



### III. §3

#### *Map materials*

1. Map materials for preparation of planning analytic materials and planning documentation (hereinafter only “map materials”) are the Land Registry map, State map, Fundamental map of the Czech Republic, and Map of the Czech Republic<sup>1</sup>; map material for regulatory plan preparation may be also a planimetric and altimetric survey of the area investigated. A map material may be amended based on the facts gathered during area's own survey for the planning purposes; a record on performed amendment is kept by the procurer. If there is no state map in digital format available, it is possible to create a map material in digital form using the state map material.
2. Technical maps, if available to the procurer, may be also used as a map material for planning activity.

### Part two

#### ***Planning analytic materials***

*(To §26 par. 2 of the Building Act)*

#### I. §4

1. Planning analytic materials procured by a town&country planning authority (hereinafter only “planning analytic materials for the territory of a municipality”) and planning analytic materials procured by a regional office (hereinafter only “planning analytic materials for the territory of an administrative region”) contain
  - a) materials for analysis of area sustainable development, including surveys and assessments of the area's state and development, limits of the area use, surveys and assessments of intentions to perform changes within the area,
  - b) analysis of area sustainable development containing
    1. surveys and assessments of area sustainable development stating its strong and weak points, opportunities and threats by specialisations, particularly classified by rock environment and geology, aquatic regime, environmental hygiene, nature and landscape protection, agricultural land resources and grounds dedicated to forestry, public transport and technical infrastructure, socio-demographic conditions, dwelling, leisure time activities, economic conditions; the result of these specialised surveys and assessments of area sustainable development is assessment of an area conditions relation balance for convenient environment, economic growth and coherence of area inhabitants community,
    2. determination of problems to be solved within the planning documentations including, in particular, urban, transportation, and hygiene flaws, mutual conflicts of interests to perform changes within the

---

<sup>1</sup> §3, par.1, letters a-d of the government's order No. 430/2006 Coll., on defining geodetic reference systems and state map materials on the state territory, and on principles of their usage.

area, threats to the area e.g. of floods, or other dangerous natural phenomenon.

2. Materials for analysis of area sustainable development include also data on the area, surveys of the area, and other available information, e.g. statistical data. Contents of materials for analysis of area sustainable development, that are part of planning analytic materials for the territory of a municipality prepared most often in digital formats that allow their exchange in order to use them in regional area analytic materials (§29, par. 4 of the Building Act), are specified within the appendix No. 1, part A of this decree. Contents of materials for analysis of area sustainable development, that create part of planning analytic materials for the territory of an administrative region, are specified within the appendix No. 1, part B of this decree.
3. Information on an area contains a text part, a graphic part, and further a note explaining origin, procurement, processing, and possible approval or entering into force of this information (hereinafter only "area data list"). Text part contains descriptive information on an area, graphic part contains illustration of this information on an area including the used scale and a legend. Correctness of the used information on an area shall be confirmed within the area data list which contents are specified in the appendix No. 2 of this decree.
4. Graphic part of planning analytic materials contains a drawing of area values, particularly urban and architectonic, a drawing of limits of an area use, a drawing of intentions to perform changes within an area, and a drawing of problems to be solved within the planning documentations (hereinafter only the "drawing of problems"). Planning analytic materials may be appended with further drawings, charts, tables, graphs, or cartograms.
5. Within the planning analytic materials of the capital of Prague the contents of planning analytic materials for the territory of a municipality may be merged with planning analytic materials for the territory of an administrative region.

## **§5**

1. Planning analytic materials for the territory of municipalities shall be presented to the Council of Municipalities in the extent of an area sustainable development analysis or its update together with a notification on where the planning analytic materials may be viewed.
2. Planning analytic materials for the territory of a region shall be presented to the Regional Council in the extent of an area sustainable development analysis or its update.
3. Part of planning analytic materials for the territory of municipalities is a document proving that they were discussed within the Council of Municipalities. Part of planning analytic materials for the territory of a region is a document proving that they were discussed within the Regional Council.
4. Contents of the document proving that the planning analytic materials were discussed are specified in the appendix No. 3 of this decree.

## Part three

### Planning documentation

#### Chapter I

#### Development principles

*(To §36 par. 6, §38 par. 6, §40 par. 4, and §42 par. 4 of the Building Act)*

##### I. §6

1. Development principles contain text and graphic parts. Development principles contents, including their justification, are specified in the appendix No. 4 of this decree.
2. Drawings that create graphic part of the planning documentation are issued in 1:100 000 scale, or in justified cases in 1:50 000 scale, or in 1:200 000 scale. A drawing of general context is issued in 1:500 000 scale. The drawings contain facts adequately to their scales.
3. The contents of assessment of development principles impacts on sustainable development of the area are specified in the appendix No.5 of this decree.

##### II. §7

1. Report presented to the ministry on discussion over development principles or their update contains
  - a) assessment of accord with development policy,
  - b) statement on how the comments and remarks of neighbouring regions were taken into account,
  - c) statement on how the opinions of respective authorities in neighbouring countries were taken into account, results of consultations with them if the opinions were applied,
  - d) statement on how the results of assessment of impacts on sustainable development of the area were taken into account and results of its consultation in accordance with §37, par. 4 of the Building Act,
  - e) statement explaining how the opinion of the Committee was taken into account in case of negative impacts of the development principles on a locality with sites of high priority types, or high priority species<sup>2</sup>.
2. If the remarks, statements, opinions, or comments listed in the par. 1 are not taken into account, or if they are taken into account only partially, the regional office shall explain reasons, within the report on draft of development principles consultations, why the remark, statement, opinion, or comment was not taken into account, or was taken into account only partially.

---

<sup>2</sup> Act No. 114/1992 Coll., on nature and landscape protection, as amended by later regulations.

### III. §8

1. Development principles, including their graphic part, and their updates shall be equipped with a note on taking effect that contains
  - a) name of the administrative body that issued the development principles or their update,
  - b) reference number, date of issue, and date of taking effect of the development principles or their update,
  - c) first name and surname, position, and signature of an authorised person of the procurer, official stamp.
2. Copy of the development principles, including their graphic part, comprising legal status after the development principles last update issue, shall be equipped with a statement on taking effect that contains
  - a) name of the administrative body which issued the last update,
  - b) serial number of the last update,
  - c) last update's taking effect date,
  - d) first name and surname, position, and signature of an authorised person of the procurer, official stamp.

### §9

1. Report on applying development principles contains
  - a) assessment of development principles application including a message whether any negative impacts on sustainable development were not ascertained, and if yes, then proposal for their elimination, minimization, or compensation,
  - b) problems to be solved within the development principles frame that originate in the planning analytic materials of an administrative region,
  - c) assessment of development principles conformity with development policy,
  - d) assessment of proposals coming from municipalities for development principles updates,
  - e) requirements and conditions for elaboration of the development principles update proposal, or of a new development principles proposal, including requests to incorporate solution versions and to evaluate impacts on sustainable area development,
  - f) proposals for development policy update.

### IV. §10

When updating the development principles (§42 of the Building Act) only the modified development principles parts shall be issued.

## **Chapter II**

### **Plan**

*(To §43 par. 6, §47 par. 6, §48 par. 8, §51 par. 4, and §55 par. 5 of the Building Act)*

#### **I. §11**

1. Materials for a plan specification are planning analytic materials, additional surveys and analysis, and/or a development study.
2. Plan specification content is defined in the appendix No. 6 of this decree.
3. If the plan specifications requires elaboration of a plan draft, the specification shall contain requirements for elaboration of solution variants and conditions of their assessment.

#### **§12**

1. Report on discussing a plan before approval or its change, presented to a regional office, contains:
  - a) assessment of compliance with development policy and with planning documentation issued by the region,
  - b) statement saying how the remarks and comments of neighbouring municipalities have been taken into account,
  - c) statement saying how the results of sustainable development impacts assessment have been taken into account, if this was required by the plan specification,
  - d) statement explaining how an opinion of the Committee was taken into account in cases of plan's negative impacts on a locality with sites of high priority types, or high priority species<sup>2</sup>,
  - e) viewpoint of the Council of Municipalities, if issued, and a statement of the procurer explaining how this viewpoint has been taken into account.
2. If the remarks, statements, opinions, or comments listed in the par. 1 are not taken into account, or if they are taken into account only partially, the municipal office shall explain reasons, within the report on plan before approval consultations, why the remark, statement, opinion, or comment was not taken into account, or was taken into account only partially.

#### **§13**

1. A plan consists of text and graphic parts. Contents of a plan, including their rationalization, is specified in the appendix No. 7.
2. Drawings, that form the plan's graphic part, are prepared on the basis of map material in the scale of a cadastral map, or in justified cases in a more detailed scale, and they are issued in 1:5 000 or 1:10 000 scales, or possibly in the scale of a cadastral map. A separate drawing of public works, public benefit measures, demolitions, or reclamations is prepared on the basis of map

material in the scale of a cadastral map, or in the 1:5 000 scale. Drawing of wider relations is prepared and issued in a scale of a drawing of development principles areas and corridors, or in less detailed one. The drawings contain phenomenon displayable in the given scale.

3. Contents of assessment of plan's impacts on sustainable area development are specified in the appendix No. 5 of this decree.

#### **§14**

1. Plan, including its graphic part, and its update shall be equipped with a note on taking effect that contains
  - a) name of the administrative body that issued the plan or its update,
  - b) reference number, date of issue, and date of taking effect of the plan or its update,
  - c) first name and surname, position, and signature of an authorised person of the procurer, official stamp.
2. Copy of the plan, including its graphic part, comprising legal status after the plan last update issue, shall be equipped with a statement on taking effect that contains
  - a) name of the administrative body which issued the last update,
  - b) serial number of the last update,
  - c) last update's taking effect date,
  - d) first name and surname, position, and signature of an authorised person of the procurer, official stamp.

#### **§15**

1. Report on applying plan contains
  - a) assessment of plan application including a message whether any negative impacts on sustainable development were not ascertained, and if yes, then proposal for their elimination, minimization, or compensation,
  - b) problems to be solved within the plan frame that originate in the planning analytic materials,
  - c) assessment of plan conformity with development policy and planning documentation issued by an administrative region,
  - d) proving impossibility to use delimited areas with development potential and assessment of the need to delimit new areas with development potential according to §55, par. 3 of the Building Act,
  - e) instructions for elaboration of a plan change before approval, or of a plan change draft, including requirements for preparation and conditions for assessment of variants, possibly assessment of impacts on sustainable area development,
  - f) proposals for development principles update.

## **§16**

Change of the plan is issued in the extent of changed plan parts.

### **Chapter III**

#### **Regulatory plan**

*(To §61 par. 4, §64 par. 6, and §66 par. 6 of the Building Act)*

##### **I. §17**

###### *Incentive for regulatory plan procurement*

1. Incentive for regulatory plan procurement shall be submitted on a form which contents are specified in the appendix No. 8 of this decree.
2. To the incentive for regulatory plan procurement the attachments listed in the appendix No. 8 of this decree, part B, shall be attached, including a proposal for regulatory plan specification which contents are described in the appendix No. 9 of this decree.

##### **II. §18**

###### *Application for regulatory plan issuance*

1. Application for regulatory plan issuance shall be submitted on a form which contents description is specified in the appendix No. 10 of this decree.
2. To the application for regulatory plan issuance the attachments listed in the appendix No. 10 of this decree, part B, shall be attached by the applicant, including a regulatory plan draft which contents are specified in the appendix No. 11 of this decree, agreement on parcelling which contents are specified in the appendix No. 12 of this decree, and draft of a parcelling contract which contents are specified in the appendix No. 13 of this decree.
3. In cases when the regulatory plan issue proceedings are joined with procedures of environmental impact assessment according to special legal regulation<sup>3</sup>, the application shall contain also documentation of the intention impacts on environment and environmental impact assessment of the intention.

##### **§19**

1. Regulatory plan contains text and graphic parts. Contents of regulatory plan including its rationalization are specified in the appendix No. 11 of this decree.
2. Drawings, that form the regulatory plan's graphic part, are prepared and issued in 1:1 000 scale usually, or 1:500, except the drawings of public works, public benefit measures, demolitions, or reclamations that are prepared in the scale of a cadastral map. Drawing of wider relations is prepared and issued in a

---

<sup>3</sup> Act No. 100/2001 Coll., on environmental impact assessment and on changes to some related acts, as amended.

scale of the plan's lead drawing. The drawings contain phenomenon displayable in the given scale.

## **§20**

1. Regulatory plan, including its graphic part, and its update shall be equipped with a note on taking effect that contains
  - a) name of the administrative body that issued the regulatory plan or its update,
  - b) reference number, date of issue, and date of taking effect of the regulatory plan or its update,
  - c) first name and surname, position, and signature of an authorised person of the procurer, official stamp.
2. Copy of the regulatory plan, including its graphic part, comprising legal status after the regulatory plan last update issue, shall be equipped with a statement on taking effect that contains
  - a) name of the administrative body which issued the last update,
  - b) serial number of the last update,
  - c) last update's taking effect date,
  - d) first name and surname, position, and signature of an authorised person of the procurer, official stamp.

## **§21**

Change of the regulatory plan is issued in the extent of changed regulatory plan parts.

## **Part four**

### **Planning activity filing**

*(To §162 par. 7 of the Building Act)*

#### **I. §22**

1. When procuring the first development principles they do not contain as a part of their rationalization the assessment as per the part II, par. 1, letter c) of the appendix No. 4; part of their rationalization, apart from other data set by the appendix No. 4, is further
  - a) information on fulfilling the specification,
  - b) list of intentions meeting the criteria of up-to-dateness and criteria of their super-local importance, adopted without subject changes from valid regional plans by the development principles (§187 par. 2 of the Building Act),
  - c) drawing of intentions adopted without subject changes from valid regional plans by the development principles (§187 par. 2 of the Building Act).
2. Plan specification and regulatory plan specification contains requirements

resulting from the regional plan parts that have not expired (§187 par. 7 and §189 par. 2 of the Building Act).

3. Regulatory plan specification approved by a municipal council contains requirements resulting from a local plan or a plan of urban unit that has not expired (§189 par. 2 of the Building Act).
4. Plan rationalization contains assessment of compliance with the requirements resulting from the regional plan parts that have not expired (§187 par. 7 of the Building Act).
5. Regulatory plan rationalization contains assessment of compliance with requirements resulting from the regional plan, local plan, or plan of urban unit that has not expired.

## **Part six**

### **Effect**

#### **I. §24**

This decree takes effect as of January 1<sup>st</sup> 2007.

Minister:

Mgr. Gandalovič, in his own writing

Archivní z roku 2006

**Part A - Planning analytic materials of municipalities - materials for analysis of area sustainable development**

| Row number | Phenomenon being investigated   |
|------------|---|
| 1.         | developed area  |
| 2.         | industrial production areas   |
| 3.         | public services areas   |
| 4.         | areas for reclamation or renewed use of devastated land                                 |
| 5.         | conservation area, including protective zone  |
| 6.         | conservation zone, including protective zone  |
| 7.         | landscape conservation zone   |
| 8.         | immovable cultural monument, or complex, including protective zone                      |
| 9.         | immovable national cultural monument, or complex, including protective zone             |
| 10.        | UNESCO monument, including protective zone  |
| 11.        | urban values  |
| 12.        | folk architecture region  |
| 13.        | historically important structure, complex   |
| 14.        | architecturally valuable structure, complex   |
| 15.        | significant dominanta   |
| 16.        | area with archaeological excavations  |
| 17.        | area of landscape nature and its characteristic   |
| 18.        | spot of landscape nature and its characteristic   |
| 19.        | place of important event  |
| 20.        | significant scenic spot   |
| 21.        | area system of ecological stability   |
| 22.        | significant landscape element, registered, if not expressed under another item          |
| 23.        | significant landscape element, by operation of law, if not expressed under another item |
| 24.        | temporarily protected area  |
| 25.        | national park, including zones and protective zones                                     |
| 26.        | preserved landscape area, including zones   |
| 27.        | national wildlife park, including protective zone                                       |
| 28.        | wildlife park, including protective zone  |
| 29.        | national wildlife beauty spot, including protective zone                                |

|     |   |
|-----|---|
| 30. | natural park  |
| 31. | wildlife beauty spot, including protective zone                                       |
| 32. | memorable tree, including protective zone   |
| 33. | UNESCO Biospheric Reservation, UNESCO Geopark   |
| 34. | NATURA 2000 – European significant locality   |
| 35. | NATURA 2000 – bird's area   |
| 36. | locations with particularly protected flora and fauna species of national importance  |
| 37. | protection forests  |
| 38. | forests of special purpose  |
| 39. | commercial forests  |
| 40. | 50 m distance from forest edge  |
| 41. | quality soil-ecological unit  |
| 42. | biochore boundary   |
| 43. | investment into soil in order to improve fertility                                    |
| 44. | water resource, ground, underground, including protective zones                       |
| 45. | protected area of natural water accumulation  |
| 46. | vulnerable area   |
| 47. | ground or underground water formation   |
| 48. | water reservoir   |
| 49. | river catchment area, watershed   |
| 50. | inundation area   |
| 51. | inundation area active zone   |
| 52. | area dedicated for flood spill  |
| 53. | area of special flood below waterwork   |
| 54. | object/facility of flood control  |
| 55. | natural curative resource, source of natural mineral water, including protective zone |
| 56. | spa resort, inner and outer area of spa resort  |
| 57. | mining area   |
| 58. | protected area of mineral resources deposit   |
| 59. | protected area for special interventions to the Earth's crust                         |
| 60. | mineral resources deposit   |
| 61. | undermined area   |
| 62. | landslide area or area of other geological risks                                      |
| 63. | old mining structure  |
| 64. | old burdens and contaminated areas  |

|     |   |
|-----|---|
| 65. | area with impaired air quality  |
| 66. | dump pile, waste heap, mud pit, slag heap   |
| 67. | technological object for water supply, including protective zone                        |
| 68. | water line, including protective zone   |
| 69. | technological object for sewage disposal and water treatment, including protective zone |
| 70. | network of sewers, including protective zone  |
| 71. | electricity production, including protective zone                                       |
| 72. | transformer station, including protective zone  |
| 73. | elevated and underground power lines, including protective zone                         |
| 74. | technological object for natural gas supply, including protective and security zone     |
| 75. | gas pipeline, including protective and security zone                                    |
| 76. | technological object of supply with other products, including protective zone           |
| 77. | crude oil pipeline, including protective zone   |
| 78. | product pipeline, including protective zone   |
| 79. | technological object for heat supply, including protective zone                         |
| 80. | heat line, including protective zone  |
| 81. | electronic communication facility, including protective zone                            |
| 82. | communication line, including protective zone   |
| 83. | nuclear facility  |
| 84. | objects or facilities from groups A or B with dangerous substances <sup>4</sup>         |
| 85. | waste dump, including protective zone   |
| 86. | incineration plant, including protective zone   |
| 87. | facility for dangerous waste disposal, including protective zone                        |
| 88. | highway, including protective zone  |
| 89. | speedway, including protective zone   |
| 90. | I. class road, including protective zone  |
| 91. | II. class road, including protective zone   |
| 92. | III. class road, including protective zone  |
| 93. | local and special-purpose roads   |
| 94. | countrywide railway, including protective zone  |
| 95. | regional railway, including zone  |

<sup>4</sup> The act No. 59/2006 Coll., on preventions of serious accidents caused by selected dangerous chemical substances or by chemicals, and on amendment of the act No. 258/2000 Coll., on protection of people's health and on amendment of some related acts, as amended by later regulations, and on amendment of the act No. 320/2002 Coll., on amendment and cancellation of some acts in relation to termination of work of district offices, as amended by later regulations, (act on prevention of serious accidents).

|      |  |
|------|--|
| 96.  | high-speed railway corridor  |
| 97.  | siding track, including protective zone  |
| 98.  | cableway, including protective zone  |
| 99.  | special cable way, including protective zone   |
| 100. | tramway track, including protective zone   |
| 101. | trolleybus way, including protective zone  |
| 102. | airport, including protective zone   |
| 103. | airway structure, including protective zone  |
| 104. | waterway   |
| 105. | frontier crossing  |
| 106. | cycle track, cycle route, bridle-path, hiking trail  |
| 107. | object important for country defence, including protective zone  |
| 108. | military area  |
| 109. | delimited spaces of accident planning  |
| 110. | object for civil defence   |
| 111. | object for fire service  |
| 112. | object important for tasks of the Police of the Czech Republic   |
| 113. | protective zone of cemetery, crematorium   |
| 114. | other protective zones   |
| 115. | other public infrastructure  |
| 116. | number of completed flats as of December 31 <sup>st</sup> each year  |
| 117. | area with development potential  |
| 118. | other intentions   |
| 119. | other information available, e.g. average price per m <sup>2</sup> of building site sorted by cadastral areas, average price per m <sup>2</sup> of agricultural land sorted by cadastral areas |

**Part B - Planning analytic materials of administrative region - materials for analysis of area sustainable development**

| <b>Row number</b> | <b>Phenomenon being investigated</b>  |
|-------------------|---|
| 1.                | number of inhabitants development   |
| 2.                | percentage of 0 - 14 years group of the total inhabitants number                    |
| 3.                | percentage of =>65 years group of the total inhabitants number                      |
| 4.                | percentage of inhabitants with elementary education                                 |
| 5.                | percentage of inhabitants with academic education                                   |
| 6.                | settlement structure  |
| 7.                | economic activity by sector   |
| 8.                | unemployment rate   |
| 9.                | commuting (out) to work and schools   |
| 10.               | commuting (in) to work and schools into municipality                                |
| 11.               | construction of houses and flats  |
| 12.               | percentage of empty flats of the total residential property                         |
| 13.               | structure of residential property   |
| 14.               | locally usual rent  |
| 15.               | leisure time areas with whole year and seasonal operation                           |
| 16.               | number of structures for family leisure time  |
| 17.               | capacity and category of accommodation facilities                                   |
| 18.               | spa resorts and areas   |
| 19.               | percentage of inhabitants with water supplies from public water line                |
| 20.               | percentage of inhabitants with gas supplies   |
| 21.               | percentage of inhabitants connected to public sewerage                              |
| 22.               | percentage of agricultural land of the total cadaster territory                     |
| 23.               | percentage of arable land of the agricultural land                                  |
| 24.               | percentage of permanent meadows of the total agricultural land area                 |
| 25.               | percentage of special agricultural cultivations of the total agricultural land area |
| 26.               | percentage of protection classes represented in individual cadasters                |
| 27.               | percentage of built and other areas of the total cadaster territory                 |
| 28.               | percentage of water areas of the total cadaster territory                           |
| 29.               | percentage of forests of the total cadaster territory                               |
| 30.               | coefficient of ecological stability (CES)   |
| 31.               | grade of nature close character of forests  |
| 32.               | boundaries of natural forest areas  |

|     |   |
|-----|---|
| 33. | boundaries of bioregions and biochores  |
| 34. | boundaries of climatic regions  |
| 35. | number of municipalities and inhabitants in areas with impaired air quality   |
| 36. | values of environment pollution and their trends  |
| 37. | other information available related to e.g. demography, economic activity, housing, leisure time, satisfaction of social needs, and environment |

Archivní z roku 2006

## II. Passport No. .... area data

provided to regional office / town and country planning authority

|  |
|--|
|  |
|--|

Section I. – data provider (identification)

1. Name and surname / business name

|  |
|--|
|  |
|  |

2. ID number or similar information

|  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|
|  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|

3. Data provider's seat and contact details

a) municipality

b) postal code

|  |  |
|--|--|
|  |  |
|--|--|

c) street (municipality part)

d) number reg./orient.

|  |  |
|--|--|
|  |  |
|--|--|

e) name, surname, and position of authorised person

|  |
|--|
|  |
|--|

f) phone number

g) e-mail

|  |  |
|--|--|
|  |  |
|--|--|

Archivní z roku 2006

## Section II. – area data

### 4. Name or description of area data

### 5. Origin of area data

a) legal regulation / admin. decision / other

b) as of the date

|                      |                      |
|----------------------|----------------------|
| <input type="text"/> | <input type="text"/> |
|----------------------|----------------------|

c) issued by

### 6. Territorial location of area data

a) name of cadaster(s)

b) number of cadaster(s)

|                      |                      |
|----------------------|----------------------|
| <input type="text"/> | <input type="text"/> |
|----------------------|----------------------|

c) number(s) of land lot(s), if reasonable to state it (them)

### 7. Delivery of area data

a) document name

b) date of elaboration

|                      |                      |
|----------------------|----------------------|
| <input type="text"/> | <input type="text"/> |
|----------------------|----------------------|

c) number of volumes, sheets, data carriers

d) map material scale where the area data are shown

e) projection coordinate system

f) digital data include their description (metadata), particularly:

- Text/table part format
- Graphic part format (with identification of SW in which it was prepared)
- Type (line, point, area)
- Data model, including description of data layers
- Medium – carrier, file(s) size(s)

#### 8. Data provider's declaration

I declare that all information provided within this passport and area data documentation are correct, comprehensive, and up-to-date as of the date of delivery. I am aware of sanctions in case of wrongly or incompletely provided information according to §28 par. 3 of the Building Act.

.....  
date and signature of data provider's authorised person

Archivní z roku 2006

Section III. – confirmation of used area data correctness

9. Declaration of data provider on correctness of used data

10. Data provider's declaration

I declare that all information provided within the Section III. is correct, comprehensive, and up-to-date. I am aware of sanctions according to §28 par. 3 of the Building Act.

name, surname, and position of data provider's authorised person

.....  
date and signature of data provider's authorised person

Archivní z roku 2006

### III. Document on discussion about planning analytic materials

#### Section I. – identification information

1. Investigated area

|  |
|--|
|  |
|--|

2. Procurer's office name

|  |
|--|
|  |
|--|

3. Identification number or similar info

|  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|
|  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|

4. Procurer's seat, contact details

a) municipality

b) postal code

|  |  |
|--|--|
|  |  |
|--|--|

c) street (municipality part)

d) number reg./orient.

|  |  |
|--|--|
|  |  |
|--|--|

e) name, surname, and position of authorised person

|  |
|--|
|  |
|--|

f) phone number

g) e-mail

|  |  |
|--|--|
|  |  |
|--|--|

#### Section II. – course of discussion

5. Body that discussed the planning analytic materials

|  |
|--|
|  |
|--|

6. Discussion date:

7. Discussion result

List of appendixes:

.....  
date and signature of procurer's authorised person

#### **IV. I. Development principles contents**

1. Text part of development principles contains a region development concept specifying the fundamental requirements for the region's reasonable and economic layout, expressed by
  - a) setting regional planning priorities for sustainable area development,
  - b) detailed delimitation of development areas and development axis [§32 par. 1 letter b) of the Building Act] specified within the development policy, and delimitation of areas with higher requirements for changes within the area that span across several municipalities by the changes importance (super-local development areas and super-local development axis),
  - c) detailed delimitation of specific areas [§32 par. 1 letter c) of the Building Act] specified in the development policy, and delimitation of other specific areas of super-local importance,
  - d) more detailed specification of areas and corridors delimitation [§32 par. 1 letter d) of the Building Act] specified within the development policy, and delimitation of areas and corridors of super-local importance influencing areas of several municipalities, including areas and corridors of public infrastructure, area system of ecological stability, and stand-by areas,
  - e) more detailed specification of area conditions for protection concept and development of natural, cultural, and civilizational values within the region,
  - f) specification of target landscape characteristics<sup>5</sup>,
  - g) determination of public works, public benefit measures, structures and measures for state defence and security, and delimitation of reclamation and demolition areas of super-local importance, for which the rights to land and structures may be expropriated,
  - h) specification of super-local requirements for coordination of municipalities' planning activities and for solutions within the municipalities' planning documentations, particularly in respect to conditions of settlement structure renewal and development,
  - i) delimitation of areas and corridors where the decision making precondition is to verify changes in their use by a development study, and further setting the deadline for development study procurement, its approval by the procurer, and entering the development study data into planning activity filing,
  - j) delimitation of areas and corridors where a regulatory plan procurement and issue by an administrative region authorities is a precondition for decisions on changes in their use, and further setting the deadline for regulatory plan procurement and its presentation to the regional council,
  - k) delimitation of areas and corridors where a regulatory plan at the request procurement and issue is a precondition for decisions on changes in their use,
  - l) regulatory plan specification in the extent according to the appendix No. 9 for an area or a corridor delimited according to letters k) and l),

---

5 European Landscape Convention No. 13/2005 Coll.i.c.

m) determination of area changes order (stages), if meaningful.

Within the delimited localities, axis, areas, and corridors the requirements on their use shall be specified, criteria and conditions for subsequent decision making on possible variants of changes to area and for their assessment, particularly with respect to their future use, importance, possible threats, development, and risks.

In the end of the text part an information on number of development principles sheets and on number of graphic part drawings shall be stated.

2. Graphic part of development principles contains

- a) drawing of administrative region area layout indicating, in particular, the development areas, development axis, and specific areas,
- b) drawing of areas and corridors of super-local importance, including area system of ecological stability,
- c) drawing of localities with identical landscape types,
- d) drawing of public works, measures, reclamations, and demolitions of super-local importance,
- e) drawing of localities, areas, and corridors of super-local importance where the verification of changes in their use is required by a study, or the procurement and issue of a regulatory plan is required,
- f) drawing of area changes order (stages), if necessary.

If necessary, the drawings under items a) to c) may be further detailed into separate drawings. Graphic part may be supplemented by charts.

## **II. Development principles rationalization contents**

1. Text part of development principles rationalization contains, apart from necessities set by rules of administrative procedure and necessities stipulated by §40 par. 1 and 2 of the Building Act, particularly

- a) assessment of area usage coordination from the point of view of wider (super-regional) relations, including assessment of conformity with development policy,
- b) assessment of conditions fulfilment resulting from possible standpoints of the respective bodies of neighbouring states and results of consultations with them,
- c) assessment of requirements and conditions fulfilment for elaboration of development principles update proposal, or for a proposal of new development principles, contained within the report on development principles implementation,
- d) information about area sustainable development impact assessment together with an information whether and how the standpoint towards environmental impact assessment has been respected, or the reasons why this standpoint or its part has not been respected,
- e) qualified estimate of land resources confiscation.

2. Graphic part of development principles rationalization contains particularly

a) coordination drawing

b) drawing of wider relations indicating relations to neighbouring regions, or states.

Archivní z roku 2006

## **V. Contents of development principles and plan impacts assessment on area sustainable development**

- A) Assessment of development principles/plan impacts on the environment according to the Building Act appendix (in case of a plan only when the respective body<sup>3</sup> required such an assessment).
- B) Assessment of development principles/plan impacts on the Natura 2000 areas, provided that a nature preservation body<sup>2</sup> has not excluded such impact on these areas.
- C) Assessment of development principles/plan impacts on the state and development of the area according to selected criteria being monitored, contained in the planning analytic materials.
- D) Expected impacts on SWOT analysis results within the area
- D.I. impact on elimination or reduction of threats of the area being investigated
  - D.II. impact on strengthening the investigated area weak points
  - D.III. impact on use of strong points and opportunities of the area being investigated
  - D.IV. impact on state and development of the investigated area values
- E) Assessment of development principles / plan contributions to fulfilment of planning priorities. Description of extent and manner of planning priorities fulfilment, that were approved within the development policy / development principles, for area sustainable development.
- F) Area sustainable development impacts assessment – summary
- F.I. Assessment of development principles/plan impacts on the balance of conditions for favourable environment, economic growth, and area inhabitants communities coherence, as discovered within the sustainable development analysis.
  - F.II. Summary of development principles / plan contributions to creation of conditions for avoiding
    - ascertained risks influencing the life needs of present generation of area inhabitants,
    - expected risks of life conditions for future generations.

## VI. Plan specification contents

Plans specification contains particularly

- a) requirements resulting from development policy, planning documentation issued by an administrative region, or from other area wider relations,
- b) requirements for a solution resulting from planning analytic materials,
- c) requirements on a municipality area development,
- d) requirements on areal and space territory layout (urban planning concept and landscape layout concept),
- e) requirements on public infrastructure solution,
- f) requirements on protection and development of area values,
- g) requirements on public works, public benefit measures, reclamations, and demolitions,
- h) other requirements resulting from special legislation (e.g. requirements on protection of people's health, civil defence, defence and security of the state, protection of raw materials deposits, area geological structure, flood protection, and other risky natural phenomenon),
- i) requirements and instructions for solution of major interest conflicts and problems within an area,
- j) requirements on delimitation of areas with development potential, and areas for reconstructions with respect to the renewal and development of settlement structure, and to municipality location within a development area or a development axis,
- k) requirements on delimitation of areas and corridors for which the verification of changes in their use will be required by a development study,
- l) requirements on delimitation of areas and corridors for which the conditions for decisions on changes in their use will be stipulated by a regulatory plan,
- m) requirements on assessment of plan impacts on area sustainable development, if the respective authority in its standpoint to a draft specification requested elaboration of environmental impact assessment, or if it did not exclude a major impact on an European significant locality or bird's area,
- n) possible requirement on elaboration of a plan draft, including requirements on elaboration of variants,
- o) requirements on arrangement of a plan draft contents and of a plan before approval, and on arrangement of their rationalization contents with respect to the area nature and problems to be solved, including drawings scales and number of copies,
- p) in relation to the capital of Prague – delimitation of the area being investigated, if a plan will be issued for the capital's part.

## VII. I. Plan contents

1. Text part of a plan contains
  - a) delimitation of developed area,
  - b) development concept of a municipality area, protection and development of its values,
  - c) urban planning concept, including delimitation of areas with development potential, areas for reconstruction, and green spaces sharing system,
  - d) concept of public infrastructure, including conditions for its installation,
  - e) concept of landscape layout, including delimitation of areas and determining conditions for changes in their use, area system of ecological stability, landscape penetrability, erosion protection measures, flood protection, leisure time activities, raw materials mining etc.,
  - f) determination of conditions for use of areas with different usage manner, determining the prevailing usage manner (major use), if possible to determine, admissible use, inadmissible use, or conditional admissible use of these areas and specification of space layout conditions, including fundamental conditions for protection of landscape character (e.g. height limits for buildings, use intensity of plots within areas),
  - g) specification of public works, public benefit measures, constructions and measures for state defence and security, and areas for reclamation or demolition for which the rights to land and structures may be expropriated,
  - h) delimitation of further public works and public benefit measures for which the pre-emptive right may be applied,
  - i) information about the plan's number of sheets and number of drawings in the graphic part attached to it,
  - j) delimitation of the area being investigated as far as the capital of Prague is concerned,
2. If reasonable, the plan's text part contains further
  - a) delimitation of areas and corridors as stand-by land resources and specification of possible future use, including conditions for its verification,
  - b) delimitation of areas and corridors where the verification of changes in their use by a development study is a precondition for decision making, and further setting the deadline for the development study procurement, its approval by the procurer, and entering data on this study into the planning activity filing,
  - c) delimitation of areas and corridors where the procurement and issue of a regulatory plan is a precondition for decision making on changes in their use, and the regulatory plan specification as described in the appendix No. 9,
  - d) determination of changes order within an area (stages),
  - e) indication of constructions outstanding for its architecture or urban planning values for which an architectural part of design documentation may be

prepared by an authorised architect<sup>6</sup> only,

f) identification of constructions unfit for summary building permit proceedings according to §117 par. 1 of the Building Act.

3. Plan graphic part contains

a) drawing of area basic segmentation containing border indication of investigated areas, developed areas, areas with development potential, areas for reconstructions, areas and corridors meant as stand-by land resources, and areas and corridors where the verification of changes in their use will be required by a development study, or where the preconditions of their use will be defined by a regulatory plan.

b) main drawing containing a urban planning concept, in particular the delimitation of areas with different use, further a concept of landscape layout including areas with proposed change in their use, a concept of public infrastructure including delimitation of areas and corridors for transport and technical infrastructure, delimitation of developed areas, areas with development potential, and areas of reconstructions, areas and corridors for public works, for public benefit measures, and for stand-by land resources; if needed the urban planning concept, the landscape layout concept, and the public infrastructure concept may be elaborated within individual drawings,

c) drawing of public works, public benefit measures, reclamations, and demolitions,

d) if necessary a drawing of area changes order (stages).

The graphic part may be supplemented with charts.

## II. Plan rationalization contents

1. Text part of a plan rationalization contains, apart from necessities set by rules of administrative procedure and necessities stipulated by §53 par. 4 and 5 of the Building Act, particularly

a) assessment of area use coordination with the respect to area wider relations, including conformity with a planning documentation issued by an administrative region,

b) information about meeting the specification; if elaborating a plan draft also information about meeting the instructions for elaboration a plan before approval,

c) complex rationalization of the selected solution and selected variant, including assessment of foreseen impacts of this solution, particularly in relation to the area sustainable development analysis,

d) information about area sustainable development impact assessment together with an information whether and how the standpoint towards environmental impact assessment has been respected, or the reasons why this standpoint or its part has not been respected,

e) assessment of foreseen impacts of the proposed solution on agricultural land resources and grounds dedicated to forestry.

---

<sup>6</sup> §17 letter d) and §18 letter a) of the act No. 360/1992 Coll., on practising occupation of authorised architects and on practising occupation of the authorised engineers and technicians active in construction

2. Graphic part of a plan rationalization contains particularly
  - a) coordination drawing,
  - b) drawing of wider relations documenting relations to areas of neighbouring municipalities, or regions, or states,
  - c) drawing of foreseen agricultural land resources occupation.

Archivní z roku 2006

**The respective municipal or regional authority address**

Authority/body: .....

Street: .....

Postal code, municipality: .....

Place and date .....

**VIII. Subject: Incentive to procure a regulatory plan**

in accordance with §64 of the act No. 183/2006 Coll., on town & country planning and building regulations (Building Act), and §17 of the decree No. 500/2006 Coll., on planning analytic materials, planning documentation, and way of planning activity filing.

**IX. Part A.**

1. Identification data of a person / administrative body who submitted the incentive to procure the regulatory plan

natural person

first name, last name, date of birth, permanent residence (or another address for mail delivering)

natural person carrying out business activities – application is related to the person's business activity

first name, last name, type of business activity, ID No., address registered in the Trade Register or in another regulated register (or another address for mail delivering)

corporate body

name or trade company, ID No. or similar information, seat address (or another address for mail delivering), person authorised to act on behalf of the corporate body

administrative body

name of the administrative body, first name and last name of authorised officer

.....  
.....  
.....  
.....

If the incentive to procure the regulatory plan has been initiated by several persons, or administrative bodies, the information as per the item I. is attached

in a separate appendix: yes no

2. Basic information about requested intention

.....

.....

.....

.....

3. Grounds identification

| Municipality | Cadastral area | Tract No. | Type of land according to the Land Registry | Surface area |
|--------------|----------------|-----------|---|--------------|
|              |                |           |   |              |
|              |                |           |   |              |
|              |                |           |   |              |
|              |                |           |   |              |
|              |                |           |   |              |

List of grounds may be replaced by a precise drawing of the area being investigated on a cadastral map that shall be attached as a separate appendix:

yes no

4. Information on current use of delimited area

.....

.....

.....

.....

5. Reasons and purpose of the regulatory plan procurement

(to be filled in if the regulatory plan procurement is not imposed by development principles, or a plan)

.....

.....

.....

.....

6. Proposal for planning permissions that shall be replaced by the regulatory plan

.....

.....

.....

.....

7. Regulatory plan draft specification

(to be filled in if the regulatory plan specification is not a part of development principles, or a plan)

Regulatory plan draft specification shall be attached as a separate appendix:

yes

no

.....

applicant's or his delegate's signature

Archivní z roku 2006

## **X. Part B.**

- 1. Regulatory plan draft specification
- 2. Separate appendixes with information about:
  - persons or administrative bodies (item I. of the application)
  - proposed grounds (item III. of the application)

Archivní z roku 2006

## **XI. Regulatory plan specification contents**

1. Regulatory plan specification contains particularly:
  - a) investigated area delimitation,
  - b) requirements on grounds delimitation and their use,
  - c) requirements on location and space layout of structures,
  - d) requirements on protection and development of area values,
  - e) requirements on public infrastructure solution,
  - f) requirements on public works and public benefit measures,
  - g) requirements on reclamations and demolitions,
  - h) other requirements resulting from planning analytic materials and from special regulations (e.g. requirements on protection of health of people, civil defence, defence and security of the state, protection of raw materials deposits, geological structure of the area, flood protection and other dangerous natural phenomenon protection),
    - i) list of planning permissions types that shall be replaced by the regulatory plan,
    - j) possible requirement on environmental impact assessment of the intention contained in the regulatory plan according to a special regulation, including possible requirement on the intention impact assessment on an European significant locality or bird's area,
    - k) possible requirements on planning contract and agreement on parcelling,
    - l) requirements on regulatory plan draft contents structure and contents of its rationalization with the respect to the area's nature and problems to be solved, including scales of drawings and number of copies.
2. Regulatory plan at incentive specification contains also requirements resulting from the plan, or from the development principles, development policy, and requirements resulting from planning analytic materials in case that the regulatory plan is issued by a municipal council and its specification is not a part of the plan.

**The procurer's address**

Authority/body: .....

Street: .....

Postal code, municipality: .....

Place and date .....

**XII. Subject: Application for a regulatory plan issue**

in accordance with §66 of the act No. 183/2006 Coll., on town & country planning and building regulations (Building Act), and §18 of the decree No. 500/2006 Coll., on planning analytic materials, planning documentation, and way of planning activity filing.

**XIII. Part A.**

1. Identification data of the applicant

natural person

first name, last name, date of birth, permanent residence (or another address for mail delivering)

natural person carrying out business activities – application is related to the person's business activity

first name, last name, type of business activity, ID No., address registered in the Trade Register or in another regulated register (or another address for mail delivering)

corporate body

name or trade company, ID No. or similar information, seat address (or another address for mail delivering), person authorised to act on behalf of the corporate body

.....  
.....  
.....  
.....

If there are several applicants requesting the regulatory plan issue, the information as per the item I. is attached in a separate appendix:

yes       no

Applicant acts:

independently

is represented by: first name, last name / name or trade company, delegate; permanent residence / seat address (or another address for mail delivering):

.....  
.....

2. Basic information about requested intention

.....  
.....  
.....

3. Grounds identification within the investigated area

| Municipality | Cadastral area | Tract No. | Type of land according to the Land Registry | Surface area |
|--------------|----------------|-----------|---|--------------|
|              |                |           |   |              |
|              |                |           |   |              |
|              |                |           |   |              |
|              |                |           |   |              |

If the intention is proposed for several grounds, the applicant shall attach information as per item III. in a separate appendix:

yes       no

4. Proprietary rights to grounds or structures within the investigated area

Ground tract No.: ..... Cadastral area: .....

Structure - identification according to the Land Registry: .....

Owner:

natural person

first name, last name, date of birth, permanent residence (or another address for mail delivering)

natural person carrying out business activities - application is related to the person's business activity

first name, last name, type of business activity, ID No., address registered in the Trade Register or in another regulated register (or another address for mail delivering)

corporate body

name or trade company, ID No. or similar information, seat address (or another address for mail delivering), person authorised to act on behalf of the corporate body

.....

.....  
.....  
.....

Owner acts:  independently  is represented  
Ground is owned by:  applicant  other person  
Structure is owned by:  applicant  other person

If the intention spreads across several grounds / structures, the applicants shall attach information as per item IV. as a separate appendix:

yes  no

5. Other property rights to land or structures within the investigated area

Ground tract No.: ..... Cadastral area: .....

Structure – identification according to the Land Registry: .....

Type of right: (e.g. right of user, mortgage, pre-emption right)

.....

Right holder: first name, last name / name or trade company, delegate;  
permanent residence / seat address (or another address for mail delivering):

.....  
.....

If the intention spreads across several grounds where other property rights exist, the applicant shall attach information as per item V. as a separate appendix:  yes  no

6. Information about existing use of the delimited area

.....  
.....  
.....  
.....

7. Reasons and purpose of the regulatory plan procurement

.....  
.....  
.....

8. Proposed planning permissions that are to be replaced by the regulatory plan

.....  
.....  
.....

9. Environmental impact assessment including impact assessment on an European significant locality or bird's area

the intention does not require environmental impact assessment:

neither the act No. 100/2001 Coll., on environmental impact assessment and on changes of some related acts (act on environmental impact assessment), as amended by later regulations, nor §45 and 45i of the act No. 114/1992 Coll., on nature and landscape protection, as amended by the act No. 218/2004 Coll., apply to the intention; possibly

a statement of the respective authority or the ministry shall be presented saying that the intention is not a subject to environmental impact assessment according to the act No. 100/2001 Coll., and

a standpoint of a nature preservation body excluding a major impact on an European significant locality or bird's area, or

an inquiry proceedings result certifying that the intention can not have any significant environmental impact.

the intention requires environmental impact assessment:

the intention had been assessed before an application for a regulatory plan issuance was submitted – an applicant shall document a standpoint of the respective authority responsible for intention realization environmental impact assessment

the intention will be assessed according to §72 of the Building Act concurrently with proceedings of a regulatory plan issuance – an applicant shall submit the intention environmental impact assessment and documentation of the intention impacts on environment

.....  
applicant's or his delegate's signature

Archivní záznam 2006

#### XIV. Part B.

1. Standpoints of the respective bodies and authorities, possibly their decisions equipped with legal force clauses, that an applicant attaches to the application if such standpoints or decisions were issued:

separately    are attached to the documentation papers

stating the respective body/authority, reference number, and date of issue for the area of:

nature and landscape protection and preservation .....

protection of water .....

protection of air .....

protection of agricultural land resources .....

protection and preservation of forests .....

protection of raw materials deposits .....

waste disposal .....

protection of people's health .....

veterinary care .....

preservation of monuments .....

road traffic and transportation .....

railway transportation .....

air transportation .....

water transportation .....

energetics .....

utilisation of nuclear power and ionizing radiation .....

country defence .....

country security .....

civil defence .....

fire protection .....

prevention of serious accidents .....

others, if not stated above .....

2. Statement of the respective body or the ministry saying that the intention is not a subject to environmental impact assessment

3. Standpoint of the nature protection and preservation authority excluding a major impact on an European significant locality or bird's area

4. Results of inquiry proceedings stipulating that the intention can not have a major impact on environment.

5. Standpoint of the respective authority to the intention realization impacts on environment, if issued.

6. Environmental impact assessment of the intention and documentation of the

intention impacts on environment if the assessment is to be made within a regulatory plan issuance proceedings.

7. Regulatory plan draft modified according to the opinions and standpoints of the respective bodies/authorities prepared in the number of copies determined by §165, par. 1 of the Building Act.

8. Assessment of the regulatory plan draft conformity with its specification.

9. Data on the intention impact on an area and its demands on public transport and technical infrastructures.

10. Opinions of the public and technical infrastructures owners of a possibility and way of connection drawn in a planimetric drawing, that an applicant attaches to the application:

separately    are attached to the documentation papers  
stating the respective owner, reference number, and date of issue for the area of:

electricity .....

natural gas .....

water .....

sewerage .....

heat distribution .....

electronic communications .....

transportation .....

other .....

11. A proof of ownership rights of the applicant, or a proof of right based upon a contract to carry out a construction or to make a measure to the grounds or buildings within the area investigated, if such rights can not be verified in the Land Registry, or an approval of land and building owners within the area investigated, or an agreement on allotment if the applicant has not necessary ownership rights to these buildings or land; an agreement on allotment shall not be submitted if the land can be expropriated or exchanged.

12. Draft of a planning contract according to the appendix No. 13.

13. Separate attachments with information on:

applicants (point I. of the application)

proposed grounds (point III. of the application)

ownership and other rights (points IV. and V. of the application)

## I. Regulatory plan contents

- (1) Text part of a regulatory plan contains always
  - a) delimitation of the investigated area,
  - b) conditions for delimitation and use of grounds,
  - c) conditions for situating and space layout of public infrastructure constructions,
  - d) conditions for protection of area's values and specific features,
  - e) conditions for creation of favourable environment,
  - f) conditions for people's health protection,
  - g) definition of constructions for public benefit, public benefit measures, buildings and measures for country defence and security, and delimitation of grounds to be reclaimed, where the rights to land and buildings may be expropriated, with a list of cadastral areas and plot numbers,
  - h) specification of other buildings and measures for public benefit, where the pre-emptive right may be applied, with a list of cadastral areas and plot numbers,
  - i) list of planning permissions being replaced by the regulatory plan,
  - j) information on regulatory plan sheets number and number of drawings in graphic part.
- (2) Text part of a regulatory plan, depending on the extent of planning permissions being replaced by it, further contains:
  - a) type and purpose of constructions being located,
  - b) conditions for situating and space layout of constructions that are not included within the public infrastructure, including protection conditions of the proposed area nature, particularly of landscape character protection (e.g. street and building face line, number of floors, height of buildings, volumes and shapes of buildings, land use intensity),
  - c) conditions for connecting the buildings to public transport and technical infrastructure,
  - d) conditions for changes to constructions and changes of constructions' impact on land use,
  - e) conditions for delimited protective zones,
  - f) conditions for delimitation and use of grounds within the area system of ecological stability,
  - g) definition of area changes order (stages),
  - h) identification of constructions unfit for summary building permit proceedings according to §117 par. 1 of the Building Act.
- (3) Graphic part of a regulatory plan contains always

a) lead drawing containing borders of the area investigated, delimitation and use of grounds, and conditions for public infrastructure constructions situation that can be rendered graphically,

b) drawing of public benefit constructions, measures, reclamations, and demolitions.

(4) Graphic part of a regulatory plan contains, according to the extent of planning permissions being replaced by it, further

a) conditions for constructions situation that can be rendered graphically as a part of the lead drawing, which are not involved within the constructions of public infrastructure, their connections to public transport and technical infrastructure, stand-by land resources, if reasonable to delimit them, and borders of developed areas and protective zones, if there exist any within the area investigated.

b) drawing of area changes order (stages).

If it is necessary the conditions for public infrastructure constructions situation, for constructions space layout, for constructions of public and technical infrastructure, and for connections of constructions to infrastructure may be elaborated in separate drawings provided that they can be rendered graphically.

## **II. Contents of a regulatory plan rationalization**

(5) Text part of a regulatory plan rationalization contains, apart from necessities stipulated by the rules of administrative procedure and by §68, par. 1 of the Building Act, in particular

a) information on the way of regulatory plan procurement,

b) assessment of coordination in the investigated area usage from the point of view of area wider relations, including conformity assessment of the regulatory plan procured by an administrative region with the development policy and development principles, in cases of other regulatory plans also conformity with the plan,

c) information on fulfilling the regulatory plan specifications,

d) complex rationalization of the solution, including rationalization of the proposed urban planning concept,

e) information on environmental impact assessment results if the regulatory plan was assessed, together with information on whether and how the standpoint of the respective authority has been respected, or the reasons why this standpoint or its part has not been respected,

f) assessment of foreseen impacts of the proposed solution on agricultural land resources and grounds dedicated to forestry,

g) assessment of conformity with the Building Act, with the general requirements on land use<sup>7</sup>, with objectives and tasks of town & country planning, in particular with an area character, and with requirements on architecture or urban planning values protection within the area,

h) assessment of conformity with standpoints of the respective authorities

---

<sup>7</sup> Decree No.501/2006 Coll., on general requirements on land use.

according to special regulations, possibly with a result of conflicts settlements and with protection of rights and legally protected rights of the affected persons.

(6) Graphic part of a regulatory plan rationalization contains particularly

- a) coordination drawing,
- b) drawing of wider relations documenting documenting relations to neighbouring areas,
- c) drawing of foreseen agricultural land occupation.

Archivní z roku 2006

### **Agreement on parcelling contents**

An agreement on parcelling contains

- a) first name, last name, and permanent residence address of the natural person or of a place where the natural person carrying out business activity runs its business, or name or trade company and address of a seat of the corporate body that is the owner of land and buildings within the respective area according to the Land Registry records, or also of a person who participates in the realization of new usage intention by monetary or non-monetary investments,
- b) shares of individual owners in the total value of land and buildings or of surface area of the area investigated,
- c) possible share of a person who participates in the realization of new usage intention by monetary or non-monetary investments,
- d) commitments of owners to decrease their shares by transfers of proportional part of grounds necessary for public infrastructure realization, possibly commitments to tolerate line parts of infrastructure on their grounds,
- e) approval of owners with splitting, uniting, or exchanging the grounds enabling thus a new use and arrangement of the respective area, or approval of owners with the grounds sale,
- f) agreement on property settlement in case some of the owners do not take part in the intention realization of a new area use, or in case the proposed parcelling related to the new area use does not allow retaining their shares in the total value or area of the locality,
- g) power of attorney for submitting an application for regulatory plan procurement or for planning permission issuance,
- h) power of attorney for submitting an application for registration in the Land Registry after the regulatory plan or the planning permission was issued.

To an agreement on parcelling there shall be attached

- a) drawing from the cadastral map with indicated extent of the respective area, furnished with a certificate of a planning authority on conformity with plan specification or planing principles, in other case with a certificate on the area integrity i.e. inclusion of all space and functionally related, separately unusable grounds into the solution,
- b) identification of all grounds and constructions (including information on ownership) according to the Land Registry, not older than 3 months,
- c) graphic part showing new plot arrangement corresponding to the regulatory plan draft, or to the planning permission documentation draft, together with a description of agreed arrangements in ownership relations.

### **Planning contract contents**

A planning contract draft contains

- a) first name, last name, and permanent residence address, or an address of a business place if the applicant for a regulatory plan procurement or a planning permission issuance is a natural person, or name or trade company and address of a seat if the applicant is a corporate body,
- b) name and seat of a municipality or a region that shall be concluded the planning contract with,
- c) data on the respective public infrastructure and its brief characteristic, particularly information on type and capacity of individual technical infrastructure systems,
- d) proposed changes to the existing infrastructure or requirements for building a new public infrastructure, their specification, required capacities of individual infrastructure systems, their location or route, way and place of their connections to the existing infrastructure,
- e) determination of applicant's financial participation in the necessary changes to the existing infrastructure or building a new infrastructure,
- f) determination of municipality's, region's, or country's financial participation in the necessary changes to the existing infrastructure or building a new infrastructure
- g) commitment of contract parties containing amounts of their financial participations in the realization of the respective public infrastructure and the way of its construction,
- h) commitment of the applicant related to the public infrastructure usage within the agreed extent and term,
- i) commitment of the applicant to carry out necessary measures to the ground preventing endangering of public interests if the realization of proposed intention does not happen within the agreed extent and time,
- j) applicant's guarantees for warranting his/her commitment (e.g. by depositing certain financial amount, banking guarantee, pledge),
- k) realization schedule of proposed changes to the grounds according to a regulatory plan or a planning permission further to deadlines of necessary changes to the existing infrastructure, or of building a new infrastructure,
- l) guarantees of the contract parties related to public infrastructure realization according to a regulatory plan or a planning permission following the agreed deadlines,
- m) commitment to take over the grounds for public infrastructure realization except those grounds where the right of user will be sufficient for the public infrastructure realization,
- n) commitment to take over and operate the public infrastructure if there exist no contract as an attachment to the planning contract on taking over and operating the public infrastructure by a third person.

Attachments to a planning contract draft are

- a) drawing from the cadastral map with indicated plots to which the planning contract concerns,
- b) documentation of the proposed changes to the existing public infrastructure, or of a proposed new public infrastructure,
- c) expert estimation of costs for realization of changes to the existing public infrastructure, or for building a new public infrastructure,
- d) proofs of rights to the existing public infrastructure,
- e) proofs of applicant's rights to the grounds where a new public infrastructure is projected,
- f) agreement with owners, caretakers, or operators of the public infrastructure,
- g) proof of financial participation of the third persons.

Archivní z roku 2006

### **Development study registration sheet<sup>8</sup>**

|   |
|---|
| Name:   |
| Investigated area: <i>(list of the cadastral areas concerned)</i> |

number (code): .....

Procurer: .....

Contractor - name and last name or trade company: .....

- identification number: .....

Designer: - name and last name: .....

- authorization number: .....

| Stages                              | Action                      | Date | Note |
|-------------------------------------|-----------------------------|------|------|
| Specification                       | hand over to the contractor |      |      |
| Possibility of usage                | approval <sup>9</sup>       |      |      |
| Verification of up-to-dateness      | confirmation                |      |      |
| Termination of possibility of usage | approval                    |      |      |

|   |                    |
|---|--------------------|
| Applied technology of processing: ..... | Recorded on: ..... |
| Lead drawing scale: .....               | Recorded by: ..... |
| Documentation is accessible online at:  | phone: .....       |
| .....                                   | e-mail: .....      |

Archivní z roku 2006

<sup>8</sup> §162, par. 2, letter c) of the Building Act

<sup>9</sup> §30, par. 4 of the Building Act

## **Registration sheet**

### **of development principles or their update<sup>10</sup>**

Name:

number (code): .....

Procurer: .....

Issued by: .....

Contractor - name and last name or trade company: .....

- identification number: .....

Designer: - name and last name: .....

- authorization number: .....

| Stages  | Action                                | Date | Note                               |
|---|---------------------------------------|------|------------------------------------|
| Specification <sup>11</sup> or report on principles application | approval <sup>12</sup>                |      | <i>Resolution</i>                  |
| Draft   | starting the discussion               |      |                                    |
|   | opinion of the ministry <sup>13</sup> |      |                                    |
|   | issue <sup>14</sup>                   |      | <i>Measure of a general nature</i> |
|   | coming into force                     |      |                                    |
| Expiration  | as of                                 |      | <i>Measure of a general nature</i> |

|   |                    |
|---|--------------------|
| Applied technology of processing: ..... | Recorded on: ..... |
| Lead drawing scale: .....               | Recorded by: ..... |
| Documentation is accessible online at:  | phone: .....       |
| .....                                   | e-mail: .....      |

<sup>10</sup> §162, par. 2, letter a) of the Building Act

<sup>11</sup> §187, par. 4 of the Building Act

<sup>12</sup> §42, par. 1 of the Building Act

<sup>13</sup> §38, par. 3 of the Building Act

<sup>14</sup> §41 of the Building Act

*Appendix to the registration sheet of development principles or their update*

**List of delimited areas larger than 10 ha with development potential**

| area order number | cadastral area name | cadastral area code | description (area name) | surface area in ha | type of use |
|-------------------|---------------------|---------------------|-------------------------|--------------------|-------------|
| 1                 | 2                   | 3                   | 4                       | 5                  | 6           |
|                   |                     |                     |                         |                    |             |
|                   |                     |                     |                         |                    |             |

Archivní z roku 2006

## **Registration sheet of plan or its change<sup>10</sup>**

|   |
|---|
| Name:   |
| Investigated area: <i>(list of the cadastral areas concerned)</i> |

number (code): .....

Procurer: .....

Issued by: .....

Contractor - name and last name or trade company: .....

- identification number: .....

Designer: - name and last name: .....

- authorization number: .....

| Stages   | Action                                     | Date | Note                               |
|--|--|------|------------------------------------|
| Work start <sup>15</sup>                             | procurement approval                       |      | <i>Resolution</i>                  |
| Specification  | starting the discussion                    |      |                                    |
|  | approval <sup>16</sup>                     |      | <i>Resolution</i>                  |
| Conception draft                                     | starting the discussion                    |      |                                    |
| Instructions for preparation of plan before approval | approval <sup>17</sup>                     |      | <i>Resolution</i>                  |
| Plan before approval                                 | starting the discussion <sup>18</sup>      |      |                                    |
|  | opinion of a regional office <sup>19</sup> |      |                                    |
|  | issue <sup>20</sup>                        |      | <i>Measure of a general nature</i> |
|  | coming into force                          |      |                                    |
| Report on plan's                                     | approval                                   |      | <i>Resolution</i>                  |

<sup>15</sup> §44 of the Building Act

<sup>16</sup> §47, par. 5 of the Building Act

<sup>17</sup> §49, par. 3 of the Building Act

<sup>18</sup> §50 of the Building Act

<sup>19</sup> §51, par. 3 of the Building Act

<sup>20</sup> §54 of the Building Act

|                           |       |  |                                    |
|---------------------------|-------|--|------------------------------------|
| application <sup>21</sup> |       |  |                                    |
| Expiration <sup>22</sup>  | as of |  | <i>Measure of a general nature</i> |

|   |                    |
|---|--------------------|
| Applied technology of processing: ..... | Recorded on: ..... |
| Lead drawing scale: .....               | Recorded by: ..... |
| Documentation is accessible online at:  | phone: .....       |
| .....                                   | e-mail: .....      |

Archivní z roku 2006

<sup>21</sup> §55, par. 1 of the Building Act  
<sup>22</sup> §188, par. 1 and 2 of the Building Act

Appendix to the registration sheet of plan or its change

**List of delimited areas larger than 10 ha with development potential<sup>23</sup>**

| area order number | cadastral area name | cadastral area code | description (area name) | surface area in ha | type of use |
|-------------------|---------------------|---------------------|-------------------------|--------------------|-------------|
| 1                 | 2                   | 3                   | 4                       | 5                  | 6           |
|                   |                     |                     |                         |                    |             |
|                   |                     |                     |                         |                    |             |

Archivní z roku 2006

<sup>23</sup> §162, par. 2, letter b) of the Building Act

## Registration sheet

### of regulatory plan procured at an incentive or of its change<sup>10</sup>

|   |
|---|
| Name:   |
| Investigated area: <i>(list of the cadastral areas concerned)</i> |

number (code): .....

Procurer: .....

Issued by: .....

Contractor - name and last name or trade company: .....

- identification number: .....

Designer: - name and last name: .....

- authorization number: .....

| Stages                       | Action                                | Date | Note   |
|------------------------------|---------------------------------------|------|--|
| Work start <sup>24</sup>     | decision on procurement               |      | <i>Resolution</i>  |
|                              | suspending an incentive               |      |  |
| Specification                | starting the discussion               |      |  |
|                              | approval <sup>25</sup>                |      | <i>If it is not a part of plan or development principles</i> |
| Draft                        | starting the discussion <sup>26</sup> |      |  |
|                              | issue <sup>27</sup>                   |      | <i>Measure of a general nature</i>                           |
|                              | coming into force                     |      |  |
| Expiration <sup>22</sup>     | as of                                 |      | <i>Measure of a general nature or by operation of law</i>    |
| End of record keeping period | as of                                 |      | <i>By realization</i>  |

<sup>24</sup> §62 of the Building Act

<sup>25</sup> §64, par. 5 of the Building Act

<sup>26</sup> §65, par. 2 of the Building Act

<sup>27</sup> §69 of the Building Act

|   |                    |
|---|--------------------|
| Applied technology of processing: ..... | Recorded on: ..... |
| Lead drawing scale: .....               | Recorded by: ..... |
| Documentation is accessible online at:  | phone: .....       |
| .....                                   | e-mail: .....      |

Archivní z roku 2006

**Registration sheet**  
**of regulatory plan procured at an application or of its change**

|   |
|---|
| Name:   |
| Investigated area: <i>(list of the cadastral areas concerned)</i> |
| Specification included in:  |

number (code): .....

Applicant: .....

Procurer: .....

Issued by: .....

Contractor - name and last name or trade company: .....

- identification number: .....

Designer: - name and last name: .....

- authorization number: .....

| Stages                            | Action                                | Date | Note  |
|-----------------------------------|---------------------------------------|------|---|
| Work start <sup>28</sup>          | decision on procurement               |      |   |
| Contract concluding <sup>29</sup> | agreement on parcelling               |      |   |
|                                   | planning contract                     |      |   |
| Draft                             | starting the discussion <sup>30</sup> |      |   |
|                                   | issue <sup>31</sup>                   |      | <i>Measure of a general nature</i>                        |
|                                   | coming into force                     |      |   |
|                                   | rejection                             |      |   |
| Expiration <sup>22</sup>          | as of                                 |      | <i>Measure of a general nature or by operation of law</i> |
| End of record                     | as of                                 |      | <i>By realization</i>                                     |

<sup>28</sup> §66, par. 1 of the Building Act

<sup>29</sup> §66, par. 2 of the Building Act

<sup>30</sup> §67, par. 1 of the Building Act

<sup>31</sup> §69 of the Building Act

|                |  |  |  |
|----------------|--|--|--|
| keeping period |  |  |  |
|----------------|--|--|--|

|   |                    |
|---|--------------------|
| Applied technology of processing: ..... | Recorded on: ..... |
| Lead drawing scale: .....               | Recorded by: ..... |
| Documentation is accessible online at:  | phone: .....       |
| .....                                   | e-mail: .....      |

Archivní z roku 2006