

THE CITY HALL OF BUCHAREST

The General Mayor

URBAN PLANNING CERTIFICATE

No. 484 ... 1835344 of April 28 04 2020

For the purpose of: drafting the documentation needed to perform the construction works for the reinforcement, structural remodeling, re-purposing, façade repairs, remaking installations and finishings in the current building, and remaking the enclosure.

Following the request filed by the "**ELIE WIESEL**" NATIONAL INSTITUTE FOR THE STUDY OF THE HOLOCAUST IN ROMANIA, represented by **Alexandru Florian**, based in the county -, Bucharest, zip code -, District 2, 89 Dacia Avenue, block -, door -, floor -, apt. -, telephone / fax -, e-mail -, registered with no. 1835344 / March 25, 2020,

for the real asset - land and / or constructions - located in **Bucharest, district 1**, zip code -, **218 Calea VICTORIEI**, block -, door -, floor -, apt. -, identified by topographic plans at the scale 1:2000 and 1:500,

under the regulations pertaining to the urban planning documentation phase PUG (General Urban Plan), approved by the General Council of the Municipality of Bucharest with decision no. 269 / December 21, 2000,

in accordance with the provisions of Law no. 50/1991 regarding the permit for the performance of construction works, with later amendments and completions,

WE CERTIFY:

1. LEGAL STATUS:

The building, located in an urban area, at 218 Calea VICTORIEI (cadastral no. 209407 and 209408), consisting of a land plot having an area of 1.494 sq.m. (1.495 sq.m. according to actual measurements), a building having a with a built area of 1.311,16 sq.m. and a plot of land with an area of 453 sq.m., is owned by the Romanian State, according to the Land Book excerpt for information issued by OCPI (Land Registry Office) of Bucharest - District 1, with request no. 28437/28439 / 10.03.2020 and encumbrances are recorded (the right of servitude).

The building is not included in the list of monuments of historical relevance, updated in 2015.

2. ECONOMIC STATUS:

Current situation: built-up urban land.

Proposed situation: reinforcement, structural remodeling, repurposing, façade repairs, remaking installations and finishings, at the current building and remaking the enclosure.

The building is included in fiscal zone "A" of the Bucharest Municipality.

3. TECHNICAL STATUS:

According to PUG-MB (General Urban Plan of the Bucharest Municipality) approved with HCGMB (Decision of the General Council of the Bucharest Municipality) no. 269/2000, the building is part of **CP1** - the central subzone located within the limits of the protection zone of historical and architectural urban assets, where the configuration of the traditional urban fabric is maintained and, according to PUZ (Zone Urban Plan) for "Protected Built Areas" approved by HCGMB (Decision of the General Council of the Bucharest Municipality) no. 279/2000, the building is located in the **protected area No. 16, a symbol street of the city, Calea Victoriei**, with a maximum degree of protection - the architectural, urban, historical assets and natural environment is protected as a whole: the street frame, the built fund, the urban character and relevance. Interventions that preserve and enhance the current assets are allowed. Permitted uses: on the ground floor: trade, public catering, tourism, cultural activities or any other functions intended for the public; at levels above the ground floor: offices, services, housing (at a ratio of at least 30%); the initial uses of the buildings that correspond to the current requirements remain unchanged or it is allowed to return to them. The functional conversion of monument buildings must comply with the following conditions: the function must not disturb the vicinity; the function must not entail any change of the exterior architecture or the character / valuable elements of the interior; it must not affect the current vegetation; it must not involve the development of additional parking lots inside the plot or on the public domain. Prohibited uses: polluting activities, those entailing a technological risk or inconvenient by the traffic it generates; temporary constructions for the storage, stopping and parking of vehicles in multi-storey constructions; any earthworks that may cause water leaks on neighboring plots or that