



**ME10044L01001**  
**RISAN, MUNICIPALITY OF KOTOR**

## **URBAN CONCEPT**

### **LOCATIONS ME10044L01001**

Cadastral parcels number 688/5, 688/6, 688/4, 688/8, 688/3, 688/2, 687/5, 687/4,  
687/3, 687/2, 688/7, 688/1 K.O. Risan I Municipality of Kotor

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URBAN CONCEPT OF THE LOCATION

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**URBAN CONCEPT  
OF THE LOCATION**

## INTRODUCTION

The subject of the urban concept are cadastral parcels 688/5, 688/6, 688/4, 688/8, 688/3, 688/2, 687/5, 687/4, 687/3, 687/2, 688/7, 688/1 Cadastral Municipality (KO) Risan I in the Municipality of Kotor, within the scope of the Spatial Urban Plan of the Municipality of Kotor, which is a valid plan for this area, in order to develop and implement potential investments within the given urban parameters.

The development of the urban concept for the subject parcels consists of elaboration and illustration of zones and implementation phases, examination of maximum parameters through volumes and masses, as well as establishment of the concept of traffic infrastructure and spatial organization within the parcels.

Within the location, structures (masses and volumes) intended for tourism T1 will be elaborated, which is one of the possibilities within the settlement structure in this zone of the planning document.

In order to achieve greater flexibility in implementation and current market trends and possibilities, the planned structures on site will be presented in such a way that it is possible to combine urban parameters in accordance with needs, without violating the basic urban concept and technical infrastructure, all according to the implementation phases which will be defined in accordance with the program task of the Investor.

There are no cultural assets on the subject plot, but the plots are located in the UNESCO protected zone of the Bay of Boka Kotorska and it is possible to obtain additional approval from the relevant ministry for the conceptual design.

The entire location is oriented towards the Risan Bay and is part of the universal natural value of the Bay of Boka Kotorska.





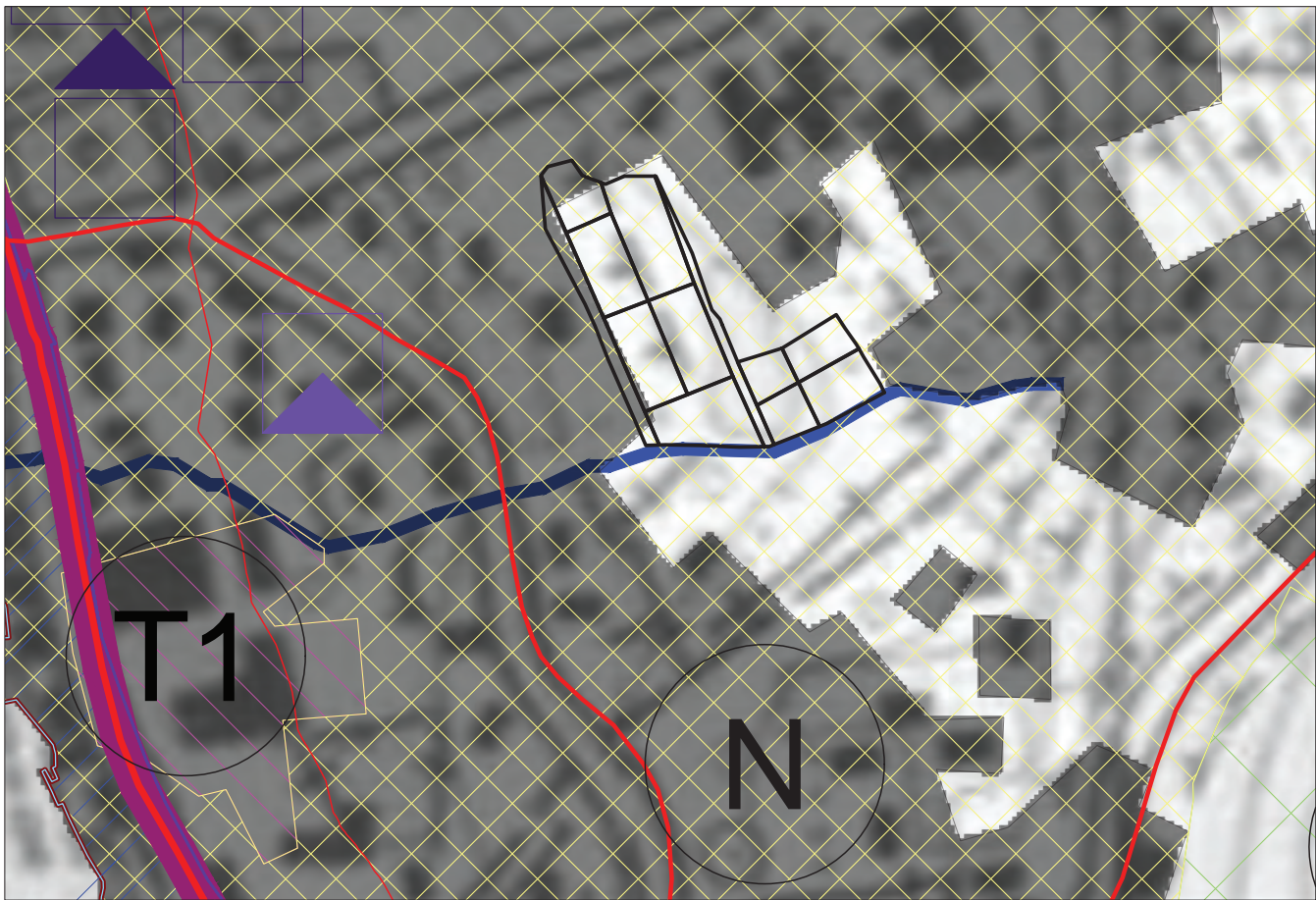
The real estate in question is located in a quiet village of Risan in the municipality of Kotor, with a beautiful view of the sea and mountains. This settlement is one of the attractive tourist settlements in development with a rich cultural and historical background. The urban core of Risan is under protection, and together with other individual protected structures it represents a unique space in this part of the bay. As a reference object, the hotel Teuta can be singled out, which is located approximately 650m north of the plots in question and the archeological site Roman mosaics, which is 200m south of the plots. Lux villas, individual houses, residential buildings were built on this location.







ORTHOPHOTO IMAGE OF THE CADASTRAL PARCELS



SETTLEMENTS

CADASTRAL PLOT PURPOSE PLAN

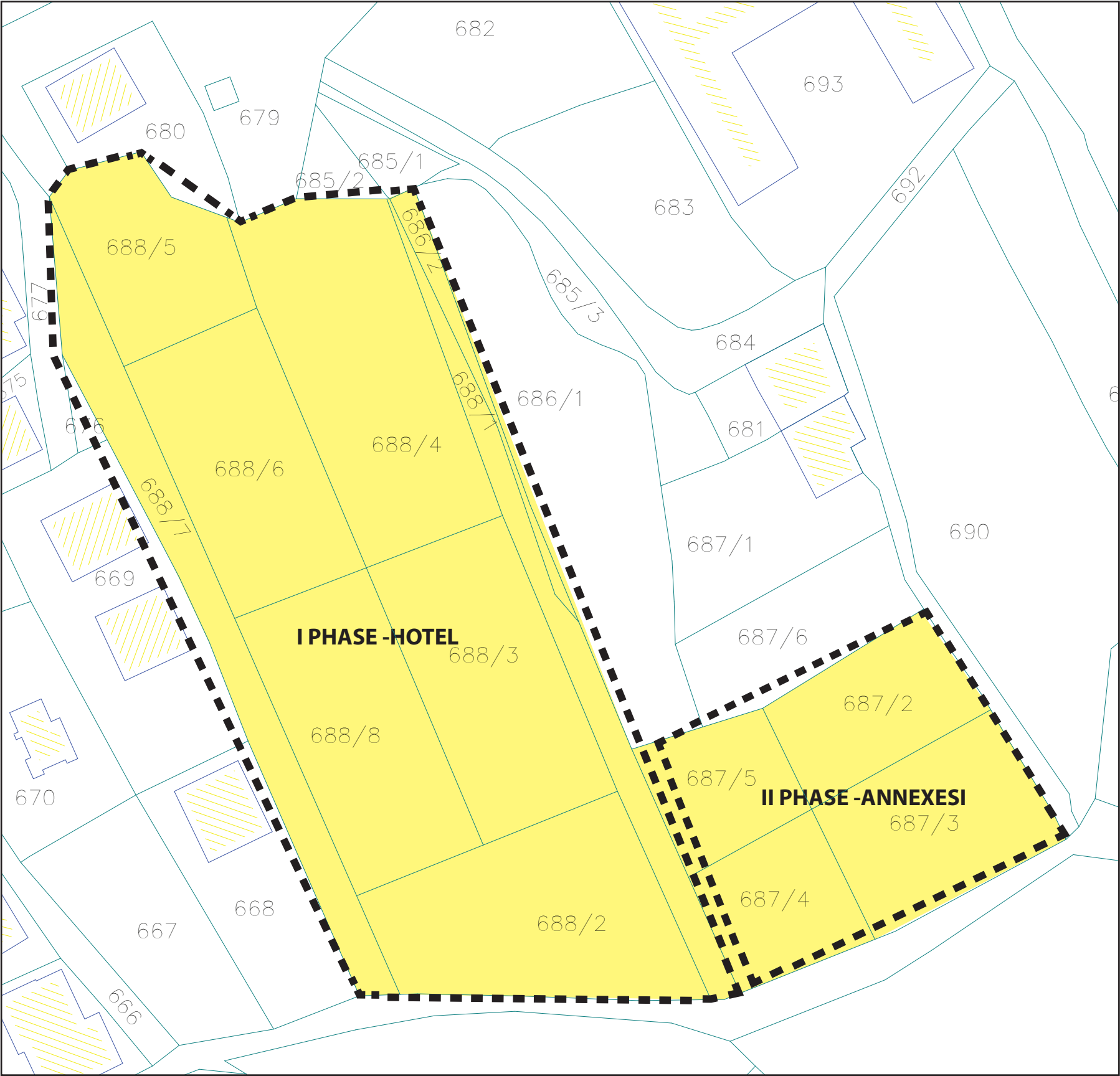
Cadastral parcels that are the subject of the urban concept are an integral part of the Spatial Urban Plan of the Municipality of Kotor.

All cadastral parcels are defined by the plan as settlements, within which it is possible to plan more detailed land uses, namely: housing, tourism, central activities and mixed uses. In order to illustrate the potential possibilities on the subject plots for this analysis, the most attractive purpose is currently taken for this analysis - Tourism (T1) -hotel.

Urban parameters for tourism (T1) are as follow:

Designated use	Tourism T1
Total area of cad. parcels i.e. location	7 222 m <sup>2</sup>
Max. lot coverage ratio	0,5
Max. lot coverage ratio of parcel under the building	3 611 m <sup>2</sup>
Max. floor area ratio	2
Max. gross construction area	14 444 m <sup>2</sup>
Number og floors	P+2





## DEVELOPMENT ZONE

All cadastral parcels that are the subject of the concept are planned as development zones within the boundaries of descriptive building lines that are defined in the planning document.

Zones represent a space within which the implementation of planning possibilities can be started in several ways, depending on investment possibilities, implementation phases, program goals of future owners and decision on one of the possible purposes.

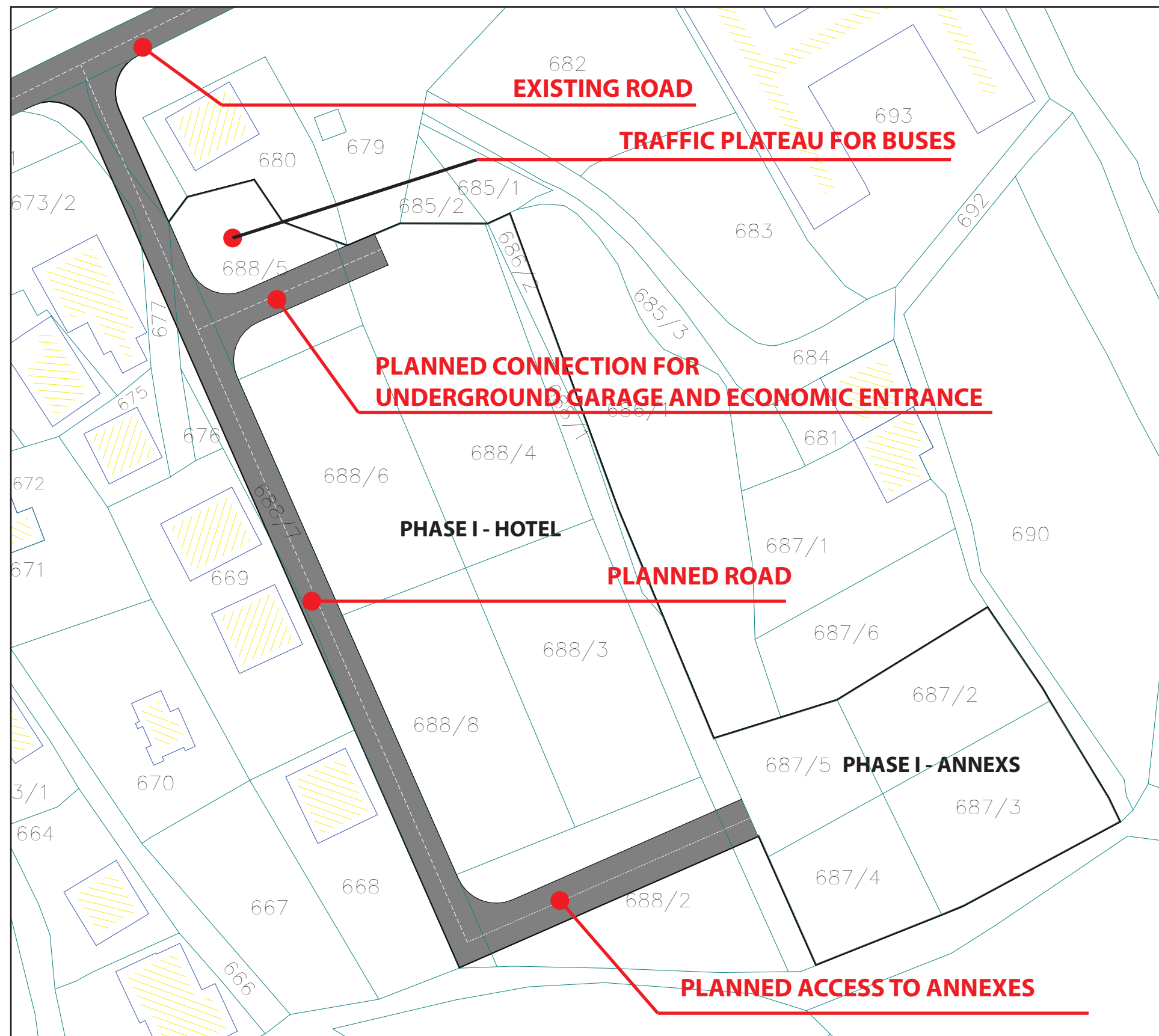
## IMPLEMENTATION PHASES

The development of urban capacities on the marked plots will take place in two phases.

**The first phase** of implementation will cover the cadastral parcels 688/4, 688/2, 688/3, 688/4, 688/5, 688/6, 688/7 and 688/8, on which a development of a hotel with access road is analyzed.

**The second phase** of implementation will cover the cadastral parcels 687/2, 687/3, 687/4, and 687/5 on which hotel annexes will be developed.

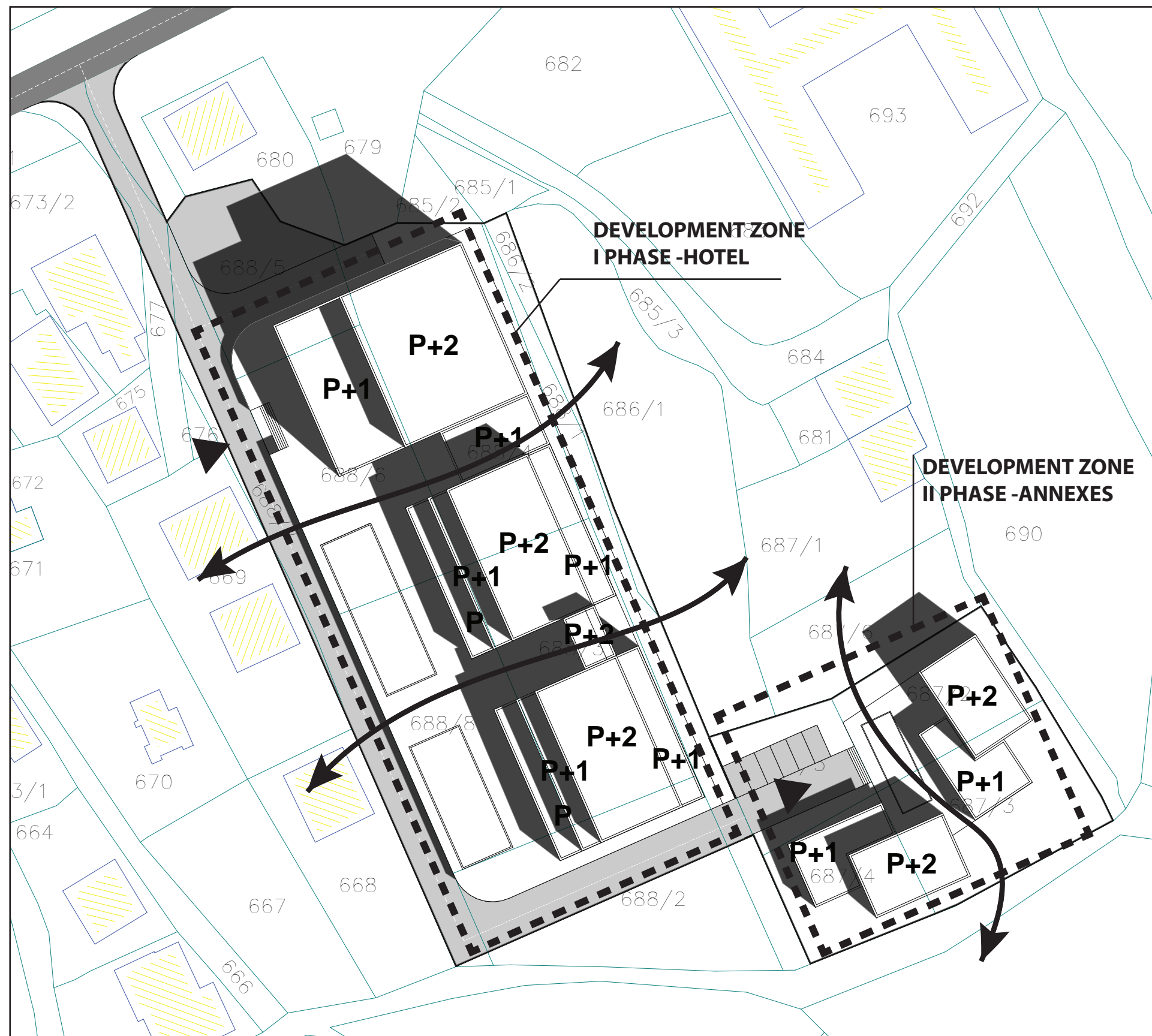




The concept of traffic infrastructure is adapted to natural conditions and development zones on the plot.

The location itself is in the zone below the existing local road and is not equipped with traffic infrastructure and it is necessary to build a road that corresponds to the purpose and needs of the location.

There is a plan for building the main road, from the existing local road, from which the main connections for the underground garage of the hotel and the annexes are planned. The construction of this road is part of the first phase of construction.



The concept of position of structures within the plots is based on the examination of approximately the maximum coefficients lot coverage and floor area, in order to develop and implement potential investments.

The terrain is slightly sloping towards the sea and is suitable for the construction of the planned designated use, with the possibility of burying the basement floors and obtaining residential space, closed parking space or technical rooms.

On the plots in development zone I, the hotel structure is analyzed, the volume of which is based on the guidelines of the plan with withdrawn green terraces and end of structures at 24 meters, which opens the view of the natural landscape in the hinterland, good ventilation and pleasant ambience at terraces.

Annex volumes are analyzed on plots in development phase II.

Structures that have a parking lot and technical rooms in the basement do not enter the GCA of the parcel.





The location is developed by greening the free areas as much as possible, and at least in a percentage set by the planning document.

The greenery should be in the spirit of the location, made of low and high vegetation autochthonous for this area. It is recommended to green all roof planes, as well as to install solar panels on the roof planes.

The landscaping around all structures should be accessible and materialized to suit the ambience.



examples of green terraces arrangement



PLANNED URBAN CAPACITIES:

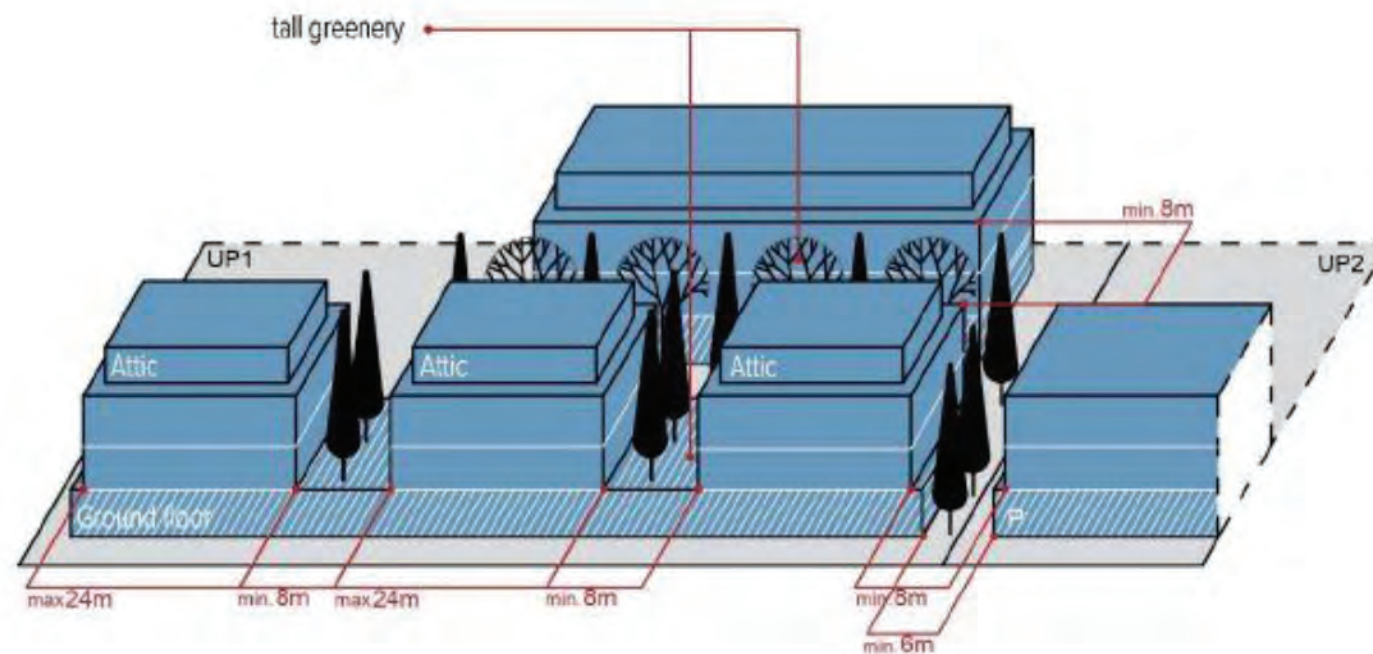
Area of cadastral parcels /m2/	Area covered with buildings /m2/	GCA /m2/	Lot coverag e ratio	Floor area ratio	Area of cadastral parcels /m2/
7222	3611	14444	0.5	2	P+2

URBAN CAPACITIES OBTAINED BY ANALYSIS:

Area of cadastral parcels /m2/	Area covered with buildings /m2/	GCA /m2/	Lot coverag e ratio	Floor area ratio	Area of cadastr al parcels /m2/
7222	2501	6670	0.34	0.92	P+2



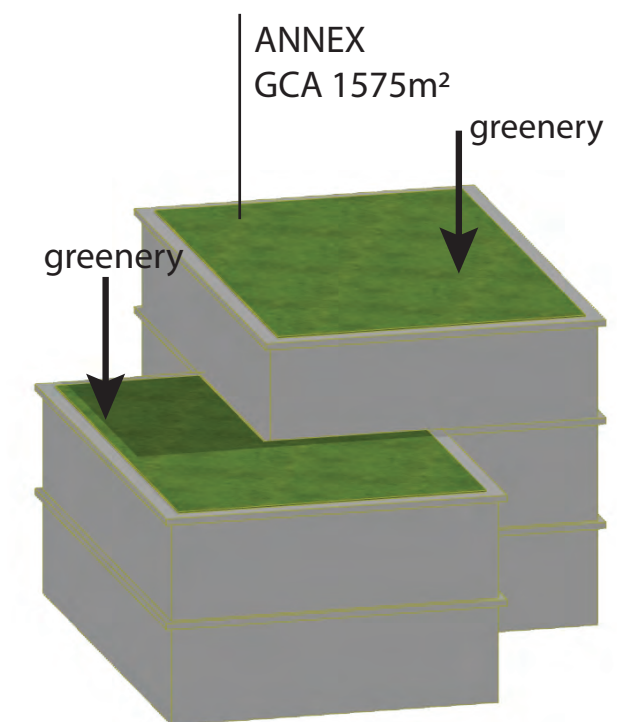
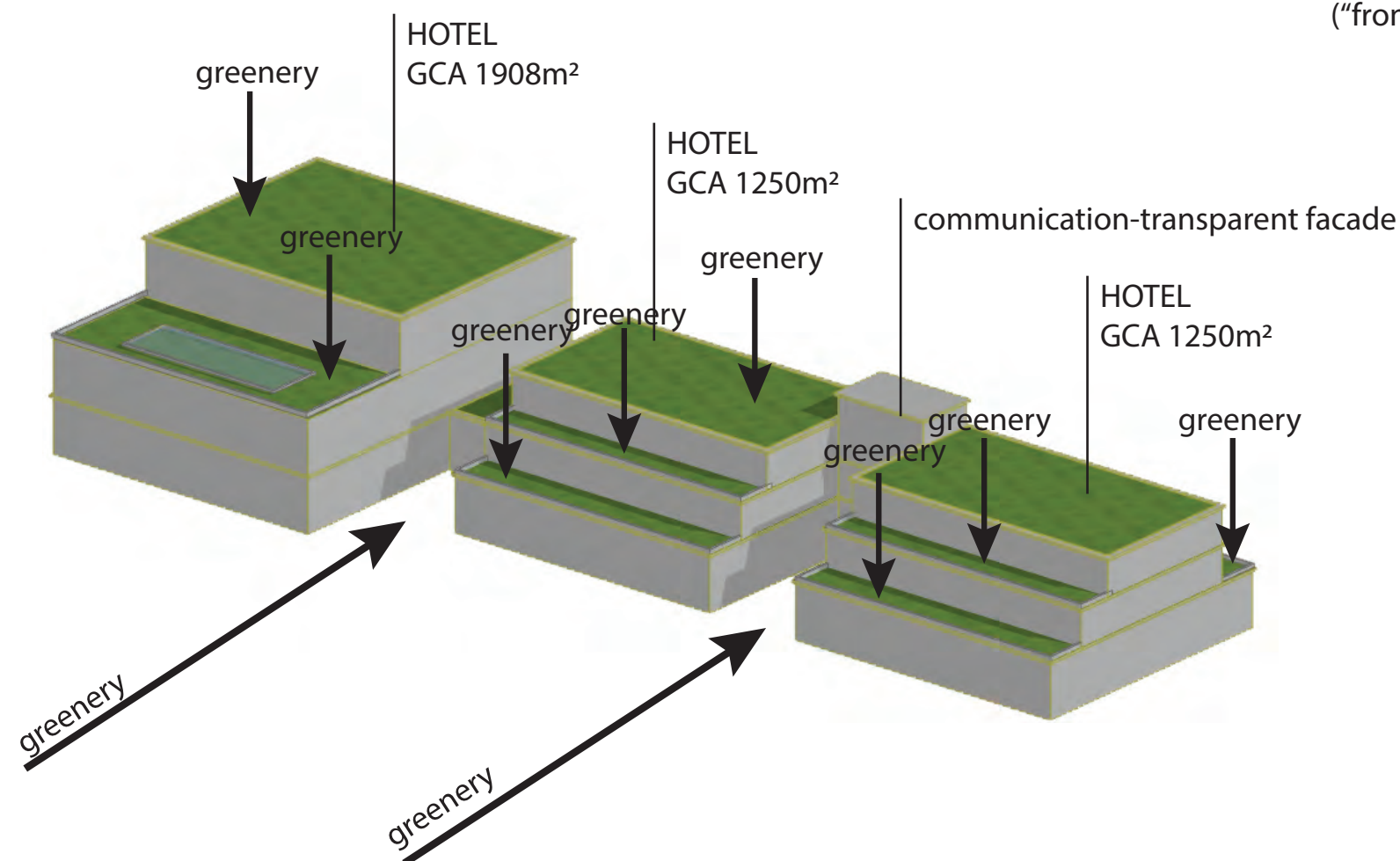
## Recommendations for building construction



The design of buildings must be harmonized with the structures of the immediate environment, in terms of the basic parameters of form and the principles of organizing the physical environment. When designing buildings, one should take into account the simplicity of proportion and form, adaptation of the shape of buildings to the topography of the terrain, adaptation to climatic conditions and the use of indigenous materials and vegetation, i.e. the principles of unity, ambience and contextuality of space.

The development of the buildings should be in compliance with the ambient properties of the area, with the use of both indigenous elements and modern materials, whose colors, texture and other visual properties affirm the ambient qualities of the planned area.

Having in mind the above, for urban settlements the possibility of building of all architectural styles is envisaged (mutual integration of architectural styles should be taken into account), while for rural settlements the obligation to apply traditional/vernacular architecture of rural settlements is envisaged, at least for the façade ("front/main façade") of the planned structures.

























**The scheme of obtaining a building permit looks as follows:**

**STEP 1**

**Title deed – proof of ownership of the land on which you want to build the facility.**

**STEP 2**

**Zoning and technical specifications - guidelines for the development of the conceptual design and the main project.**

**STEP 3**

**Conceptual design - prepared by a licensed designer based on the zoning and technical specification.**

**STEP 4**

**Consent of the chief city architect to the conceptual design.**

**STEP 5**

**Main design – developed by a licensed design bureau.**

**STEP 6**

**Main project audit - performed by a licensed design bureau.**

**STEP 7**

**Payment of the fee for connection of building land to utilities.**

**STEP 8**

**Notification of building work.**

**STEP 9**

**Building a facility.**

By purchasing the land, you become the owner and get proof of ownership - a title deed.

Title deed is the basic document for further procedure. With the title deed, and a zoning and technical specifications. When filling in the application, you need to clearly state the purpose of obtaining the conditions (construction of a new facility, upgrade, etc.), as well as the cadastral parcel number. The realistic time it takes to obtain a zoning and technical specification is between 30 and 60 days.

After obtaining the zoning and technical specification, the architectural bureau you have chosen starts with the development of the conceptual design of the building. The designer will, in compliance with your requirements, legal provisions and zoning and technical specification, prepare a conceptual design.

The chief city architect gives his consent to the conceptual design. The procedure is simple, at the same counter where you previously submitted the request for zoning and technical specification, you also submit this request, together with the conceptual design of the structure. Issuing the consent is free, and the time it takes to get the consent is 15 to 30 days, provided that the conceptual design is done in accordance with the law.

After obtaining the consent, the architectural bureau starts preparing the main project. The main project includes projects of: architecture, landscaping, construction, water installation, electricity, mechanical installations, etc. depending on the complexity of the project. After the completion of the main project, the architect, civil engineer and other experts shall send it for audit. The auditor, after completing the audit of the project, collects all additional documentation and approvals, which will save a lot of time for you as an investor.

After the audit, you enter into an agreement with the municipality on the payment of the fee for connection of building land to utilities. The amount of the fee is different for each municipality in Montenegro, and depends on the zone in which your land is located. You can find out about the amount of this fee from your local authority or your designer. With this contract and the previously mentioned and collected documents, a notification of building work is submitted to the Ministry of Sustainable Development and Tourism, and 15 days after, you can start building your facility. You must have a signed a construction contract with the contractor, and you can also consult with your designer about all other details necessary for the construction.

# APS

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