

ZONES AND TERRAINS FOR APPLICATION OF SPECIFIC RULES AND REGULATORY IN DEVIATION FROM GENERAL ACCORDING TO MASTER PLAN										Spec. requirements for the planning parameters			
Number	Index of zone	Specificity of eng. geology	Specificity of natural environment and ecology	Specificity of cultural and historical heritage	Specificity of soc. economic and demographic characteristics	Specificity others	Presence of specific operating rules and regulations	Remarks	max. density	max. coefficient of intensity	min. planting	max. height/floors	
	ЖМ, ЖМ1, ЖМ2, ЖМ3, Оз1, Оз2, Са1, Са2 Зп, Тро, Тзв and their subspecies with specific rules and norms							Not permitted related construction in more than two plots					
	Оз1 и Смф2							In the surrounding area				Roof cornice 15m	
1	ЖМ2*					Yes	No	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	20	0,5	70	7m	
2	Зп*	Yes	Yes				No	Humid zone - restrictions according to Nature 2000					
3	ЖМ3*		Yes				No	Humid zones. Required detailed development plan in the range of the whole zone and application of article 16 from the law on spatial development.	15	0,15	75	1 et.	
5	ЖМ1*		Yes				No	Buffering Nature Park Vitosha	20	0,6	70	Roof cornice 7m	
6	ЖМ3*		Yes				No	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.	10	0,1	80	Roof ridge 7,5m	
6	Оз2*		Yes				No	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.	10	0,1	80	Roof ridge 7,5m	
7	ЖМ3*		Yes				No	Buffering Nature Park Vitosha; construction according to entire detailed development plan, preferably in a range of the whole zone	10	0,1	80	7,5m	
8	Жв*		Yes				No	Boundary of protected areas Nature 2000. Apply the second line of the parameters for zones Жв	20	0,6		7m	
9	Оз2*		Yes				No	Specific requirements for detailed development plans in connection with EU Directive 92/93, Article 3					
10	ЖМ1*		Yes				No	Zone of environmental protection	20	0,6	70	Roof cornice 7m	
11	Жк*		Yes			Yes	No	Completed architectural ensemble. To preserve the existing rich environment. Not allowed any congestion with new plots and construction. Apply parameters of the existing complex.					
11	Жк*					Yes	No	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	Са1*		Yes			Yes	No	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	Оо*		Yes				No	Reduced parameters for preparation of detailed development plan and maximum protection of the natural environment					
14	Оз2*		Yes				No	Special requirements for protection of existing vegetation	15	0,3	75	7m	
15	ЖМ*	Yes	Yes			Yes	Yes	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.					
15	Жс*	Yes	Yes				Yes	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.					
15	Жг*	Yes	Yes				Yes	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	ЖМ*				Yes	Yes	No	Land for building social housing. Compulsory entire development plan in the range of the whole zone					
17	ЖМ3*		Yes				No	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	15	0,3	75	2 floors	
18	Птп*		Yes				No	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	30	0,8	40		
19	Тгп*		Yes				No	With the Master Plan is reduced hygienic protection zone due consideration the specificity of existing environment					
20	ЖМ3*		Yes			Yes	No	Sanitary-protective zone of the Iskar Dam	10	0,1	80	Roof ridge 7,5m	
21	Жв*		Yes			Yes	No	Sanitary-protective zone of the Iskar Dam. Apply the second line of the parameters for zones Жв	20	0,6		7m	
22	Гр*	Yes				Yes		Special regime of planning					
23	ЖМ2*		Yes				No	Specific urban environment. Keeping of planning parameters of the existing detailed development plan.	30			Roof cornice 8.5m	
24	Смф2*		Yes				No	Specific requirements for detailed development plans in connection with Nature 2000					
24	Оз2*		Yes				No	Specific requirements for detailed development plans in connection with Nature 2001					
24A	Смф2*		Yes				No	Specific requirements for detailed development plans in connection with Nature 2002	40	1			
25	Смф2*							Specific requirements for detailed development plans in connection with Nature 2000. Birds Directive (ДБ - 6p.2) / 09.03.07r. BG0002004					
25	Зп*		Yes				No	Specific requirements for detailed development plans in connection with Nature 2000. Birds Directive (ДБ - 6p.2) / 09.03.07r. BG0002005					
26	Оз2*		Yes				No	Station for rest and feeding birds. Via Aristotelis. Humid zone	15	0,3	75	7m	
27	Жс*						Yes	Planning parameters according to existing detailed development plan.	40-50			Roof cornice 11.5 m	
28	ЖМ3*				Yes		Yes	According to existing detailed development plan for Fakulteta neighbourhood and specific rules and norms to it					
28	ЖМ*				Yes		Yes	According to existing detailed development plan for Fakulteta neighbourhood and specific rules and norms to it					
29	ЖМ*				Yes		Yes	According to existing detailed development plan for Hristo Botev neighbourhood and specific rules and norms to it					
30	ЖМ3*		Yes				No	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	20	70	0,5	Roof cornice 7m	
31	Ссн*	Yes	Yes				No	In consideration with the status of National Resort Bankya					
32	Оо*					Yes	No	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.	30		40		
33	Оо*						No	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	1,5			
34	Оо*						No	Prohibition to change the use of lands with public functions					
34	Оз2*						No	Prohibition to change the use of lands with public functions					
35	ЖМ*					Yes	No	Required development of entire detailed development plan in the range of all the zone, complete with detailed schemes of engineering networks					
36	Оз2*		Yes				No	Buffering Nature Park Vitosha	20	0.6	60		
37	Оо*							Restrictive parameters for construction in low-rise construction environment. Prohibition to change the use of lands with public functions	40	1.2	40	Roof cornice 10m	
38	Оз2*							Church properties - allowable construction only for objects related to activity of Bulgarian Orthodox Church					
39	Оо*		Yes					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	Тск*							For motor sports, in the construction and functions permitted of Regulation № 14 of the MTF for airports and airport operations					
41	Смф2*							Do not allow objects subject to health protection - housing, schools, kindergarten, hospitals, etc.					