



GUIDE

for the Building Permits



CITY OF **UZICE**

Connecting Opportunities

The procedures for issuing location permits, building permits and use permits for the construction.

EXAMPLE: Business facility total size 20 000m² in Zone 3, Sevojno, site area app 2ha

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 2EUR + 13EUR+ 8EUR

Bank Acc.No.: 840-742323843- 92 nbr.

of model 97, on the number.36100341412

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 instalation

—Proof

Request - Cort of low -Proof of property

Request- Licenced surveyor Planned Disposition

– performed on the topografical situation

– cadastre plan, type of object, purpose and technical characteristics

Price: up to 70 EUR

Days: 15

*or the line infrastructure- the conctract with the owner of service good of servitude passage
(request and payed tax)

Obtaining of technical conditions

Request- City Administration of Urban Planning, Building and Inspections

Request- 'EPS '2EUR+ issuance3.5 EUR+

collective link over 110 EUR

Request- 'Vodovod '2 EUR

+ app 20 EUR on Acc.No

35500000001016015-17

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 Study on evaluation of environment impact , the Main project need to be in a consent whith 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 controll
-Proof of property rights
-Proof of payed 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 EURper m2

complex of land by the object 6EUR 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

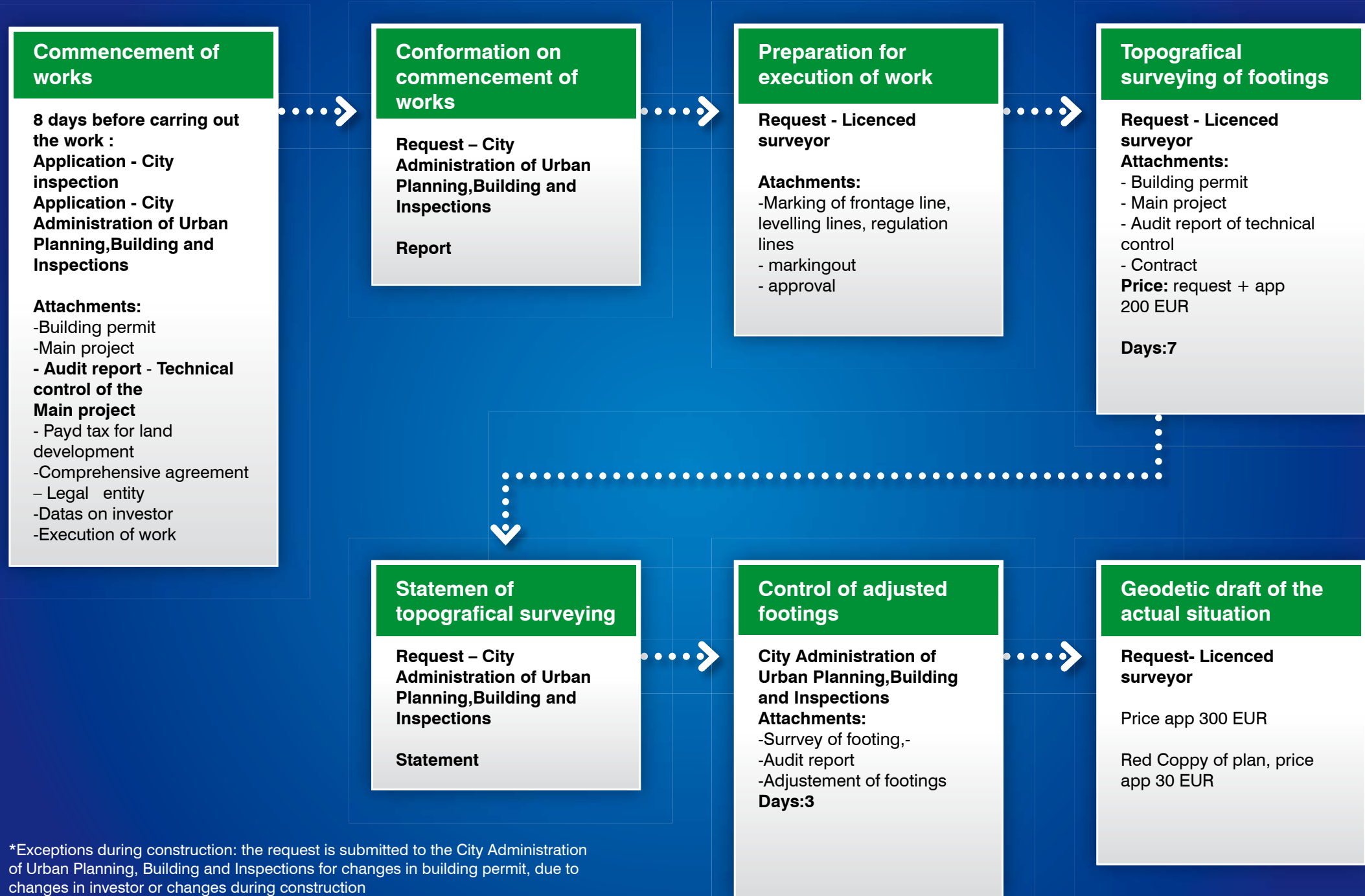
-Other proofs specified in location permit

Delivering proofs for building permits

City Administration of Urban Planning, Building and Inspections

Days: 8

III CONSTRUCTION



*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

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

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

Request - Ministry of Interior

Checking if all payments were made

City Administration of Urban Planning, Building and Inspections

*for some object: installation check, request to realise the object in the trial period - up to 1 year

Issuing inspection certificate

Request – City Administration of Urban Planning, Building and Inspections

Attachments:

-Request
-Certificate of technical review

Days: 7 days from receipt the object

Maintenance facility in accordance with specific parts of the building

Investor

- regular examinations
- associate regulations building

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

Enrolment in the real estate cadastre

Request: RGD- Department of Real Estate Cadastre

Attachments:

-Inspection Certificate,
- Study on the determination of specific parts of building

Days:7

If you open more than
10 jobs all this procedure
LED office
will do for you.

* 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 738EUR; Jack ≈1000 EUR;

* Water and sewer infrastructure:393 542Eur; Jack ≈1000 Eur

* Gas infrastructure: 6m3 gas x 160Eur, projected price of 20 000 m3 of built space ≈300 000 EUR ; Jack 980Eur

* 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.).

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