

Uniform Planning Regulation

CHAPTER I GENERAL PROVISIONS

Article 1 Goal

The goal of the Uniform Planning Regulation is to ensure achievement of uniformity and unification of the form and structure for the territorial planning instruments as per their type, classification and level thereof.

Article 2 Scope

The scope of the Uniform Planning Regulation is to achieve uniformity of the form and structure of policies, plans, and regulations by determining the processes, authorities, roles, form, and content of the territorial planning instruments as per their types stipulated in Sections I and II of the Law No. 10119, dated 23.04.2009, ‘On Territorial Planning’.

Article 3 Definitions

The terms, as applied in this regulation, shall have the following meaning:

1. **“Territorial planning”** - an inter-disciplinary activity intended to plan land use, and establish the conditions for the development of territory and buildable natural structures on it.
2. **“Planning instruments”**- the policies, the plans and the regulations that apply generally to a territory, to a part of it, or to a type of development.
3. **“Binding instrument”** - a planning instrument, or those parts of it, which set forth binding rules to be implemented or observed by public or private persons.
4. **“Guiding instrument”** - a planning instrument, or those parts of it, which are of a non-binding nature.
5. **“Territorial Policies”** - herein referred to as ‘policies’, the overarching territory planning act, which helps implement the programs and activities of the field, in order to achieve identified objectives and goals.
6. **“Territorial Plan”**, - herein referred to as “plan”, an officially approved planning instrument that contains explanatory text, diagrams and maps, which constitute a single and indivisible aggregate, which applies to all planning actions and solutions.
7. **“Regulation”** - the instrument that contains rules governing land existing and future use and development. The regulation shall set out norms and standards for the development, and contain explanations on the procedures so as to ensure that the proposals put forward by the public and private sector with regard to development comply with the goals and targets of the territory plans.
8. **“Uniform regulations”** – regulations adopted by the Council of Ministers, setting forth unified rules for the form and structure of the national or local planning and

- development control instruments.
9. **“Development control regulations”** – regulations adopted by the planning authorities to discipline development control based on effective planning instruments. They are adopted on the basis of the uniform regulations, and apply at the national and local level.
 10. **“Planning model regulations”** – planning regulations adopted by the Council of Ministers, which are intended to foster territory planning and sustainable development. They are enforceable by the local planning authorities in default of and until the latter adopt the local planning and development control instruments for their administrative territory.
 11. **“National planning”** – the planning intended for all or a part of the national territory.
 12. **“Local planning”** – the planning intended for all or a part of the local territory, and covers territories coming within the jurisdiction of the municipality, commune and Region.
 13. **“Cross-local planning”** – the planning at a local level, which is intended for, or is effective in all or a part of the territory of two or more local government units.
 14. **“Integrated planning”** – the planning in the course of which the shared interests of the national and local planning authorities are harmonized into a planning instrument.
 15. **“NTPA”** – National Territory Planning Agency established under the Council of Ministers’ Decision No. 1190, dated 13.11.2009 “On Organization and Functioning of the National Territory Planning Agency”.
 16. **“Territory”** – according to the case and the jurisdiction of the responsible planning authorities shall be:
 - a) *national*: the geographic ground, underground, water and air space, including the definite international extent of the coastal area, which matches to the state border of the Republic of Albania;
 - b) *Local*: the geographic ground, underground, water and air space, which matches to the territorial and administrative divisions of the local government units, pursuant to the law.
 17. **“Adapted territory”** – the territory, which provides safe, equal and independent use for all the persons, including the disabled or special groups, which are in need of technical solutions or special equipments.
 18. **“Planning authorities”** – the public institution bodies, at the national and local level, which have specified territorial planning responsibilities in accordance with the effective legislation, and exercise them based on this Law.
 19. **“Inspection authorities”** – those authorities specified under Law no. 9780 of 16 July 2007, “On construction inspection.”
 20. **“Central Construction Technical Archive”** – a public institution incorporated into the archive network of the Republic of Albania under Law no. 9154 of 6 November 2003, “On archives.”
 21. **“Issues of national importance in territorial planning”** – those issues that, under legislation, are identified with or related to national public interests, which have an impact on, or are affected, by territory development/conservation.
 22. **“National zones”** are zones that are identified with or related to national public interests, which have an impact on, or are affected, by territory development/conservation.

23. **“Joint powers authority”** – a committee, board, agency, institution or enterprise, established by two or more local planning authorities and/or national planning authorities, so as to perform or comply with joint tasks or responsibilities, in accordance with the provisions of this Law.
24. **“Work”** – each and every building, digging, demolishing, expansion, repair or renovation activity or process, and woodcutting.
25. **“Structure”** – each and every facility, built or installed on the territory, which is solidly or permanently established and, as per the case, includes the land in, on, and under which the structure is located.
26. **“Development”** – carrying out of any works in the territory intended to modify the use of land and structures on it, the sub-division or merge of parcels, the building of new structures, and the modification in the existing structures.
27. **“Use of land or structures on it”** – the development allowed under an effective planning instrument, which has been undertaken or is suggested to be undertaken by a developer.
28. **“Land use change”** – current land use replacing former land use, the beginning of land use or resumption of land use after period of no use, or same or different use added to former land use, which is still on despite a new land use.
29. **“Non-compliant use”** – the existing or proposed use of land or structure on it, which does not comply with the Land Use Regulation requirements, or its amendment, at the moment of its coming into effect and non-compliant with the required terms of environmental safety of authorized use of land adjacent to it
30. **“Entitlement with regard to development”** – uses and/or intensity of construction allowed for a parcel, under the planning instruments.
31. **“Public infrastructure”** – the aggregate of existing or planned networks, installations and structures on the territory, the aim of which is to provide public services in the areas of transport, power, water administration, telecommunications, education, health, waste management and environment protection, administration of natural and cultural resources, national and civil defense and defense against fire, and the administration of networks, installations and other structures of public use. Public infrastructure has a national or local character, and is constructed with public or private investment.
32. **“Development control”** – the review process on the basis of which the responsible planning authority conducts an assessment and makes a decision whether a development application, or a development, complies with the binding specifications contained in planning instruments, building regulations, and other specific conditions set for carrying out the development, or the conditions laid down in the effective legislation.
33. **“Development application”** – the application, which is submitted to the responsible planning authority to allow development.
34. **“Preliminary declaration of works”** – the notification submitted to the responsible planning authority for works exempted from permits, under the specifications contained in this Law and the by-laws promulgated pursuant to it.
35. **“Development permit”** – the act of approval of entitlement with regard to development upon an application.
36. **“Building permit”** – the act of allowing works intended for the development of land

- or the structure on it.
37. **“Silent approval”** – the execution of an act, or the exercise of a right in the event that the relevant decision or position is not taken by the responsible or relevant planning authority within the time-line stipulated in the relevant provisions of this Law, unless otherwise defined by it.
 38. **“Use permit”** – the act of allowing use and/or occupancy of the developed land or structure for which the work has been carried out.
 39. **“Unauthorized development”** – any work performed without an authorization in compliance with this Law and the by-laws pursuant to it.
 40. **“Special development control instruments”** – the instruments, which are adopted and enforced by the planning authorities to ensure a public interest as set forth in Articles 63-71 of the Law No. 10119, dated 23.04.2009, “On Territorial Planning”.
 41. **“Zone”** – a part of the territory with special, or similar, existing or planned characteristics or uses of the land and structures on it, in accordance with the land use regulations.
 42. **“Parcel”** – the real property registered in the register for immovable property.
 43. **“Sub-division”** – the division of a parcel into two or more parcels for purposes of development, in accordance with the manner set forth in the planning instruments.
 44. **“Merge”** – the consolidation of two or more parcels into a single one.
 45. **“Territory planning register”**, hereinafter the register, shall mean a public electronic and paper inventory, into which data on land, planning acts and draft acts, development applications, and development, building or use permits, the legal rights or restraints stemming from them, as well as studies or other documents of interest to the public, are entered and managed, as defined by Chapter V of this Law, independently by the national and local authorities.
 46. **“Geographic Information System”**, hereinafter referred to as GIS, shall mean a computerized information system for registration of information, based on geographical coordinates arranged into a digital map, serving to the collection, update, modification, storing, processing, depositing, researching and retrieving information on geographic facilities, the characteristics thereof, and other data on the land, aiming at providing interactive solutions or solutions assisting in decision-making, related to the tasks of designing, modeling, analysis, research, management and other objectives regarding a given geographic space.
 47. **“GIS database”** – collection and registration of geographic coordinates’ data, which are regularly collected and organized in a systemized and methodical manner, and ordered into individual strata of maps that are prepared using digital means, in line with the GIS principles.
 48. **“Stakeholder”** – any private physical or legal person and any public authority or its body, that has an interest in, or that may be affected by the development in the territory, or by a specified planning or development control instrument.
 49. **“Public hearing”** – an open meeting, which is organized at appropriate venues by the planning authority, based on the public notification effective for the stakeholders and/or the overall or sensitive public, so as to solicit their objections and proposals on the draft of the planning or development control instrument, prior to decision taking.
 50. **“Public notification”** – preliminary notification, delivered in sufficient time and by each and every effective means, of stakeholders and/or the overall public about the

time, venue and purpose of public hearing, as defined by this Law.

51. **“Objection”** – the presentation of an opposing opinion in relation to the planning solutions, or a presumption regarding failure to respect the legal and sub-legal provisions in the course of the planning process.
52. **“Management of development”** – the guidance by means of administration, supervision, analyzing and planning of the development in a territory, or specified parts of it, on the basis of natural, economic and human resources, in accordance with the stipulations contained in this Law. Direction of development is the responsibility of all the levels of communal/municipal, Region and national government.
53. **“Urban regeneration”** is a dimension of the planning process that seeks to reassess important parts of the town and urban system through organic intervention of public interest. The essential elements on which urban regeneration is based are the environmental, historic, and cultural characteristics of the territory under consideration, as well as the identity, needs and demands of the inhabitants.
54. **“Conservation”** is the entirety of actions undertaken by authorities or individuals with the aim of safeguarding the historic, cultural, and environmental wealth and values during time. The effective legislation on historic and cultural heritage, on environment and on territorial planning provides exhaustive meaning on conservation.
55. **“Historic and environmental urban conservation”** is any actions undertaken by authorities or individuals with the aim of preserving the use, structure, and urban territory, attired with historic, cultural, and environmental values during time and the relationship it establishes with the surrounding natural or manmade environment.
56. **“Environmental conservation”** is any actions undertaken by authorities or individuals to accomplish the sustainable use of natural resources, i.e., conservation of soil, water, air, biodiversity, and mineral resources.
57. **“Conserving development”** is the permitted development carried out in zones, structures, and territories of historic, cultural, and environmental values and ensures the conservation and improvement of the quality of the zone, structure or territory under development. The conserving development is conditions by the history of the formation of natural or manmade landscape, culture, history, ecological values of the territory under development.
58. **“Authorities responsible for drafting planning instruments”** are the planning entities and subject or experts that draft or provide technical support in the process of drafting the territorial planning instruments for the interest of planning authorities. They are composed of one or several groups of experts always headed by an urban planner and whose membership include experts of the following areas: urban planning, economy, urban and natural environment, architecture, construction and hydro technical engineering, topogeodesy and GIS, urban legislation, social science and statistics, and other vocations as necessary.
59. **“Intended functions and activities of structures and parcels or respective groups of parcels”** – (for the proposed plan of land use)
60. **“Open space”**
61. **“Urban landscape”**
62. **“Sustainable use”**
63. **“Sustainable development”**

64.

Article 4

Types and Levels of Territorial Planning Instruments

1. The territorial planning instruments, as set forth in the Law No. 10119, dated 23.04.2009, "On Territorial Planning", are:
 - Territorial planning policies;
 - Territorial planning plans;
 - Territorial planning regulations
2. The planning instruments are subject to this regulations as per the following levels:
 - a. National plan
 - b. Local plan
 - c. Cross-local plan
 - d. Integrated plan

Article 5

Organization of Local Territorial Planning Authorities

1. For local government units with a population of up to 10,000 inhabitants, the composition of the Territorial Planning and Development Control Department shall minimally be:
 - a. 1 (one) planner, who is the director of the department
 - b. 1 (one) architect or urban designer
 - c. 1 (one) construction engineer
 - d. 1 (one) hydro-technical engineer
 - e. 1 (one) environmental engineer
 - f. 1 (one) geodesic engineer
2. If these local government units fail to establish the minimal staff of 6 (six) experts as provided for in this Article, they shall delegate their territorial planning authority to the Regional Council.
3. Local government units with a population of more than 10,000 inhabitants shall add at least one expert of the above areas for every 10,000 inhabitants preserving the ratio between planners and engineers, where the urban planner shall be heading the department and the composition of the staff shall be proportional to the size of the department and administration, in compliance with the Law No. 8652, dated 31.7.2000, "On Organization and Functioning of Local Governance".
4. In conformity with the Law No. 8652, dated 31.7.2000, "On Organization and Functioning of Local Governance", technical commissions shall be established at the councils of LGUs for the preliminary check of documentation and provision of technical advice to the council. This commission shall be staffed with the following:
 - a. 1 (one) planner, who is the director of the department
 - b. 1 (one) architect or urban designer

- c. 1 (one) construction engineer
 - d. 1 (one) hydro-technical engineer
 - e. 1 (one) environmental engineer
 - f. 1 (one) geodesic engineer
5. These commissions shall exercise their activity in compliance with the Law No. 8480, dated 27.05.1999, “On Functioning of College Bodies of State Administration and Public Entities” as well as on their internal operational regulation, which shall be adopted by the respective local council.

CHAPTER II NATIONAL PLANNING

SECTION I NATIONAL POLICIES

Article 6

National Policies of Territorial Development

The national policies of territorial planning reflect strategic priorities and goals, objectives, inputs and expected outcomes to guide, direct and promote further processes of territorial planning at national level.

The national policy of territorial planning is a constituent part of the General National Plan (NGP) and guides its content. This policy establishes the principles and foundations of the planning system in Albania with the aim of ensuring a sustainable development.

The national territorial planning policy is a coordination and integration of analysis and recommendations provided for in the National Strategy on Development and Integrity and of other programs and major strategic documents of processes of integration to EU. The policy embodies and reflects the principles of European Spatial Development Perspective and considers sectoral and cross-sectoral strategies in place while it is drafted.

Article 7

Policy Drafting Process

The national territorial development policies can be drafted simultaneously with the National Plan, utilizing similar procedure, and shall be reviewed as necessary for issues of national importance, in compliance with the simplified procedure laid down in Article 50 of the Law No. 10119, dated 23.04.2009, "On Territorial Development".

SECTION II NATIONAL PLANS

Article 8

Goal of National Plans

The national territorial plans aim to define the future development across the entire or a part of the national territory, the conditions for the development of structures included therein, and the location of major components of the national public infrastructure.

The national territorial plans are classified as follows:

- a) The General National Plan (NGP) shall be implemented across the entire national territory. Its drafting and adoption shall comply with the national, cross-sectoral and sectoral plans, in case they have been adopted in advance. The national plans of other types shall be drafted and adopted in conformity with the General National Plan, as stipulated by the Law on Territorial Planning.

- b) The National Partial Planning (NPP) shall be drafted for a part of the national territory in reliance of the National Territorial Development Policies and of Issues of National Importance.
- c) The National Cross-Sectoral Plan (NCP) shall be the plan that addresses issues of two or more sectors, such as, but not limited to, transport, water supply, drainage, tourism, and other issues, with a thematic and/or territorial combination among them, and shall be implemented across the entire national territory.
- d) The National Sectoral Plan shall be the plan the addresses issues of a given sector or field under the responsibility of national authorities and shall be implemented across the entire national territory.

Article 9

Processes and Authorities for Drafting the National General Plan (NGP)

1. The initiative to draft an NGP shall be endorsed by the Minister responsible for the territorial planning issues. Each and every other planning authority or stakeholder may, individually or jointly, request the Minister responsible for the territorial planning issues to take the initiative to draft an NGP.
2. The Minister responsible for the territorial planning issues or the stakeholders shall prepare a study, determining the facts and analyzing the problems related to the design of the NGP. Article 13 of this Regulation provides exhaustive details on the content of this study.
3. The undertaking of any initiative shall be associated with the stakeholders' notification, and the data on the initiative as well as the study and action plan shall be published in the register, according to the traditional means of information.
4. The initiative for drafting NGP together with the study shall be submitted for adoption to National Territorial Council (NTC):
5. The NTC, after having examined the application, shall decide on:
 - a) Approval of the initiative;
 - b) Approval with amendment;
 - c) Adjourning;
 - d) Non-approval
6. The decision of NTC shall be published in the register.
7. The NGP shall be drafted under the responsibility of working groups of experts, in conformity with Article 12 of the Law No. 9000, dated 30.01.2003, "On Organization and Functioning of the Council of Ministers" and shall be coordinated by the Inter-ministerial Committee, established in accordance with Article 11 of the Law No. 9000, dated 30.01.2003, "On Organization and Functioning of the Council of Ministers". The working group or groups and Inter-ministerial Committee shall include representatives national authorities interested in planning and of the National Territorial Planning Agency (NTPA).

8. The authority responsible for drafting NGP shall use the following stages:
 - a) Adoption of the action plan;
 - b) Carrying out of studies, forecasting, projects, analyses and assessments, on which the plan will be based, when these have not been carried out earlier, and/or updating or adapting of the existing ones;
 - c) Preparation of full environmental strategic assessment study
 - ç) Carrying out of preliminary public consultations with stakeholders to identify the major concerns and issues;
 - d) Drafting and adoption of policies, on which the plan will be based, when these have not been adopted earlier, in cases where a planning authority has thus decided in its act of endorsing the initiative to commence drafting the plan;
 - dh) Developing of the draft plan
 - e) Coordinating of the draft plan with the planning authorities concerned;
 - ë) Consulting the stakeholders through public hearings so as to hear their position to the planning process activities;
 - f) Adopting of the plan.
9. The authority responsible for drafting the NGP shall ensure a process of dialogue and horizontal and vertical cooperation and coordination with each and every planning authority and stakeholder, at the start of the process, and in the course of drafting the planning instrument. It shall hold consultations with the NTPA and stakeholders, and shall inform them, on a regular basis, about the drafting process progress. The NTPA shall assist with and recommend the appropriate improvements in the action plan and the draft of the NGP.
10. Coordination and consultation of the draft of the national planning instrument, based on the specific situations and its complexity, shall be performed according to the following stages:
 - a) Consultation of the idea and specific parts of the draft;
 - b) Comprehensive consultation of the draft.
11. The authority responsible for drafting the NGP shall choose, as necessary, whether it performs the consultation and coordination in one or two stages
12. The deadlines for the other planning authorities and stakeholders to state their position shall start as of the next day of publishing the final draft of the NGP in the register and according to the traditional means of information by the authority responsible for its drafting, and they shall, as a rule, be the following:
 - a) 30 days in the case of coordination and consultation of the idea, or of each and every specific part of the draft;
 - b) 60 days in the case of the comprehensive coordination and consultation of the draft.
13. Each and every planning authority, according to the scope of jurisdiction and responsibility, as defined by the effective legislation, or stakeholder, shall be entitled

to the right of making proposals or objections about/to the draft of the NGP over the time of its coordination and consultation. Proposals and objections shall be published in the register and according to the traditional means of information.

14. Each and every objection must be argued, and must be combined with explicit suggestions, in order to provide the authority responsible for drafting the NGP with the opportunity to become familiar with its content, and to be able to make the corresponding amendments so as to reasonably address the objection.
15. Failure to present objections and proposals by the deadline set forth in this Article, shall be deemed as silent acceptance of the draft of the NGP, except cases of impossibility due to justifiable causes, and causes independent of the concerned topical issue, which must be duly notified in compliance with the stipulations contained in the Administrative Procedure Code regarding the setting of a new deadline.
16. For the purpose of ensuring coordination and consultation, the authority responsible for drafting the NGP shall publish the final draft of the planning instrument in the register, and shall consider the proposals or objections of other planning authorities, stakeholders or the public within 30 days from the termination of deadlines set forth in this Article.
17. In cases where, as a result of the coordination and consultation process, the objections and proposals made significantly affect its substantial elements and core content of the draft of the NGP, the authority responsible for drafting the instrument shall conduct, largely or upon the request of the planning authorities and stakeholders, a second process of coordination or consultation, based on the stipulations contained in this Article. It shall consider the comments and objections and amend the draft, or state its justified position for failing to incorporate the objections and proposals into the draft ahead of its presentation for adoption.
18. A summary of the comments and objections made in the course of the coordination and consultation process shall be attached to the draft of the NGP submitted for approval, and shall be published along with it in the register and according to the traditional means of information.
19. The authority responsible for drafting the NGP shall hold within 30 days following the termination of the deadline, as per point 12 of this Article, one or more public hearings for each one of the coordination and consultation stages, following their completion as per the above-mentioned Article. The public hearing shall take place prior to each and every case of planning decision-making, and shall be repeated, as necessary, for stakeholders' full information and settlement of disputes. On the day of the publication of the draft of the NGP in the register and according to the traditional means of information, the responsible authority shall announce the venue, date and time of each and every public hearing. Public notification shall be sent, at least, 30

days prior to public decision-making, and shall be published in the register and in the two larger circulation newspapers or in other media.

20. The stakeholders and the public shall, over the time ranging from the notification date, up to the set date of public hearing, be entitled to have access to the materials and information connected with the NGP, including the summary of the coordination process and consultation made, as defined by Article 36 of the Law on Territorial Planning, as well as the objections and proposals made, and the conclusions reached, in the course of this process. Their access shall be ensured in advance, in sufficient time and effective manner, through the register, according to the traditional means of information and in the premises of the responsible authority over the business hours.
21. In cases where the draft of the NGP is reviewed by the responsible authority based on the objections and proposals made in the course of the public hearing with regard to substantial issues of its content, the responsible planning authority shall conduct an additional public hearing in conformity with the above provisions of this Article.
22. The summary of the objections or proposals during the public hearing session shall be attached to the draft of NGP that has been submitted for approval, and shall be published together in the register, in accordance with the traditional means of information.
23. Physical or legal persons, who are based in the planning area, or who have information or data about it, shall be obliged to provide, when asked and to the extent possible, to the respective planning authority or any authorized person, without compensation, the information available to them, and which may be needed in the course of the process of drafting the NGP. The planning authority or the authorized person shall ensure safeguarding and administration of the information collected during the process of drafting the NGP, and shall provide the public with opportunities for access to information
24. The draft act together with the summary of objections and proposals shall be submitted to NTPA in accordance with the procedure stipulated in the Regulation of Organization and Functioning of NTPA by the authority responsible for the preparation of NGP for final review by NTC.
25. Where it has enough reason to believe that the provisions of this law have not been enforced during the drafting of an NGP, the NTPA may consider, within 30 days from the termination of timelines specified above, the compliance of the final draft of the NGP logged in for adoption with the effective legal and sub-legal provisions in the area of territory planning, and the effective planning instruments, and shall forward the findings and the relevant proposals for addressing the shortcomings to the NTC.
26. After having examined the submitted project, NTC shall decide:
 - a) Approval of NGP and forwarding it for final approval by Council of Ministers;
 - b) Non-approval and return of the act for reconsideration.

27. In the case of return of the act for reconsideration, the proposing authority in collaboration with NTPA shall carry out the due process of reconsideration.
28. Within 15 (fifteen) days from the approval date, the adopted NGP and its supporting materials shall be published in the register and according to the traditional means of information.
29. The above provisions of this Article shall also apply for applications relating to modification or abrogation of parts of or the entire NGP.
30. The NGP shall be made available to the public at any time and throughout its effective time. Each and everyone shall be entitled to consult the adopted NGP and its appendices. Public access shall be provided by each and every responsible planning authority, the NTPA and the prefects.

Article 10

Processes and Authorities for Drafting the National Partial Plan (NPP)

The same procedures as applied for the General National Plan shall be utilized for drafting National Partial Plans.

Article 11

Processes and Authorities for Drafting the National Cross-Sectoral Plan (NCP)

1. Drafting and adoption of NCP shall comply with the national, cross-sectoral and sectoral plans, in case they have been adopted in advance. The national plans of other types shall be drafted and adopted in conformity with the NCP.
2. The initiative to draft an NCP shall be endorsed by the Minister(s) responsible for sectors. Each and every other planning authority or stakeholder may, individually or jointly, request the Minister(s) responsible for the sectors to take the initiative to draft an NCP.
3. The Minister(s) responsible for the sectors or the stakeholders shall prepare a study, determining the facts and analyzing the problems related to the design of the NCP. Article 13 of this Regulation provides exhaustive details on the content of this study.
4. The undertaking of any initiative shall be associated with the stakeholders' notification, and the data on the initiative as well as the study and action plan shall be published in the register, according to the traditional means of information.
5. The initiative for drafting NCP together with the study shall be submitted for adoption to National Territorial Council (NTC):
6. The NTC, after having examined the application, shall decide on:
 - a) Approval of the initiative;
 - b) Approval with amendment;
 - c) Adjourning;
 - d) Non-approval
7. The decision of NTC shall be published in the register.

8. The NCP shall be drafted under the responsibility of working groups of experts, in conformity with Article 12 of the Law No. 9000, dated 30.01.2003, "On Organization and Functioning of the Council of Ministers". The working group or groups shall include representatives national authorities interested in planning and of the National Territorial Planning Agency (NTPA).
9. The authority responsible for drafting NGP shall use the following stages:
 - a) Adoption of the action plan;
 - b) Carrying out of studies, forecasting, projects, analyses and assessments, on which the plan will be based, when these have not been carried out earlier, and/or updating or adapting of the existing ones;
 - c) Preparation of full environmental strategic assessment study
 - ç) Carrying out of preliminary public consultations with stakeholders to identify the major concerns and issues;
 - d) Drafting and adoption of policies, on which the plan will be based, when these have not been adopted earlier, in cases where a planning authority has thus decided in its act of endorsing the initiative to commence drafting the plan;
 - dh) Developing of the draft plan
 - e) Coordinating of the draft plan with the planning authorities concerned;
 - ë) Consulting the stakeholders through public hearings so as to hear their position to the planning process activities;
 - f) Adopting of the plan.
10. The authority responsible for drafting the NCP shall ensure a process of dialogue and horizontal and vertical cooperation and coordination with each and every planning authority and stakeholder, at the start of the process, and in the course of drafting the NCP. It shall hold consultations with the NTPA and stakeholders, and shall inform them, on a regular basis, about the drafting process progress. The NTPA shall assist with and recommend the appropriate improvements in the action plan and the draft of the NCP.
11. Coordination and consultation of the draft of the national planning instrument, based on the specific situations and its complexity, shall be performed according to the following stages:
 - a) Consultation of the idea and specific parts of the draft;
 - b) Comprehensive consultation of the draft
31. The authority responsible for drafting the NCP shall choose, as necessary, whether it performs the consultation and coordination in one or two stages.
12. The deadlines for the other planning authorities and stakeholders to state their position shall start as of the next day of publishing the final draft of the NCP in the register and according to the traditional means of information by the authority responsible for its drafting, and they shall, as a rule, be the following:

- a. 30 days in the case of coordination and consultation of the idea, or of each and every specific part of the draft;
 - b. 60 days in the case of the comprehensive coordination and consultation of the draft.
13. Each and every planning authority, according to the scope of jurisdiction and responsibility, as defined by the effective legislation, or stakeholder, shall be entitled to the right of making proposals or objections about/to the draft of the NCP over the time of its coordination and consultation. Proposals and objections shall be published in the register and according to the traditional means of information.
14. Each and every objection must be argued, and must be combined with explicit suggestions, in order to provide the authority responsible for drafting the NCP with the opportunity to become familiar with its content, and to be able to make the corresponding amendments so as to reasonably address the objection.
15. Failure to present objections and proposals by the deadline set forth in this Article, shall be deemed as silent acceptance of the draft of the NCP, except cases of impossibility due to justifiable causes, and causes independent of the concerned topical issue, which must be duly notified in compliance with the stipulations contained in the Administrative Procedure Code regarding the setting of a new deadline.
16. For the purpose of ensuring coordination and consultation, the authority responsible for drafting the NCP shall publish the final draft of the planning instrument in the register, and shall consider the proposals or objections of other planning authorities, stakeholders or the public within 30 days from the termination of deadlines set forth in this Article.
17. In cases where, as a result of the coordination and consultation process, the objections and proposals made significantly affect its substantial elements and core content of the draft of the NCP, the authority responsible for drafting the instrument shall conduct, largely or upon the request of the planning authorities and stakeholders, a second process of coordination or consultation, based on the stipulations contained in this Article. It shall consider the comments and objections and amend the draft, or state its justified position for failing to incorporate the objections and proposals into the draft ahead of its presentation for adoption.
18. A summary of the comments and objections made in the course of the coordination and consultation process shall be attached to the draft of the NCP submitted for approval, and shall be published along with it in the register and according to the traditional means of information.
19. The authority responsible for drafting the NCP shall hold within 30 days following the termination of the deadline, as per point 12 of this Article, one or more public hearings for each one of the coordination and consultation stages, following their completion as per the above-mentioned Article. The public hearing shall take place

prior to each and every case of planning decision-making, and shall be repeated, as necessary, for stakeholders' full information and settlement of disputes. On the day of the publication of the draft of the NCP in the register and according to the traditional means of information, the responsible authority shall announce the venue, date and time of each and every public hearing. Public notification shall be sent, at least, 30 days prior to public decision-making, and shall be published in the register and in the two largest circulation newspapers or in other media.

20. The stakeholders and the public shall, over the time ranging from the notification date, up to the set date of public hearing, be entitled to have access to the materials and information connected with the NCP, including the summary of the coordination process and consultation made, as defined in this regulation, as well as the objections and proposals made, and the conclusions reached, in the course of this process. Their access shall be ensured in advance, in sufficient time and effective manner, through the register, according to the traditional means of information and in the premises of the responsible authority over the business hours.
21. In cases where the draft of the NCP is reviewed by the responsible authority based on the objections and proposals made in the course of the public hearing with regard to substantial issues of its content, the responsible planning authority shall conduct an additional public hearing in conformity with the above provisions of this Article.
22. The summary of the objections or proposals during the public hearing session shall be attached to the draft of NCP that has been submitted for approval, and shall be published together in the register, in accordance with the traditional means of information.
23. Physical or legal persons, who are based in the planning area, or who have information or data about it, shall be obliged to provide, when asked and to the extent possible, to the respective planning authority or any authorized person, without compensation, the information available to them, and which may be needed in the course of the process of drafting the NCP. The planning authority or the authorized person shall ensure safeguarding and administration of the information collected during the process of drafting the NCP, and shall provide the public with opportunities for access to information
24. The draft act together with the summary of objections and proposals shall be submitted to NTPA in accordance with the procedure stipulated in the Regulation of Organization and Functioning of NTPA by the authority responsible for the preparation of NCP for final review by NTC.
25. Where it has enough reason to believe that the provisions of the Law on Territorial Planning, of other applicable laws, and sub-legal acts as well as this regulation have not been enforced during the drafting of an NCP, the NTPA may consider, within 30 days from the termination of timelines specified above, the compliance of the final draft of the NGP logged in for adoption with the effective legal and sub-legal

provisions in the area of territory planning, and the effective planning instruments, and shall forward the findings and the relevant proposals for addressing the shortcomings to the NTC.

26. After having examined the submitted project, NTC shall decide:
 - a) Approval of NGP and forwarding it for final approval by Council of Ministers;
 - b) Non-approval and return of the act for reconsideration
27. In the case of return of the act for reconsideration, the proposing authority in collaboration with NTPA shall carry out the due process of reconsideration.
28. Within 15 (fifteen) days from the approval date, the adopted NCP and its supporting materials shall be published in the register and according to the traditional means of information.
29. The above provisions of this Article shall also apply for applications relating to modification or abrogation of parts of or the entire NCP.
30. The NCP shall be made available to the public at any time and throughout its effective time. Each and everyone shall be entitled to consult the adopted NCP and its appendices. Public access shall be provided by each and every responsible planning authority, the NTPA and the prefects.

Article 12

Processes and Authorities for Drafting the National Sectoral Plan (NSP)

1. Drafting and adoption of NSP shall comply with the national, cross-sectoral and sectoral plans, in case they have been adopted in advance. The national plans of other types shall be drafted and adopted in conformity with the NSP.
2. Unless otherwise provided for in a decision of NTC in conformity with Article 32 of the Law No. 10119, dated 23.04.2009, "On Territorial Planning", the initiative to draft a NSP shall be endorsed and adopted by the Minister(s) responsible for sector, who shall adopt the respective action plan on drafting the NSP.
3. The Minister(s) responsible for the sectors or the stakeholders shall prepare a study, determining the facts and analyzing the problems related to the design of the NSP. This study shall include:
 - a) Adoption of the action plan;
 - b) Carrying out of studies, forecasting, projects, analyses and assessments, on which the plan will be based, when these have not been carried out earlier, and/or updating or adapting of the existing ones;
 - c) Preparation of full environmental strategic assessment study
 - ç) Carrying out of preliminary public consultations with stakeholders to identify the major concerns and issues;
 - d) Drafting and adoption of policies, on which the plan will be based, when these have not been adopted earlier, in cases where a planning authority has thus decided in its act of endorsing the initiative to commence drafting the plan;

4. The undertaking of any initiative shall be associated with the stakeholders' notification, and the data on the initiative as well as the study and action plan shall be published in the register, according to the traditional means of information.
5. The authority responsible for drafting the NSP shall ensure a process of dialogue and horizontal and vertical cooperation and coordination with each and every planning authority and stakeholder, at the start of the process, and in the course of drafting the NSP. It shall hold consultations with the NTPA and stakeholders, and shall inform them, on a regular basis, about the drafting process progress. The NTPA shall assist with and recommend the appropriate improvements in the action plan and the draft of the NSP.
6. Coordination and consultation of the draft of the national planning instrument, based on the specific situations and its complexity, shall be performed according to the following stages:
 - a. Consultation of the idea and specific parts of the draft;
 - b. Comprehensive consultation of the draft.
7. The authority responsible for drafting the NSP shall choose, as necessary, whether it performs the consultation and coordination in one or two stages.
8. The deadlines for the other planning authorities and stakeholders to state their position shall start as of the next day of publishing the final draft of the NSP in the register and according to the traditional means of information by the authority responsible for its drafting, and they shall, as a rule, be the following:
 - a. 30 days in the case of coordination and consultation of the idea, or of each and every specific part of the draft;
 - b. 60 days in the case of the comprehensive coordination and consultation of the draft.
9. Each and every planning authority, according to the scope of jurisdiction and responsibility, as defined by the effective legislation, or stakeholder, shall be entitled to the right of making proposals or objections about/to the draft of the NSP over the time of its coordination and consultation. Proposals and objections shall be published in the register and according to the traditional means of information.
10. Each and every objection must be argued, and must be combined with explicit suggestions, in order to provide the authority responsible for drafting the NSP with the opportunity to become familiar with its content, and to be able to make the corresponding amendments so as to reasonably address the objection.
11. Failure to present objections and proposals by the deadline set forth in this Article, shall be deemed as silent acceptance of the draft of the NSP, except cases of impossibility due to justifiable causes, and causes independent of the concerned topical issue, which must be duly notified in compliance with the stipulations contained in the Administrative Procedure Code regarding the setting of a new deadline.

12. For the purpose of ensuring coordination and consultation, the authority responsible for drafting the NSP shall publish the final draft of the planning instrument in the register, and shall consider the proposals or objections of other planning authorities, stakeholders or the public within 30 days from the termination of deadlines set forth in this Article.
13. In cases where, as a result of the coordination and consultation process, the objections and proposals made significantly affect its substantial elements and core content of the draft of the NSP, the authority responsible for drafting the instrument shall conduct, largely or upon the request of the planning authorities and stakeholders, a second process of coordination or consultation, based on the stipulations contained in this Article. It shall consider the comments and objections and amend the draft, or state its justified position for failing to incorporate the objections and proposals into the draft ahead of its presentation for adoption.
31. A summary of the comments and objections made in the course of the coordination and consultation process shall be attached to the draft of the NSP submitted for approval, and shall be published along with it in the register and according to the traditional means of information.
14. The authority responsible for drafting the NSP shall hold within 30 days following the termination of the deadline, as per point 13 of this Article, one or more public hearings for each one of the coordination and consultation stages, following their completion as per the above-mentioned Article. The public hearing shall take place prior to each and every case of planning decision-making, and shall be repeated, as necessary, for stakeholders' full information and settlement of disputes. On the day of the publication of the draft of the NSP in the register and according to the traditional means of information, the responsible authority shall announce the venue, date and time of each and every public hearing. Public notification shall be sent, at least, 30 days prior to public decision-making, and shall be published in the register and in the two largest circulation newspapers or in other media.
15. The stakeholders and the public shall, over the time ranging from the notification date, up to the set date of public hearing, be entitled to have access to the materials and information connected with the NSP, including the summary of the coordination process and consultation made, as defined in this regulation, as well as the objections and proposals made, and the conclusions reached, in the course of this process. Their access shall be ensured in advance, in sufficient time and effective manner, through the register, according to the traditional means of information and in the premises of the responsible authority over the business hours.
16. In cases where the draft of the NSP is reviewed by the responsible authority based on the objections and proposals made in the course of the public hearing with regard to substantial issues of its content, the responsible planning authority shall conduct an additional public hearing in conformity with the above provisions of this Article.

32. The summary of the objections or proposals during the public hearing session shall be attached to the draft of NSP that has been submitted for approval, and shall be published together in the register, in accordance with the traditional means of information.
33. Physical or legal persons, who are based in the planning area, or who have information or data about it, shall be obliged to provide, when asked and to the extent possible, to the respective planning authority or any authorized person, without compensation, the information available to them, and which may be needed in the course of the process of drafting the NSP. The planning authority or the authorized person shall ensure safeguarding and administration of the information collected during the process of drafting the NSP, and shall provide the public with opportunities for access to information
34. The draft act together with the summary of objections and proposals shall be submitted to NTPA in accordance with the procedure stipulated in the Regulation of Organization and Functioning of NTPA by the authority responsible for the preparation of NSP for final review by NTC.
17. Where it has enough reason to believe that the provisions of the Law on Territorial Planning, of other applicable laws, and sub-legal acts as well as this regulation have not been enforced during the drafting of a NSP, the NTPA may consider, within 30 days from the termination of timelines specified above, the compliance of the final draft of the NSP logged in for adoption with the effective legal and sub-legal provisions in the area of territory planning, and the effective planning instruments, and shall forward the findings and the relevant proposals for addressing the shortcomings to the NTC.
35. After having examined the submitted project, NTC shall decide:
 - a. Approval of NSP;
 - b. Non-approval and return of the act for reconsideration
36. In the case of return of the act for reconsideration, the proposing authority in collaboration with NTPA shall carry out the due process of reconsideration.
37. Within 15 (fifteen) days from the approval date, the adopted NSP and its supporting materials shall be published in the register and according to the traditional means of information.
38. The above provisions of this Article shall also apply for applications relating to modification or abrogation of parts of or the entire NSP.
39. The NSP shall be made available to the public at any time and throughout its effective time. Each and everyone shall be entitled to consult the adopted NSP and its appendices. Public access shall be provided by each and every responsible planning authority, the NTPA and the prefects.

Article 13
Structure and Format of National Plans

1. The key documents that constitute national plans and are adopted as set forth in the provisions of Articles 9, 10, 11, and 12 of this Regulation shall be:
 - a. Request for taking initiative;
 - b. National Plan
2. The request for taking the initiative of drafting or reviewing the National General Plan shall include:
 - a. The study that determines the facts and analyzes the problems that necessitate the design of review of the NGP. This study shall consider guidelines, definitions, proposals, and instruments elaborated in the current national, sectoral, and cross-sectoral strategies, in case they existed ahead of drafting of NGP.
 - b. Action plan on drafting the national plan, which shall cover at least:
 - i. Instructions on methodology and contextual details of documents and constituent parts of the national plan, as provided for in the uniform planning regulation;
 - ii. A preliminary summary of strategic documents and key legislation to be used as reference when drafting the national plan, including identification of key national databases that will be used during analysis and drafting of national plan as well as the institutions processing this data;
 - iii. Exhaustive specifications on the composition and role of the work group of experts for drafting the national plan as set forth in Article 35, point 1, of the Law No. 10119, dated 23.04.2009, "On Territorial Planning", including the roles of outside experts called for providing technical support in the drafting process;
 - iv. Exhaustive specifications on the process of coordination from inter-ministerial committee, in conformity with Article 35, point 2, of the Law No. 10119, dated 23.04.2009, "On Territorial Planning"
 - v. Exhaustive specifications on the form of process, content, participants as well as timescales for the processes of coordination, consultation, public hearing, check of compatibility with current instruments, and adoption of national plan;
 - vi. Key timelines on delivery of parts of national plan as stated in this regulation and final approval of national plan;
 - vii. Budget for drafting the national plan.
3. The National Plan shall incorporate:
 - a. The national policy on territorial planning
 - b. The plan
 - c. Considerations on implementation, institutional, legal and financial issues;
 - d. Report on processing of GIS data in accordance with the specification of the Council of Ministers' Decision No. 459, dated 16.06.2010, "On

Approval of Joint Geodesic and GIS Standards”.

4. The national policy on territorial planning shall be drafted in conformity with the provisions of Article 6 of this regulation.
5. The plan shall build on guidelines of policy and shall include:
 - a. The macro-economic, social, environmental, and territorial analysis preceding the recommendations of the plan. This analysis shall be based on various sectoral and cross-sectoral analysis emphasizing the spatial dimension of various sectors, including allocation of spatial or regional disparities in Albania;
 - b. The spatial strategic vision of territorial development and planning, in conformity with the strategic vision of development for Albania;
 - c. Elaboration of concept on polycentric, cross-border and trans-national territorial development in compliance with the guidelines of the European Spatial Development Perspective;
 - d. Rendition in territorial extension of strategic priorities of development in Albania, including the main areas for the development of industry, agriculture, and tourism;
 - e. Designation in territory of nodes, lines, or installations of national infrastructures, in compliance with the respective special subcategories of land use as specified in the model regulations, such as hydro power plants, corridors of roads and transport of international importance as well, international important power supply lines, location of important macro-energetic or mineral resources, etc.
 - f. Key sectoral and cross-sectoral strategic programs in conformity with the EU integration process and programs, as expressed in territory;
 - g. Determination or review of issues of national importance in accordance with the Law No. 10119, dated 23.04.2009, “On Territorial Planning”, including all uses of land at national level, which are the monuments of culture and nature, protected zones, natural and manmade important sources, etc.;
 - h. Strategic guides on issues of regional development and territorial development of local government unit;
 - i. Associating maps as per the above issues, at a maximum scale of 1:1.000.000 and a minimal scale of 1:500.000;
6. The considerations on implementation, institutional, legal, and financial issues of the national plan shall address:
 - a. Guidelines on elaboration of the National General Plan in sectoral, cross-sectoral plans, in strategic programs of EU integration processes, and in mid-term and long-term national financial instruments;
 - b. As necessary, recommendations on institutional review of national importance stemming from potential reviews of the planning system in Albania;

CHAPTER III LOCAL PLANNING

SECTION I LOCAL POLICIES

Article 14

Goal of the Territorial Development Policy of Local Government Unit

The Territorial Development Policy of Local Government Unit is the superior expression of territorial planning, which reflect strategic priorities and goals, objectives, inputs and expected outcomes to guide, direct and promote further processes of local territorial planning and to reflect and elaborate at local level the priorities of the National Strategy on Development and Integration, of the Strategic Coherence Framework and any other sectoral and cross-sectoral strategies that affect the local government unit's territory.

Article 15

Process and Authority Drafting the Territorial Development Policy of Local Government Unit (TDPLU)

A TDPLU can be drafted alongside with the General Local Plan of Territorial Planning (GLPTP). In case it is drafted ahead, the same procedure utilized for GLPTP shall apply, as provided for in Article 19 of this Regulation.

Article 16

Structure and Format of Territorial Development Policy Paper of Local Government Unit

1. The Territorial Development Policy of the Local Government Unit, as the superior expression of local territorial planning, shall be drafted in conformity with the provisions of Article 20, point 2, of the Law No. 10119, dated 23.04.2009, "On Territorial Planning".
2. The documents of the Territorial Development Policy of the Local Government consist of policy paper and appendices of maps.
3. The Policy Paper shall contain:
 - a. The overall social, economic, demographic, cultural, and historic analysis, including the current impact of these aspects on the territory as well as the identification and analysis of policies and current policy programs of territorial planning at the local government unit;
 - b. Identification of key prospects on territorial planning of local unit as well as the institutional and programmatic gap, as the base framework for drafting the vision of development of the local government unit;

- c. Strategic development vision of LGU, drafted with the involvement of community and stakeholders;
 - d. Strategic planning and development objectives of the LGU based on the Strategic Development Vision of the LGU
 - e. Main development programs of LGU addressing key priorities and directions of territorial planning, which enable achievement of determined objectives;
 - f. Action plan on implementation of the program, including legal and institutional implications as well as the necessary budget for its execution.
4. Appendix of maps shall include:
- a) Local Territorial development strategic scenarios ranked in priority order, reflecting the key directions of territorial planning and vision, objective, and implementation phases of the programs.

SECTION II LOCAL PLANS

Article 17 Objectives of Local Plans on Territorial Planning

The objectives of the General Local Plan shall be:

- a) Local plans shall define future development across the entire or a part of the territory of the local government unit, the conditions for the development of structures included therein, and the location of major components of public infrastructure so as to address issues of local importance and delegated national issues.
- b) Local plans shall be drafted and adopted in conformity with the national territorial planning instruments and with the planning instruments of adjacent local government units for issues of joint importance.
- c) Local plans may include coverage of territories of rural use, and may set forth policies that instruct or guide their protection and development. These policies shall be in conformity with the policies adopted by the national authorities responsible for the protection and development of agricultural land and cultural heritage

Article 18 Classification of Local Plans on Territorial Planning

Local plans are classified in:

- a) General Local Plan, addressing many issues and sectors with complex and general relationship among them, as per their importance to the entire territory;
- b) Partial Local Plan, addressing many issues and sectors with complex and general relationship among them, as per their importance to a part of the territory and is drafted on the basis of the General Local Plan;
- c) Cross-Sectoral Local Plan, addressing issues of two or more sectors, such as, but not limited to, transport, water supply, drainage, tourism, and other and other issues, with a thematic and/or territorial combination among them;
- d) Sectoral Local Plan, addressing issues of a given sector or field under the responsibility of the local authorities.

Article 19

Process and Authority Drafting Local Plans on Territorial Planning (LPTP)

1. The procedure specified hereunder shall apply for drafting and adopting the LPTP, irrespective of classification in Article 18 of this regulation.
2. The initiative to draft an LPTP shall be taken by the mayor of the local government unit, and it shall be presented to the council of the local government unit for adoption. The bodies and the institutions coming within the jurisdiction of the local government unit, and the stakeholders, when necessary, request the mayor of the local government unit to take the initiative. The request shall be considered by him, and if deemed reasonable, shall be submitted to the local government unit council for approval. Each and every request or initiative shall be explained, recorded and reviewed during a public consultation process.
3. The mayor of the local government unit, or the stakeholders (interested parties), shall make a study to help determine the facts, and to analyze the problems in relation to the LPTP to be drafted. The study shall be published by the local government unit in the register and according to the traditional means of information, and shall be available to the public
4. The mayor of the local government unit shall present to its council the request to commence the process of drafting the LPTP, whose content is specified in Article 20 of this regulation.
5. In cases where there is a clear and eminent risk against certain values and characteristics or the local functions of the facility or of the area, the mayor of the local government unit shall decide on freezing the development, in accordance with Articles 64 and 70 of the Law on Territorial Planning, until the consideration and adoption of the initiative by the council of the local government unit. The decision on the development freeze shall be published in the register and in the media organs. The duration of the freeze, under this point, may not be greater than 60 days.

6. The council of the local government unit shall consider the proposed initiative and shall make a decision:
 - a. On the commencement of the process of drafting the local planning instrument;
 - b. On postponement of the examination in cases where it judges that facts are insufficient, inaccurate or inappropriate to start the process of drafting the local planning instrument. In such cases, the council shall conduct, at least, one public hearing so as to solicit stakeholders' objections and proposals.
7. The council of the local government unit may, as per the case, decide on the continuation of the development freeze established, in accordance with this Article, point 4, or basically, the development freeze, in accordance with the provisions of Articles 64 and 70 of the Law on Territorial Development.
8. The decision taken by the council on drafting the local plan shall be published in the register.
9. The decision of the local government unit council on the drafting of a local planning instrument, as well as the action plan, shall be forwarded to the NTPA within fifteen (15) days of its adoption.
10. Within thirty (30) days of receiving the notification, the NTPA shall send the recommendations for improvement in the action plan to the local planning authority. The local planning authority shall publish the final action plan in the register and according to the traditional means of information within fifteen (15) days of receiving the recommendations from the NTPA.
11. LPTP shall be drafted by the Local Territorial Planning Authority and/or by other licensed entitled, contracted for this purpose by the Local Territorial Planning Authority.
12. The local planning authority shall inform the NTPA, on a monthly basis, about the planning process progress.
13. The process of drafting the plan shall undergo the following phases:
 - a) Adoption of the action plan;
 - b) Carrying out of studies, forecasting, projects, analyses and assessments, on which the plan will be based, when these have not been carried out earlier, and/or updating or adapting of the existing ones;
 - c) Preparation of full environmental strategic assessment study
 - ç) Carrying out of preliminary public consultations with stakeholders to identify the major concerns and issues;
 - d) Drafting and adoption of policies, on which the plan will be based, when these have not been adopted earlier, in cases where a planning authority has thus decided in its act of endorsing the initiative to commence drafting the plan;
 - dh) Developing of the draft plan
 - e) Coordinating of the draft plan with the planning authorities concerned;

- ë) Consulting the stakeholders through public hearings so as to hear their position to the planning process activities;
 - f) Adopting of the plan.
14. The authority responsible for drafting the instrument shall ensure a process of horizontal and vertical dialogue, cooperation and coordination with each and every planning authority and stakeholder ahead of starting, and in the course of drafting, the local planning instrument.
 15. According to the case, and with the purpose of addressing, in a concerted manner, issues of national importance and of common interest, the local government unit shall cooperate and coordinate the actions with the responsible national planning authorities and the adjacent or involved local government units, prior to taking the initiative of drafting the LPTP.
 16. The national planning authorities or those of the adjacent local government units shall be obliged to provide, as necessary, the local government unit with the information available to them, with the proposals and other data that are indispensable for drafting local, cross-local or integrated planning instruments. The NTPA may provide support and guidance in relation to drafting the LPTP.
 17. The NTPA may provide support and guidance in relation to drafting the LPTP.
 18. The adjacent local government units must individually be informed on the planning process, and be offered opportunities to state their position about it and about the drafts of the LPTP in the drafting process. In the course of the drafting procedure, they may provide their respective proposals and objections regarding issues of joint importance.
 19. Coordination and consultation of the draft of the LPTP, based on the specific situations and its complexity, shall be performed according to the following stages:
 - a. Consultation of the idea and specific parts of the draft;
 - b. Comprehensive consultation of the draft
 20. The authority responsible for drafting the LPTP shall choose, as necessary, whether it performs the consultation and coordination in one or two stages.
 21. The deadlines for the other planning authorities and stakeholders to state their position shall start as of the next day of publishing the final draft of the LPTP in the register and according to the traditional means of information by the authority responsible for its drafting, and they shall, as a rule, be the following:
 - a. 30 days in the case of coordination and consultation of the idea, or of each and every specific part of the draft;
 - b. 60 days in the case of the comprehensive coordination and consultation of the draft.
 22. Each and every planning authority, according to the scope of jurisdiction and responsibility, as defined by the effective legislation, or stakeholder, shall be entitled to the right of making proposals or objections about/to the draft of the LPTP over the

time of its coordination and consultation. Proposals and objections shall be published in the register and according to the traditional means of information.

23. Each and every objection must be argued, and must be combined with explicit suggestions, in order to provide the authority responsible for drafting the LPTP with the opportunity to become familiar with its content, and to be able to make the corresponding amendments so as to reasonably address the objection.
24. Failure to present objections and proposals by the deadline set forth in this Article, shall be deemed as silent acceptance of the draft of the LPTP, except cases of impossibility due to justifiable causes, and causes independent of the concerned topical issue, which must be duly notified in compliance with the stipulations contained in the Administrative Procedure Code regarding the setting of a new deadline.
25. For the purpose of ensuring coordination and consultation, the authority responsible for drafting the LPTP shall publish the final draft of the planning instrument in the register, and shall consider the proposals or objections of other planning authorities, stakeholders or the public within 30 days from the termination of deadlines set forth in this Article.
26. In cases where, as a result of the coordination and consultation process, the objections and proposals made significantly affect its substantial elements and core content of the draft of the LPTP, the authority responsible for drafting the instrument shall conduct, largely or upon the request of the planning authorities and stakeholders, a second process of coordination or consultation, based on the stipulations contained in this Article. It shall consider the comments and objections and amend the draft, or state its justified position for failing to incorporate the objections and proposals into the draft ahead of its presentation for adoption.
27. A summary of the comments and objections made in the course of the coordination and consultation process shall be attached to the draft of the LPTP submitted for approval, and shall be published along with it in the register and according to the traditional means of information.
28. The authority responsible for drafting the LPTP shall hold within 30 days following the termination of the deadline one or more public hearings for each one of the coordination and consultation stages, following their completion as per the above-mentioned Article. The public hearing shall take place prior to each and every case of planning decision-making, and shall be repeated, as necessary, for stakeholders' full information and settlement of disputes. On the day of the publication of the draft of the LPTP in the register and according to the traditional means of information, the responsible authority shall announce the venue, date and time of each and every public hearing. Public notification shall be sent, at least, 30 days prior to public decision-making, and shall be published in the register and in the two largest circulation newspapers or in other media.

29. The stakeholders and the public shall, over the time ranging from the notification date, up to the set date of public hearing, be entitled to have access to the materials and information connected with the LPTP, including the summary of the coordination process and consultation made, as defined in this regulation, as well as the objections and proposals made, and the conclusions reached, in the course of this process. Their access shall be ensured in advance, in sufficient time and effective manner, through the register, according to the traditional means of information and in the premises of the responsible authority over the business hours.
30. In cases where the draft of the LPTP is reviewed by the responsible authority based on the objections and proposals made in the course of the public hearing with regard to substantial issues of its content, the responsible planning authority shall conduct an additional public hearing in conformity with the above provisions of this Article.
31. The summary of the objections or proposals during the public hearing session shall be attached to the draft of LPTP that has been submitted for approval, and shall be published together in the register, in accordance with the traditional means of information.
32. Physical or legal persons, who are based in the planning area, or who have information or data about it, shall be obliged to provide, when asked and to the extent possible, to the respective planning authority or any authorized person, without compensation, the information available to them, and which may be needed in the course of the process of drafting the LPTP. The planning authority or the authorized person shall ensure safeguarding and administration of the information collected during the process of drafting the LPTP, and shall provide the public with opportunities for access to information
33. Following the completion of the drafting, the proposal for amending the effective national and/or local planning instruments, if this is required for enforcing the instrument submitted for examination and adoption, shall, as per the case, be attached to the final draft act of the local planning instrument.
34. The local planning authority shall post the final draft in the institution premises, and publish it in the register and according to the traditional means of information.
35. Regardless of coordinating actions undertaken by planning authorities affected by the local plan, each and every planning authority shall be entitled to initiate a mediation procedure in compliance with the provisions of Article 19 of the Law on Territorial Planning. Decision-making on issues subject to the disagreement shall be suspended for the duration of two months. Procedures and rules for adopting the development freeze, under Articles 64 and 70 of the Law on Territorial Planning, shall be applicable during the said period.
36. The draft LPTP shall be adopted by the respective council of the local government unit.
37. The council of the local government unit shall make a decision to:
 - a. Adopt the draft LPTP
 - b. Return it for reconsideration with the relevant objections, in the event that it finds that:

- i. coordination, consultation and public hearing have not been conducted, or other binding planning procedures have not been observed, according to the stipulations contained in this Law;
- ii. There is non-conformity among the draft and the planning instruments, or the effective legislation.

In these cases, the council [of the local government unit] shall hold, at least, one public hearing in order to solicit the stakeholders' objections and proposals.

38. Irrespective of other stipulations and obligations set forth by law, the local government unit shall send, 15 days of its adoption, a copy of the local planning instrument, along with the decision on the adoption and any other additional modification in it, to the NTPA and the Central Construction Technical Archive.
39. In cases where the adopted LPTP must be aligned with the effective national planning instruments, and may require their modifications to ensure compliance, the local government unit shall within 15 days of its adoption by local council send to the line Ministry/Ministries the adopted LPTP and the final draft of the respective proposals for the modification in the national planning instrument, in accordance with Article 45 of the Law on Territorial Planning..
40. For local government units with a population of over 10,000 inhabitants, the LPTP adopted two years before the full effects of the Law No. 10119. Dated 23.04.2009, "On Territorial Planning" by the local council shall be submitted to NTC for final consideration and adoption, in accordance with the procedure set forth in the regulation on organization and functioning of NTPA.
41. For municipalities, defined by the law as municipalities of the first category, the adopted local plans shall be submitted to NTC for final consideration and adoption, in accordance with the procedure set forth in the regulation on organization and functioning of NTPA.
42. The adoption act and the respective plans shall be published in the register and according to the traditional means of information, within 15 days from the date of the approval.

Article 20

Structure and Format of Local Plan on Territorial Planning (LPTP)

1. The documents to be submitted for the adoption of LPTP shall be:
 - a. Request for taking the initiative to draft the LPTP;
 - b. Territorial Development Policy of the Local Government Unit, in case this has not been drafted and adopted in advance;
 - c. Environmental Strategic Assessment;
 - d. Draft Plan
 - e. Cartographic material associating the document mentioned in points a) through to d) of this Article.
2. The request shall contain:

1. The study, which shall specify:
 - i. The facts that necessitate the drafting/review of the local plan;
 - ii. Analysis of these facts;
 - iii. Problems to be addressed by the plan; and,
 - iv. Stakeholders and their position.
2. The borders of the territory it covers, which shall be presented in the georeference system as stipulated in the Council of Ministers' Decision No. 459, dated 23.06.2009, "On Adoption of Joint Geodesic and GIS Standards of the Territorial Register" and in a scale of not smaller than 1:5000;
3. The action plan to help ensure, as necessary, horizontal and vertical coordination and stakeholders' involvement as well as mediation;
4. As per the case, the decision of the mayor to freeze the development, and which shall be associated with the map indicating the zone or zones where the development shall be frozen as well as the division of ownership in these zones. This map shall also be presented in the georeference system as stipulated in the Council of Ministers' Decision No. 459, dated 23.06.2009, "On Adoption of Joint Geodesic and GIS Standards of the Territorial Register".
3. Based on the application and action plan in accordance with the provisions adopted by the local council and reviewed by NTPA, a **Comprehensive Analysis and Assessment Document** on current social, economic, territorial and environmental situation in the territory of the local government unit. This document shall be prepared and attached to the draft plan of the final document submitted for adoption. This document shall be accompanied by the relevant cartographic presentations according to stages of the analysis as provided below. The Comprehensive Analysis and Assessment Document and its respective maps shall include:
 - a. Analysis of current elements of territory, which will include information on geological strata, hydro-geological situation, seismic macro-zoning and micro-zoning, situation of land in case the LGU's territory incorporates arable land, the natural resources if the territory has forests, pastures, water surfaces, reservations, mines, etc., natural protected zones and those of cultural and historic heritage, etc.
 - b. Analysis of the method of use of public assets, including location, functions, and ownership relationship;
 - c. Issues of national importance, which are located in the territory of the LGU and the restrictions stemming from these issues regarding the territorial planning and development;
 - d. Integrated analysis of current territorial elements regarding the region where LGU is located;
 - e. Analysis of environmental problems, considering the location of elements that affect negatively the environment, the cultural heritage values, and human health, and identification of magnitude of this negative impact;

- f. Analysis of issues of ownership on land;
 - g. Analysis of current land use, based on the base categories and subcategories of use of land and structures on it, in conformity with the model planning regulations and identification and analysis of functions of structures and parcels, activities of structures and parcels;
 - h. Overall analysis of quality of building as a foundation for the proposal of zones with structures for repair and renovation;
 - i. Analysis of current spatial typology, based on the compactness of type and volume of structures, way of their establishment in the territory, road scheme, and public spaces;
 - j. Analysis of peripherality, dividing the territory in zones as per according to a group of criteria including distance from center, access to road system in compliance with the categories stipulated in the model planning regulation, access to infrastructure networks and social services, approximate level of newcomers established in the given areas, upgrade to functions as per the base subcategory of use specified in the model planning regulation, crime rate and safety, various social problems including social exclusion;
 - k. Analysis of strong territorial elements, identifying the particular territorial, natural or artificial signs and elements that have affected or are affecting the historic structuring and formation of the territory under consideration;
4. The Strategic Environmental Assessment shall be drafted alongside with the plan and the methodology and the stages for drafting this plan are laid down in the respective environmental legislation.
 5. In case the local government unit has not drafted the Territorial Development Policy (TDP) in advance, as provided for in this regulation, TDP will be drafted alongside the Comprehensive Analysis and Assessment Document of the Current Situation and shall precede the draft plan.
 6. If TDP has been drafted before and has already been adopted by the local council, but a partial or complete reconsideration is deemed necessary, the review process shall be carried out while drafting the request for taking an initiative on drafting the general local plan of territorial planning. The content of TDP is detailed out in Articles 14-16 of this regulation.
 7. The draft plan shall include:
 - a) Objectives of General Local Plan of Territorial Planning;
 - b) Summary and main findings of Comprehensive Analysis and Assessment of Current Situation. The complete material of the analysis shall be attached to the draft plan;
 - c) Summary of Territorial Development Policy Paper of LGU; the complete documents and the maps shall be attached to the draft plan;
 - d) The **proposed plan of use of land** and structures on it, which shall include:
 - i. Categories of proposed use of land and structures on it in conformity with the base categories and subcategories as provided

for in the model planning regulation and further detailed in accordance with the specifics of local government units;

- ii. Proposed functions and activities of the structures and parcels or respective groups of parcels;
- iii. Positioning of services and main networks of infrastructure, including the main open public spaces;
- iv. Main peculiarities of development, which, according to the used methodologies, could result to zones of type of poles, centers, linear bands, etc., which guide the development in the territory of the local government unit;
- v. The proposed spatial typologies based on the intended compactness of type and volume of structure, way of their establishment in the territory, scheme of roads and public space;
- vi. Positioning of zones that entail issues of national importance in case they exist in the territory of the local government unit;
- vii. Division in structural units and subunits, in accordance with the criteria established in the model planning regulation;
- viii. As per the case, in reliance of Articles 64, 65, 66, and 70 of the Law on Territorial Planning, proposals for area of preference, areas of development freeze, areas of public reservation and zones for certain categories of public easement;
- ix. Any other subdivision, zoning, or analysis, according to the case and characteristics of the territory under planning;

e) The proposed plan of Services and Infrastructures, which shall contain:

- i. Primary networks of proposed public infrastructure, main implants, and important facilities of social services that will be added to the territory of the local government unit;
- ii. Area of coverage of the proposed social services;
- iii. Technical study of the pre-feasibility that confirms the proposed solution and the approximate overall cost and its main items;

f) Action plan of implementation of general local plan of territorial plan, which shall include:

- i. Stages of development implementation, phased in periods within the time validity of the plan, for the respective structural units and subunits, peculiarities of development and the main networks of public infrastructure;

- ii. Capital investment plan, which shall be in compliance with the midterm budget program of the local government unit;
 - iii. Implications in the legal and institutional framework at local level, including possible reconsiderations of local development control regulation;
- g) Program on the rehabilitation of the people displaced due to the enforcement of the plan, specifying particularly the areas for rehabilitation, relative costs, timelines, and respective instruments of implementation;
- h) Report on processing of and proposed changes to GIS database;
- i) Summary document on presentation of General Local Plan on Territorial Planning to the local council and, according to case, to NTC, which shall include the written and cartographic material as well as the visual presentation. From the contextual viewpoint, the summary document shall at least include:
- i. Vision and objectives of territorial planning and development;
 - ii. Findings of comprehensive analysis and assessment;
 - iii. The selected scenario of spatial development in accordance with the local policy paper;
 - iv. Proposed use of land and structures on it;
 - v. Stages of implementation of plan and sources as specified in the Capital Investment Plan;
 - vi. Summary of main legal and institutional implications;
 - vii. Zones for rehabilitation, total cost and a listing of relative instruments for the implementation of the program on rehabilitation of displaced people;
- j) Appendices of general local plan of territorial planning, which shall include all documents mentioned in this regulation, supportive studies undertaken by responsible institutions on certain sectors as well as studies for specific purposes undertaken by the local government unit in the absence of the required information;
- k) Planning regulations, whose format and structure are elaborated in Section III of this chapter of the regulation;
- l) In compliance with point 3 of Article 89 of the Law on Territorial Planning, local government units with a population of below 10,000 inhabitants will draft **Land Use Plans**. These plans shall include the application, analysis, strategic objectives of territorial development, proposed plan of land use drafted by using the GLPTP, the financial instrument and implementation phases, policies and total cost of realization of infrastructure, in according with the provisions of this regulation.

- m) The cartographic material shall be attached to and shall reflect all the components of the structure of GLPTP as provided for in this regulation. As case may be, the map scale varies from 1:5,000 to 1:10,000, except for analysis at regional level or for maps of public infrastructure if these present elements located outside the territory of the local government unit.
- n) The maps shall be prepared in accordance with the specifications on databases as provided for in the **Council of Ministers' Decision No. 459**, dated 23.06.2009, "On Adoption of Joint Geodesic and GIS Standards of the Territorial Register" and may include elements of analysis dependant on the specific topic.

SECTION III LOCAL PLANNING REGULATIONS

Article 21

Local Plan Regulation on Territorial Planning

The Planning Regulation for GLPTP aims to establish the rules, norms, standards, and applicable instruments, to guide the procedures on land use, current and future land development, to enable the implementation of GLPTP, and to ensure that the proposals on public and private sector development are balanced and accomplish the goals and objectives of the territorial plans.

The Planning Regulation for GLPTP shall be adopted at the same time with GLPTP and shall be a constituent part to this plan.

Article 22

Scope of Territorial Planning Regulations

The scope of the Planning Regulation for GLPTP shall be:

1. Land Use to determine the land use categories or structures within one zone, which are authorized, conditioned or prohibited, including types of works and activities that are authorized, restricted and/or prohibited, as well as other binding or guiding conditions, norms and rules to be met when using land, including the incompatible land use categories, as well as the legal, private or public rights or restraints stemming from them;
2. Development intensity to specify the intensity of development, including the dwelling density, the floor surface ratio, hurdles, height restrictions and other criteria, as well as the legal, private or public rights, or restraints, stemming from them;
3. parcel merger and sub-division to determine the conditions for the merger and sub-division of parcels, the support for development and the interests in parcels in order to help ensure public services and roadways, the minimum size of parcels and the cost allocation approaches, in value or in kind, to the necessary infrastructure, the cost

allocation of impact on the public infrastructure as per the zone, and the types of developments, in accordance with the relevant legislation;

4. Road and transport system;
5. Conservation of zones and values of cultural heritage and environment;
6. Building regulation
7. Other regulations, as necessary.

Article 23

Process and Authority for Drafting Regulations of GLPTP

Drafting, review, and adoption of the planning regulation for GLPTP shall be carried out in the same process utilized for GLPTP and shall consequently pass through the same stages set forth in Article 19 of this regulation.

Article 24

Structure of Regulation on GLPTP

In reliance of Article 22 of this regulation, the structure of planning regulations of GLPTP shall consist of:

1. Base document of planning regulation on GLPTP
2. Land Use Regulation;
3. Development Intensity Regulation;
4. Parcel Merge and Subdivision Regulation;
5. Road and transport system regulation;
6. Regulation on conservation of zones and values of cultural heritage and environment;
7. Building regulation
8. Other regulations, as necessary.

Article 25

Content of Base Document of Regulation

The base document of planning regulation for GLPTP shall include, but will not be limited to, the following items:

1. Executive summary of planning regulation for GLPTP;
2. Goal and scope of planning regulation for GLPTP in conformity with uniform planning regulation, model planning regulation, development control planning regulation, and content of GLPTP
3. Definition of terms used in this regulation, including the legal references and the new terms used in the GLPTP and in the specific regulations on Land Use, on development intensity, parcel merge and subdivision, road and transport system, conservation of zones and values of cultural heritage and environment, etc.;
4. Elaboration of methodology utilized or to be utilized for drafting and implementing the land management and development control instruments foreseen in the planning regulation and in the GLPTP, particularly the special development control instruments, including listing and explanation of parameters proposed to measure and

define the development intensity, and elaboration of criteria foreseen in the model planning regulation to determine, elaboration of criteria foreseen in the model planning regulation for defining structural units and subunits, specific definitions on parcel merge and subdivision as well as the referenced legal provisions;

5. Elaboration of codes used for:
 - a. Categories of use of land and structures on it and categories of road system in conformity with the base categories and subcategories as provided for in the model planning regulation and relative details formulated by the local government unit;
 - b. Structural units and subunits and any other necessary division used in the GLPTP;
 - c. As necessary, projects for specific zones and local partial plans proposed in the GLPTP;
 - d. Other codes according to case;

Article 26

Structure of Regulations on GLPTP Regulation

1. The structure of regulation on land use shall include for each zone created in accordance with the plan of land use the determination and explanation on:
 - a. Permitted, conditioned and forbidden categories of use of land and structures on it in compliance with the base categories and subcategories of the model planning regulation, with the provisions on permitted, conditioned and forbidden categories as provided for in the model planning regulations and the relative details in accordance with the specifics of the GLPTP;
 - b. As necessary, activities and functions in conformity with the categories of use of land and structures on it;
 - c. Works and activities permitted, conditioned or prohibited, including the relevant conditions;
 - d. Incompatible uses as laid down in point 28 of the Article 3 of the Law on Territorial Planning;
 - e. Processes of land management instruments in conformity with the uniform development control regulation; the legal private and public rights and restrictions shall be specified for each and every instrument stemming from them in compliance with the effective legislation;
2. The structure of the regulation on development intensity for each structural subunit and, **according to case, for any other subdivision**, proposed in the GLPTP shall include:
 - a. General description of structural units;
 - b. Code and name of subunit;
 - c. Determination of permitted, conditioned, and forbidden developments, works and activities, structures, activities and functions, including incompatible uses;
 - d. Development intensity parameters in accordance with the model planning regulation;
 - e. The legal private and public rights and restrictions stemming from the use of development intensity parameters;

- f. Norms and standards stipulated in the general sectoral legislation, especially when the use category of the land in a structural subunit is not Category A Dwelling.
 - g. Listing of instruments that may be used to meet the intended parameters of development intensity and to achieve development, including the fiscal one;
3. The structure of the Parcel Merge and Subdivision Regulation for each and every structural subunit and, **according to case, for any other subdivision**, proposed in the GLPTP shall include
 - a. Rules and conditions on parcel subdivision and merge in conformity with the uniform development control regulation, including listing of developments for which merge and subdivision are used as well as the interests that support the development;
 - b. Description of methods for distribution and allocation of costs and compensation of losses or share of profits from the asset as a result of subdivision or merge of parcels, including any other legal rights or restrictions;
 - c. Description of how the cost of impact on infrastructure is allocated in compliance with the effective legislation, including the use of other fiscal instruments as per the case;
4. The structure of the road and transport system shall consist of:
 - a. Determination and description of categories of road system in conformity with the provisions of the model planning regulation and traffic code, including the relevant technical standards;
 - b. Determination of intended parameters of road system development;
 - c. Determination of parameters of public transport scheme, including technical standards in accordance with the effective legislation;
5. The structure of the regulation on conservation of zones and values of cultural heritage and environment
 - a. Determination of norms and standards, based on the relevant legislation, of all developments that affect environment, health, and the current cultural heritage values;
 - b. Establishment of norms, standards, and rules on structures and works foreseen in the GLPTP with the aim of preserving environment, health and cultural heritage values, in reliance of national building rules and of effective legislation on environment and on cultural and historic heritage.
6. The structure of building regulation shall build on the national building regulation.

**CHAPTER IV
CROSS-LOCAL PLANNING**

SECTION I

Article 31

Cross-Local Planning Instruments

The cross-local planning instruments are the General Cross-local Plan and the Regulation on General Cross-local Plan, which shall be always attached to the General Cross-local Plan.

The cross-local territorial policy is an indispensable part of the General Cross-local Plan.

SECTION II

CROSS-LOCAL PLAN

Article 32

Goal

The General Cross-local Plan is drafted for the purpose of and in the entire or parts of the administrative territory of two or more interested local government units.

Cross-local planning is the planning at a local level, which is intended for, or is effective in all or a part of the territory of two or more local government units. Cross-local planning is designed to help foster coordination among the local government units, and shall define future development across the entire or a part of the territory of two or more local government units, with the purpose of achieving certain goals of local importance or joint interest

Article 33

Classification of Cross-local Planning

According to their scope, cross-local plans are classified in:

1. General Cross-local Plan
2. Cross-sectoral cross-local plan
3. Sectoral cross-local plan

Article 34

Procedures, Authorities and Roles for Drafting of Cross-local Plans of Territorial Planning (CPTP)

Cross-local plans shall be drafted in accordance with the procedure provided below:

1. Each and every mayor of local government unit interested in drafting a Cross-Local Plan (CLP) shall lodge a request on taking the initiative to draft CLP and an agreement on the establishment of Joint Powers Authorities (JPA) in conformity with the provisions set forth in Articles 15 and 16 of the Law No. 10119, “On Territorial Planning”
2. The mayors of LGUs shall consider the request and, in case of acceptance, shall sign a Specific Agreement on Establishment of Joint Powers Authority.
3. The respective local councils shall ratify the Agreement on Establishment of Joint Powers Authority.
4. The Joint Powers Authority shall submit to each and every local council involved in the process the request for initiating the process of drafting the LCP, which shall include:
 - a. The study that defines the facts and analyzes the problems on the instruments submitted for consideration and a summary of interested parties’ objections and proposals;
 - b. Borders of the territory for which CLP is drafted;
 - c. Action plan for ensuring, as appropriate, the horizontal and vertical coordination and involvement of stakeholders.
5. In cases where there is a clear and eminent risk against certain values and characteristics or the local functions of the facility or of the area, the Joint Powers Authority shall decide on freezing the development, in accordance with Articles 64 and 70 of the Law on Territorial Planning, until the consideration and adoption of the initiative by the councils of the involved local government units.
6. The decision on the development freeze shall be published in the register and in the media organs. The duration of the freeze, under this point, may not be greater than 60 days.
7. The council of the local government unit shall consider the proposed initiative and shall make a decision:
 - a. On the commencement of the process of drafting the local planning instrument;
 - b. On postponement of the examination in cases where it judges that facts are insufficient, inaccurate or inappropriate to start the process of drafting the local planning instrument. In such cases, the council shall conduct, at least, one public hearing so as to solicit stakeholders’ objections and proposals.

8. The council of the local government unit may, as per the case, decide on the continuation of the development freeze established, in accordance with this Article, point 4, or basically, the development freeze, in accordance with the provisions of Articles 64 and 70 of the Law on Territorial Development.
9. The decision taken by the council on drafting the CLP shall be published in the register.
10. The decision of the local government unit council on the drafting of a CLP, as well as the action plan, shall be forwarded to the NTPA within fifteen (15) days of its adoption.
11. Within thirty (30) days of receiving the notification, the NTPA shall send the recommendations for improvement in the action plan to the local planning authority. The JPA shall publish the final action plan in the register and according to the traditional means of information within fifteen (15) days of receiving the recommendations from the NTPA.
12. The JPA shall inform the NTPA, on a monthly basis, about the planning process progress.
13. The process of drafting the plan shall undergo the following phases
 - a) Adoption of the action plan;
 - b) Carrying out of studies, forecasting, projects, analyses and assessments, on which the plan will be based, when these have not been carried out earlier, and/or updating or adapting of the existing ones;
 - c) Preparation of full environmental strategic assessment study
 - ç) Carrying out of preliminary public consultations with stakeholders to identify the major concerns and issues;
 - d) Drafting and adoption of policies, on which the plan will be based, when these have not been adopted earlier, in cases where a planning authority has thus decided in its act of endorsing the initiative to commence drafting the plan;
 - dh) Developing of the draft plan
 - e) Coordinating of the draft plan with the planning authorities concerned;
 - ë) Consulting the stakeholders through public hearings so as to hear their position to the planning process activities;
 - f) Adopting of the plan
14. The JPA shall ensure a process of horizontal and vertical dialogue, cooperation and coordination with each and every planning authority and stakeholder ahead of starting, and in the course of drafting, the local planning instrument.
15. According to the case, and with the purpose of addressing, in a concerted manner, issues of national importance and of common interest, the JPA shall cooperate and coordinate the actions with the responsible national planning authorities and the adjacent or involved local government units, prior to taking the initiative of drafting the local planning instrument.

16. The national planning authorities or those of the adjacent local government units shall be obliged to provide, as necessary, JPA with the information available to them, with the proposals and other data that are indispensable for drafting local, cross-local or integrated planning instruments.
17. The NTPA may provide support and guidance in relation to drafting the CLP.
18. The adjacent local government units must individually be informed on the planning process, and be offered opportunities to state their position about it and about the drafts of the CLP in the drafting process. In the course of the drafting procedure, they may provide their respective proposals and objections regarding issues of joint importance.
19. Coordination and consultation of the draft of the CLP, based on the specific situations and its complexity, shall be performed according to the following stages:
 - a. Consultation of the idea and specific parts of the draft;
 - b. Comprehensive consultation of the draft.
20. The JPA shall choose, as necessary, whether it performs the consultation and coordination in one or two stages
21. The deadlines for the other planning authorities and stakeholders to state their position shall start as of the next day of publishing the final draft of the CLP in the register and according to the traditional means of information by the JPA, and they shall, as a rule, be the following:
 - a. 30 days in the case of coordination and consultation of the idea, or of each and every specific part of the draft;
 - b. 60 days in the case of the comprehensive coordination and consultation of the draft.
22. Each and every planning authority, according to the scope of jurisdiction and responsibility, as defined by the effective legislation, or stakeholder, shall be entitled to the right of making proposals or objections about/to the draft of the CLP over the time of its coordination and consultation. Proposals and objections shall be published in the register and according to the traditional means of information.
23. Each and every objection must be argued, and must be combined with explicit suggestions, in order to provide the JPA with the opportunity to become familiar with its content, and to be able to make the corresponding amendments so as to reasonably address the objection.
24. Failure to present objections and proposals by the deadline set forth in this Article, shall be deemed as silent acceptance of the draft of the CLP, except cases of impossibility due to justifiable causes, and causes independent of the concerned topical issue, which must be duly notified in compliance with the stipulations

contained in the Administrative Procedure Code regarding the setting of a new deadline.

25. For the purpose of ensuring coordination and consultation, the JPA shall publish the final draft of the planning instrument in the register, and shall consider the proposals or objections of other planning authorities, stakeholders or the public within 30 days from the termination of deadlines set forth in this Article.
26. In cases where, as a result of the coordination and consultation process, the objections and proposals made significantly affect its substantial elements and core content of the draft of the CLP, the JPA shall conduct, largely or upon the request of the planning authorities and stakeholders, a second process of coordination or consultation, based on the stipulations contained in this Article. It shall consider the comments and objections and amend the draft, or state its justified position for failing to incorporate the objections and proposals into the draft ahead of its presentation for adoption.
27. A summary of the comments and objections made in the course of the coordination and consultation process shall be attached to the draft of the CLP submitted for approval, and shall be published along with it in the register and according to the traditional means of information.
28. The JPA shall hold within 30 days following the termination of the deadline one or more public hearings for each one of the coordination and consultation stages, following their completion as per the above-mentioned Article. The public hearing shall take place prior to each and every case of planning decision-making, and shall be repeated, as necessary, for stakeholders' full information and settlement of disputes. On the day of the publication of the draft of the CLP in the register and according to the traditional means of information, the JPA shall announce the venue, date and time of each and every public hearing. Public notification shall be sent, at least, 30 days prior to public decision-making, and shall be published in the register and in the two largest circulation newspapers or in other media.
29. The stakeholders and the public shall, over the time ranging from the notification date, up to the set date of public hearing, be entitled to have access to the materials and information connected with the CLP, including the summary of the coordination process and consultation made, as defined in this regulation, as well as the objections and proposals made, and the conclusions reached, in the course of this process. Their access shall be ensured in advance, in sufficient time and effective manner, through the register, according to the traditional means of information and in the premises of the JPA over the business hours.
30. In cases where the draft of the CLP is reviewed by the JPA based on the objections and proposals made in the course of the public hearing with regard to substantial issues of its content, the JPA shall conduct an additional public hearing in conformity with the above provisions of this Article.

31. The summary of the objections or proposals during the public hearing session shall be attached to the draft of CLP that has been submitted for approval, and shall be published together in the register, in accordance with the traditional means of information.
32. Physical or legal persons, who are based in the planning area, or who have information or data about it, shall be obliged to provide, when asked and to the extent possible, to the JPA or any authorized person, without compensation, the information available to them, and which may be needed in the course of the process of drafting the CLP. The JPA or the authorized person shall ensure safeguarding and administration of the information collected during the process of drafting the CLP, and shall provide the public with opportunities for access to information
33. Following the completion of the drafting, the proposal for amending the effective national and/or local planning instruments, if this is required for enforcing the instrument submitted for examination and adoption, shall, as per the case, be attached to the final draft act of the local planning instrument.
34. The JPA shall post the final draft in the premises of the local government units involved in the drafting process of the CLP, and shall publish it in the register and according to the traditional means of information.
35. Regardless of coordinating actions undertaken by planning authorities affected by the CLP, the JPA and/or each and every planning authority shall be entitled to initiate a mediation procedure in compliance with the provisions of Article 19 of the Law on Territorial Planning. Decision-making on issues subject to the disagreement shall be suspended for the duration of two months. Procedures and rules for adopting the development freeze, under Articles 64 and 70 of the Law on Territorial Planning, shall be applicable during the said period.
36. The draft CLP shall be adopted by the respective council of the local government units.
37. The council of the local government unit shall make a decision to:
 - a. Adopt the draft CLP
 - b. Return it for reconsideration with the relevant objections, in the event that it finds that:
 - i. coordination, consultation and public hearing have not been conducted, or other binding planning procedures have not been observed, according to the stipulations contained in this Law;
 - ii. There is non-conformity among the draft and the planning instruments, or the effective legislation.

In these cases, the council [of the local government unit] shall hold, at least, one public hearing in order to solicit the stakeholders' objections and proposals.

38. Irrespective of other stipulations and obligations set forth by law, the JPA shall send, 15 days of its adoption, a copy of the local planning instrument, along with the decision on the adoption and any other additional modification in it, to the NTPA and the Central Construction Technical Archive.
39. In cases where the adopted CLP must be aligned with the effective national planning instruments, and may require their modifications to ensure compliance, the local government unit shall within 15 days of its adoption by local council send to the line Ministry/Ministries the adopted CLP and the final draft of the respective proposals for the modification in the national planning instrument, in accordance with Article 45 of the Law on Territorial Planning.
40. If any of municipalities, determined by the law as municipality of First Category, is involved in the drafting process, the adopted CLP shall be submitted to NTC for final consideration and adoption, in accordance with the procedure set forth in the regulation on organization and functioning of NTPA.
41. The adoption act and the respective plans shall be published in the register and according to the traditional means of information, within 15 days from the date of the approval.

Article 34

Structure and Format of Cross-local Plan

The structure and format of CLP Policy, of CLP and its regulation are similar with those used for the Local Plan.

CHAPTER V INTEGRATED PLANNING

SECTION I Article 36

Integrated planning is the planning in the course of which the shared interests of the national and local planning authorities are harmonized into a planning instrument.

The integrated planning instruments are the Integrated Territorial Plan and the Regulation on Integrated Territorial Plan, which shall always be attached to the Integrated Territorial Plan.

INTEGRATED PLANNING

Article 37

Goal

Integrated plans shall define the future development for the purpose of achieving a balanced and integrated development between the local and national levels, and determining objectives of local and national importance and joint interest set for one or more national and local planning authorities. These plans are designed for coastal areas, the cultural, natural and environmental heritage and landscape, as well as other areas of common importance or interest

Article 38

Classification of Integrated Plans (IP)

According to their scope, integrated plans are classified in:

- General Integrated Plan
- Cross-Sectoral Integrated Plan
- Sectoral Integrated Plan

Article 39

Procedures and Authorities for Drafting Integrated Plans

The integrated plans shall be drafted in accordance with the procedure provided below:

1. Each and every planning authority interested in drafting an Integrated Plan (IP) shall lodge a request to other planning authorities, involved or that may be involved in the process of drafting an IP, on taking the initiative to draft IP and an agreement on the

establishment of Joint Powers Authorities in conformity with the provisions set forth in Articles 15 and 16 of the Law No. 10119, “On Territorial Planning”

2. The planning authorities shall consider the request and, in case of acceptance, shall sign a Specific Agreement on the Establishment of Joint Powers Authority (JPA).
3. The respective local councils shall ratify the Agreement on Establishment of Joint Powers Authority, whereas the Council of Ministers shall ratify the agreement involving national authorities.
4. The Joint Powers Authority shall submit to each and every local council involved in the process the request for initiating the process of drafting the IP, which shall include:
 - a. The study that defines the facts and analyzes the problems on the instruments submitted for consideration and a summary of interested parties’ objections and proposals;
 - b. Borders of the territory for which IP is drafted;
 - c. Action plan for ensuring, as appropriate, the horizontal and vertical coordination and involvement of stakeholders
5. In cases where there is a clear and eminent risk against certain values and characteristics or the local functions of the facility or of the area, the JPA shall decide on freezing the development, in accordance with Articles 64 and 70 of the Law on Territorial Planning, until the consideration and adoption of the initiative by the councils of the involved local government units.
6. The decision on the development freeze shall be published in the register and in the media organs. The duration of the freeze, under this point, may not be greater than 60 days.
7. The council of the local government unit shall consider the proposed initiative and shall make a decision:
 - a. On the commencement of the process of drafting the local planning instrument;
 - b. On postponement of the examination in cases where it judges that facts are insufficient, inaccurate or inappropriate to start the process of drafting the local planning instrument. In such cases, the council shall conduct, at least, one public hearing so as to solicit stakeholders’ objections and proposals.
8. The council of the local government unit may, as per the case, decide on the continuation of the development freeze established, in accordance with this Article, point 4, or basically, the development freeze, in accordance with the provisions of Articles 64 and 70 of the Law on Territorial Development.
9. The decision taken by the council on drafting the IP shall be published in the register.
10. The decision of the local government unit council on the drafting of IP, as well as the action plan, shall be forwarded to the NTPA within fifteen (15) days of its adoption.

11. Within thirty (30) days of receiving the notification, the NTPA shall send the recommendations for improvement in the action plan to the local planning authority. The JPA shall publish the final action plan in the register and according to the traditional means of information within fifteen (15) days of receiving the recommendations from the NTPA.
42. The JPA shall inform the NTPA, on a monthly basis, about the planning process progress.
12. The process of drafting the plan shall undergo the following phases:
 - a) Adoption of the action plan;
 - b) Carrying out of studies, forecasting, projects, analyses and assessments, on which the plan will be based, when these have not been carried out earlier, and/or updating or adapting of the existing ones;
 - c) Preparation of full environmental strategic assessment study
 - ç) Carrying out of preliminary public consultations with stakeholders to identify the major concerns and issues;
 - d) Drafting and adoption of policies, on which the plan will be based, when these have not been adopted earlier, in cases where a planning authority has thus decided in its act of endorsing the initiative to commence drafting the plan;
 - dh) Developing of the draft plan
 - e) Coordinating of the draft plan with the planning authorities concerned;
 - ë) Consulting the stakeholders through public hearings so as to hear their position to the planning process activities;
 - f) Adopting of the plan
13. The JPA shall ensure a process of horizontal and vertical dialogue, cooperation and coordination with each and every planning authority and stakeholder ahead of starting, and in the course of drafting, the local planning instrument.
14. According to the case, and with the purpose of addressing, in a concerted manner, issues of national importance and of common interest, the JPA shall cooperate and coordinate the actions with the responsible national planning authorities and the adjacent or involved local government units, prior to taking the initiative of drafting the local planning instrument.
15. The national planning authorities or those of the adjacent local government units shall be obliged to provide, as necessary, JPA with the information available to them, with the proposals and other data that are indispensable for drafting the IP.
16. The NTPA may provide support and guidance in relation to drafting the IP.
17. The adjacent local government units must individually be informed on the planning process, and be offered opportunities to state their position about it and about the drafts of the IP in the drafting process. In the course of the drafting procedure, they may provide their respective proposals and objections regarding issues of joint importance.

18. Coordination and consultation of the draft of the IP, based on the specific situations and its complexity, shall be performed according to the following stages:
 - a. Consultation of the idea and specific parts of the draft;
 - b. Comprehensive consultation of the draft
19. The JPA shall choose, as necessary, whether it performs the consultation and coordination in one or two stages
20. The deadlines for the other planning authorities and stakeholders to state their position shall start as of the next day of publishing the final draft of the IP in the register and according to the traditional means of information by the JPA, and they shall, as a rule, be the following:
 - a. 30 days in the case of coordination and consultation of the idea, or of each and every specific part of the draft;
 - b. 60 days in the case of the comprehensive coordination and consultation of the draft.
21. Each and every planning authority, according to the scope of jurisdiction and responsibility, as defined by the effective legislation, or stakeholder, shall be entitled to the right of making proposals or objections about/to the draft of the IP over the time of its coordination and consultation. Proposals and objections shall be published in the register and according to the traditional means of information.
22. Each and every objection must be argued, and must be combined with explicit suggestions, in order to provide the JPA with the opportunity to become familiar with its content, and to be able to make the corresponding amendments so as to reasonably address the objection.
23. Failure to present objections and proposals by the deadline set forth in this Article, shall be deemed as silent acceptance of the draft of the IP, except cases of impossibility due to justifiable causes, and causes independent of the concerned topical issue, which must be duly notified in compliance with the stipulations contained in the Administrative Procedure Code regarding the setting of a new deadline.
24. For the purpose of ensuring coordination and consultation, the JPA shall publish the final draft of the planning instrument in the register, and shall consider the proposals or objections of other planning authorities, stakeholders or the public within 30 days from the termination of deadlines set forth in this Article.
25. In cases where, as a result of the coordination and consultation process, the objections and proposals made significantly affect its substantial elements and core content of the draft of the IP, the JPA shall conduct, largely or upon the request of the planning authorities and stakeholders, a second process of coordination or consultation, based on the stipulations contained in this Article. It shall consider the comments and

- objections and amend the draft, or state its justified position for failing to incorporate the objections and proposals into the draft ahead of its presentation for adoption.
26. A summary of the comments and objections made in the course of the coordination and consultation process shall be attached to the draft of the IP submitted for approval, and shall be published along with it in the register and according to the traditional means of information.
 27. The JPA shall hold within 30 days following the termination of the deadline one or more public hearings for each one of the coordination and consultation stages, following their completion as per the above-mentioned Article. The public hearing shall take place prior to each and every case of planning decision-making, and shall be repeated, as necessary, for stakeholders' full information and settlement of disputes. On the day of the publication of the draft of the IP in the register and according to the traditional means of information, the JPA shall announce the venue, date and time of each and every public hearing. Public notification shall be sent, at least, 30 days prior to public decision-making, and shall be published in the register and in the two largest circulation newspapers or in other media.
 28. The stakeholders and the public shall, over the time ranging from the notification date, up to the set date of public hearing, be entitled to have access to the materials and information connected with the IP, including the summary of the coordination process and consultation made, as defined in this regulation, as well as the objections and proposals made, and the conclusions reached, in the course of this process. Their access shall be ensured in advance, in sufficient time and effective manner, through the register, according to the traditional means of information and in the premises of the JPA over the business hours.
 29. In cases where the draft of the IP is reviewed by the JPA based on the objections and proposals made in the course of the public hearing with regard to substantial issues of its content, the JPA shall conduct an additional public hearing in conformity with the above provisions of this Article.
 30. The summary of the objections or proposals during the public hearing session shall be attached to the draft of IP that has been submitted for approval, and shall be published together in the register, in accordance with the traditional means of information.
 31. Physical or legal persons, who are based in the planning area, or who have information or data about it, shall be obliged to provide, when asked and to the extent possible, to the JPA or any authorized person, without compensation, the information available to them, and which may be needed in the course of the process of drafting the IP. The JPA or the authorized person shall ensure safeguarding and administration of the information collected during the process of drafting the IP, and shall provide the public with opportunities for access to information
 32. Following the completion of the drafting, the proposal for amending the effective national and/or local planning instruments, if this is required for enforcing the

instrument submitted for examination and adoption, shall, as per the case, be attached to the final draft act of the local planning instrument.

33. The JPA shall post the final draft in the premises of the planning authorities involved in the drafting process of the IP, and shall publish it in the register and according to the traditional means of information.
34. Regardless of coordinating actions undertaken by planning authorities affected by the IP, the JPA and/or each and every planning authority shall be entitled to initiate a mediation procedure in compliance with the provisions of Article 19 of the Law on Territorial Planning. Decision-making on issues subject to the disagreement shall be suspended for the duration of two months. Procedures and rules for adopting the development freeze, under Articles 64 and 70 of the Law on Territorial Planning, shall be applicable during the said period.
35. The draft IP shall be adopted by the respective council of the local government units.
36. The council of the local government unit shall make a decision to:
 - a. Adopt the draft IP;
 - b. Return it for reconsideration with the relevant objections, in the event that it finds that:
 - i. coordination, consultation and public hearing have not been conducted, or other binding planning procedures have not been observed, according to the stipulations contained in this Law;
 - ii. There is non-conformity among the draft and the planning instruments, or the effective legislation.

In these cases, the council [of the local government unit] shall hold, at least, one public hearing in order to solicit the stakeholders' objections and proposals.

37. Irrespective of other stipulations and obligations set forth by law, the JPA shall send, 15 days of its adoption, a copy of the local planning instrument, along with the decision on the adoption and any other additional modification in it, to the NTPA and the Central Construction Technical Archive.
38. In cases where the adopted IP must be aligned with the effective national planning instruments, and may require their modifications to ensure compliance, the local government unit shall within 15 days of its adoption by local council send to the line ministry/ministries the adopted IP and the final draft of the respective proposals for the modification in the national planning instrument, in accordance with Article 45 of the Law on Territorial Planning.
39. The adopted IP shall be submitted to NTC for final consideration and adoption, in accordance with the procedure set forth in the regulation on organization and functioning of NTPA.

40. The adoption act and the respective plans shall be published in the register and according to the traditional means of information, within 15 days from the date of the approval.

Article 40

Structure and format

The Integrated Territorial Plan shall consist of:

1. The request to undertake the initiative and shall include:
 - a. The study that defines the facts and analyzes the problems that necessitate the integrated territorial plan;
 - b. Action plan on drafting the integrated territorial plan, including timelines, description of participatory process, coordination, public hearing and adoption;
 - c. Budget for drafting the integrated territorial plan;
 - d. Borders and designation in map of the zones under study, in accordance with the provisions of the Council of Ministers' Decision No. 459, dated 16.06.2010, "On Approval of Joint Geodesic and GIS Standards" of the Territorial Register.
2. Strategic vision of development of territory under study, strategic objectives and programs of development, in accordance with the national and local needs, with the local planning instruments, if any, and with the general national, sectoral, and cross-sectoral plans and strategies if they exist at the time of drafting the integrated plan;
3. Comprehensive social, economic, and territorial analysis of regional and, particularly environmental, disparities, including:
 - a. Analysis of identification of natural resources, monuments of culture, protected and nationally important zones, way of their use, assessment of current pollution in water and air, and harm to human health and biodiversity, evaluation of sustaining capacity of the territory under study, environmental risk and danger from natural disasters, and other environmental analysis in accordance with the methodologies used by the drafters of the plan;
 - b. Identification and analysis of quality, coverage of and access to main networks of infrastructure and public services as well as to installations and structures of national and/or regional importance as per the special categories of use of land in accordance with the model planning regulations;
 - c. Assessment of importance that the zone has in the context of national and, as case may be, cross-border development;
 - d. Assessment and analysis of dwelling areas regarding the development intensity, peripherality, prevailing urban forms and structures, the main current categories of land use based on base categories and subcategories

- in accordance with the model planning regulation and options for development to a polycentric spatial network;
- e. Identification and assessment of potential of development for areas intended for agriculture, industry, and tourism;
 - f. Assessment of opportunities and gaps of territorial development through various analysis and methodologies use by drafters of the plan;
4. Strategic scenarios of spatial development of the territory under study defining the main directions of development and turning this vision into territorial development;
 5. Proposed plan on use of land as a combination among:
 - a. Categories of land use based on model planning regulation;
 - b. Allocation of dwelling zones in the polycentric network and designation of mutual subordination between them;
 - c. Determination of zones of national importance in conformity with Article 6 of the Law on Territorial Planning;
 - d. Instruction on zones for cross-local plan and integrated local plans for the realization of principal structures, nodes, and networks of infrastructure and public services as well as for other special, agricultural, and industrial uses;
 - e. Guidance on development intensity in specific zones, especially those under conservation and preservation, determination of zones to which the right to development is restricted and of zones with intensity development which can buy the right to development from restricted zones;
 6. Proposed plan of main networks of infrastructure and, particularly, the concept of movement, transport, main road system, and, as necessary, the railway and maritime system;
 7. Strategic Environmental Assessment in conformity with the effective legislation on environment;
 8. Determination of zones, especially the rural, agricultural, tourist, and natural one, where the special development control instruments will be implemented in accordance with Articles 64, 65, 66, and 70 of the Law on Territorial Planning;
 9. Economic and financial evaluation on implementation, phases of implementation, guidance on drafting general local plans, important institutional and legal implications;
 10. List of attached maps at minimal scale of 1:10,000 and maximal one of 1:500,000 that visually present every step mentioned above;
 11. The summary of IP on presentation to adopting authorities, including at least:
 - a. Strategic and spatial vision of territorial development;
 - b. Main findings of analysis;
 - c. A summary of proposed plan on land use;
 - d. Presentation of main nodes, structures, and networks of infrastructures;
 - e. Final conclusions of environmental impact assessment;
 - f. Economic and financial evaluation on implementation, phases of implementation, and institutional implications
 12. The regulation on integrated territorial plan, which shall contain:

- a. A summary of concepts and main methodologies used during the drafting of the plan, definitions of used terminology, explanation of the used coding system in conformity with the model planning regulation;
- b. Guidance on regulations on planning to be drafted by local government units, by providing specific instructions on each element of the planning regulation as provided for in Article 22 of the Law on Territorial Planning and according to exhaustive elaboration of regulation on general local plan of territorial planning, described in the uniform planning regulation;
- c. Determination of standards and rules on drafting and implementation of concrete plans and detailed local plans if the integrated territorial plan proposes them;
- d. Determination of standards and rules on implementation of special development control instruments;
- e. Determination of minimal restrictive standards for issues of national importance, as stipulated in Article 6 of the Law No. 10119, dated 23.04.2009, "On Territorial Planning" and in compliance with the sectoral legislation in effect;

CHAPTER VI
URBAN CONSERVATION AND REGENERATION

SECTION I

URBAN CONSERVATION

Article 41

Scope of Environmental Urban Conservation

The Environmental Urban Conservation is a dimension in a planning or development process and is thus included in the drafting stages and in the products of each planning instrument as a thematic component of the instrument. A planning authority can take over the drafting and implementation of a plan, program or project on urban and environmental conservation, based on policies and interests of development and preservation of a given territory. In this case, the plan, program, or project of urban and environmental conservation shall undergo similar process and shall be drafted in accordance with the same structure used for planning instruments of the same level, type, or class, as stipulated in the uniform planning regulation.

Article 42

Principles and Objectives of Environmental Urban Conservation

The principles and objectives of environmental urban conservation that shall be considered by planning instruments whenever urban and environmental conservation is part of the scope of planning or development process shall include:

1. Conservation of natural or constructed environment, which is classified as historic or cultural heritage, or monument of nature, expressing special values of urban traditional civilization, values of the town's historic character and embodying the ensemble of spiritual and material elements that produce its image by emphasizing:
 - a. The urban shape determined by the road network and urban units;
 - b. Connections existing among various urban spaces: constructed spaces, open and unoccupied or green spaces;
 - c. The internal and external shape and view of the buildings, determined by their structure, volume, style, urban scale, materials, colors and the transformation they have gone through during the time;
 - d. The relation of the town with the natural or manmade environment, penetration of open natural spaces to the urban environment and preservation of local biodiversity;
2. Involvement, awareness, and information of all inhabitants and stakeholders on conservation of urban and natural wealth of the town during the processes of participation and public hearings as stipulated in the process of drafting planning instruments.

3. Conducting and expansion of multidisciplinary studies by considering particularly:
 - a. Analysis of territorial and functional role of the town in the past and in the present;
 - b. Analysis of archeological, historic, architectonic, technical, sociologic, anthropological, and economic data to determine the subsequent development and as well as administrative, legal, and financial measures stemming from it;
 - c. Designation of buildings that should be protected in a special manner, those that should be preserved in certain conditions and those that should be demolished in extraordinary conditions, in compliance with the effective legislation on cultural and historic heritage;
 - d. Specification of various interventions to be carried out to urban structures and spaces from the viewpoint of transference of urban landscape and of possible modification of functions;
4. Documentation of physical and functional status of spaces and structures intended for intervention;
5. Adaptation of new infrastructure networks and modern functions of the contemporary town with the urban specifics and features of the historic town;
6. Preservation of historic towns or historic parts of the town of historic and cultural interest starting off with a broader territorial context from the town suburb and the connections with the adjacent territories;
7. Identification of maintenance and restoration processes for historic towns or historic parts of the town of historic in compliance with the effective legislation on cultural and historic heritage;

SECTION II URBAN REGENERATION

Article 43

Scope of Urban Regeneration

A dimension of the planning process, urban regeneration is an issue to be elaborated while drafting the planning instruments, as provided for in this regulation. A local planning authority can also achieve urban regeneration through specific programs for urban zones preliminarily designated in the local planning instruments, zones that are created by the reconsideration of local planning instruments, or for zones that undergo the drafting of detailed local plan.

In conformity with the strategies and planning instruments, the urban regeneration programs seek to improve the urban, living, social, economic, environmental, and cultural

conditions of human habitations. These programs are carried out in collaboration with the residents as well as with interested public or private entities.

The spaces that are largely subject to these programs shall be:

- 1) Peripheral and non-integrated urban zones with significant deficiencies in services, degradation of buildings and public spaces, and with social exclusion;
- 2) Historic urban zones that represent degradation of buildings and public spaces as well as social problems, including development of processes of social classification and exclusion;
- 3) Former industrial and production zones, totally or partially abandoned and degraded, and that carry on inherited environmental pollution;
- 4) Abandoned and dysfunctional urban zones and structures that are partially equipped with infrastructure, do not pollute environment and that can be reintegrated to urban spaces;

The implementation of urban regeneration seeks to

- 1) Improve the environment constructed through renovation of structures, spaces, natural environment, and landscape;
- 2) Rearrange the urban space through reorganization and improvement of infrastructure and services;
- 3) Provide solution to the phenomenon of social exclusion, through reorganization of functions in conformity with the model planning regulation and effective planning instruments, through physical interventions to the structures intended for dwelling, social services, and employment;
- 4) Propose and carry out ecological infrastructure and structures that operate on power efficiency principles, encourage the use of renewable energy, preserve biodiversity, and do not pollute environment. Urban regeneration cannot modify the current or proposed use of land according to subcategories E.7, E.8, F.2, F.4 and F.5 within urbane zones as stipulated in the provision of the model planning regulation;
- 5) Propose efficient urban solutions that reuse the current structures and that favor the establishment of tourist, cultural, commercial, and craftsmanship activities in the urban contexts characterized by urban and social degradation;

Article 44

Urban Regeneration Program Document

- 1) Urban regeneration may be an issue addressed while drafting local or cross-local planning instruments or elaborated independently of these processes, but based on planning instruments, though. According to these cases, the program regeneration document may be integrated into these documents and maps of local and cross-local instruments or it can also be a separate document.

- 2) The zones for urban regeneration may match those intended for detailed local plans by local or cross-local plans or, in the absence of local or cross-local plans, are selected in the same way as the zones intended for detailed local plans. The selection of zones for these programs shall rely on an analysis of problems of social, economic, and environmental degradation, of social exclusion and classification, as well as on assessment of quality of service and infrastructure in a zone.

- 3) In each and every case, the regeneration programs shall build on local or cross-local policies or on strategic objectives at local or cross-local level. The urban regeneration program document shall consist of text and associating maps on issues and proposals and shall at least contain:
 - a) Objectives of urban regeneration, social inclusion and environmental sustainability to be attained at local or cross-local level;
 - b) The space intended for integrated intervention of urban regeneration;
 - c) Technical, urban, and, as necessary, architectonic solutions, development implementation and control instruments, and financial instruments to be used for the achievements of objectives defines in point 1 and in compliance with the materials prepared for a detailed local plan;
 - d) Method for ensuring civic participation and involvement of other private and public entities, for ensuring program implementation in conformity with processes of participation stipulated in this regulation on local planning instruments and detailed local plan;
 - e) Criteria for evaluating program feasibility.

CHAPTER VII TRANSITIONAL AND FINAL PROVISIONS

Article 45 Development of Local Territorial Policies

The policy papers on local territorial development shall build on this regulation.

If local government units have drafted and adopted their strategic development documents ahead of the entry into effect of this regulation, these documents shall be reviewed in consideration of this regulation and shall be used as policy paper of local territorial development.

Article 46 Drafting of General Territorial Plans

The general territorial plans shall be drafted in reliance of this regulation and in conformity with the provisions and deadlines laid down in Article 89 of the Law No. 10119, dated 23.04.2009, “On Territorial Planning”.

Article 47 Duration of Planning Instruments

1. The planning instruments set forth in this regulation will be subject to modifications in compliance with the provisions of Article 30 of the Law No. 10119, dated 23.04.2009, “On Territorial Planning”.

2. The first Uniform Planning Regulation, drafted and adopted in enforcement of the Law No. 10119, dated 23.04.2009, “On Territorial Planning” may be undergo modifications/updates, after the realization of the training and information process of planning authorities and public, as set forth in Article 48 of this regulation.

Article 48 Training, Information, and Public Awareness

Prior to the coming into effect of this regulation and after the full effectiveness of this regulation and the sub-legislation pursuant to it, the NTPA undertakes according to an action plan, training programs, education and public sensitizing programs, employing all the communication forms so as to raise public interest and cooperation towards facilitation of living conditions and skills of the officials of planning authorities with a view to implementing the provisions of this regulation and informing the public on their

content, functions of the public authorities under them, as well as the rights and responsibilities of the stakeholders and the public in this regard.

Article 49

Entry into Force

This regulation shall come into effect after its adoption by the Council of Ministers in compliance with the Article 24 of the Law No. 10119, dated 23.04.2009, “On Territorial Planning”.