

MASTER PLAN OF
SOFIA MUNICIPALITY



ZONES AND TERRAINS FOR APPLICATION
OF SPECIFIC RULES AND REGULATORY
IN DEVIATION FROM GENERAL ACCORDING
TO MASTER PLAN

SOFIA MUNICIPALITY

- Nature 2000
 - Protected areas
 - Zones and terrains for application of specific rules and regulatory in deviation from general according to Master plan
 - Boundary of Natural park Vitosha
 - construction boundary of the city of Sofia
 - Administrative boundary of Sofia Municipality
 - Boundaries of resort zone A
1. New areas for urbanization without available engineering infrastructure. Required development of entire detailed development plan in the range of the whole zone, complete with detailed schemes of engineering networks
2. Humid zone - restrictions according to Nature 2000
3. Humid zones. Required detailed development plan in the range of the whole zone and application of article 16 from the law on spatial development.
5. Buffering Nature Park Vitosha
6. Buffering Nature Park Vitosha. Required detailed development plan in the range of the whole zone and application of article 16 from the law on spatial development.
7. Buffering Nature Park Vitosha; construction according to entire detailed development plan, preferably in a range of the whole zone
8. Boundary of protected areas Nature 2000. Apply the second line of the parameters for zones Жк
9. Specific requirements for detailed development plans in connection with EU Directive 92/93, Article 3
10. Zone of environmental protection
11. Completed architectural ensemble. To preserve the existing rich environment. Not allowed any congestion with new plots and construction. Apply parameters of the existing complex.
12. Implementation of Master Plan with detailed development plan in the range of the whole zone according to Article 16 from the law on spatial development
13. Reduced parameters for preparation of detailed development plan and maximum protection of the natural environment
14. Special requirements for protection of existing vegetation
15. Deposit of mineral waters. According to existing detailed development plan of Ovcha kupel neighbourhood and specific rules and norms to it, adopted by the Council of Ministers.
16. Land for building social housing.
- Compulsory entire development plan in the range of the whole zone
17. Preservation of existing natural environment and landscape.
- Compulsory implementation of Master Plan with detailed development plan in the range of the whole zone according to Article 16 from the law on spatial development
18. Compulsory implementation of Master Plan with detailed development plan in the range of the whole zone according to Article 16 from the law on spatial development
19. With the Master Plan is reduced hygienic protection zone due consideration the specificity of existing environment
20. Sanitary-protective zone of the Iskar Dam
21. Sanitary-protective zone of the Iskar Dam.
- Apply the second line of the parameters for zones Жк
22. Special regime of planning
23. Specific urban environment. Keeping of planning parameters of the existing detailed development plan.
24. и 24 А. Specific requirements for detailed development plans in connection with Nature 2000
25. Specific requirements for detailed development plans in connection with Nature 2000.
- Birds Directive (ДБ - 6p.2) / 09.03.07г. BG0002004
26. Station for rest and feeding birds. Via Aristotelis. Humid zone
27. Planning parameters according to existing detailed development plan.
28. According to existing detailed development plan for Fakulteta neighbourhood and specific rules and norms to it
29. According to existing detailed development plan for Hristo Botev neighbourhood and specific rules and norms to it
30. In consideration with the environment of adjacent zone. Required implementation of Master Plan with detailed development plan in the range of the whole zone according to Article 16 from the law on spatial development
31. In consideration with the status of National Resort Bankya
32. Reduced density of construction, compliance with the requirements of article 19 of Law on planning and construction of Sofia Municipality, Article 43 of Regulation № 7 of the law on spatial development. Prohibition to change the use of lands with public functions.
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34. Prohibition to change the use of lands with public functions
35. Required development of entire detailed development plan in the range of all the zone, complete with detailed schemes of engineering networks
36. Buffering Nature Park Vitosha
37. Restrictive parameters for construction in low-rise construction environment. Prohibition to change the use of lands with public functions
38. Church properties - allowable construction only for objects related to activity of Bulgarian Orthodox Church
39. Reduced density of construction, compliance with the requirements of article 19 of Law on planning and construction of Sofia Municipality, Article 43 of Regulation № 7 of the law on spatial development. Prohibition to change the use of lands with public functions.
40. For motor sports, in the construction and functions permitted of Regulation № 14 of the MTF for airports and airport operations
41. Do not allow objects subject to health protection - housing, schools, kindergarten, hospitals, etc.

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Architecture and Town Planning Department
Sofproect - Master Plan