execution of work

**Conformation on commencement of works**
- Request - City Administration of Urban Planning, Building and Inspections
- Report

**Preparation for execution of work**
- Request - Licenced surveyor
- Attachments:
  - Marking of frontage line, levelling lines, regulation lines
  - Marking out
  - Approval

**Topographical surveying of footings**
- Request - Licenced surveyor
- Attachments:
  - Building permit
  - Main project
  - Audit report of technical control
  - Contract
- Price: request + app 200 EUR
- Days: 7

**Statement of topographical surveying**
- Request - City Administration of Urban Planning, Building and Inspections
- Statement

**Control of adjusted footings**
- City Administration of Urban Planning, Building and Inspections
- Attachments:
  - Survey of footing,
  - Audit report
  - Adjustment of footings
- Days: 3

**Geodetic draft of the actual situation**
- Request - Licenced surveyor
- Price app 300 EUR
- Red Copy of plan, price app 30 EUR

*Exceptions during construction: the request is submitted to the City Administration of Urban Planning, Building and Inspections for changes in building permit, due to changes in investor or changes during construction.*
**IV AFTER CONSTRUCTION**

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**Technical Review**

- *on request of investor during the construction phase*
  
  Request: City Administration of Urban Planning, Building and Inspections
  
  Holds: Commission for Technical Review
  
  Attachment: All documents;
  
  Days: 30

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**Decision on approval of Ministry of Interior – Department of Emergency Situation, to use parts of a building**

- Request: Ministry of Interior

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**Checking if all payments were made**

- City Administration of Urban Planning, Building and Inspections
  
  *for some objects: installation check, request to realize the object in the trial period – up to 1 year*

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**Issuing inspection certificate**

- Request: City Administration of Urban Planning, Building and Inspections
  
  Attachments:
  
  - Request
  
  - Certificate of technical review
  
  Days: 7 days from receipt of the object

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**Maintenance facility in accordance with specific parts of the building**

- Investor
  
  - Regular examinations
  
  - Associate regulations building

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**Determination of specific parts of the building**

- Request: City Administration of Urban Planning, Building and Inspections
  
  Attachments:
  
  - Inspection Certificate
  
  - Study on the determination of specific parts of the building
  
  Days: 7

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**Enrolment in the real estate cadastre**

- Request: RGD - Department of Real Estate Cadastre
  
  Attachments:
  
  - Inspection Certificate
  
  - Study on the determination of specific parts of the building
  
  Days: 7

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**CONTACT**

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* Land price m² of net area per month: 0.053 EUR per m²
* Land lease with building per m² per month: 0.0079 EUR per m²
* Electrical power: 165 738 EUR; Jack ≈1000 EUR
* Water and sewer infrastructure: 393 542 EUR; Jack ≈1000 EUR
* Gas infrastructure: 6m³ gas x 160 EUR, projected price of 20 000 m³ of built space ≈300 000 EUR; Jack 980 EUR
* Currently, after the promulgation of the new Law on planning and construction, working on transitional provisions and compliance with City, where the decision will be considered the new regulations, costs, compensation and benefits for particular types of buildings (parking lots, etc.).