

*Explanatory document regarding the updating of DCM No.686, dated 22/11/2017
“On the approval of the Territorial Planning Regulation”*

DCM No. 686, dated 22/11/2017 “On the approval of the Territorial Planning Regulation”, was approved on 22/11/2017.

The territorial planning regulation is drafted pursuant to Law No. 107/2014, “On Territorial Planning and Development”, as amended, with the aim of fulfilling and elaborating its requirements.

The territorial planning regulation introduces unified rules on the structure, content and steps for the drafting, implementation and monitoring of the execution of plans, with the purpose of detailing the planning procedures at the central and local level and unifying the form and structure of the planning documentation pursuant to the law.

On the official website of the National Territorial Planning Agency, under the section “**Legislation**” → “**Territorial Planning and Development**”→, you can find DCM No. 686, dated 22/11/2017 “On the approval of the Territorial Planning Regulation”, as well as the amendments made to this DCM, respectively:

- *DCM No.232 dated 17/04/2019 “On some additions and amendments to Decision No. 686, dated 22/11/2017, of the Council of Ministers, “On the approval of the Territorial Planning Regulation”.*

We would like to inform you that the PDF version of DCM No. 686, dated 22/11/2017 “On the approval of the Territorial Planning Regulation” as amended by the abovementioned DCM, has been updated by the Legal Directorate of the National Territorial Planning Agency, and the text amended by DCM No. 232, dated 17/04/2019, has been highlighted in blue.

This DCM has been updated with the aim of enabling the users of our official website to quickly identify the amendments made to the Territorial Planning Regulation.

DCM No. 686, dated 22/11/2017 “On the approval of the Territorial Planning Regulation”, as amended by the abovementioned DCM, *can also be found* under the same section, “**Legislation**” → “**Territorial Planning and Development**” → **DCM**, on the official website of NTPA.

DECISION
No. 686, dated 22/11/2017

**ON THE APPROVAL OF THE TERRITORIAL PLANNING
REGULATION**

Pursuant to Article 100 of the Constitution and Articles 6(3) and 15 of Law No. 107/2014, dated 31/07/2014, “On Territorial Planning and Development”, upon proposal of the Ministry of Infrastructure and Energy, the Council of Ministers,

DECIDED:

1. The approval of the territorial planning regulation, as attached to this decision and constituting an integral part thereof.
2. The planning authorities, as specified in Law no. 107/2014, “On territorial planning and development”, as amended, shall be in charge of the implementation of this decision.

This decision shall enter into force upon its publication in the Official Journal.

PRIME MINISTER

Edi Rama

TERRITORIAL PLANNING REGULATION¹

CHAPTER I GENERAL PROVISIONS

Article 1 Scope

The territorial planning regulation is drafted pursuant to Law No. 107/2014, “On Territorial Planning and Development”, as amended, with the scope of meeting and elaborating its specifications.

The territorial planning regulation introduces unified rules on the structure, content and steps for the drafting, implementation and monitoring of the execution plans, with the purpose of detailing the planning procedures at the central and local level and unifying the form and structure of the planning documentation pursuant to the Law.

Article 2 Definitions

The terms used in this regulation shall have the same meaning as those defined in Article 3 of Law No. 107/2014, “On territorial planning and development”, as amended. In addition to those, the following terms in this regulation shall have these meanings:

1. “Agency” is a term used in this regulation which shall have the same meaning as “National Territorial Planning Agency (NTPA)”, as per the provisions of the Law.
2. “Compliance Act” is an official document issued by the authority designated by law or secondary legislation for verifying the compliance of the final planning document with other applicable acts.
3. “Activity” shall mean the human activity that is carried out or proposed to be carried out on land, whether above the surface or underground, as well as in a building.
4. “Coordination” shall mean the interaction between national planning authorities, between them and local authorities or between local planning authorities, throughout the planning process at the national or local level, with the intention of unifying the manner of addressing issues of national and local importance in different sectors and areas of territorial planning.
5. “Tacit confirmation of compliance” shall mean an official document issued from the National Territorial Planning Register and, in case of a non-functioning thereof, by the requesting authority, upon termination of the official deadline specified in the law or regulation, which declares the lack of

¹ Updated by:

DCM No.232 dated 17/04/2019 “On some additions and amendments to Decision No. 686, dated 22/11/2017, “On the approval of the Territorial Planning Regulation”

an official response from the authority responsible for confirming compliance of the final planning document, and therefore provides the tacit confirmation of compliance.

6. "Densification" shall mean the process of increasing the density of buildings in a given territory.
7. "Planning fund" shall mean the public deposit established to support planning processes at the local and central level.
8. "Local Advisory Forum" shall mean a voluntary union of community representatives stating their commitment to local decision-making consultation and to the priority-setting process.
9. "Planning Coordination Forum" shall mean a mechanism aiming to promote strategic discussions among representatives of the authority responsible for drafting the planning documents, the local government, central government and experts, in order to attain coordination of planning issues for a given area, local unit, region or the whole territory in general.
10. "Function" shall mean the purpose that the land and/or the building located thereon serves or is intended to serve, which can be accomplished through one or several activities.
11. "Public space", pursuant to the definition referred to in Law No. 107/2014, "On territorial planning and development", as amended, shall mean outdoor spaces such as sidewalks, streets, squares, gardens, parks and other similar spaces serving the community, which may be under public and/or private management. Public spaces include public routes and premises that are open for the public or serving the public, regardless of the legal regime of the land and beyond the specifications of public property under Law No. 8743, dated 22/02/2001, "On immovable state properties"
12. "Categorization of land use" shall mean the classification of land according to its use, expressed in categories, subcategories and functions.
13. "Public consultation" shall be an open meeting held for consulting with the public and aiming to obtain opinions and suggestions of interested parties as to the content and improvement of the draft act, from the time of the publication of the act up to the final approval thereof.
14. "Conservation" shall mean the process of maintaining and preserving a specific territory or building in its existing/current form.
15. "Consolidation" shall mean the territorial development process aiming to improve and consolidate the existing urban infrastructure and structure, by encouraging construction within urbanized areas.
16. "Law" shall mean the Law No.107/2014, "On territorial planning and development", as amended.
17. "Territorial metabolism" shall mean the model used to identify and analyse the flow of materials and energy within specific territories.
18. "Unit" shall mean the structural unit of the territory that is used for planning purposes, constituting an integral part of the area.
19. "Sub-unit" shall mean an integral part of the unit that is used for planning purposes throughout the detailed territorial planning..
20. "Planning as a continuous work process" shall mean the contemporary approach introduced by the law and this regulation, whereby the planning process is considered as a continuous cycle establishing a mutual and interdependent relationship among all planning documents, which constitute instruments that respond to the dynamics of the territory and human activity.
21. "DLP" shall mean the Detailed Local Plan.

22. “DPANI” shall mean the Detailed Plan for Areas of National Importance.
23. “NSP” shall mean the National Sectoral Plan.
24. “GNTP” shall mean the General National Territorial Plan.
25. “GLP” shall mean the General Local Plan.
26. “SPDL” shall mean the Sectoral Plan at the District Level.
27. “SPML” shall mean the Sectoral Plan at the Municipal Level.
28. “Registry” shall mean the National Territorial Planning Register, which has the same meaning as the definition provided by the law.
29. “Regeneration/rehabilitation” shall mean the process of improving the economic, physical, social and environmental conditions of a territory or building.
30. “Redevelopment” shall mean the process of developing and reconstructing a territory that has been built upon, but has deteriorated and has shortages in its main functions.
31. “Territorial system” shall mean a set of territorial components for planning purposes, which are interdependent and interact with one-another, constituting a whole.
32. “Planning standards” shall mean the optimal quality levels used as norms and references throughout the planning process, which enable a sustainable territorial development.
33. “Planning indicators” shall mean the norms that dictate forecasts throughout the planning process and indicate the minimum or maximum threshold that can be foreseen.
34. “Urbanisation” shall mean the process of intervening in the territory through new developments that alter the structure of the population and territory, aiming to expand the urban system
35. “Blue line” shall mean the development borderline that is intended to protect all water resources.
36. “Green line” or “Urban territory border” shall mean the perimeter that determines/borders the territorial expansion of buildings serving the urban system. Buildings serving the agricultural and natural system are not part of this delimitation.
37. “Red line” or “Construction line” shall mean the border indicating the allowed space for the establishment of a building in relation to the infrastructure, in compliance with the sectoral legislation in force.
38. “Rectification of the planning documentation” shall mean the process of rectifying the planning documentation in force where it contains: spelling mistakes; two or more different stipulations for the same area/structural unit in different documents of the plan; inconsistency between the indicator of the height in floors and the indicator of the height in meters; inconsistency between the specifications of the planning document and the actual situation of territorial developments.

CHAPTER II

PLANNING DOCUMENTATION: CONTENT AND DRAFTING PROCESS

SECTION 1

GENERAL PROVISIONS

Article 3

Initiative for the drafting of the planning documentation

1. Any interested person may request the responsible planning authority to take the initiative for drafting the planning documentation, through a request addressed to the responsible authority, as per the provisions of the law and this regulation. In addition, the responsible planning authority itself has the legal obligation to take planning initiatives for the implementation of plans that stand higher in hierarchy, pursuant to the provisions of the law or whenever it deems it necessary to review the existing planning documentation.
2. The request and the supporting documentation for the undertaking of the initiative shall be published in the register by the responsible planning authority.
3. All interested parties from the public and private sector can express their remarks and suggestions in writing in relation to the initiative, prior to its approval by the responsible authority. These remarks and suggestions shall be promptly published in the register.
4. The responsible planning authority may decide to suspend the development pursuant to the law prior to or after taking the initiative.
5. The authority responsible for approving the initiative may organize public meetings within this period. The date, time and location of the public meeting shall be notified through the register and through one or several traditional means of notification, at least 30 (thirty) days prior to the public meeting.
6. A summary of the remarks and suggestions made during the public meeting shall be published in the register within 10 (ten) days from the date of the public meeting.
7. Within 15 (fifteen) days following its publication in the register and according to the relevant cases in this regulation, the agency shall deliver to the responsible authority the potential recommendations for the initiative document.
8. The authority responsible for the approval of the initiative may postpone the examination of the request to take the initiative for a term of 60-days, in cases where it deems that the facts are insufficient, inaccurate or inappropriate to start the process for the drafting of the document.
9. The decision for taking the initiative shall be published in the register by the authority responsible for the approval, within 10 (ten) days from the date of its approval.

Article 4

Drafting of the planning documentation

1. The territorial planning documentation shall be drafted under the responsibility of the respective planning authority, pursuant to the provisions of the law and this regulation.
2. The authority responsible for drafting the planning documentation shall ensure a process of dialogue, cooperation and coordination with all planning authorities and interested parties prior to and throughout the drafting of the planning documentation.

3. The authority responsible for drafting the planning documentation shall consult with interested parties, whom it keeps regularly informed on the progress of the process through the publications in the register.
4. The drafting of the planning documentation is carried out in stages, in compliance with the content of the respective documents.
5. At the end of each stage, the authority responsible for drafting the planning documentation shall publish the prepared material in the National Territorial Planning Register in order for the Agency to carry out a technical evaluation thereof and confirm the transition to the next stage, with the exception of the preparatory stage, for which it gives potential recommendations. The confirmation for the completion of a stage refers to the corresponding step in the plan drafting procedure in the National Territorial Planning Register or, in case of a non-functioning thereof, refers to a written confirmation addressed to the authority responsible for the planning documentation.

Article 5

Coordination of the planning documentation

1. The horizontal coordination between the national planning authorities and the vertical coordination between the national and local planning authorities constitute a functional responsibility of the agency responsible for planning, in accordance with Article 9 of the Law.
2. The coordination of the planning documentation shall be done in compliance with the specifications of Article 23 of the Law, through the planning coordination forum.
 - a) The planning coordination forum is held in two levels: The Forum for Planning Coordination at the Central Level (FPCC), for the following documents:
 - i. the General National Territorial Plan;
 - ii. the National Sectoral Plan;
 - iii. the Detailed Plan for Areas of National Importance;
 - b) The Forum for Planning Coordination at the Local Level (FPCL), for the following documents:
 - i. the Sectoral Plan at the District Level;
 - ii. the General Local Plan.
3. The forum is not a decision-making, approving or conflict-solving entity. The forum is a mechanism that aims to encourage strategic discussions among its members, who represent the policies of several institutions at the central and local level, in order to enable the coordination of planning issues.
4. The forum shall be established following the undertaking of the initiative for drafting the planning documentation, by order of the director of the Agency, which shall specify the tasks, responsibilities and the working program of the forum. The director shall notify the members of this forum regarding its establishment by publishing the order in the register within 10 (ten) days.
5. The forum shall be led by the director of the agency and shall have the following composition according to the planning level:

- a) FPCC is composed of representatives of the ministries addressing issues that directly affect territorial planning, such as tourism, environment, agriculture, national resources, transport, infrastructure, etc.
- b) FPCL is composed of:
 - i. In the case of the drafting of the Sectoral Plan at the District Level, the director of the body responsible for planning in the district, which has taken the initiative, planning representatives of the neighbouring districts and planning representatives of the municipalities that are part of the district.
 - ii. the director of the body responsible for planning at the local unit, which has taken the initiative, planning representatives of the neighbouring municipalities and planning representative of the district.
- c) Where necessary, the forum may also comprise representatives of stakeholders.
- 6. FPCC/FPCL coordinates the planning documentation pursuant to the working program, and in any case according to the drafting stages of specific parts of the planning documentation, as follows:
 - a) The agency shall notify the organization of the forum meeting at least 7 (seven) days before it takes place.
 - b) The parts of the planning documentation subject to coordination or the entire planning documentation, as appropriate, shall be published in the register at least 7 (seven) days prior to the meeting of the FPCC/FPCL.
 - c) The parts of the documentation subject to coordination shall be public and may be consulted by the interested public, as well as by other planning authorities which are not part of the FPCC/FPCL. The latter have the possibility to address their remarks and/or suggestions to the address of the authority leading the FPCC/FPCL, prior to the meeting of the authority. The leading authority will present the received comments and/or suggestions during the meeting of the FPCC/FPCL.
 - ç) NTPA shall draft the reports of the coordination meetings following each meeting of the forum, clearly stating the remarks and/or suggestions of other planning authorities part of the FPCC/FPCL, as well as the position of the authority responsible for the drafting of the document, for each comment and/or proposal.
 - d) NTPA shall publish the reports of the meetings of the forum in the register, within the publication deadlines specified in the law.
 - dh) The responsible planning authorities shall reflect in the planning documentation the comments/suggestions of the coordination meeting reports or provide substantiated reasons in case of failure to reflect such comments/suggestions.

Article 6

Public consultations and hearings

1. Public consultations and hearings throughout the drafting of the planning documentation are held in compliance with Article 24 of the Law.
2. Public hearings are held with the participation of a large public, representing all levels and profiles of the members of society living or working within the territory for which the planning documentation is being drafted.

3. The authority responsible for the drafting of the planning documentation at the central level and of the general local plans shall organize one or more public hearings prior to any planning decision-making and shall repeat them as necessary in order to fully inform the interested parties and resolve conflicts.
4. Public hearings shall be organized as follows:
 - a) The authority responsible for planning shall notify the location, date and time of the consultative and public meeting at least 30 (thirty) days prior to each meeting, and shall make available the documentation of the initiative or planning subject to consultation. Notification is made through publication in the register and through one of more traditional means of public information.
 - b) The report containing the summary of the remarks and/or suggestions expressed during the consultative and informative meetings with the public shall be published in the register within 10 (ten) days from the date on which the meeting was held by the authority responsible for the planning.
 - c) The authority responsible for planning shall reflect in the planning document the remarks and/or suggestions of the public, or provide substantiated reasons for not doing so.
 - d) The planning documentation is also discussed by organising consultative meetings with stakeholders and experts of the field, as well as local advisory forums (LAF), where they have been established at the local units. The focus of consultative meetings is to collect opinions and suggestions from the specialized groups or those directly affected by the planning documentation.

Article 7

Local Advisory Forum

1. The local advisory forum (LCF) is a voluntary union of community representatives, and it is only referred to in this regulation as such, but is not regulated by it
2. The forum is intended to serve the interests of the community for consulting with the municipality in relation to decision-making on main issues and developments, such as: urban planning, strategic planning for economical development, budget, fiscal package and provision of services.
3. The forum can be institutionalized through an agreement with the head of the local unit.
4. The authorities responsible for local planning should encourage the establishment of voluntary unions in general, in order to establish local advisory forums. In the framework of this regulation, the local planning authorities should encourage the establishment of local advisory forums on territorial planning and development.

Article 8

Approval of the planning documentation

Unless otherwise provided for in the law and in the respective sections of each planning document in this regulation:

1. The authority responsible for approving the planning document shall approve the draft of the respective document or return it for review to the proposing authority, along with the reasons for refusal in cases where it deems that:
 - a. the coordination, consultation and public hearing have not taken place or other compulsory planning procedures have not been observed, pursuant to the specifications of the law and the regulations issued in implementation thereof.
 - b. the draft of the document is inconsistent with the approved planning documentation or the applicable legislation.
2. In these cases, for the documentation approved by the NTC, the proposing authority, in cooperation with the Agency, shall duly carry out the reviewing process for the draft act.
3. Following the review, the draft act of the planning document shall be resubmitted for approval to the approving authority.
4. The authority responsible for the final approval shall approve the planning documentation and, no later than 15 (fifteen) days following its approval, shall publish the approved decision in the register along with its supporting documentation, in accordance with Article 25(4) of the Law.

Article 9

Publication in the National Territorial Planning Register

All documents and decisions provided for in this regulation shall be published in the National Territorial Planning Register, pursuant to the provisions of the law, and shall be notified through one or more traditional means of notification.

Article 10

Monitoring of the implementation of the planning documentation

1. The implementation of the planning documentation shall be monitored by the authority responsible for the drafting thereof, pursuant to the respective action plan approved as part of the planning documentation.
2. The process of implementation of the planning documentation shall also be monitored by the agency in coordination with the authorities responsible for planning.
3. In cases where, during the implementation of the planning documents, the need arises to rectify the planning documents, according to the cases specified in Article 2(38) of this decision, the authority responsible for territorial planning shall draft an explanatory report and notify the Agency of the observations. The Agency, in cooperation with the authority responsible for planning, shall examine and assess the observed cases. At the end of this process, the Agency shall submit with the NTC the request for approval of the decision to rectify the planning document,

accompanied by an explanatory report. The decision shall enter into force upon publication in the National Territorial Planning Register.

Article 11

Review of the planning documentation and simplified procedure

1. The planning documentation shall be reviewed in compliance with Article 26 of the Law.
2. The review of any planning document is done in compliance with the respective sections in this regulation, describing the process and content of the document.
3. In some cases, the planning documentation review process consists in following a simplified procedure, which aims to shorten the deadlines for the planning, consultation and coordination processes, to avoid the approval of the initiative and to only address the parts of the planning document subject to review, as appropriate and as needed.
4. The simplified procedure shall only be followed in cases where the review of the planning document is done for a part of the territory and the following criteria are met:
 - a) The amendments to the planning documentation concern issues that do not adversely impact the natural and environmental values, the protected areas and the cultural and historical heritage;
 - b) The review does not bring any changes to the territorial strategy;
 - c) pursuant to Article 26(2) of the Law.

Article 12

Steps of the simplified procedure for the review of the planning documentation

The simplified procedure is carried out in the following steps:

1. The initiative, which comprises:
 - a) the drafting of the initiative document for the partial review of the respective planning document, specifying:
 - i. the purpose and need of reviewing the plan;
 - ii. the documents or their integral parts subject to review;
 - iii. the experts that will constitute the working group for the review of the document;
 - iv. specifications related to the coordination and consultation process and public hearings by specifying the deadlines thereof;
 - v. the action plan for the review of the document;
 - vi. as appropriate, the decision on the suspension of development for the entire territory subject to review or for a part thereof, pursuant to Article 33 of the Law, accompanied by the respective map.
 - b) the consultation of the draft project of the initiative with the Agency and the public through the National Territorial Planning Register;
 - c) the publication of the final document of the initiative, with the respective reflections in case of any comments, accompanied by the decision of the authority responsible for drafting the planning documentation for undertaking the initiative.

2. The drafting of the revised planning documentation, based on the action plan, as predetermined and agreed upon in the initiative document.
3. The coordination, consultation and public meetings according to the specifications of the initiative document, determined in cooperation with the Agency.
4. Approval of the revised planning document:
 - a) At the central level, the approval is done pursuant to the specifications set forth in the respective sections of this regulation describing the approval process.
 - b) At the local level:
 - i. The reviewed document of the SPDL is approved pursuant to the specifications of Article 47 of this regulation;
 - ii. [The reviewed document of the GLP is approved pursuant to the specifications of Article 62 of this regulation;](#)
 - iii. The reviewed document of the SPML is approved pursuant to the specifications of Article 67 of this regulation;

Article 13

Professional liability statement

1. The drafters of the planning document, as experts of various fields and members of public and private institutions, shall sign a liability statement whereby they acknowledge that the planning documentation is in compliance with the applicable legislation in the field of planning and territorial development, as well as other laws that affect territorial planning.
2. In cases where, during the process of approval of the planning documentation or during the implementation thereof, violations of the legal provisions in force are identified, the authority or entity identifying such violation has the obligation to inform the ministry responsible for issuing licenses in the field of planning, as well as the planning authority responsible for the drafting, which should take the necessary measures against the drafters of the documentation as well as the entire chain of supervisory institutions, depending on the extent of the damage caused by the lack of professional responsibility.
3. Accordingly, upon reviewing the case, the Agency shall request the NTC to fully or partially review the said planning document, following the steps of the simplified procedure.

Article 14

Planning fund

The planning fund is proposed to be established from the state budget and from the collection of administrative fines, according to the publications in the register, the approval deadlines and anything else related to the planning process and not only. The usage of the fund is planned and approved by the planning authority in compliance with the applicable laws and bylaws.

SECTION 2

HIERARCHY OF THE PLANNING DOCUMENTATION

Article 15

Planning levels:

1. The planning and the planning documents in the territory of the Republic of Albania shall be organized in two levels:
 - a) Planning at the central level:
 - i. National General Territorial Plan (NGTP);
 - ii. National Sectoral Plan (NSP);
 - iii. Detailed Plan on the Areas of National Importance (DPANI);
 - b) Planning at the local level:
 - i. Sectoral Plans at the District Level (SPDL);
 - ii. General Local Plans (GLP);
 - iii. Sectoral Plans at the Municipal Level (SPML);
 - iv. Detailed Local Plans (DLP);
2. The order of the planning documents is hierarchical. Each planning document shall be drafted in compliance with and pursuant to the documents that stand higher in hierarchy.

SECTION 3

NATIONAL GENERAL TERRITORIAL PLAN

Article 16

Scope of the GNTP

1. The National General Territorial Plan determines the mandatory baseline for all plans that are drafted in the Republic of Albania.
2. The objectives of the National General Territorial Plan are specified in Article 16(2) of the Law.
3. The drafting and implementation of the National General Territorial Plan should observe the principles of planning as a continuous work process.

Article 17

Authority responsible for the drafting of the GNTP

1. The drafting process of the GNTP shall be coordinated by the authority responsible for territorial planning at the central level, which is also the authority responsible for drafting the plan in compliance with letter Article 8(1)(c) of the Law.

2. The action plan for the drafting of the GNTP shall be implemented by the Agency.
3. The General National Territorial Plan (GNTP) shall be drafted by working groups chaired by the Agency, including specialists from public institutions and experts of various fields, whether local or international, pursuant to the provisions of the Law "On the organization and functioning of the Council of Ministers".
4. The plan shall be regularly consulted with the inter-ministerial committee established at the Council of Ministers, by special order of the Prime Minister.

Article 18

Initiative for the drafting of the GNTP

1. The working process for the GNTP shall be preceded by the undertaking of the initiative for the drafting thereof.
 - a) The undertaking of the initiative may be initiated by the authority responsible for territorial planning at the central level, through or by proposal of the Agency responsible for territorial planning.
 - b) The authority responsible for the drafting of the initiative shall be the authority responsible for territorial planning at the central level, in cooperation with the Agency responsible for territorial planning, which shall submit it for approval with the National Territorial Council.
 - c) The authority responsible for approving the initiative shall be the National Territorial Council.
2. The document of the initiative for the drafting of the GNTP shall include:
 - a) the analysis determining the purpose and need for drafting or reviewing the planning document;
 - b) the documents indicating the areas of national importance, if any, pursuant to the provisions of Article 16(3) of the Law;
 - c) the list of documents constituting integral part of the GNTP;
 - ç) information on the experts (fields of expertise) to be included in the working group for the drafting of the GNTP;
 - d) specifications regarding the coordination and consultation process and the public hearings, specifying the respective deadlines;
 - dh) the action plan for drafting the document of the National General Territorial Plan;
 - e) information on the budget for the drafting of the GNTP;
 - ë) as appropriate, the decision on the suspension of development for the entire territory or a part thereof, pursuant to Article 33 of the Law, accompanied by the respective map.
3. The initiative shall be made public and published in the register by the responsible authority, as follows:
 - a) The decision of the authority responsible for territorial planning at the central level on undertaking the initiative shall be published in the register within 10 (ten) days from the date when the initiative is taken, pursuant to Article 56(1) and (4) of the Law

- b) The decision of the authority responsible for territorial planning at the central level on undertaking the initiative shall be published on the official website of such authority as well as on the official website of the Agency.
- 4. The decision of the NTC on the approval of the initiative shall enter into force once this decision, along with the initiative document:
 - a) are published in the register by the NTC Secretariat, within 10 (ten) days following their date of approval, pursuant to Article 56(1) and (4) of the Law.
 - b) are published on the official website of the NTC Secretariat, of the authority responsible for territorial planning at the central level and of the Agency.

Article 19

Content of the GNTP document

The document of the GNTP shall contain at least:

1. The metabolic flows analysis and a thorough territorial analysis on the infrastructural, environmental, macroeconomic, social, demographic and sectoral elements and on the impact of European policies (directives) and inequalities.
2. The strategic vision and the development objectives, based on the Government programme and the thorough analysis.
3. The proposal with territorial specifications, such as:
 - a. the specification of areas of a strategic priority for development, including the main areas for the development of industry, energy, agriculture and tourism;
 - b. the specification or review of issues, areas and facilities of national importance;
 - c. the clear specification of territorial systems (natural, aquatic, agricultural, urban and infrastructural), based on which the planning documents standing lower in hierarchy shall be detailed.
 - ç) the specification of lines, networks, installations, junctions (also including structures/facilities/buildings) within the territory, or national infrastructure territories;
 - d. the specification of natural resources, cultural monuments and cultural heritage sites with the territory, as well as their protective measures, in compliance with the specific legislation;
 - dh) substantial strategic sectoral and cross-sectoral programmes;
 - e. strategic instructions on issues of regional development and territorial development of the local government units;
 - ë) specifications regulating the impact of other sectors on the territory and, as appropriate, rules on the road system categories, on the protection of cultural heritage sites and values and on the health and environmental resources.
4. The strategic actions, projects and investments plan for the implementation of the GNTP, determining the implementation through sectoral and cross-sectoral plans, strategic programmes of

the EU integration processes, midterm and long-term national financial instruments, strategic investments (not only in infrastructure) and pilot development projects.

5. Maps accompanying and reflecting the content of each of the abovementioned points, in a scale that varies from 1:100,000 up to 1:250,000
6. A report on the proposals for strategic investment and pilot development projects;
7. The strategic environmental assessment survey;
8. Proposals on the amendment of the institutional and legal framework;
9. Indicators for the monitoring of the GNTP implementation.

Article 20

Approval and entry into force of the GNTP

1. The approval process of the General National Territorial Plan (GNTP) shall be conducted pursuant to the provisions of Article 25 of the Law.
2. The approval process of the plan shall include at least the following steps:
 - a) The submission of the request with the authority responsible for approving the plan;
 - b) The decision-making of the NTC;
 - c) The decision-making of the Council of Ministers.
3. Materials submitted/published for the approval of the planning document shall be:
 - a) The initiative approved by the NTC;
 - b) The full document of the GNTP;
 - c) The Environmental Statement on the Strategic Environmental Assessment, in reference to the specific legislation in force;
4. Following the publication of the full document of the GNTP in the register, the responsible authority shall file a request for the approval of the plan with the NTC.
5. The General National Territorial Plan (GNTP) shall be approved by the NTC in accordance with Article 25(4) of the Law.
6. The decision of the NTC shall be published in the register, as well as in the official website of the NTC Secretariat as the authority responsible for territorial planning at the central level and the agency, within 15 (fifteen) days from the approval date, in accordance with Article 25(4) of the Law.
7. Upon publication of the decision of the NTC and its supporting documentation in the register, the national territorial planning authority shall file a request for the approval of the plan with the Council of Ministers.
8. The General National Territorial Plan (GNTP) shall be approved by the Council of Ministers in accordance with Article 58(1) of the Law.
9. The document of the General National Territorial Plan (GNTP) shall enter into force upon approval by the Council of Ministers and upon complete publication of its documents in the Official Journal.

Article 21

Implementation and monitoring of the implementation of the GNTP

1. The monitoring of the implementation of the GNTP shall be carried out by the authorities responsible for the plan drafting process, in accordance with Article 6(3), Article 8(1)(d), Article 9(3)(b) and Article 10(1)(c) and (g) of the Law.
2. The monitoring of the implementation of the plan shall be carried out based on the action plan and the monitoring indicators document, approved as an integral part of the plan document.
3. The National General Territorial Plan shall be implemented through the national sectoral plans, detailed plans for the areas of national importance, sectoral plans at the district level, general local plans, strategic investments and pilot development projects, as per its action plan.

SECTION 4

NATIONAL SECTORAL PLAN

Article 22

Scope of the NSP

1. The national sectoral plans are drafted by the ministries with the purpose of achieving the strategic development of one or more sectors pursuant to the fields of competence, such as: national security, energy, industry, transport, infrastructure, tourism, economic areas, education, sports, cultural and natural heritage, natural resources, health, agriculture, water infrastructure, etc.
2. The National Sectoral Plan may be drafted for the entire territory of the Republic of Albania or for certain parts thereof, depending on the sector and the national interest.
3. In its drafting and implementation, the National Sectoral Plan shall follow the principles of planning as a continuous work process.

Article 23

Authority responsible for the drafting of the NSP

1. The drafting process of the NSP shall be coordinated by the minister responsible for the sector subject to the plan, which is also the authority responsible for drafting the plan in compliance with Article 10(1)(a) of the Law.
2. In cases where the plan is drafted for purposes of surveying several sectors in an integrated manner, coordination shall be achieved through cooperation, under the lead of the authority responsible for territorial planning at the central level.
3. The action plan for the drafting of the NSP shall be implemented by the working group established by order of the minister responsible for the sector or the authority responsible for

territorial planning at the central level, in cases where the plan includes the surveying of several sectors.

4. The NSP shall be drafted by working groups comprising specialists from public institutions and experts of various fields, whether local or international, pursuant to the provisions of the Law "On the organization and functioning of the Council of Ministers".
5. The Agency shall be in any case part of the working group.

Article 24

Drafting, consultation and coordination of the NSP

1. The drafting of the NSP shall begin with the undertaking of the initiative and the approval thereof at the NTC. The decision of the latter shall be published in the NTPR.
2. The drafting of the NSP consists in several stages, corresponding to the drafting of its composing documents:
 - a. Preparatory stage: Drafting of the initiative and preparation of the initial database for its drafting;
 - b. Phase I. Sectoral analysis;
 - c. Phase II: Drafting of the sectoral strategy and the sectoral development vision;
 - d. Phase III: Drafting of the sector development plan and the regulation for its implementation;
3. During stage II and III, the Strategic Environmental Evaluation for the NSP shall be simultaneously drafted.
4. At the end of each stage, the authority responsible for drafting the NSP shall publish the drafted material in the National Territorial Planning Register in order for the Agency to carry out a technical evaluation thereof and confirm the transition to the next stage, with the exception of the preparatory stage, for which it gives potential recommendations, pursuant to Article 4(5) of this Regulation.
5. The NSP shall be consulted through:
 - a. publishing the documents in the National Planning Register,
 - b. notifying the interested parties through one or more traditional means of notification,
 - c. organizing at least two public hearings respectively during stage II and III of its drafting, in accordance with Article 8 of this Regulation.
6. The NSP shall be coordinated through the Planning Coordination Forum at the central level, in accordance with Article 5 of this Regulation. The Agency shall organize at least two meetings of the FPCC, respectively in stage II and III of the NSP, following the organization of the public hearings by the authority responsible for the NSP.

Article 25

Initiative for the drafting of the NSP

1. The working process for the NSP shall be preceded by the undertaking of the initiative for the drafting thereof.

- a) The authority responsible for undertaking and drafting the initiative shall be the minister responsible for the sector, who shall submit it for approval with the National Territorial Council. In cases where the plan is drafted for purposes of surveying several sectors in an integrated manner, the initiative shall be undertaken by the authority responsible for territorial planning at the central level.
 - b) The authority responsible for approving the initiative shall be the National Territorial Council.
2. The initiative for the drafting of the NSP shall include:
 - a) the analysis determining the purpose and need for drafting or reviewing the planning document;
 - b) the borders of the territory covered by the planning document;
 - c) the list of documents constituting integral part of the NSP;
 - ç) the experts (fields of expertise) that are to be included the working group for the drafting of the NSP;
 - d) specifications regarding the coordination and consultation process and the public hearings, as well as the respective deadlines;
 - dh) the action plan for the drafting of the NSP document;
 - e) the budget for the drafting of the NSP;
 - ë) as appropriate, the decision on the suspension of development for the entire territory or a part thereof, pursuant to Article 33 of the Law, accompanied by the respective map.
 3. The initiative shall be made public and published in the register by the responsible authority:
 - a. The decision of the authority responsible for undertaking the initiative shall be published in the register within 10 (ten) days from the date when the initiative is taken, pursuant to Article 56(1) and (4) of the Law.
 - b. The decision of the authority responsible for taking the initiative shall also be published on the official website of the authority.
 4. The decision of the NTC on the approval of the initiative shall enter into force upon publication of the decision in the Register by the NTC Secretariat:
 - a) The decision of the NTC on the approval of the initiative, along with the initiative document, shall be published in the Register within 10 (ten) days from the date of approval, pursuant to Article 56(1) and (4) of the Law.
 - b) The decision of the NTC and the initiative document shall also be published on the website of the NTC Secretariat as the authority responsible for territorial planning at the central level, as well as on the website of the Agency.

Article 26

Content of the NSP

The National Sectoral Plan shall include at least the following documents:

1. The sector analysis and assessment:
 - a) Analysis of the previous planning documents and legislation, such as;

- i. analysis of the planning documents previously drafted for the territory at all levels, including their enforceability and the issues that need to be assessed during the drafting of the new plan;
 - ii. analysis of the sectoral legislation that affects the territory; the issues, areas and/or facilities of national importance that are located within the territory of the local government unit and the limitations stemming therefrom
 - iii. analysis of European policies/directives on the development of the sector.
- b) General sector analysis:
- i. Analysis and assessment of the strategic position of the territory subject to the NSP as compared to the region where it is located, in terms of development of the respective sector;
 - ii. General analysis of the condition of the development of the sector and the territory impacted by it;
 - iii. The metabolic analysis of the main flows relevant to the sector in the territory;
- c) Summary and introduction of the exclusive elements and limitations arising from the abovementioned considerations on the development of the sector in the territory;
- ç) Analysis of the land use:
- i. A reading of the territory based on 5 systems: urban, natural, agricultural, aquatic and infrastructural;
 - ii. Analysis of the existing infrastructural condition with an impact on the development of the relevant sector;
- d) Socio-economic analysis relevant to the sector;
- dh) Accompanying maps for the above points;
2. The Sector Strategy, which shall include:
- a) the mandatory provisions resulting from the GNTP in force, with impact on the sector/territory;
 - b) summary of findings of the assessment on the existing condition of the territory, and identification of the issues for which the NSP should propose solutions and concrete measures;
 - c) Formulation of potential development scenarios, based on the altering of development conditions according to the current and expected data on the sector for which the plan is drafted;
 - ç) the vision for the development of the sector in the territory;
 - d) strategic objectives on the development of the sector;
 - dh) guidelines on the development of the sector;
 - e) development programs and projects;
 - ë) pilot development projects, accompanied by the respective files with details of the location, typology, main purpose and importance, beneficiaries, responsible persons, estimated cost, actions for its implementation, deadlines and duration;

- f) action plan for the implementation of the programme and projects, including implementation priority and time-frame, human and financial resources, necessary institutional and legal amendments and implementation monitoring indicators;
 - g) accompanying maps for the above points.
3. The Sector Development Plan, which may include depending on the sector:
- a) The plan of the sector proposals, including:
 - i. the structuring of the territory according to five systems, accompanied by the table of the respective indicators for each system, identifying the changes to the current condition;
 - ii. structuring of the territory in areas;
 - iii. depending on the sector, the land use proposal according to the categories and/or subcategories;
 - iv. Proposals on the areas of national importance, pursuant to the planning and sector legislation and in accordance with the provisions of this regulation;
 - v. specification of the main areas of sector development;
 - vi. specification of the areas that are to be subject of the drafting of the DPANIs, starting from development or redevelopment goals, the change of the land use and development conditions and use of development guiding instruments;
 - b) The services and infrastructure plan depending on the sector;
 - c) The environmental protection plan, including:
 - i. provisions on landscape protection;
 - ii. provisions on the improvement of the quality of water and protection of water bodies;
 - iii. provisions on the improvement of the quality of the air.
 - iv. provisions on the increase and/or expansion of green areas;
 - v. provisions on the resolution of environmental issues and identified areas of focus, as appropriate;
 - ç) The action plan for the implementation of the NSP, including:
 - i. specifications on the implementation of public infrastructure and strategic and pilot projects, according to their priority and time frame;
 - ii. the need for amendments to the legal and administrative framework at the local level, in order to enable the implementation of the plan;
 - iii. monitoring indicators and instructions for the evaluation of the implementation of the NSP.
 - d) Accompanying maps for the above points;
4. The Plan Regulation, including as follows:
- a) definitions of the terms and necessary explanations;
 - b) general rules and conditions for the development of the sector, which should be observed by other territorial planning and development authorities;
 - c) rules on each area specified for sector development, as appropriate and depending on the sector;
 - d) rules on the infrastructure, as appropriate and depending of the sector;
 - e) rules on the protection of the environment, landscape, natural resources and objects of cultural heritage;

5. the Strategic Environmental Assessment, pursuant to the specific legislation in force;
6. The complete geo-spatial information on the sector/territory integrated in the GIS platform, pursuant to the standards of the National Territorial Planning Register.

Article 27

Approval of the NSP

1. The process for the approval of the National Sectoral Plan (NSP) shall be conducted in compliance with the provisions of Article 25 of the Law.
2. The process for the approval of the plan shall include at least the following steps:
 - a) The issuance of the certificate of compliance by the Agency;
 - b) The request of the responsible authority to NTC for review and approval of the plan;
 - c) The decision of NTC;
3. The materials to be submitted/published for the approval of the planning document are:
 - a) the initiative approved by the NTC;
 - b) the full document of the NSP;
 - c) the certificate of compliance issued by the Agency, or the tacit confirmation of compliance.
 - d) The Environmental Statement on the Strategic Environmental Assessment, in reference to the specific legislation in force;
4. Upon publication of the complete NSP document in the register, the responsible authority shall submit a request for the issuance of the certificate of compliance by the Agency.
5. The planning document shall be reviewed as follows:
 - a) The agency shall assess the compliance of the documentation of the National Sectoral Plan within 30 (thirty) days from the date of submission of the complete documentation for assessment of compliance.
 - b) At the end of the 30-days term for the assessment of compliance, the Agency shall draft and publish in the register the technical evaluation report of the NSP and the act of compliance, as appropriate.
 - c) Where the planning document is reviewed/rectified by the responsible authority, the Agency shall repeat the compliance assessment process for the planning document and the drafting of the technical assessment report, until such time as compliance is attained.
 - d) In case the above deadlines are not observed, the requesting authority shall notify the Agency of the failure to observe the deadline. Upon termination of the deadline, the register shall issue the tacit confirmation of compliance.
6. The review/adjustment of the document and the reflection of the Agency remarks is conducted as follows:
 - a) Upon publication of the technical evaluation report of the NSP in the register by the Agency, the responsible authority should review/adjust the document of the plan to reflect remarks and suggestions, if any.

- b) Following the review/adjustment, the responsible authority shall republish the complete document of the plan and the reflected remarks and suggestions, accompanied by the amendments report.
7. Upon publication in the register of the full materials of the NSP, pursuant to paragraph 3 of this article, the responsible authority shall submit a request with the NTC for the approval of the planning document.
 8. The National Sectoral Plan (NSP) shall be approved by the NTC in accordance with Article 7(b) of the Law. The basis for the decision-making on the approval of the NSP consists of the documents listed under paragraph 3 of this article.

Article 28

Entry into force of the NSP

1. The document of the National Sectoral Plan (NSP) shall enter into force upon publication of the NTC decision and its supporting documentation in the register, pursuant to Article 56(2) of the Law.
2. The decision of the NTC shall be published in the register and, in any case, on the official website of the NTC Secretariat, as the authority responsible for territorial planning at the central level, and the official website Agency, within 15 (fifteen) days from the approval date, in accordance with Article 25(4) of the Law.

Article 29

Implementation and monitoring of the implementation of the NSP

1. The implementation of the NSP shall be monitored by the authority responsible for drafting the plan, pursuant to Article 10(1)(c) and (g) of the Law, as well as by the Agency, pursuant to Article 10(2) of this Regulation.
2. The implementation of the plan shall be monitored on the basis of the action plan and the document of the monitoring indicators, approved as an integral part of the plan document, periodically evaluating the mid-term budgetary programs and the realization of the foreseen investments.
3. The National Sectoral Plan shall be implemented through detailed plans for areas of national importance, sectoral plans at the district level, general local plans and sectoral plans at the municipal level, as well as pilot projects of capital/strategic investments, pursuant to the action plan and its regulation.

SECTION 5

DETAILED PLAN FOR AREAS OF NATIONAL IMPORTANCE

Article 30

Issues, areas and facilities of national importance in planning

1. Issues, areas and facilities of national importance in planning shall be subject to national planning.
2. Issues, areas and facilities of national importance are characterised by special cultural, historical, economic, social or environmental values of one or several structures, installations, networks or areas directly aiming the realization of national interests in parts of the territory, such as:
 - a) cultural monuments, historical centres, archaeological parks and sites;
 - b) forests and protected natural areas, natural monuments, ecological networks, endangered ecosystems and biodiversity;
 - c) coastal strips, shores and water resources, lagoons, rivers, lakes;
 - ç) agricultural lands;
 - d) naturally endangered areas;
 - dh) dykes and dams;
 - e) natural and mineral resources and networks, industrial centres and parks;
 - ë) national transport infrastructure;
 - f) energy and telecommunication engineering infrastructure;
 - g) areas with a priority of tourism development;
 - gj) military areas;
 - h) education, health, social, cultural, artistic and sports facilities and structures, which, due to their features, are relevant to the activities of state institutions, as provided by law.
3. Issues, areas and facilities of national importance include those proclaimed as such by Decision of the Council of Ministers and the National Territory Council, pursuant to the by-laws in force on environment, culture, economy, tourism, infrastructure, urban planning/development, etc.

Article 31

Specification of issues, areas and facilities of national importance

1. The Agency, ex-officio or upon request of a ministry or another central or local body, shall undertake the initiative and propose for approval to the NTC the specification of an issue, area or facility as one of national importance in planning.
2. Issues, areas and facilities of national importance shall also be proposed during the planning process of the General National Territorial Plan and national sectoral plans
3. The NTC shall approve an issue, area or facility as one of national importance, as part of the General National Territorial Plan or national sectoral plans, or through a special process upon proposal of the National Territorial Planning Agency.
4. When the approval pursuant to paragraph 3 of this Article is done through a special process, the draft act for the approval of the initiative shall include:

- a) the type and characteristics of the issue, area or facility of national importance;
 - b) the borders or location in the territory, as appropriate;
 - c) a reference to the specific legislation and/or planning documents in force upon which the need for the specification of the national importance is based;
 - ç) the objectives sought to be achieved, as well as the reasons and economic and technical circumstances that make such specification mandatory;
 - d) the proposal for the suspension of the development, pursuant to the law, if necessary;
 - dh) specification of the obligation to draft the Detailed Plan for the Area of National Importance, as appropriate;
 - e) specification of the authority responsible for the drafting of the Detailed Plan for the Area of National Importance, as appropriate;
 - f) specification of the obligation to draft the Detailed Plan for the Area of National Importance, as appropriate;
5. The NTC decision, along with its complete supporting documentation, shall be published in the register and, in any case, on the official website of the NTC Secretariat, within 10 (ten) days from the date of approval, in compliance with Article 56(4) of the Law.
 6. In cases where the obligation for drafting the Detailed Plan for the Area of National Importance is specified in the national plans or in the NTC decision, the authority responsible for the issue should take the necessary steps for its drafting.
 7. The structure and form, as well as the process for the initiative, drafting and approval of the Detailed Plan for an Area of National Importance shall be specified in this regulation, while the implementation of the DPANI through the development instruments and construction permits shall be specified in the development regulation pursuant to the provisions of Article 18(5) of the Law.

Article 32

Development of the areas of national importance in planning

1. The development of areas of national importance in compliance with the restrictions and conditions of the respective by-laws shall be carried out through construction permits in territories with predefined development conditions deriving from territorial planning processes.
2. Where the development is proposed in unurbanized areas, the respective territory, part of the area of national importance, must be subject to a detailed and special planning.
3. This planning process shall be conducted by drafting a Detailed Plan for the Area of National Importance.

Article 33

Scope of DPANI

1. The detailed plans for areas of national importance shall be drafted to ensure the protection, preservation and sustainable development of areas of national importance.
2. The scope of the DPANI is
 - a) the area and/or issue of national importance in territory planning or parts thereof, unaffected by development, where interventions with development priority within the legal and by-legal restrictions are proposed.
 - b) Important and strategic investments that foster the territory development and have a national impact.
3. The Detailed Plan for an Area of National Importance shall be drafted for the area proclaimed as such or parts thereof.
4. The boundaries of the DPANI territory are defined based on:
 - a) The zoning of sectoral plans for the area of national importance (cultural heritage, protected areas, economic areas, etc.), as appropriate;
 - b) Zoning provided by planning instruments, by respecting their hierarchy as compared to the DPANI.
 - i. The General National Territorial Plan;
 - ii. The National Sectoral Plan;
 - iii. The General Local Plan, which, where appropriate, may be used as a baseline in absence of the abovementioned zoning.
5. In its drafting and implementation, the Detailed Plan for an Area of National Importance shall follow the principles of planning as a continuous working process.

Article 34

Stakeholders in the drafting of the DPANI

1. The DPANI shall be drafted at the initiative of a public authority or upon request of any other stakeholder.
2. The process of DPANI drafting requires coordination between several sectors, and as such, it should be coordinated by the authority responsible for territorial planning at a central level and the Agency responsible for territorial planning.
3. The coordination shall be implemented by a cross-sectoral working group, based on a decree of the Minister of line for the area / issue of national importance, or the authority responsible for territorial planning at a central level, where several sectors are involved.
4. The Detailed Plan for an Area of National Importance (DPANI) shall be drafted by working groups composed of specialists from public institutions and licensed experts of various fields, whether local or international, contracted by the initiating public authority or a private entity, chaired in any case by the Minister responsible for the area/issue of national importance or the authority responsible for territorial planning at the central level, where several sectors are involved.

Article 35

Drafting, coordination and consultation of DPANI

1. The DPANI drafting process starts upon the endorsement of the initiative by the NTC and its publication in the National Territorial Planning Register (NTPR), wherein the NTC agrees to the provision of opportunities for the development of the area of national importance or parts thereof.
2. The Detailed Plan for an Area of National Importance (DPANI) can be drafted in 1-3 stages, predetermined in the initiative document
3. Upon completion of each stage, the authority responsible for drafting DPANI shall publish the drafted material in the National Territorial Planning Register, in order for the Agency to carry out a technical evaluation thereof and confirm the transition to the next stage.
4. The DPANI shall be drafted in accordance with the national planning and development principles and in the framework of sustainable territorial development, and pursuant to the plans as per their hierarchy and the entire applicable legislation and regulations.
5. The DPANI documents for each stage shall be consulted and coordinated with all central and local institutions which are affected by the territorial development of the area of national importance or parts thereof, through the National Territorial Planning Register.
6. The coordination of DPANI shall be conducted through the Forum for Planning Coordination at a Central Level (FPCC), pursuant to the provisions of Articles 5 and 7 of this Regulation.
7. The DPANI consultation shall be conducted by publishing the document in the register, informing the stakeholders through one or more traditional information channels and organising public hearings with them, where requested.

Article 36

Initiative for the drafting of the DPANI

1. The work process for the DPANI shall be preceded by the undertaking of the initiative for the drafting thereof.
 - a) The authority responsible for undertaking the initiative, pursuant to Article 18(2) of the Law, shall be the minister responsible for the respective area/issue of national importance or the authority responsible for territorial planning at the central level, where several sectors are involved.
 - b) The authority responsible for approving the initiative shall be the National Territorial Council.
2. The initiative document shall be drafted by the National Territorial Planning Agency, in cooperation with the ministry responsible for the area of national importance and the initiating stakeholders

3. The document of the initiative to draft DPANI shall define the specific duties for drafting DPANI and shall include:
 - a) the territorial borders of the DPANI;
 - b) the purpose and need for drafting the DPANI;
 - c) the limitations and permissions predetermined by the plans and decisions in force;
 - ç) the DPANI drafting stage(s);
 - d) Documents constituting the DPANI, according to the stages;
 - dh) The experts (fields of expertise) to be included in the working group for the drafting of the DPANI;
 - e) the action plan for the drafting, coordination and consultation of the DPANI documents;
 - ë) The budget for the drafting of DPANI;
 - f) as appropriate, the decision on the suspension of development for the entire territory or a part thereof, pursuant to Article 33 of the Law, accompanied by the respective map.
4. The initiative shall be made public and published in the register by the responsible authority:
 - a) The decision of the authority responsible for taking the initiative shall be published in the register within 10 (ten) days from the date when the initiative is taken, pursuant to Article 56(1) and (4) of the Law.
 - b) The decision of the authority responsible for taking the initiative shall also be published on its website.
5. The decision of the NTC on the approval of the initiative shall enter into force after the decision is published in the register by the NTC Secretariat:
 - a) The decision of the NTC for endorsing the initiative, along with the initiative document, shall be published in the register within 10 (ten) days from the date of its endorsement, pursuant to Article 56 (1) and (4) of the Law.
 - b) The NTC decision and the initiative document shall also be published on the website of the NTC Secretariat, the responsible authority and the Agency.
6. The initiative endorsed by the NTC shall be implemented by establishing the working group and drafting the DPANI, pursuant to its provisions.

Article 37

The DPANI drafting stages

1. The document of the Detailed Plan for an Area of National Importance (DPANI) is based on the national planning documents and the legislation in force
2. The drafting of the DPANI document goes through the following phases:
 - a. Phase I, which shall include:
 - i. The territorial analysis;
 - ii. The territorial strategy;
 - b. Phase II, which shall include:

- i. The development plan;
 - ii. The preliminary regulation of the plan;
 - iii. The strategic environmental assessment;
 - c. Phase III, which shall include:
 - i. The detailed development plan;
 - ii. The detailed regulation of the plan;
- 3. Depending on the DPANI, stage I and II may be skipped in case their content is completed by overlapping planning documents in force, such as National Sectoral Plans or General Local Plans.

Article 38
Content of DPANI

The content of the documents of the DPANI for each phase shall include at least the following:

1. Phase I:
 - a) The territorial analysis, which shall provide:
 - i. an analysis of the documents and legislation on the local unit territory;
 - ii. a general territorial analysis: location in the area of national importance, special geographical and environmental conditions, soil fertility, natural resources, natural protected areas cultural and historical heritage sites, environmental analysis;
 - iii. an analysis of specific sectoral constraints and of exclusive development elements;
 - iv. an analyses of the existing condition of land use and infrastructure;
 - v. an analysis of land tenure.
 - b) The territorial strategy, which shall provide:
 - i. compulsory projections deriving from GNTP and, where appropriate, from the SNP in force or the drafting process, which affect the territory;
 - ii. summary of the findings from the assessment of the existing condition of the territory and identification of the issues to be resolved by the strategy;
 - iii. the vision for the development of the area and the guidelines for its development;
 - iv. strategic objectives on the development of the area;
 - v. development programs and projects;
 - vi. the action plan for the execution of the programme and projects, including implementation priority and time-frame, human and financial resources, necessary institutional and legal amendments, implementation monitoring indicators;
 - vii. existing territorial instruments accompanied by the respective tables and indicators, which identify the differences between the systems resulting from the implementation of the strategy.
 - c) Accompanying maps for each of the above points;
2. Phase II:
 - a) The Development Plan, which shall provide:
 - i. the land use plan; territorial structuring and zoning as provided under Chapter III of this regulation, in compliance with the constraints of the area of national importance and the

- sectoral ones; distribution of population over the territory (holding capacity); definitions on development guiding instruments under the law;
 - ii. the public infrastructure and service plan: transport infrastructure (road, and where appropriate, rail, water and air infrastructure) and engineering networks (energy, telecommunication, water and waste administration); provisions on the necessary public services;
 - iii. the environmental protection plan: landscape, green spaces, environment quality and solution to environmental issues, where appropriate;
 - iv. the implementing action plan: defining the implementation for the development of structural units, public infrastructure and projects, according to priority and time frames, accompanied by the monitoring indicators;
- b) Preliminary regulation of the plan:
- i. definitions of the terms used and explanation of the codes;
 - ii. the general rules on the land use according to categories, subcategories of land use and, where appropriate, specific uses, with the respective explanations, pursuant to Annex II of this Regulation;
 - iii. rules for each unit: development conditions, allowed, constrained and prohibited uses; the applicable planning rates, indicators and standards, pursuant to Annex II of this Regulation;
 - iv. legal rights and restrictions, whether public or private, deriving from the use of the development conditions;
 - v. instruments that may be used to guide development according to the law, including legal rights and restrictions deriving therefrom;
 - vi. rules on infrastructure: defining and describing the road network categories, pursuant to the special legislation, the technical conditions and size; provisions on the engineering infrastructures;
 - vii. determining the construction line (red line);
 - viii. rules for protecting the environment, landscape, natural resources, cultural heritage sites and facilities: defining the protection line along the water resources (blue line); development norms and standards that affect the environment, health and landscape pursuant to the applicable specific legislation; norms, standards and rules on cultural and historical heritage sites and objects;
 - ix. architectonic and aesthetic rules,;
- c) The Strategic Environmental Assessment, pursuant to the legislation in force;
- d) Accompanying maps for each of the above points;
3. Phase III:
- a) The Detailed Development Plan, which shall include:
- i. the division of the unit in structural sub-units, following the reorganization of plots through division and/or unification;

- ii. specifications on the land use for each sub-unit in subcategories and functions, pursuant to Annex I and II of this regulation;
 - iii. specifications of the technical infrastructure;
 - iv. specification of the development conditions for each sub-unit, pursuant to Annex II of this regulation;
 - v. specification of the cultural protected areas/objects, pursuant to the respective legislation in force, where appropriate;
 - vi. programs for the use of development guiding instruments, pursuant to Articles 30 to 36 of the Law, where appropriate;
 - vii. action plan on the implementation of the detailed plan - setting up public infrastructures and services.
- b) The Detailed Regulation of the Plan, which shall provide:
- i. definitions of the terms used;
 - ii. explanation of the codes used;
 - iii. development rules, data and conditions for each sub-unit, pursuant to Annex II of this regulation;
 - iv. rules on the division and unification of plots;
 - v. rules on the implementation of the development guiding instruments, pursuant to Articles 30 to 36 of the Law, where appropriate;
 - vi. technical conditions and rules on the implementation of infrastructures;
 - vii. rules on distances, setting the red line, and, where appropriate, the blue line;
 - viii. environment and landscape protection rules;
 - ix. rules on the preservation of cultural heritage sites and objects, where appropriate;
 - x. architectonic rules;
 - xi. rules to adjust facilities to the needs of people with disabilities.
- c) Accompanying maps for each of the above points;
4. An integral part of the DPANI document in each stage shall be the geo-spatial information package integrated in the GIS platform, in compliance with the standard of the National Territorial Planning Register.

Article 39

Approval of DPANI

1. The approval of the detailed plan for an area of national importance (DPANI) is done in compliance with the specifications of Article 25 of the Law.
2. The approval process of the plan shall include at least the following steps:
 - a) The issuance of the certificate of compliance by the Agency;
 - b) The request of the responsible authority to NTC to review and approve the planning document;
 - c) The decision of NTC;
3. Materials submitted/published for the approval of the planning document shall be:

- a) The initiative approved by the responsible authority;
 - b) The DPANI documents, as defined in the initiative;
 - c) The certificate of compliance issued by the Agency, or the tacit confirmation of compliance.
 - d) The Environmental Statement, pursuant to the special legislation in force, where appropriate/as defined under the initiative document.
4. Following the publication of the full DPANI documents in the register, as defined under the initiative document, the responsible authority shall submit a request to obtain the certificate of compliance by the Agency.
 5. The planning document shall be reviewed as follows:
 - a) The Agency shall assess the compliance of the detailed plan documentation for the area of national importance within 30 (thirty) days from the date of the submission of the full documentation for assessment of compliance.
 - b) Upon termination of the 30-days term for the assessment of compliance, the Agency shall publish in the register the DPANI technical assessment report, as well as the certificate of compliance, as appropriate.
 - c) Where the planning document is reviewed/rectified by the responsible authority, the Agency shall repeat the compliance assessment process for the planning document and the drafting of the technical assessment report, until such time as compliance is attained.
 - ç) In case the above deadlines are not observed, the requesting authority shall notify the Agency of such failure to observe the deadlines and the tacit confirmation of compliance shall be issued.
 - d) In case the above deadlines are not observed, the requesting authority shall notify the Agency of such failure to observe the deadlines and the tacit confirmation of compliance shall be issued.
 6. The review/adjustment of the document and the reflection of the remarks of the Agency shall be conducted as follows:
 - a) Following the publication of the DPANI technical assessment report in the register, the Agency as the responsible authority shall review/adjust the document of the plan in order to reflect remarks and suggestions, if any.
 - b) The responsible authority shall republish the full plan document containing the remarks and suggestions, accompanied by a report on the changes.
 7. Following the publication of the full DPANI materials in the register, as defined under paragraph 3 of this Article, the responsible authority shall submit a request to the NTC to review and approve the planning document.
 8. The Detailed Plan for an Area of National Importance (DPANI) shall be approved by NTC pursuant to Article 18(4) of the Law. The basis for the decision-making on the approval of DPANI consists of the documents listed under paragraph 3 of this Article.

Article 40

Entry into force of DPANI

1. The detailed plan document for an area of national importance (DPANI) shall enter into force upon full publication in the register of the NTC decision and its supporting documents, in accordance with Article 56(2) of the Law.
2. The NTC decision shall be published in the register, and, in any case, on the official website of the NTC Secretariat as the responsible authority and of the Agency, within 15 (fifteen) days from the date of approval, in accordance with Article 25(4) of the Law.

Article 41

Implementation and monitoring of the implementation of DPANI

1. The Detailed Plan for an Area of National Importance shall be implemented through construction permits, in accordance with action plan and the regulation of this plan.
2. Entities benefiting development rights based on the approved DPANI, shall be provided upon request with a development permit, within the meaning of Article 38 of the Law.
3. The DPANI shall be registered in the immovable property register, as a basis for conducting property transactions. New plots created by the subdivision and / or unification of existing plots shall be subject to a transaction only after being registered in the immovable property register, upon request of the developer.
4. Construction permits for construction within the area subject to the DPANI shall be issued on the basis of this plan by the responsible authority, the National Territorial Council or the local authority in case of delegation of competences, in accordance with Article 29(a) of the Law and the provisions of the development regulation, in compliance with the Law.
5. Monitoring of the implementation of DPANI shall be conducted by the authority responsible for drafting the plan, in accordance with Article 10(1)(a) of the Law, as well as by the Agency, in accordance with Article 10(2) of this regulation.
6. The implementation of the plan shall be monitored on the basis of the action plan and the document of the monitoring indicators, approved as an integral part of the plan document, periodically evaluating the mid-term budgetary programs and the realization of the foreseen investments.

SECTION 6

SECTORAL PLAN AT THE COUNTY LEVEL

Article 42

Scope of the SPDL

1. Sectoral plans at district level shall be drafted pursuant to the General National Plan and/or the national sectoral plans.

2. The national sectoral plan at district level can be drafted for the entire administrative territory of the district or for certain parts thereof, depending on the sector and the interest.
3. Sectoral plans at district level, serving the sector or sectors for which they are drafted, may have as their scope:
 - a) the coordination of works at district level for the implementation of the programs and provisions provided for in national plans;
 - b) the balancing of the national and local interests and needs for development at the district level;
 - c) the specification of a platform and of the mandatory strategic territorial development guidelines for the relevant government unit and for the general local plans of the authorities at the base level of the local government;
 - ç) strategic specifications on regulating land use according to the territorial systems;
 - d) planning of the programs and measures to guarantee environmental protection, sustainable development of the natural resources, arable land, landscape and green spaces;
 - dh) regulating the location and programs for public infrastructures and public and public easements, pursuant to the legislation in force;
 - e) regulating the protection, use and, as appropriate, the expansion of the protected natural and historical sites, pursuant to the requirements of the legislation in force.
4. In its drafting and implementation, the sectoral plan at district level shall follow the principles of planning as a continuous work process.

Article 43

Authority responsible for the drafting of the SPDL

1. The sectoral plans at district level shall be drafted by the District Council pursuant to Article 11(1) of the Law.
2. The process for the drafting of the SPDL shall be coordinated by the chairman of the District Council, who, in this case, shall be the authority responsible for drafting the plan.
3. The drafting process of the SPDL shall be coordinated with the ministry responsible for the sector or the ministries if the plan is drafted for several sectors.
4. The action plan for the drafting of the SPDL shall be implemented by the working group established, as appropriate, by order of the chairman of the District Council.
5. The sectoral plan at district level shall be drafted by the working groups including specialists from public institutions and experts of various fields, whether local or international.
6. The District Council and the ministry or ministries responsible for the sectors subject to the plan shall be part of the working group.
7. The Agency shall be in any case part of the working group.

Article 44

Drafting, consultation and coordination of the SPDL

1. The drafting of the SPDL shall begin with the undertaking of the initiative and the approval thereof by the District Council.
2. The drafting of the SPDL consists in several stages, corresponding to the drafting of its composing documents:
 - a. Preparatory stage: Drafting of the initiative and preparation of the initial database for its drafting;
 - b. Phase I: Sector/territory analysis;
 - c. Phase II: Drafting of the sectoral strategy and the sectoral development vision;
 - ç) Phase III: Drafting of the sector development plan and the regulation for its implementation;
 - d. During stage II and III, the Strategic Environmental Evaluation for the SPDL shall be simultaneously drafted.
3. At the end of each stage, the authority responsible for drafting the SPDL shall publish the drafted material in the National Territorial Planning Register in order for the Agency to carry out a technical evaluation thereof and confirm the transition to the next stage, with the exception of the preparatory stage, for which it gives potential recommendations, pursuant to Article 4(5) of this Regulation.
4. The SPDL shall be consulted through:
 - a. publishing the documents in the National Territorial Planning Register;
 - b. notifying the interested parties through one or more traditional means of notification;
 - c. organizing at least two public hearings respectively during stage II and III of its drafting, in accordance with Article 8 of this Regulation.
5. The SPDL shall be coordinated through the Planning Coordination Forum at the local level, in accordance with Article 5 of this Regulation. The Agency shall organize at least two meetings of the FPCL, respectively in stage II and III of the SPDL, following the organization of the public hearings by the authority responsible for the SPDL.

Article 45

Initiative for the drafting of the SPDL

1. The working process for the SPDL shall be preceded by the undertaking of the initiative for the drafting thereof.
2. The initiative shall be undertaken in accordance with the following specifications:
 - a) The authority responsible for undertaking and drafting the initiative shall be the chairman of the District Council.
 - b) The authority responsible for approving the initiative shall be the District Council.

- c) The initiative approved in the District Council should be also approved by the National Territorial Council, if it leads to the suspension of development in the entire administrative territory of the district or in certain parts thereof.
3. The initiative for the drafting of the SPDL shall include:
 - a) the analysis determining the purpose and need for drafting or reviewing the planning document;
 - b) the borders of the territory covered by the planning document;
 - c) the action plan for the drafting of the SPDL document;
 - ç) the list of documents constituting integral part of the SPDL;
 - d) the experts (fields of expertise) to be included in the working group for the drafting of the SPDL;
 - dh) specifications regarding the coordination and consultation process and the public hearings, as well as the respective deadlines,
 - e) the budget for the drafting of the SPDL,
 - ë) as appropriate, the decision on the suspension of development for the entire territory or a part thereof, pursuant to Article 33 of the Law, accompanied by the respective map.
 4. The initiative shall be made public and published in the register by the responsible authority:
 - a) The decision of the Chairman of the District Council for undertaking the initiative shall be published in the register within 10 (ten) days from the date when the initiative is taken, pursuant to Article 56(1) and (4) of the Law.
 - b) The decision of the chairman of the District Council to undertake the initiative shall also be made public through one or several other means of information.
 5. In the event that the initiative must also be approved by the NTC (where the initiative leads to suspension of development), the decision of the NTC on the approval of the initiative shall enter into force upon publication of the decision in the register by the NTC Secretariat:
 - a) The decision of the NTC for endorsing the initiative, along with the initiative document, shall be published in the register within 10 (ten) days from the date of its endorsement, pursuant to Article 56 (1) and (4) of the Law.
 - b) The NTC decision and the initiative document shall also be published on the official website of the NTC Secretariat as the responsible authority and of the Agency.

Article 46

Content of the SPDL

The sectoral plan at district level shall include at least the following documents:

1. The sector analysis and assessment:
 - a) The sector analysis and assessment, which shall include:
 - i. the analysis of the planning documents previously drafted for the territory at all levels, including their enforceability and the issues that need to be assessed during the drafting of the new plan;

- ii. the analysis of the sectoral legislation that affects the territory; the issues, areas and/or facilities of national importance that are located within the territory of the local government unit and the limitations stemming therefrom
 - b) The general sector analysis, such as:
 - i. Analysis and assessment of the strategic location of the territory subject to the SPDL as compared to the region where it is located, in terms of development of the respective sector;
 - ii. general analysis of the condition of development of the sector and the territory impacted by it;
 - iii. The metabolic analysis of the main flows relevant to the sector in the territory;
 - c) Summary and introduction of the exclusive elements and limitations arising from the abovementioned considerations on the development of the sector in the territory.
 - ç) Analysis of the land use:
 - i. a reading of the territory based on 5 systems: urban, natural, agricultural, aquatic and infrastructural;
 - ii. an analysis of the existing infrastructural condition with an impact on the development of the relevant sector.
 - d) Socio-economic analysis relevant to the sector.
 - dh) Accompanying maps for the above points.
- 2. The Sector Strategy, which shall include:
 - a) The mandatory provisions that result from the GNTP and NSP in force, with impact on the sector/territory.
 - b) The summarized findings of the assessment on the existing condition of the territory, and identification of the issues for which the SPDL should propose solutions and concrete measures.
 - c) The formulation of potential development scenarios, based on the altering of development conditions, pursuant to the current and expected data of the sector for which the plan is drafted. The vision for the development of the sector in the territory;
 - ç) The vision for the development of the sector in the territory.
 - d) Strategic objectives on the development of the sector;
 - dh) Guidelines on the development of the sector;
 - e) Development programs and projects;
 - ë) Pilot development projects; accompanied by the respective files with details of the location, typology, main purpose and importance, beneficiaries, responsible persons, estimated cost, actions for its implementation, deadlines and duration;
 - f) The action plan for the execution of the programme and projects, including implementation priority and time-frame, human and financial resources, necessary institutional and legal amendments, implementation monitoring indicators;
 - g) Accompanying maps for the above points;

3. The sector/territory development plan, which may include depending on the sector:
 - a) The plan of the sector/territory proposals, including:
 - i. the structuring of the territory according to five systems, by identifying changes on the existing condition;
 - ii. Structuring of the territory of each of the five systems in zones; depending on the sector, proposal on the use of land, pursuant to the categories and/or subcategories;
 - iii. depending on the sector, the land use proposal according to the categories and/or subcategories;
 - iv. proposals on the areas of national importance, pursuant to the planning and sector legislation, following the specifications of this regulation;
 - v. specification of main areas of sector development.
 - b) The services and infrastructure plan depending on the sector;
 - c) The environmental protection plan, including:
 - i. provisions on landscape protection;
 - ii. provisions on the improvement of the quality of water and protection of water bodies;
 - iii. provisions on the improvement of the quality of the air.
 - iv. provisions on the increase and/or expansion of green areas;
 - v. provisions on the resolution of environmental issues and identified areas of focus, as appropriate;
 - ç) Action plan for the implementation of the SPDL, which includes:
 - i. specifications on the implementation of public infrastructure and strategic and pilot projects, according to their priority and time frame;
 - ii. Needs for amendments to the legal and administrative framework at the local level, to enable the implementation of the plan;
 - iii. Indicators for the monitoring, and instructions on the evaluation of the implementation of the SPDL.
 - d) Accompanying maps for the above points;
4. Regulation of the Plan, which includes:
 - a) Definitions of terms and necessary explanations;
 - b) general rules and conditions for the development of the sector, that must be implemented by other territorial planning and development authorities;
 - c) Rules on each area specified for sector development, as appropriate and depending on the sector;
 - ç) rules on the infrastructure, as appropriate and depending of the sector;
 - d) rules on the protection of the environment, landscape, natural resources and objects of cultural heritage;
5. the Strategic Environmental Assessment, pursuant to the specific legislation in force;
6. The complete geo-spatial information on the sector/territory integrated in the GIS platform, pursuant to the standards of the National Territorial Planning Register.

Article 47
Approval of SPDL

1. The approval process of the sectoral plan at the county level (SPDL) shall be done in compliance with the specifications of Article 25 of the law.
2. The process for the approval of the plan shall include at least the following steps:
 - a) the issuance of the certificate of compliance by the Agency;
 - b) the approval of the document of the plan at the District Council;
 - c) Submission of the request of the responsible authority with the NTC for review and approval of the plan;
 - ç) the decision-making of the NTC.
3. The materials to be submitted/published for the approval of the planning document are:
 - a) the approved initiative;
 - b) the full document of the SPDL;
 - c) the certificate of compliance issued by the Agency, or the tacit confirmation of compliance.
 - d) The Environmental Statement on the Strategic Environmental Assessment, in reference to the specific legislation in force;
4. Upon publication of the complete SPDL document in the register, the responsible authority shall submit a request for the issuance of the certificate of compliance by the Agency.
5. The planning document shall be reviewed as follows:
 - a) The agency shall assess the compliance of the documentation of the SPDL within 30 (thirty) days from the date of submission of the complete documentation for assessment of compliance.
 - b) At the end of the 30-days term for the assessment of compliance, the Agency shall draft and publish in the register the technical evaluation report of the SPDL and the act of compliance, as appropriate.
 - c) Where the planning document is reviewed/rectified by the responsible authority, the Agency shall repeat the compliance assessment process for the planning document and the drafting of the technical assessment report, until such time as compliance is attained.
 - ç) In case the above deadlines are not observed, the requesting authority shall notify the Agency of such failure to observe the deadlines and the Register shall issue the tacit confirmation of compliance.
6. The review/adjustment of the document and the reflection of the remarks of the Agency shall be conducted as follows:
 - a) Upon publication of the technical evaluation report of the SPDL in the register by the Agency, the responsible authority should review/adjust the document of the plan to reflect remarks and suggestions, if any.
 - b) The responsible authority shall republish the full plan document containing the remarks and suggestions, accompanied by a report on the changes.

7. Upon publication in the register of the full materials of the SPDL, pursuant to paragraph 3 of this article, the responsible authority shall submit a request with the NTC for the approval of the planning document.
8. The sectoral plan at the district level (SPDL) shall be approved by the NTC in accordance with Article 25 of the Law. The basis for the considerations of the decision making on the approval of the SPDL is composed of the documents mentioned in paragraph 3, of this Article.

Article 48

Entry into force of the SPDL

1. The document of the Sectoral Plan at District Level (SPDL) shall enter into force upon publication of the NTC decision and its supporting documentation in the register, pursuant to Article 56(2) of the Law.
2. The NTC decision shall be published in the register, and, in any case, on the official website of the NTC Secretariat as the responsible planning authority and of the Agency, within 15 (fifteen) days from the date of approval, in accordance with Article 25(4) of the Law.

Article 49

Implementation and monitoring of the implementation of the SPDL

1. Monitoring of the implementation of SPDL shall be conducted by the authority responsible for drafting the plan, in accordance with Article 10(1) of the Law, as well as by the Agency, in accordance with Article 10(2) of this regulation.
2. The implementation of the plan shall be monitored on the basis of the action plan and the document of the monitoring indicators, approved as an integral part of the plan document, periodically evaluating the mid-term budgetary programs and the realization of the foreseen investments.
3. The sectoral plan at the county level shall be implemented through the detailed plans for areas of national importance, sectoral plans at the district level, general local plans and sectoral plans at the municipal level, as well as pilot projects of capital/strategic investments, pursuant to the action plan and its regulation.

SECTION 7

GENERAL LOCAL PLAN

Article 50

Scope of GLP

1. The General Local Plan determines the mandatory reference framework for the protection and use of the administrative territory of the local government unit (municipality).
2. The objectives of the GLP are those determined in Article 20 of the law.
3. In its drafting and implementation, the General Local Plan shall follow the principles of planning as a continuous work process.

Article 51

Authority responsible for the drafting of the GLP

1. The authority responsible for drafting the GLP is the head of the local government unit.
2. The action plan for the drafting of the GLP shall be followed by the working group, appointed by the Mayor, composed of the technical staff of the municipality and, as the case may be, by external experts, identified based on an open public competitive process or through the another financial support, as the case may be.
3. The General Local Plan shall be drafted by the working group with specialists of the local unit, public institutions subordinated to the local unit, with experts of different fields, who can be national or international. The working group must have in its composition, at least, specialists of these fields:
 - a. territorial planning;
 - b. transport planning;
 - c. geospatial information;
 - ç. urban economy;
 - d. horti/agri-culture;
 - dh) environment;
 - e. hydrology/hydrogeology;
 - ë) cultural heritage;
 - f. legal field, specialized on issues of territorial planning;
4. A representative of the Agency shall support the working group during the entire drafting and approval process in the implementation of the procedures for the drafting of the GLP, pursuant to the provisions of the law and this regulation.
5. The plan shall be regularly consulted with the Local Consultation Forum, which, unless it is place and exist within the local unit, shall be established with the special involvement of the head of the unit and the non-profit organizations operating within the unit.

Article 52

Drafting, Consultation and Coordination of GLP

1. The drafting of the GLP shall undergo several phases, pursuant to the development of its constituting documents:

- a) Preparatory phase. The drafting of the initiative and preparation of the initial database for the drafting of the GLP.
 - b) Phase I. Analysis and assessment of the current situation of the territory.
 - c) Phase II: Drafting of the territorial strategy and the vision for the development of the municipality;
 - ç) Phase III: Drafting of the territorial development plan, and the regulation of its implementation.
2. During Phases I, II and III, the Strategic Environmental Evaluation for the GLP shall be simultaneously drafted.
 3. At the end of each phase, the local authority shall publish the drafted material in the National Territorial Planning Register in order for the Agency to carry out a technical evaluation thereof and confirm the transition to the next stage, with the exception of the preparatory stage, for which it gives potential recommendations, pursuant to Article 4(5) of this Regulation.
 4. The GLP shall be consulted through:
 - a) publishing the documents in the National Planning Register,
 - b) informing stakeholders through one or more traditional means of information; organization of meetings with the Local Consultation Forum, pursuant to Article 6 of this regulation,
 - c) organization of meetings with the Local Consultation Forum, pursuant to Article 6 of this regulation;
 - ç) organizing at least two public hearings respectively in phases II and III of its drafting, in accordance with the [specifications of Article 6 of this regulation](#).
 5. GLP shall be coordinated through the Planning Coordination Forum at the local level, in accordance with Article 5 of this regulation. The Agency shall organize at least two meetings of the FPCL, respectively in phase II and III of the GLP, following the organization of the public hearings by the local authority.

Article 53

Initiative for the drafting of the GLP

1. The working process for the drafting of the GLP shall be preceded by undertaking the initiative for its drafting. Authority responsible for undertaking and drafting the Initiative is the Head of the local unit, who shall submit it at the Municipal Council for approval.
2. The authority responsible for undertaking and drafting the initiative is the head of the local unit, who shall submit it to the Municipal Council for approval.
3. The document of the initiative for the drafting of the GLP, includes:
 - a) The analysis, which determines the scope and need for drafting or reviewing the planning document;
 - b) Specifications on the areas of national importance, if any, pursuant to the provisions of Article 31 of this regulation;

- c) Territorial borders of the local unit;
 - ç) The action plan for drafting the document of the General Local Plan;
 - d) Its way of approval: in one or two stops, according to Article 60 of this regulation; the list of documents making up the GLP pursuant to this regulation;
 - dh) the list of documents that make up the GLP pursuant to this regulation;
 - e) Experts (areas of expertise) that will make up the working group for the drafting of GLP,
 - ë) Specification on the Local Consultation Forum;
- respective,
- f) Specifications on the coordination, consultation process and public meetings and the respective deadlines;
 - g) The budget for the drafting of the GLP,
 - gj) as appropriate, the decision on the suspension of development for the entire territory of the local unit or a part thereof, pursuant to Article 33 of the Law, accompanied by the respective map.
4. The initiative shall be made public and published in the register by the responsible authority:
 - a) The decision of the head of the local unit, responsible for undertaking the initiative, shall be published in the register, within 10 (ten) days from the date when the initiative is taken, pursuant to paragraph 1 and 4 of Article 56 of the law.
 - b) The decision of the head for undertaking the initiative shall also be published in the official website of the local unit.
 5. The authority responsible for approving the initiative for the drafting of the GLP is the Municipal Council of the local unit, in compliance with letter “a”, of paragraph 2, of Article 12 of the law, which:
 - a) approves the initiative after receiving the request for approval of the head of the local unit;
 - b) returns the initiative to the head of the municipality for changes, who, after having reflected the changes requested by the council, resubmits the initiative for approval.
 6. Entry into force of the decision for approval of the initiative by the Municipal Council is done after publication of the decision in the register by the responsible authority:
 - a) The decision of the Municipal Council for the approval of the initiative shall be published in the register, within 10 (ten) days from the date of approval, pursuant to paragraph 1 and 4 of Article 56, of the law.
 - b) The decision of the Municipal Council and the document of the initiative shall be made public in the official website of the local unit.

Article 54
Content of GLP

The documents of the GLP, depending on the territory for which they are drafted, the time frame and the initiative for drafting the plan, shall include:

1. Complete geo-spatial information on the sector/territory integrated in the GIS platform, pursuant to the standards of the National Territorial Planning Register, for each of the following points.
2. Analysis and Assessment of the Territory, which shall include:
 - a) analysis of the preceding legislation and planning documents;
 - b) general analysis of the territory;
 - c) analysis of the use of land;
 - ç) socio-economic analysis;
 - d) accompanying maps;
3. Territorial Strategy, which shall include:
 - a) the findings of the analysis and assessment of the territory;
 - b) the vision, strategic objectives and development guidelines;
 - c) development projects and programs;
 - ç) action plan for the implementation of the project;
 - d) accompanying maps;
4. Territorial Development Plan, which shall include:
 - a) the plan on the use of land;
 - b) the infrastructural and public services plan;
 - c) environmental protection plan
 - ç) the action plan for the implementation of the GLP;
 - d) accompanying maps;
5. The Plan Regulation, including as follows:
 - a) definitions of terms and codification explanations;
 - b) general rules on the use of land;
 - c) rules for every unit;
 - ç) rules on infrastructure;
 - d) rules on the protection of the environment, landscape, natural resources and objects of cultural heritage.
6. Strategic Environmental Evaluation, referring to the special legislation in force;

Article 55

Analysis and Assessment of the Territory

The analysis and assessment of the territory includes at least:

1. The analysis of the documents and of the legislation on the territory of the local unit, such as:
 - a) analysis of the planning documents previously drafted for the territory at all levels, including their enforceability and the issues that need to be assessed during the drafting of the new plan;
 - b) analysis of the sectoral legislation that affects the territory; the issues, areas and/or facilities of national importance that are located within the territory of the local government unit and the limitations stemming therefrom.

2. General territorial analysis, such as:

- a) the analysis and assessment of the strategic positioning of the local government unit in relation to the region where it lies, including the historical, urban and economic identity;
- b) the general analysis of the existing situation of the territory of the local unit with the following elements:
 - i. topography and climate;
 - ii. geological-engineering;
 - iii. hydrogeological and hydrographic;
 - iv. microzoning and, as applicable, the seismic microzoning;
 - v. quality of soil;
 - vi. natural resources, such as: forested areas, pasture, water resources, reservoirs, mines and others of this nature, if any, in the respective territory.
- c) environmental analysis, the quality of the environmental elements and the analysis of the environmental problems, polluting sources and their effects on the territory and the on human health;
- ç) the metabolic analysis of the main flows of importance to the territory;
- d) summary and introduction of the exclusive elements and limitations arising from the abovementioned considerations.

3. Analysis of the use of the land, which shall include:

- a) the specification of the territory based on the 5 systems: urban, natural, agricultural, aquatic and infrastructural, accompanied by the data on the surface area and number of inhabitants;
- b) the analysis of the existing use of the land, based on the categories and subcategories of the use of land, functions and activities;
- c) the analysis of the existing state of road infrastructure, transport and vehicles traffic flow;
- ç) the analysis of the existing situation of the engineering infrastructure and public service;
- d) analysis of the existing spatial typology, based on the uniformity of the type and volume of structures, their way of positioning in the (structural) unit, the scheme of the network of roads and public spaces;
- dh) the analysis on the ownership relations on the land, including conflicts and situations of informality;
- e) the analysis on the use of public property, including location, functions and ownership relations.

4. The socio-economic analysis, such as:

- a) demographic analysis and assessment, distribution and concentration of the population in the territory, mechanical and natural movements throughout the years;
- b) economic analysis and assessment, including the local possibilities and obstacles for economic development, economic or regional competitiveness, the positioning and concentration of local economic poles, the quality of the capital and of human resources, the strengths and weaknesses for the future development of the territory;
- c) analysis of the social development, employment, education, health as well as that of social problems, including criminality, marginalized communities, etc.;
- ç) analysis of the housing needs for all social groups, according to the type and quality of the existing houses, their distribution in the territory, living surface area per person and access in services;
- d) analysis of suburbia, which should reach conclusions on the services and development possibility of the population in the entire inhabited areas of the municipality, taking into account the following criteria:

- i. distance from the centre/s of the urban territory;
 - ii. distance from the economic areas (employment centres);
 - iii. connection to the road network according to the categories specified in the Road Traffic Code,
 - iv. supply with infrastructural networks and social services;
 - v. the estimated level of income of the social classes, exercising their activity in specific areas;
 - vi. supplementing with functions, according to the basic categories on the use of land,
 - vii. the level of criminality and life safety;
 - viii. different social problems, including social exclusion.
5. Accompanying maps for each of the above points, according to Annex I of this regulation.

Article 56

Territorial Strategy

The territorial strategy of the local unit shall include:

1. Mandatory projections deriving from the GNTP, NSP, SPDL in force or in the drafting process, which affect the local territory.
2. The summarized findings of the assessment on the existing condition of the territory, and identification of the issues for which the GLP should propose solutions and concrete measures.
3. The vision of the territorial development of the local unit.
4. The strategic objective for the territorial development of the local unit.
5. The guidelines for the territorial development of the local unit, that represent the main sectors and fields of action, for the development of the territory for the achievement of the strategic objectives for the fulfilment of the vision.
6. The development programs and projects, which reflect the priorities and main guidelines of the territorial planning and development of the local unit and enable the achievement of the strategic objectives, identified based on the classification standards of governmental functions, determined by the ministry responsible for the finances, to link them to the budgeting program.
7. Priority/pilot development projects, accompanied by the respective files with details of the location, typology, main purpose and importance, beneficiaries, responsible persons, estimated cost, actions for their implementation, deadlines and duration;
8. Action plan for the execution of the programmes and projects, including priority and time-frames for the execution, human and financial resources, necessary institutional and legal changes, monitoring indicators of the implementation, provided in details, taking into account the midterm budget programs that the municipalities will draft during the 15 years of the implementation of the GLP.
9. Maps reflecting:
 - a) the strategic vision of the territorial development of the local unit, main aspects of the planning and development of the territory;
 - b) programs and projects, according to the time-frames of the implementation in the territory;

c) existing territorial systems, where the potential changes between the systems deriving from the implementation of the strategy are shown, accompanied by the table providing information on the number of inhabitants and the surface area for each system, in hectares and percentage of the total.

Article 57

Territorial Development Plan

1. The territorial development plan of the local unit shall include:

- a) The plan on the use of land;
- b) The infrastructural and public services plan;
- c) Environmental protection plan;
- ç) The action plan for the implementation of the GLP;
- d) Accompanying maps;

2. The plan on the use of land shall include:

- a) Structuring of the territory according to the five systems, by identifying the changes to the existing state, accompanied by the table providing information on the number of inhabitants and the surface area for each system (existing and proposed), in hectares and percentage of the total;
- b) structuring of the territory of each of the five systems, in zones and structural units;
- c) proposal on the use of land, divided by categories, subcategories and, as the case may be, the functions determined in this regulation;
- ç) Areas of national importance, according to the planning and sector legislation, following the specifications of this regulation;
- d) identification of the main areas of urban and economic development;
- dh) the way of intervening in the territory, by specifying the units for density, regeneration, redevelopment, consolidation, conserving, urbanization, but without being limited there;
- e) Identification of the units that are to be subject to the drafting of the DLP, starting from development or redevelopment goals, change in the use of land and development conditions and the use of development guiding instruments;
- ë) Distribution of the population in the territory based on the indicators of the demographic predictions;
- f) The housing plan based on the needs observed and the territories that will serve to the social housing programs;
- g) Identification of the units, but not limited to, where the development guiding instruments will be implemented according to the law, in case such are provided for.

3. The service and public infrastructure plan shall include:

- a) Infrastructure network for road, rail, water and air transport, as appropriate, accompanied by the proposed scheme of the public transport;
- b) Engineering infrastructure network, including the electrical and alternative power, electronic communication, water administration, integrated waste management, national, civil protection and against fire etc.

c) Distribution in the territory of social education and health services, specified according to the typology and the coverage spectrum in compliance with the special legislation in force, by identifying the existing structures and the new ones.

4. Environment protection plan which includes:

a) provisions on landscape protection;

b) provisions on the improvement of the quality of water and protection of aquatic bodies;

c) provisions on the improvement of the quality of the air.

ç) provisions for the increase and/or expansion of green areas;

provisions on the resolution of environmental issues and identified areas of focus;

5. The action plan for the implementation of the GLP includes:

a) Specifications on the implementation of the development of the structural units, DLPs, public infrastructures and strategic and pilot projects, according to their priority and time frames;

b) Plan of capital investments for the infrastructure and development projects, accompanied by the provisions on the necessary resources and the general cost of implementation, that should be detailed by having into consideration midterm budgetary programs that the municipalities will draft during the 15 years of the implementation of the GLP;

c) Needs for amendments to the legal and administrative framework at the local level to enable the implementation of the plan;

ç) Indicators for monitoring and instructions on the evaluation of the implementation of the GLP.

6. Annexes of the GLP, which contain all documents mentioned for this purpose, supplementing studies undertaken by the institutions responsible for specific sectors, as well as studies for special purposes that are undertaken by the local authority itself.

7. Accompanying maps for each of the above points, according to Annex I of this regulation.

Article 58

Regulation of the Plan;

1. The Regulation of the Plan includes:

1.1 Definitions of the terms used;

1.2. Explanation of the codes used, for:

a) categories and subcategories of the use of land;

b) systems;

c) areas;

ç) units,

d) other codes, as the case may be.

1.3. The general rules on the use of land for categories (basic and/or mixed), subcategories of land use, and, as the case may be, on specific uses, with the respective explanations.

1.4. Rules, data and development conditions for every area and every unit, pursuant to annex II at the end of this regulation, that include:

- a) Permitted, limited and prohibited use of the land, according to the categories and subcategories, depending on the case, functions, in compliance with Article 79 and Annex I of this regulation.
- b) Development conditions, such as:
 - i. intensity (I);
 - ii. coefficient on the use of land for construction (CUL);
 - iii. coefficient on the use of land for public spaces (CUP);
 - iv. coefficient on the use of land for roads (CUR);
 - v. Height (in floors and meters);
 - vi. distance indicators;
 - vii. the minimum size of the plot to be developed, as applicable;
- c) Implementable norms, indicators and standards of planning:
 - i. holding capacity (no. of inhabitants and as the case may be the no. of users);
 - ii. density (no. of inhabitants/unit of surface area);
 - iii. green area/inhabitant (for the urban system units);
 - iv. No. of parking spots (for the urban system units);
- ç) way of intervening in the territory of the unit, accompanied with the spatial typology (for the urban system units);
- d) Condition for the development of the DLP or the DPANI for the unit;
- dh) Development priority according to the implementation phases of the GLP;
- e) Instruments that can be used to guide the development according to the law, including legal rights and restrictions deriving therefrom;
- ë) legal rights and restrictions, whether public or private, deriving from the use of the development conditions;.
- f) Other conditions, as applicable.

1.5. Rules on infrastructure that include:

- a) Specification and description of the categories of the road network, in compliance with the special legislation;
- b) Technical conditions and dimensions;
- c) Parameters of the mobility and public transportation scheme, in compliance with the special legislation;
- ç) Specifications on the engineering infrastructure,
- d) Specification of the construction line (red line) pursuant to the definition in this regulation;
- dh) Rules on the use of space by “persons with disabilities”, in compliance with the special legislation.

1.6. Rules on the protection of the environment, landscape, natural resources, areas and objects of cultural heritage that include, at least:

- a) Specification of the protective line throughout the aquatic elements (blue line);
- b) Development norms and standards, that affect the environment, health, landscape pursuant to the special legislation in force;
- c) Norms, standards and rules for the areas and objects of historical and cultural heritage;
- ç) Architectonic and aesthetic rules, as applicable.

2. The local planning authorities during the drafting of the general local plan and the regulation for its implementation shall not breach the minimum development conditions, specified in the development regulation, but, in any case, in their local regulation they can specify development conditions that reflect the needs of the territory under management with the purpose of improving them, such as: sun exposure, geographic position, climate conditions, etc.

Article 59

Geospatial information and the cartographic material of the GLP

1. The geospatial information and the cartographic material of the GLP shall accompany and reflect all composing parts of the GLP specified in this regulation.
2. The General Local Plan shall be drafted as integrated in the GIS platform, in compliance with the standard of the National Territorial Planning Register.
3. The accompanying maps of the GLP for archival documentation should be presented in the appropriate scale to show the details of the respective information and correspond to at least the list of maps in Annex I of this regulation.

Article 60

Steps for the approval of the GLP

1. The approval process of the General Local Plan (GLP) shall be conducted in compliance with the provisions of Article 25 of the law.
2. The approval of the plan can be done through one or two stops, depending on the funds available for its drafting and the aims of the local unit for prior accomplishment of strategic investments. The way of approval should be introduced in the document of the initiative. The approval with one stop means the complete drafting of the local planning document and then its approval. Whereas the approval with two stops means:
 - a) Firstly, the approval of the territorial development strategy of the unit.
 - b) Then, the approval of the territorial development plan of the unit, accompanied by the implementation regulation.
3. The approval process of the plan with one stop includes, at least, these steps:
 - a) Issuance of the certificate of compliance by the Agency;
 - b) Request of the head of the local unit for the review and approval of the complete planning document at the Municipal Council;
 - c) Decision-making of the Municipal Council;
 - ç) Request of the head of the local unit for the approval of the complete planning document at the NTC;
 - d) Decision-making of the NTC;
4. The approval process of the plan with two stop includes, at least, these steps:

- a) Request of the head of the local unit for the review and approval of the territorial strategy of the local unit at the Municipal Council;
- b) Decision-making of the Municipal Council;
- c) Request of the head of the local unit for the approval of the Territorial Strategy at the NTC;
- ç) the decision-making of the NTC;
- d) Request of the head of the local unit for the review and approval of the development plan of the local unit at the Municipal Council.
- dh) Decision-making of the Municipal Council;
- e) Request of the head of the Local Unit for the review and approval of the Territorial Development Plan and its regulation at the NTC.
- ë) Decision-making of the NTC.

Article 61

Documents for the approval the GLP

1. The material that should be submitted/published in the register prior to the approval of the planning document or of its composing parts (approval in stages) at the Municipal Council are as follows:
 - a) The request of the head of the municipality for the approval of the GLP at the Municipal Council;
 - b) The approved initiative and the decision of approval by the Municipal Council;
 - c) The composing documents of the plan, for which approval is required, pursuant to the approval strategy (one or two stops);
 - ç) The Certificate of Compliance issued by the Agency, or the tacit confirmation of Compliance;
 - d) The Strategic Environmental Evaluation, as well as the environmental declaration, referred to the special legislation in force, separately for the sectoral strategy and the complete planning document, if they are to be approved in separate phases.
2. The materials that should be submitted/published in the register prior to the approval of the planning document or of its composing parts (approval in stages) at the NTC are as follows:
 - a) The request for approval of the GLP at the NTC
 - b) All of the materials referred to in paragraph 1 of this Article;
 - c) The decision of approval by the Municipal Council.

Article 62

The approval process of the GLP

1. The head of the local units, as the authority responsible for drafting the plan, presents for approval the plan or its composing parts at the Municipal Council, in compliance with Article 12(2) and Article 13 of the Law.

2. The review of the document of the plan or of its composing parts shall be performed in compliance with these specifications:

a) NTPA carries out the compliance review of the documentation within 30 (thirty) days from the date the complete documentation is published and submitted for review.

b) At the end of the 30 days period of reviewing the documents, the Agency shall draft and publish in the register the technical evaluation report of the GLP and the certificate of compliance, as appropriate.

c) Where the documentation is reviewed/improved by the responsible authority, the Agency shall repeat the compliance assessment process for the planning document or its composing parts and the drafting of the technical assessment report.

ç) In case the above deadlines are not observed, the requesting authority shall give notice to the Agency on its failure to observe the deadline. At the end of the deadline the register shall issue the tacit confirmation of compliance.

3. The review/improvement of the documents and the consideration of the remarks of the Agency shall be conducted based on the following specifications:

a) The responsible authority should review/improve the documents to reflect the remarks and suggestions, if there is any.

B) The responsible authority shall republish the documents with the reflected remarks and suggestions, accompanied by a report of the changes.

4. The documents, subject of approval, shall be reviewed by the Municipal Council, pursuant to the list specified in paragraph 1 of Article 61 of this regulation.

5. The decision of the approval of the plan or of its composing parts by the Municipal Council shall be published in the register and in any event, on the official website of the responsible authority, within 10 (ten) days from the date of approval, in compliance with paragraph 4 of Article 56, of the law.

6. After the publication in the register of the documents, subject of approval, the publication of the certificate of compliance of the Agency or the tacit confirmation of compliance, as well as the publication of the decision of approval of the Municipal Council, the responsible authority shall make the request for review and approval of the documents at the NTC.

7. The documents, subject of approval, shall be approved by the NTC in compliance with letter “a” of Article 7 of the law, based on the documents mentioned in paragraph 2 of Article 61 of this regulation.

Article 63

Entry into force of the GLP

1. The document of the General Local Plan (GLP) or its composing parts subject of approval, shall enter into force with the full publication in the register of the decision of the NTC and its accompanying documents in accordance with paragraph 2 of Article 56, of the law.

2. The decision of the NTC together with the complete accompanying documentation is published in the register, and in any event, on the official website of the secretariat of the NTC and the authority

responsible for the planning, within 15 days from the date of approval, in compliance with paragraph 4, of Article 25, of the law.

Article 64

Implementation and monitoring of the implementation of the GLP

1. Monitoring of the implementation of GLP shall be conducted by the authority responsible for drafting the plan, in accordance with letters “c” and “dh”, of paragraph 2, of Article 12 and Article 13 of the law, as well as by the Agency, in accordance with paragraph 2, of Article 10, of this regulation.
2. The implementation of the plan shall be monitored on the basis of the action plan and the document of the monitoring indicators, approved as an integral part of the plan document, periodically evaluating the mid-term budgetary programs and the realization of the foreseen investments.
3. The General Local Plan shall be implemented through the sectoral plans at the municipal level, the detailed local plans and the construction permits, pursuant to its action plan.

SECTION 8

SECTORAL PLAN AT THE MUNICIPAL LEVEL

Article 65

Object of SPML

1. Sectoral plans at the municipal level shall be drafted pursuant to the general local plans, the respective programs for the implementation of their own functions and, as the case may be, common and delegated ones, in accordance with the law on local self-government. The Sectoral Plan at the Municipal Level can be drafted for the entire administrative territory of the Municipality or for parts thereof, depending on the sector and the interest.
2. The sectoral plan at the municipal Level can be drafted for the entire administrative territory of the municipality or for parts thereof, depending on the sector and the interest.
3. The strategy, provisions and regulations of the SPML shall be determined on basis on the national sectoral strategies, the GLP and the mid-term and annual budget of the municipality.
4. The sectoral plan at the municipal level, while it is being drafted and implemented should follow the planning principles as an ongoing work process.

Article 66

Drafting of SPML

1. The authority responsible for undertaking the initiative and drafting the document of the sectoral plan at the municipal level is the head of the local government unit.
2. The document of the initiative for the drafting of the SPML shall be drafted by following the specifications of Article 53 of this regulation.
3. The content of the SPML, depending on the sector, shall implement the special specifications of the General Local Plan and follow as a basis Articles 55-59 of this regulation, depending on the sector.
4. The coordination and consultation of the SPML is a responsibility of the local government unit and is done through the publishing of the document in the register, informing stakeholder and the public through one a more traditional means of information, and if requested, through the organization of public meetings with them.

Article 67

Approval of SPML

1. The authority responsible for approving the SPML is the Municipal Council.
2. The materials that should be submitted/published in the register prior to the approval of the planning document at the Municipal Council are:
 - a) The request of the Head of the Municipality for the approval of the GLP at the Municipal Council;
 - b) The approved initiative and the decision of approval by the Municipal Council;
 - c) Documents making up the plan for which approval is needed;
 - ç) The Environmental Declaration issued by the authority responsible for the Strategic Environmental Evaluation, in case that the latter is part of the document of the SPML, in compliance with the special legislation in force.
3. The decision of the approval of the plan or of its composing parts by the Municipal Council shall be published in the register and in any case, also on the official website of the responsible authority, within 10 (ten) days from the date of approval, in compliance with paragraph 4, of Article 56, of the law.

SECTION 9

DETAILED LOCAL PLAN

Article 68

Object and scope of DLP

1. The units, for which detailed local plans are drafted, are specified in the General Local Plan, based on the specifications of this regulation.
2. The scope of the DLP is, as the case may be, to provide in details the specifications of the GLP, for:
 - a. the development and/or redevelopment of a unit;

- b. urban regeneration/renovation;
 - c. uses of land and conditions of development;
 - ç. Public investments in infrastructure or public services, that affect the changing or redistributing of the development conditions;
 - d. development guiding programs through the instruments, in accordance with Articles 30 and 31 of the law.
3. The local detailed plan, during the drafting and implementation phases, should follow the planning principles as an ongoing work process.

Article 69

Responsible authority for the DLP

1. The start of the working process for the drafting of the DLP is done by the local unit, with its own initiative in light of the public interest in being provided with infrastructure and services, or upon request of any stakeholder for the development.
2. The drafting of the DLP is done by the local planning authority itself and/or by the stakeholder.
 - a) In the case of drafting by the stakeholders, the process shall be supervised in every step by the structure responsible for territorial planning of the local authority.
3. The approval of the DLP is done by the head of the local unit.

Article 70

Drafting and Consultation of DLP

1. The drafting process of the DLP shall start with the publication of the notice of the municipality in the National Territorial Planning Register of the decision making of the head of the local unit.
2. The notice for the start of the drafting of the DLP includes:
 - a) The Code of the Unit, predetermined by the General Local Plan, accompanied by the specifications for the development of the unit resulting from this plan.
 - b) The declaration of agreement of the owners that own not less than 51% of the surface area of the unit, in the case of the drafting of the DLP with private initiative, in accordance with paragraph 5, of Article 22 of the law.
- c) Pursuant to the assessment of the respective planning authority, it can include also:
 - i. the budget for the drafting of the DLP, when it is with public initiative;
 - ii. the action plan for the drafting of the DLP.
3. Consultation of the DLP, in the cases pursuant to the specifications of paragraph 6, of Article 22 of the law, is done through the publishing of the document in the register, informing stakeholder and the public through one a more traditional means of information, and if requested, through the organization of public meetings with them.

4. In any case, the complete final document of the DLP is published in the register and remains available for consultation at least 30 (thirty) days before the decision making of the head.

Article 71

Content of the DLP document

1. The document of the Detailed Local Plan (DLP) is drafted in compliance with the document of the General Local Plan, the sectoral local development plans, and the legislation in force.
2. The Detailed Local Plan, includes at least:
 - a) the plan of the territorial specifications, as stated in the report and the accompanying maps for the following points:
 - i. the analysis that precedes the territorial specifications; The specification of the subunits within the unit, in compliance with Article 78 of this regulation;
 - ii. the specification of the subunits within the unit, in compliance with Article 78 of this regulation;
 - iii. specifications on the use of land for every subunit in subcategories and functions, pursuant to this regulation;
 - iv. specification of technical infrastructure, including transport, energy, telecommunication and water supply system;
 - v. specifications on the development conditions for the subunits, as the case may be, and/or for the plots;
 - vi. Specifications on the protected cultural heritage areas/objects, based on the respective legislation in force, as applicable;
 - vii. programs for the use of development guiding instruments, pursuant to Articles 30 to 36 of the Law, where appropriate;
 - viii. the plan for the implementation of the DLP - the building of the infrastructure and public services, pursuant to the provisions of the GLP.
 - b) Regulation of the detailed plan, which includes:
 - i. definitions of the terms used;
 - ii. explanation of the codes used;
 - iii. rules, data and development conditions of every subunit, by detailing the predetermined rules for the unit in the GLP, according to annex II at the end of this regulation; Rules for the splitting and merging of plots, depending on the case;
 - iv. rules on the splitting and merging of plots, depending on the case;
 - v. rules on the implementation of the development guiding instruments, pursuant to Articles 30 to 36 of the Law, where appropriate;
 - vi. technical conditions and rules on the implementation of infrastructures;
 - vii. rules on distances, setting the red line, and, where appropriate, the blue line;
 - viii. environment and landscape protection rules;

- ix. rules on the preservation of cultural heritage sites and objects, where appropriate;
 - x. architectonic rules;
 - xi. rules for tailoring space to people with disabilities.
- c) Geospatial information integrated with the GIS platform, in compliance with the standard of the National Territorial Planning Register.
3. The document of the detailed local plan shall be accompanied by a technical document of the balanced distribution of the development rights, where the allocations of the profits of the development shall also be specified, in a fair and proportional way to the contribution in the development. Profits, contributions and costs are financial or material goods that include development rights and the increased value of the land as a result of the planning or the public investments.

Article 72

Approval and entry into force of the DLP

1. The approval process of the detailed local plan (DLP) is done in compliance with the specifications of Articles 22 and 25 of the law.
2. The authority responsible for approving the DLP is the Mayor, in compliance with letter “dh”, of paragraph 1, of Article 13 of the law.
3. The Mayor shall make the decision on the approval of the detailed local plan, within 45 (forty-five) days from the date of submission for review of the complete final documents, after having informed stakeholders through the NTPR, the official website of the municipality, as well as one or more traditional means of information and, in where requested, shall held public meetings with them.
4. The Mayor shall decide on the approval of the detailed local plan, based on the technical report, prepared by the responsible planning structure of the local authority, only if the inhabitants owning more than one third of the surface area of the respective development area do not object.
5. In case there are objections as stated herein above, the head of the local government unit shall organize public meetings with the stakeholders, shall review the respective observations or proposals and consider their reflection in the detailed local plan.
6. At the end of the process, the head decides in relation to the approval of the plan, providing his opinion also in relation to the approval or rejection of the submitted proposals and observations.
7. The document of the detailed local plan shall enter into force following the complete publication in the National Territorial Planning Register of the approval decision by the mayor and the documents making up the DLP.

Article 73

Implementation and monitoring of the DLP

1. The detailed local plan shall be implemented through the development guiding instruments and the construction permits, pursuant to the regulation of this plan.
2. The detailed local plan shall be registered in the immovable property register, in accordance with paragraph 12, of Article 22 of the law.
3. Monitoring of the implementation of DLP shall be done by the local planning authority, in accordance with letter “a”, of paragraph 1, of Article 13, of the law, as well as by the Agency, in accordance with paragraph 2, of Article 10, of this regulation.
4. The monitoring of the implementation of the plan shall be conducted on the basis of the action plan and the document of the monitoring indicators, approved as an integral part of the document of the plan, periodically evaluating the mid-term budgetary programs and the realization of the foreseen investments.

CHAPTER III

MAIN CONSIDERATIONS IN THE PLANNING PROCESS

SECTION 1

STRUCTURING AND ZONING OF THE TERRITORY FOR PLANNING AND DEVELOPMENT PURPOSES

Article 74

Structuring and Zoning of the Territory

1. The structuring of the territory for planning and development purposes means the division and categorization of the territory in 4 levels, which are hierarchical and rank, as listed below:
 - a) territorial system
 - b) zone;
 - c) unit;
 - ç) subunit, otherwise referred to in the law as the development zone...
2. The territorial planning documents shall structure the territory in levels, as listed below:
 - a) the National General Territorial Plan and the sectoral plans provide specifications for the territorial systems and, as the case may be, for the zones, but also other forms of functional organization of the territories (development poles etc.).
 - b) The detailed plans for areas of national importance provide specifications for zones, structural units and sub-structural units, in accordance with the National General Plan and the national sectoral plans.

- c) The general local plans provide specifications for the territorial systems, in compliance with the above mentioned plans on the zones and structural units.
- ç) The detailed local plans provide specifications for the structural subunits, in compliance with the general local plans.
3. The zoning of the territory means the process of structuring the territory according to the levels determined in paragraph 1 and the specification on the use of the land and other specific features for every division and subdivision, during the drafting of the planning document, with the purpose of:
- a) harmonizing the use of the land within one organizational level;
 - b) maintaining and improving the values and character of the territory, in accordance with the harmonization of the public and private interests in its development;
 - c) sustainable development of the territory.

Article 75

Territorial Systems

1. The territorial system is the set of a series of territorial components, which are interdependent and interact with one-another, constituting a whole..
2. The territory, for planning purposes, is structured in 5 territorial systems
 - a) urban system (UB);
 - b) infrastructural system (IN);
 - c) agricultural system (B);
 - ç) natural system (N);
 - d) water system (U).
3. The urban system (UB) is formed by the entirety of the urban and rural residences, built territories where socio-economic activities and functions take place. The urban system is bordered by the green line.
4. The infrastructural system (IN) is formed by the entirety of the networks and infrastructures that support and enable human activity, including transport, energy, communication, water treatment and supply and waste management.
5. The agricultural system (B) is formed by the entirety of the agricultural lands used with field plants, orchards, vineyards and olive groves, with its fundamental feature the fertility of the land, as well as the infrastructure and the objects serving this agricultural activity. This system is the result of the interaction in time of the human activities for cultivation and constructions of an agricultural nature in the territory.
6. The natural system (N) is composed of the entirety of the lands and natural landscapes, ecological channels that link them, as well as the infrastructure and structures serving the natural activities.
7. The water system (U) is formed by the entirety of the aquatic bodies, underground and above ground water springs and wetlands.

Article 76

Zone

1. The zone is a constituting part of the territorial system that is detailed in the category level of land use.
2. The borders of the zones are determined during the drafting of the planning document, in such way that one zone:
 - a) would have one sole and only closed border and be uniquely identified in the system;
 - b) comply with the special mandatory zoning imposed by the sectoral legislation (environmental, culturally protected areas, etc.), as applicable.
3. The zone may include a few categories of land use, which must be part of a territorial system, in accordance with Article 79 of this regulation.

Article 77

Unit

1. The structural unit is a constituting part of the zone that is detailed in the subcategory level of the use of land, according to annex I of this regulation.
2. The borders of the structural units are determined during the drafting of the planning document, in such way that one unit:
 - a) would have one sole and only closed border and be uniquely identified in the system;
 - b) shall not have non-compliant uses with negative effects between them;
 - c) comply with the special mandatory zoning imposed by the sectoral legislation (environmental, culturally protected areas, etc.), as applicable;
 - ç) is bordered by distinguishable physical territorial elements, like roads, railway lines, protective and sanitary belts, water shores, streams, rivers etc.
3. The unit may include a few categories/subcategories of land use, which must be part of a territorial system, in accordance with Article 79 of this regulation. In specific cases, in one unit where only one territorial system prevails, and where for the homogeneous development of the unit its division is not recommended, uses that belong to the other territorial systems may also be permitted.

Article 78

Subunit

1. The subunit is a constituting part of the unit that is detailed at the level of functions, pursuant to annex I of this regulation and serves the detailed planning of the territory.

2. The border of the subunit is determined during the drafting of the detailed planning document, in such way that it is bordered by the infrastructural network, and, as the case may be, by other protective belts or property borders. As applicable, the border of the subunit may be the same with that of the unit.

Article 79

Categorization of the use of land

1. The purpose for categorizing the use of land is:
 - a) to function as an instrument for territorial planning and development;
 - b) to unify the base methodology, terminology and codes used during the zoning pursuant to this regulation, without limiting the planning methodologies and the other ways of zoning;
 - c) to create a comparative basis in relation to the use of land among the planning documents of different authorities and territories.
2. The categorization of the use of land is done based on the territorial systems and it is scaled as follows:
 - a) territorial systems;
 - b) categories;
 - c) subcategories;
 - ç) functions.
3. The planning authority shall determine in the territory, the categories, subcategories and specific uses of the land pursuant to this regulation for the existing and proposed conditions of the territory.
4. In any event, for each territorial division and subdivision, all permitted uses of the land need to be determined, by specifying in percentage their extension on the surface of the territory over the entirety and by recording all respective codes pursuant to this regulation.
5. When a category of the use of the land prevails over other categories, it is called base category for the zone, unit or subunit.
6. If one zone and/or unit includes two or more categories of the use of land that cover to a similar extent its surface area, it is considered of mixed use.

Article 80

Categories of land use

1. There are 22 categories of land use that detail the uses within the territorial systems in compliance with this regulation and the legislation in force.
2. The planning authority refers and uses during the zoning process the categories of land use according to the territorial systems, with the respective codes, as listed below:

- a) Urban system (UB), with the following specifications:
 - i. “Residence (A)” includes territories and structures where residential functions and activities take place.
 - ii. “Services (S)” includes territories and structures where commercial, accommodation and office functions and activities take place.
 - iii. “Economic Industry (IE)” includes territories and structures where functions and activities of the heavy and light industry take place, as well as complex economic functions.
 - iv. “Institutions (IS)” includes territories and structures where public administration, public, social, diplomatic, financial and religious service activities and functions take place.
 - v. “Education (AS)” includes territories and structures where educational activities and functions of all levels take place: preschool, elementary, high school and higher education, pursuant to the respective legislation.
 - vi. “Health (SH)” includes territories and structures where outpatient and hospital activities and functions take place, pursuant to the respective legislation.
 - vii. “Social and recreational activities (AR)” includes territories and structures serving the cultural and sports activities, parks and public spaces.
 - viii. “Cultural monuments (M)” includes territories and structures, part of the cultural and historical heritage.
 - ix. “Military zone (ZU)” includes territories and structures where military functions and activities take place, pursuant to the respective legislation.
 - x. Cemetery (V), includes territories and structures serving the cemeteries.
- b) The Infrastructural System (IN), with the following specifications:
 - i. “Transport infrastructure (INT)” includes infrastructure of road, railway, water, air and multimodal transport; networks composed of lines, stations and other structures in their service.
 - ii. “Energy Infrastructure (IEN)” includes infrastructure of production, transmission and distribution of electrical energy from hydro sources, combustible substances, wind and solar, as well as gas infrastructure, including support lines and structures.
 - iii. “Telecommunications infrastructure (ITK)” includes networks, antennas and structures that enable telecommunication.
 - iv. “Water supply infrastructure (IUK)” includes networks and structures serving the water supply, pipes and treatment of sewage system.
 - v. “Waste management infrastructure (IMB)” includes the structures serving the collection, disposal and treatment of solid waste.
- c) Agricultural system (B), with the following specifications:
 - i. “Agriculture (B)” includes agricultural land with permanent or seasonal agricultural cultivations, as well as barren lands, pursuant to the respective legislation.
 - ii. “Agricultural infrastructure (IB)” includes infrastructure serving the agricultural activities that enable irrigation and drainage of the agricultural lands.

- iii. “Agricultural economy (EB)” includes structures and infrastructures serving the agricultural and livestock economy, as well as the services of agrotourism.
 - iv. “Agriculture - Residence (BA)” includes residence for purposes of the agricultural activity.
- ç) Natural System (N) is formed by merging territories with base category of land use, pursuant to the following specifications:
- i. “Natural land (N)” includes natural territories, like: forests, pastures, meadows, bushes and others, untouched by human activity.
 - ii. “Nature and recreation (NAR)” includes natural territories, ecological infrastructures serving the human activity in nature, like: parks, beaches, trails and structures serving the ecotourism.
- d) Water system (U), with the following specification:
- i. “Waters (U)” includes all aquatic bodies: seas, lagoons, marshes, lakes, rivers, streams and water springs, pursuant to the respective legislation.

Article 81

Conditions for the cartographic material of the planning document

1. Every planning document shall be drafted/integrated in the GIS platform of the National Territorial Planning Register.
2. The cartographic material for the existing and proposed condition must be drafted in compliance with the standard of the NTPR.
3. The organization and zoning of the territory shall be performed in compliance with the standard of the NTPR.

CHAPTER IV

STANDARDS, INDICATORS AND CONDITIONS OF PLANNING

SECTION 1

STANDARDS AND INDICATORS FOR TERRITORIAL PLANNING

Article 82

Standards and indicators of planning

1. Standards and indicators of territorial planning represent norms and references that are used during the planning process to enable a sustainable development of the territory.
2. The standards and indicators of the territorial planning are set in particular for the urban system and for various sectors, in compliance with the special legislation and are implemented, for:

- a. residence;
 - b. education;
 - c. health;
 - ç) public space and greenness in urban territories;
 - d. sport fields;
 - dh) parking;
 - e. infrastructure;
 - ë) protective belts;
 - f. Etc.
3. The standards and indicators of territorial planning shall be specified in a special document, drafted by the Agency and shall be implemented by all authorities responsible for planning, during the drafting of the planning documents.
 4. The rules, conditions, standards and indicators of territorial planning may vary depending on the existing or foreseen situation of the area that is being studied, in relation to the use of the land, the types of structures, spatial typologies, functions and activities and the conditions set by special legislation.

SECTION 2

SECTORAL CONDITION IN TERRITORIAL PLANNING

Article 83

General provisions

1. Sectoral conditions in territorial planning result from the special legislation in force for each sector that affect the territory.
2. Beyond the special legal conditions, this regulation sets additional conditions for some sectors, serving the sustainable development of the territory and the harmonization of sectoral developments.
3. The drafters of the planning document shall be entitled to determine additional indicators or conditions for the development of the territory, unless otherwise provided for in this regulation and the sectoral legislation.

Article 84

Industrial uses

1. The size of the areas in base category of use “Industry and economy (IE)” depends on the type of industry, structures and territories that are needed for it, as well as on the terms and conditions

determined in the strategic development policies and/or the territorial strategy of the local units or the authorities of the central government.

2. The industrial zone should:

- a) be connected to all roads of external and high speed heavy traffic;
- b) respect the distances from residential centres, depending on the type of activity and environmental indicators, pursuant to the specifications of the special legislation in force;
- c) be surrounded by protective sanitary belts;
- ç) be positioned in such way that the emission in the air do not move with the wind towards the city and in this regard, it should be based on studies on the direction of the wind rose;
- d) have a network of infrastructures, independent from that of the centre and the residential area;
- dh) contain internal solutions for the treatment of all kinds of waste that are discharged by the industrial activity.

Article 85

Hospital zone

1. The hospital zone is made up of the entirety of the health structures with beds, such as: pathology, paediatric, surgical, maternity hospital, etc. pursuant to the special legislation.
2. In addition to what is specified in this Article, the responsible authority shall implement the special legislation for the planning and construction of public and private hospitals, in compliance with the service standards.
3. The hospital zone should also be well connected with the centre and main streets of the city, be protected from strong winds and with good solar exposure, protected by noises, smoke, dust and all industrial and agricultural pollutants in general.

Article 86

Natural zone

1. The planning and development process in natural zones, as well as the change of the respective base category of land use in other categories is regulated by the special legislation on forests and forest services for the land, on pastures and meadows on the integrated management of water resources and on the environment.
2. The proposal for the change pursuant to paragraph 1 of this Article, is made through the planning documents and the respective mandatory acts of the special legislation.
- ~~3. The process of preparing the respective act/acts, pursuant to paragraph 2 of this article, is done in parallel with the drafting of the planning document and is approved from the responsible authorities pursuant to the special legislation.~~

Article 87
Waters and wetlands

1. The planning and development process in territories, that belong to the base category of use “Waters”, is regulated pursuant to the special legislation and the international conventions in which Albania has adhered to.
2. Any development in water shores, as well as the borders of the respective protective areas shall be determined by the special legislation and this regulation. The protective areas are composed of:
 - a) hygiene-sanitary zones for the protection of water resources, designated for the production of potable water.
 - b) an area of immediate protection, within which any kind of construction and discharge will be prohibit to take place, with the exception of constructions for the protection of the aquatic body;
 - c) an area of distant protection, within which the activities provided for in letter “b” will be subject of administrative permits prior to obtaining the construction permit.
3. The construction of works and objects for the use of water resources and for the prevention of harmful actions of the water are subject of administrative permits or concessions.
4. The storing of materials and substances that can be flushed by water and the construction of new objects in the areas threatened by floods, is prohibited.

Article 88
Agricultural zone

1. The planning and development process in agricultural zones as well as the change of the respective base category of land use in other categories is regulated by the special legislation on agricultural land.
2. The proposal for the change pursuant to paragraph 1, of this Article, is made through the planning documents and the respective mandatory acts of the special legislation.

Article 89
Tourist zones and core principles

1. Tourist zones are composed of areas of natural worth in landscape, history, culture, sports, health and recreation.
2. Tourist zones are determined pursuant to the special legislation in force.
3. The planning and design principles of tourist areas are:
 - a) Protection and maintenance of natural territories and premises also with a worth of historical and cultural heritage from urbanization and development.
 - b) Protection of areas, that are included in the agricultural territories and their use for agrotourism is done pursuant to the specifications of this regulation and the special legislation.

C) Controlled urbanization of residential centres in tourist zones is done in harmony with the environment, agricultural land and natural resources, without polluting the water, air and the land, without changing the values of the local biodiversity and without causing negative impact on the human health.

ç) The use of marine environment only for purposes that serve its protection and economic and recreational activities permitted pursuant to the special legislation.

d) promotion of ecotourism versus the forms of mass tourism.

Article 90

Development in coastal tourism territories

1. The size of the belt prohibited for construction pursuant to the special legislation for the integrated management of waters should be increased in right proportion with the reason for protection in case that the physical conditions of the coast are such that:

a) Lands are flooded or threatened by floods, slides, erosion and instability of the land;

b) Have natural, economic, landscape worth, cultural, environmental worth, which are protected by sectoral legal provisions in force;

c) Carry issues of national importance, which are protected and/or developed pursuant to the special legislation.

2. The general plans, that deal with coastal tourism territories, provide in any case public and untouched natural spaces, that:

a) extend in a normal direction with the coastal line;

b) serve as borders of the extension of urban developments in the coast;

c) are not build on, are not left barren and are always forested, are used as pasture or for the cultivation of agriculture, in compliance with the suitable land analysis.

3. Belts and existing forested space in the tourism areas cannot be touched by construction, unless otherwise provided by the special legislation.

4. In the tourist zones by the sea and lake, the new roads for transit movement, classified by the Road Traffic Code in the category “highway” and “interurban roads”, are built in distance from the coastal line, determined by the legislation for water resources, not less than 300 meters in real and normal distance from the coastal line throughout its length. The distance is measured from the bordering line of the body or the new road. The necessary service roads for these categories are not set in the space between the road and the coast.

5. Without prejudice to this Article, construction in the territories of coastal tourism areas is done in compliance with the special legislation in force.

6. For constructions near coastal waters the distances determined in the special legislation shall be observed.

Article 91
Zones and objects of Cultural Heritage

1. Around the objects that are classified as cultural monuments, pursuant to the classifications of the special legislation, an area of land as protective area is designated, in compliance with its architectonic value, with its urban, territorial and aesthetic suitability, with the surrounding and the ecological and environmental circumstances. The size of the protective area and its developmental rules and conditions shall be determined in compliance with the special legislation on cultural heritage and the law.

Article 92
Antennas

1. The location of towers and poles of electronic communication antennas should comply with the special legislation on the respective infrastructure, in order to minimize their number and the negative visual, acoustic and health effects on people and to guarantee public security.
2. To reduce the visual impact of the towers and antennas, the respective structures shall be hidden and covered.
3. The telecommunication towers, that are higher than 25 meters, are not allowed to be build and placed within the areas designated as residential zones. Their minimum distance from the borders of the closest constructed property shall be 30 meters.
4. The positions of the towers and the antennas in cities should be in compliance with the instructions and standards of the commission on radio frequencies within the respective public authority and guarantee the protection of the health of the inhabitants.
5. The towers and the poles of the electronic communication antennas are not allowed to be build or to be placed within zones and objects of cultural heritage.

CHAPTER V
TRANSITIONAL AND FINAL PROVISIONS

Article 93
Transitional provisions

The provisions of this decision shall apply to the planning documents, which are in the drafting process at the moment this decision enters into force.

Article 94
Repealing

Decision no. 671, dated 29/07/2015, of the Council of Ministers, “On the approval of the territorial planning regulation”, shall be repealed upon the entry into force of this decision.

ANNEX I

TABLE ON CATEGORIZATION OF LAND USE

code	SYST	no.	code	CATEGORY	no.	code	SUBCATEGORY	no.	code	FUNCTION
U B	URBAN	1	A	Residence	1	A1	Residence	1	A1-1	Residence
								2	A1-2	Auxiliary premises
								3	A1-3	Temporary residential structures
					2	A2	Residence and Services	4	A2-1	Residence and Services
								5	A2-2	Auxiliary premises
		2	S	Services	3	S1	Accommodation and recreation services	6	S1-1	Hotels
								7	S1-2	Resorts
								8	S1-3	Guesthouses
								9	S1-4	Trailers
								10	S1-5	Camping
								11	S1-6	Bar, Restaurant
					4	S2	Commercial and Business Services	12	S2-1	Expo Centre
								13	S2-2	Shopping Centre
								14	S2-3	Business Centre
								15	S2-4	Wholesale marketplace
								16	S2-5	Retail marketplace
								17	S2-7	Shops/ Freelance
								18	S2-8	Gas station services
		3	IE	Industry Economy	5	IE1	Light Industry	19	IE1-2	Food
								20	IE1-3	Textile confection
								21	IE1-4	Leather shoes
								22	IE1-5	Wood and paper processing
								23	IE1-6	Technological/Electronic
								24	IE1-7	Industrial warehouses
					6	IE2	Heavy Industry	25	IE2-1	Chemical industry

							26	IE2-2	Processing/production of plastic
							27	IE2-3	Recycling industry
							28	IE2-4	Extraction of raw construction materials
							29	IE2-5	Production of construction materials
							30	IE2-6	Mechanical industry
							31	IE2-7	Quarry
							32	IE2-8	Mines
							33	IE2-9	Metal processing industry
							34	IE2-10	Diesel/oil processing plant
							35	IE2-11	Oil/diesel wells
							36	IE2-12	Fuel storage
							37	IE2-13	Industrial warehouses
				7	IE3	Complex Economic Activity	38	IE3-1	Industrial park
							39	IE3-2	Logistical park
							40	IE3-3	Economic zone - commercial
	4	IS	Institutions	8	IS2	Public Services	41	IS2-1	Public Institution/Administration
							42	IS2-2	Police
							43	IS2-3	Mail office
							44	IS2-4	Customs
							45	IS2-5	Court services

						46	IS2-6	Prison	
						47	IS2-7	Firefighters	
				9	IS3	Social Services	48	IS3-1	Orphanage
							49	IS3-2	Elderly home
							50	IS3-3	NGO/NPO
				10	IS4	Diplomatic Services	51	IS4-1	Embassy
							52	IS4-2	Consulate
							53	IS4-3	Ambassadors' residences
				11	IS5	Financial institutions	54	IS5-1	National bank
							55	IS5-2	Second tier banks
							56	IS5-3	Stock market
				12	IS6	Religious institutions	57	IS6-1	Church
							58	IS6-2	Mosque
							59	IS6-3	Monastery
							60	IS6-4	Abbey
							61	IS6-5	Small mosque
							62	IS6-6	Synagogue
	5	AS	Education	13	AS1	Preschool Education	63	AS1-1	Nursery school
							64	AS1-2	Kindergarten
				14	AS2	Elementary Education	65	AS2-1	Primary school
							66	AS2-2	Middle school
				15	AS3	Secondary Education	67	AS3-1	High School
							68	AS3-2	Vocational High School

						69	AS3 -3	Madrasa	
						70	AS3 -4	Seminary	
						71	AS3 -5	Dormitory	
			1 6	AS4	Higher Education	72	AS4 -1	University	
						73	AS4 -2	University Campus	
						74	AS4 -3	Dormitory	
						75	AS4 -4	Research Centre	
						76	AS4 -5	Education Centre	
	6	SH	Health	1 7	SH1	Outpatient Service	77	SH1 -1	Polyclinic
							78	SH1 -2	Ambulance
							79	SH1 -3	Clinic
							80	SH1 -4	Healthcare Centre
			1 8	SH2	Hospital Service	81	SH2 -1	Hospital	
						82	SH2 -2	Hospital Centre	
						83	SH2 -3	Rehabilitation Centre	
						84	SH2 -4	Recovery Centre	
	7	SH A	Social & Entertainment Activities	1 9	AR 1	Public Spaces	85	AR1 -1	Urban park
							86	AR1 -2	Botanical park
							87	AR1 -3	Zoological park
							88	AR1 -4	Recreational park
							89	AR1 -5	Green/ common space
							90	AR1 -6	Playground
			2 0	AR 2	Cultural Activities	91	AR2 -1	Cultural Centre	

IN	INFRASTRUCTURAL	9	ZU	Military zone	2 3	ZU 1	Military Infrastructur e	11	ZU1	National Military Base
								5	-1	
								11	ZU1	International Military Base
								6	-2	
								11	ZU2	Military airport
								7	-1	
								11	ZU2	Military heliport
								8	-2	
								11	ZU2	Military marine port
		9	-3							
		12	ZU2	Shooting range for training						
		0	-4							
		12	ZU2	Shelter						
		1	-5							
		12	ZU2	Military division						
		2	-6							
		12	ZU2	Military administration						
		3	-7							
		1 0	V	Cemetery	2 4	V1	Cemetery	12	V1-	Catholic
								4	1	
								12	V1-	Muslim
5	2									
12	V1-							Orthodox		
6	3									
12	V1-	Secular								
7	4									
			2	V2	Martyrs Cemetery	12	V2-	Martyrs Cemetery		
			5			8	1			
			2	V3	Memorial	12	V3-	Memorial		
			6			9	1			
1 1	IN T	Transport Infrastructur e	2 7	INT 1	Road Infrastructur e	13	INT	Highway (A)		
						0	1-1			
						13	INT	Main Interurban Road (B)		
						1	1-2			
						13	INT	Secondary Interurban Road (C)		
						2	1-3			
						13	INT	Main Urban Road (D)		
						3	1-4			
						13	INT	Secondary Urban Road (E)		
4	1-5									
13	INT	Local Road (F)								
5	1-6									
13	INT	Parking								
6	1-7									
13	INT	Terminal								
7	1-9									

						13 8	INT 1-10	Vehicle station	
				2 8	INT 2	Railway Infrastructur e	13 9	INT 2-1	Railway line
							14 0	INT 2-2	Tram line
							14 1	INT 2-3	Train station
							14 2	INT 2-4	Tram station
							14 3	INT 2-5	Terminal
				2 9	INT 3		Water Transport Infrastructur e	14 4	INT 3-1
						14 5		INT 3-2	Terminal
						14 6		INT 3-3	Marina
						14 7		INT 3-4	Marina port
						14 8		INT 3-5	Quay
						14 9		INT 3-6	Marine yard
				3 0	INT 4	Air Transport Infrastructur e	15 0	INT 4-1	International airport
							15 1	INT 4-2	National airport
							15 2	INT 4-3	Aerodrome
							15 3	INT 4-4	Heliport
				3 1	INT 5	Multimodal Infrastructur e	15 4	INT 5-1	Multimodal hub
							15 5	INT 5-2	Multimodal terminal
							15 6	INT 5-3	Multimodal transport station
1 2	IE N	Energy Infrastructur e	3 2	IEN 1	Electrical	15 7	IEN 1-1	Power plant	
							15 8	IEN 1-2	Thermal power plant
							15 9	IEN 1-3	Power plant substation
							16 0	IEN 1-4	Transformers

						16 1	IEN 1-5	Power cabin
						16 2	IEN 1-6	Power pole
			3 3	IEN 2	Hydro	16 3	IEN 2-1	Hydro power plant with water collecting basin
						16 4	IEN 2-2	Hydro power plant with derivatives
			3 4	IEN 3	Hydrocarbons	16 5	IEN 3-3	Station
			3 5	IEN 4	Wind	16 6	IEN 4-1	Wind park
			3 6	IEN 5	Solar	16 7	IEN 5-1	Photovoltaic park
1 3	IT K	Telecommunication Infrastructure	3 7	ITK 1	Telecommunication Station	16 8	ITK 1-1	Telecommunication Station
			3 8	ITK 2	Antennas	16 9	ITK 2-1	TV
						17 0	ITK 2-2	Phone
1 4	IU K	Water Supply Infrastructure	3 9	IUK 1	Water supplier	17 1	IUK 1-1	Reservoir
						17 2	IUK 1-2	Water collector
						17 3	IUK 1-3	Water tank
						17 4	IUK 1-5	Plant for the treatment of potable water
						17 5	IUK 1-6	Wells
						17 6	IUK 1-7	Pumping station
			4 0	IUK 2	Piping	17 7	IUK 2-3	Wastewater treatment plant
						17 8	IUK 2-4	Sewage treatment plant
						17 9	IUK 2-5	Discharging points
1 5	IM B	Waste Management Infrastructure	4 1	IM B1	Waste Management	18 0	IMB 1-1	Landfill
						18 1	IMB 1-2	Incinerator

B	AGRICULTURAL	1 6	B	Agricultural Land	4 3	B1	Permanent Cultivation	18 2	IMB 1-3	Composting			
								18 3	IMB 2-1	Transfer points			
								18 4	IMB 2-2	Collection points			
								18 5	B1-1	Citrus			
								18 6	B1-2	Olive Groves			
								18 7	B1-3	Vineyards			
								18 8	B1-4	Nut trees			
								18 9	B1-5	Fruit trees			
								4 4	B2	Seasonal Cultivation	19 0	B2-1	Grains
								19 1			B2-2	Fruit trees	
		19 2	B2-3	Vegetables									
		19 3	B2-4	Spices/ aromatic									
		19 4	B2-5	Rice farms									
		19 5	B2-6	Complex									
		4 5	B3	Barren Land	19 6	B3-1	Uncultivated land						
		19 7			B3-2	Salty land							
		19 8			B3-3	Land with no fruit							
		1 7	IB	Agricultural Infrastructure	4 6	IB3	Irrigation and drainage infrastructure	19 9	IB3-1	Embankment			
								20 0	IB3-2	Drainage Stations			
								20 1	IB3-3	Irrigation canal			
20 2	IB3-4							Drainage canal					
20 3	IB3-5							Reservoir					
1 8	EB	Agricultural Economy	4 7	EB1		20 4	EB1-1	Greenhouses					

							Structures Serving Agriculture	205	EB1-2	Refrigerating warehouses		
								206	EB1-3	Barracks/ Silo tower		
								207	EB1-4	Farm		
							48	EB2	Structures Serving Livestock	208	EB2-1	Barns
										209	EB2-2	Poultry Farms
										210	EB2-3	Beekeeping
										211	EB2-4	Aquaculture
										212	EB2-5	Dairy Production
							49	EB3	Agrotourism	213	EB2-6	Farm
										214	EB3-1	Accommodation services
			215	EB3-2	Gastronomy services							
19	BA	Agriculture - Residence	50	BA1	Agriculture - Residence	216	BA1-1	Agriculture - Residence				
N	NATURE	20	N	Natural Land	51	N1	Forests	217	N1-1	Dense		
								218	N1-2	Sparse		
					52	N2	Pasture	219	N2-1	Medicinal plants		
								220	N2-2	Pure		
								221	N2-3	Mixed (bush)		
					53	N3	Meadow	222	N3-1	Meadow for pasture		
								223	N3-2	Meadow with grass mowing		
					54	N4	Bushes	224	N4-1	Dense		
								225	N4-2	Sparse		
					55	N5	Land with no fruit	226	N5-1	Sandy (dunes)		

							22 7	N5- 2	Rocky				
							22 8	N5- 3	Sparse vegetation				
							22 9	N5- 4	Gravel				
							23 0	N5- 5	Snow and ice				
		2 1	N AR	Nature and Recreation	5 6	NA R1	Nature Park	23	NA	Municipality Park			
										23	NA	Regional Park	
							5 7	NA R2	Beach	23	NA	Natural	
										23	NA	Served with infrastructure	
							5 8	NA R3	Trails	23	NA	Bikes	
										23	NA	Pedestrians	
							5 9	NA R4	Ecotourism	23	NA	Accommodation services	
										23	NA	Recreation services	
					2 2	U	Waters	6	U1	Sea	23	U1-	Sea
										6	U2	Lagoon	24
				6				U3	Marsh	24	U3-	Marsh	
				6 3				U4	Lake	24	U4-	Natural	
										24	U4-	Artificial	
				6				U5	River	24	U5-	River	
				6 5				U6	Stream	24	U6-	Permanent stream	
										24	U6-	Seasonal stream	
				6 6				U7	Water spring	24	U7-	Fresh water spring	
										24	U7-	Geothermal spring	
U	AQUATIC												

ANNEX II
TABLE OF DEVELOPMENT DATA AND CONDITIONS FOR ZONES, UNITS
AND SUBUNITS

No .	Data and conditions of development	ZONE	UNIT	SUBUNIT	Definitions
1	Code	[Municipality Code_Territorial System Code_Code of Base Category of Land Use_Serial No. of the zone]	[Municipality Code_Territorial System Code_Code of main Subcategory of Land Use_Serial No. of the zone/Serial No. of the unit]	[Municipality Code_Territorial System Code_Code of main function_Serial No. of the zone/Serial No. of the unit/Serial No. of the subunit/]	<i>Single territorial code, according to every subdivision level, in compliance with annex I of this regulation</i>
2	Surface area	ha	ha	ha	<i>General surface area of the territory according to every subdivision level</i>
3	No. of Inhabitants	no.	no.	no.	<i>No. of inhabitants in reference to the proposed carrying capacity of the territory according to every subdivision level.</i>
4	Population density	inhabitants/ha	inhabitants/ha	inhabitants/ha	<i>No. of inhabitants for the surface area unit, in reference to the proposed carrying capacity of the</i>

					<i>territory according to every subdivision level.</i>
5	Territorial system	Pursuant to Article 75	Pursuant to Article 75	Pursuant to Article 75	<i>Territorial system for every level of territorial division: Urban, Infrastructural, Agricultural, Natural, Aquatic.</i>
6	Categories of land use	Pursuant to Article 80 Every category of land use present in the zone is determined, by specifying the percentage of use in surface area/volume	Pursuant to Article 80 Every category of land use present in the unit is determined, by specifying the percentage of use in surface/volume	Pursuant to Article 80 Every category of land use present in the subunit is determined, by specifying the percentage of use in surface/volume	<i>Categories of land use, in compliance with Articles 79 and 80, and Annex I of this regulation.</i>
7	Percentage of use	<i>non applicable</i>	% Given for every category of land use	% Given for every category of land use	<i>The ratio of the surface area that belongs to a category of land use over the general surface are of the unit/subunit.</i>
8	Other permitted uses	As applicable, following the specifications of Article 80	As applicable, following the specifications of Article 80	As applicable, following the specifications of Article 80	<i>Other permitted uses in the zone/unit/subunit, in compliance with Articles 79 and 80, and Annex I of this regulation.</i>
9	Prohibited uses	As applicable, following the specifications of Article 80	As applicable, following the specifications of Article 80	As applicable, following the specifications of Article 80	<i>Prohibited uses in the zone/unit/subunit, in compliance with Articles 79 and 80, and Annex I of this regulation.</i>
10	Conditioned uses	As applicable, following the specifications of Article 80	As applicable, following the specifications of Article 80	As applicable, following the specifications of Article 80	<i>Conditioned uses in the zone/unit/subunit, in compliance with Articles 79 and 80,</i>

					<i>and Annex I of this regulation.</i>
11	Subcategories of land use	<i>non applicable</i>	Pursuant to Article 79 and Annex I	Pursuant to Article 79 and Annex I	<i>Subcategory of land use, completed by following the table on categories of land use, pursuant to Annex I of this regulation.</i>
12	Function	<i>non applicable</i>	As applicable (following Annex I)	Pursuant to Article 79 and Annex I	<i>Function, completed by following the table on categories of land use, pursuant to Annex I of this regulation.</i>
13	Construction Intensity (I)	<i>non applicable</i>	M ² /m ² Is given for every category of land use	m ² /m ²	<i>The maximum construction intensity (I) at the level of structural unit/subunit is equal to the ratio of the general surface area of construction of floors above ground for the entire unit, with the sum of the surface area of the plots with a construction potential. In calculating (I) for the unit, the roads and public spaces are not included, with the exception of what is provided in the sectoral legislation in force.</i>
14	Cut	<i>non applicable</i>	% Given for every category of land use	%	<i>The maximum coefficient of the use of territory for construction is the ratio of the surface area of the construction trace over the general</i>

					surface area of the plot with a construction potential.
19	Cur	<i>non applicable</i>	%	%	The minimum coefficient of use of land for roads is the ratio between the surface area of the trace that the roads will take up in a unit/subunit over the total surface area of the unit/subunit.
20	Cup	<i>non applicable</i>	%	%	The minimum coefficient of use of land for public spaces is the ratio between the surface area of public spaces in a unit/subunit over the total surface area of the unit/subunit.
15	Height (Floors)	<i>non applicable</i>	no.	no.	Height of the structures in floors, pursuant to the Development Regulation.
16	Height (Metres)	<i>non applicable</i>	m	m	Height of the structures in metres, pursuant to the Development Regulation.
17	Minimum size of plot for development	<i>non applicable</i>	as applicable	as applicable	The minimum surface area that the plot needs to have to be developed, is given on a case by case basis.
18	Distance indicators	<i>non applicable</i>	Distances	Distances	Indicators of distances for the constructions, pursuant to the Development Regulation.

21	Green area/ inhabitant	<i>non applicable</i>	M2/inhabitant For the urban system units	m2/inhabitant For the urban system units	<i>Green area per inhabitant, in the units/subunits of the urban system.</i>
22	No. of parking spaces	<i>non applicable</i>	no./inhabitant For the urban system units	no./inhabitant For the urban system units	<i>Number of parking spaces for the population unit, in the units/subunits of the urban system.</i>
23	Manner of intervention	<i>non applicable</i>	Densification/ regeneration/ redevelopment/ consolidation/ conservation/ urbanization/ etc.	Densification/ regeneration/ redevelopment/ consolidation/ conservation/ urbanization/ etc.	<i>The way of intervening in the territory, by specifying the units for densification, regeneration, redevelopment, consolidation, conservation, urbanization, but without being limited there;</i>
24	Spatial typology	<i>non applicable</i>	For the urban system units	For the urban system units	<i>The spatial typology of the urban structure for the units/subunits of the urban system.</i>
25	DLP	as applicable	“DLP” in the cases where it is applied for the unit and “DPANI” in the cases where the detailed plan is implemented in the units part of the ANI, pursuant to Article 30 of this regulation.	<i>non applicable</i>	<i>Condition for the drafting of the DLP or the DPANI for the unit.</i>
26	Development instruments	<i>non applicable</i>	as applicable	as applicable	<i>Instruments that can be used to guide development pursuant to the law: Intensity of Conditioned Construction,</i>

					<i>Transfer of Right of Development, etc.</i>
27	Development phase	as applicable	Short-term (1 year) Mid-term (1-3 years) Long-term (4-10 years) Long-term (+10 years) As applicable, non applicable	<i>non applicable</i>	<i>Development priority of the unit, in reference to the investments in infrastructure and public services, provided for by the Action Plan for the implementation of the GLP.</i>
28	Legal limitations	as applicable	as applicable	as applicable	<i>Legal rights and restrictions, public or private, that stem from the use of the development conditions;</i>
29	Other conditions	as applicable	as applicable	as applicable	<i>Other conditions for the infrastructure, use of land, architecture, etc.</i>