

MUNICIPALITY OF STANARI



DEPARTMENT FOR SPATIAL DEVELOPMENT
HOUSING AND PUBLIC UTILITY AFFAIRS AND
ECOLOGY

LOCATION REQUIREMENTS -guide-

from location to
certificate of occupancy

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Location requirements are a professional and technical document determining the conditions for designing and construction.

Location requirements are issued before the issuing of a building permit, i.e. before the final design and they refer to construction, extension, retrofit, reconstruction, rehabilitation, change of purpose and legalization of the facility.

Grounds for issuing location requirements are the provisions of the Law on Spatial Planning and Construction ("Official Gazette of the Republic of Srpska", No. 40/13, 106/15, 3/16 and 84/19) and planning documents (spatial plan, development plan).

The area of the municipality of Stanari is covered by the 2015-2035 Spatial Plan of the Municipality of Stanari ("Official Gazette of the Municipality of Stanari", No. 9/17).

The following are the valid spatial planning documents:

- Development plan of the exploitation areas of "EFT – Mine and Thermal Power Station Stanari" ("Official Gazette of the Municipality of Stanari", No. 5/21) and

- Development plan of the business district "Thermal Power Station" in Dragalovci ("Official Gazette of the Municipality of Stanari", No. 2/19).

Before submitting the request for issuing location requirements, it is necessary to inspect planning documents, i.e. to submit a request for issuing an excerpt from the valid spatial development document. The request is submitted on the protocol counter on the premises of the Municipal Administration of the municipality of Stanari together with an attached copy of the cadastral map. The investor is obligated to pay a municipal administrative fee of BAM 10 per one cadastral lot for issuing an excerpt from the valid planning documents.

Pursuant to the issued excerpt from the spatial planning documents, the following technical documentation is created: Urban planning and technical requirements, i.e. Urban planning and technical requirements and Expert Opinion, if the aforementioned lot is not covered by the Development plan.

Urban planning and technical requirements i.e. Urban planning and technical requirements and expert opinion are created by designing office of choice and according to their own price list.

Upon obtaining technical documentation, the request for issuing location requirements is submitted on the protocol counter of the Municipal Administration of the municipality of Stanari.

After the creation of Urban planning and technical requirements, it is necessary to obtain the consent of competent public utility and other companies to the location. Required consents are stipulated by Urban planning and technical requirements.

A request for issuing consent to location is submitted to the competent company in charge of issuing the aforementioned consent and the Urban planning and technical requirements are attached too.

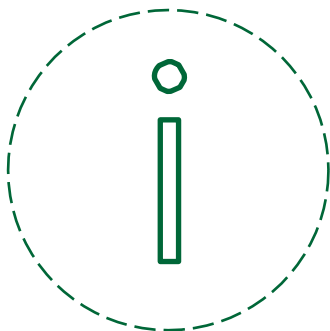
Prices and time required for obtaining the stipulated consents are defined by the requirements of the competent companies.

In addition to the request for issuing location requirements, the following documents are submitted too:

1. a copy of the cadastral map for the cadastral lot concerned
2. Urban planning and technical requirements or expert opinion
3. Consents to the location of the facility defined by the Urban planning and technical requirements, depending on the type and purpose of the facility (electrical permit, consent to the location provided by the competent water company and sewage disposal company, telecommunications permit provided by the competent companies (m:tel, Elta-Kabel, etc.), consent of the Railways of the Republic of Srpska to the location if the planned facility is located within the railway protection zone of the Railways of the Republic of Srpska, consent to the location issued by the competent road connection company, consent of the owners of nearby land lots and buildings) unless if the area where the construction will take place is covered by a valid spatial planning document
4. A fire protection permit for the location issued by the Ministry of the Interior refers to the facilities where explosive substances and flammable liquids are stored
5. Preliminary design(for the facilities that do not require a building permit)
6. If it is an extension, retrofit, reconstruction, adaptation and rehabilitation, the building permit and certificate of occupancy referring to the facility concerned are attached to the request
7. Proof of payment of a municipal administrative fee of BAM 20.00

The deadline for handling the complete request, including delivering complete and technically correct documentation, is 7 days.

The location requirements are valid for a year from the day of their issuing. If the investor does not submit the request for issuing a building permit within a year, they are obligated to obtain a certificate certifying that requirements regulated by the issued location requirements did not change.



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It is possible to obtain all the information about
the procedure of issuing the location
requirements at the office, on the phone or by e-
mail:

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