

Background and Elaboration of the General Urban Plan of the rural communities

Stage I. Preparation stage: Activities

The content of the stage is related to the structured activities as follows:

1.1. (Development) Bringing up-to-date the topographic support: Based on the results obtained from the beneficiary, the Consulting Firm will analyze the zones in the community that need a development of the topographic support.

1.2. – 1.3. Synthesis data: The Consulting Firm will make a synthesis of the legislation specific for the work as well as for the international agreements ratified by the Republic of Moldova in the field of land planning and protection of the natural and built patrimony in order to be offered to the library of Public Debates opened at the Community council.

1.4. Development of the existent sources: The Consulting Firm will undertake activities of gathering information from already existent sources and will develop them. The beneficiary will offer the approved studies or the studies that are approving.

Results

At the end of the stage, the beneficiary will obtain technical, legislative and normative documents regarding the elaboration process of the General Urban Plan documents and as attachment current information regarding the topographic support of the community.

Stage II. Preparation stage: List of documents

From the point of view of the documents are necessary the following sections:

DRAWINGS/MAPS :

Section 1.A.1.: Legislative compendium organized on volumes that will present the national legislation, (volume 1), local decisions (volume 2) and international agreements (volume 3).

Section 1.A.2.: List of the developed topographic maps.

DRAWINGS/MAPS :

Section 3.B.1: Map of the community with the developed topographic maps being mentioned the date of the development action.

Stage II-A1 Studies of substantiation and conception: Activities

Objective

At this stage the Consulting Firm will identify the functional relations in the community with its administrative territory, the major aspects of the community from the point of view of

demography, economy, society, development possibilities, juridical aspects regarding the land, technical aspects regarding the community infrastructure and elements regarding the delimitation within the build-up area and of the biodiversity important areas..

Content

Within this stage the Consulting Firm should carry out studies directed towards diagnosis of the territorial administrative units' situation and of the relations among them from a comparative perspective based on the analytical, consultative and prospective results of development the PUG Conception approved in 2004.

The content of the stage is related to the structured activities as follows

2.1. – 2.3. Identification of the existent problems: The Consulting Firm will identify and study the aspects linked to the development phase of the community based on the following sections:

- Demography
- Territorial cooperation within the administrative territory
- Built places
- Housing
- Socio-economic development
- Community infrastructure of community interest
- Public services of community interest
- Built and natural patrimony
- Biodiversity and Environment

2.4. SWOT Analysis: The Consulting Firm will make the SWOT Analysis on the level of the community and administrative territory. There will be organized a public debate in this context.

2.5.-2.7. Conclusions/debates and final teaching: The Consulting Firm will finish the documents.

Results

At the end of the audit stage the local administration will obtain technical indicative and descriptive documents regarding the situation of at the community level.

Stage II-A1. Studies of substantiation and conception: List of the documents elaborated in the same time with the Plan of Territorial Development of the District

2.1. Territorial cooperation

Territorial cooperation / A: Relation with the National Plan

- Section I: Communication ways
- Section II: Water
- Section III: Environment and Protected areas
- Section IV: Communities network
- Section V: Zones of natural risk
- Section VI: Energy

Territorial cooperation / B: Relation with the District Plan

- Technical Infrastructure of circulation-transport and telecommunication

- Natural potential
- Economic potential
- Population
- Communities network
- Quality of the environment

Territorial cooperation/ D: Relation with special plans (if it is necessary)

- Strategical principles and priorities

2.2. Demography

- 2.2. Demography / A: Population density
- 2.2. Demography / B: Population dynamics

2.3. Land

- 2.3. Land/ A: Functional zonation
- 2.3. Land / B: Value of the land
- 2.3. Land / C: Income on the land (proposal)
- 2.3. Land / D: Geomorphologic structure
- 2.3. Land / E: Land reliability
- 2.3. Land/ F: Hydro morphology
- 2. 3 Area / G: Agriculture and farming

2.4. Housing

- 2.4. Housing / A: Portfolio of existent houses
- 2.4. Housing / B: Dynamic of the housing market

2.5. Socio-economic development

- 2.5. Socio-economic development/ A: Development factors

2.6. Public utilities

- 2.6. Public utilities/ A: Water supply
- 2.6. Public utilities / B: Sewerage
- 2.6. Public utilities / C: Heating
- 2.6. Public utilities / D: Natural gas
- 2.6. Public utilities / E: Electric energy

2.7. Public services

- 2.7. Public services/ A: Transport
- 2.7. Public services / B: Education
- 2.7. Public services / C: Health care
- 2.7. Public services / D: Sanitation
- 2.7. Public services / E: Firemen-Police
- 2.7. Public services / F: Town hall

2.8. Environment

- 2.8. Environment / A: Pollution, water, air, soil.
- 2.8. Environment / B: Protected areas with ecology and landscape value
- 2.8. Environment / C: Vegetation description, type and distribution.
- 2.8. Environment / C: Red list species and biodiversity important habitats
- 2.8. Environment / D: Regions with historic, archeological and patrimony regions

The Consulting Firm will implement these documents in details according to the recommendations as follows:

Stage II-A1. Studies of substantiation and conception: The written and drawn documents in detail.

2. AUDIT- WRITTEN PIECES- 2.1. TERRITORIAL COOPERATION

2.1.1. Analysis context

(There will be applied the conditions stipulated within the plans of territorial development at the national and district level as well as the stage of implementation the programs mentioned in these plans).

2.1.2. Analysis Chapters

(The analysis of the stipulations of the standard, national and district plans will be done according to the sections present in the pictures "1.AUDIT- **DRAWINGS/MAPS** – TERRITORIAL COOPERATION /1.1.A,. and 1.1.B").

2.1.3. Indicators

(There will be mentioned in percents the level of implementation of the stipulations from the plans of national and district territory development for each section presented in the pictures listed above).

2.1.4. Special conditions

(In case there are some special plans, it will be mentioned the stage of implementing the recommendations from the plan according to the structure of the picture "1.AUDIT- **DRAWINGS/MAPS** –TERRITORIAL COOPERATION / 1.1.C").

2.1.5. Local politics regarding the territorial cooperation

(There will be mentioned the initiatives and actions undertaken by the council regarding the problem of the territorial cooperation, services, etc. There will be mentioned the national programs and/or the international implemented programs or that are implementing or are preparing).

2.1.6. Tendencies of development

(There will be mentioned the model of territorial development of the community, types of function/placing by mentioning the development characteristics: concentrated type, diconcentrated type).

2.1.7. Conclusions

(There will be made a final text regarding diagnostic of the existent situation at the level of cooperation of the urban functions and of the relations among them and environment).

2. AUDIT- DRAWINGS/MAPS - 2.2. DEMOGRAPHY

2.2.1. Analysis context

(There will be described the demographic situation regarding the population age pyramid that live in the community and information regarding the dynamic of the resident population).

2.2.2. Analysis Chapters

(The demographic analysis will be structured on age, sex, density and dynamic of the changes in the sense of increasing, decreasing or ageing of the population).

2.2.3. Indicators

(There will be collected indicators regarding the number of inhabitants/hectare as an indicator for density as well as presenting in percent the population structure aged till 19, between 19-25, 25-62 and after 62, as indicator used in the section of Economic development – labor force, and in the section Public Services – education and health care. The collected information will be according to the picture "2.AUDIT-**DRAWINGS/MAPS** -2.2.DEMOGRAPHY". There will be mentioned in the demography section the difference between the active and inactive population and the level of dependency environment/family).

2.2.4. Special politics

(There will be mentioned the initiatives and actions undertaken by the local council regarding the demographic issue insisting on the balance of the incomes obtained from the active population and the costs with the school and inactive population).

2.2.5. Tendencies of development

(There will be mentioned the tendencies of development within the structure and population dynamic in the community).

2.2.6. Conclusions

(There will be elaborated a final report regarding the demographic issues related to the sectoral of housing, economy, public utilities and services, biodiversity and environment in order to get known the structure and to improve and enlarge the request for these utilities and services).

2. AUDIT- DRAWINGS/MAPS - 2.3. LAND/AREA

2.3.1. Analysis context

(There will be described the situation regarding the lands that are within the build-up area and out of the build-up are of the community, focusing on the problems this field face with).

2.3.2. Analysis chapters

(Based on the kind of issues identified at the point 1.3.1. there will be listed the questions the local council face with regarding the solution of the mentioned issues).

2.3.3. Functional zonation of the territory

(There will be described according to the elements present within the district plans, functions, areas in hectares and of the percent ponder of each function from the total area of the district. It will refer to the map "2.AUDIT- **DRAWINGS/MAPS** -2.3. T/A, 2.3. T/D, 2.3. T/E and 2.3.T/F").

2.3.4. Land ownership

(There will be described the types of property and annexed the areas in hectares. It will refer to the map "2. AUDIT- **DRAWINGS/MAPS** - 2.3. T/F").

2.3.5. Market value of the land

(There will be described the values of the urban territories according to the functioning types. There will be mentioned information regarding the values in lei/mp or euro/mp of the lands based on the transactions/renting/existent at the moment of the carrying out the study. The information will include separately values regarding the land tender, land requests and number of transactions. It will refer to the map "2.AUDIT-DRAWINGS/MAPS -2.3. T/B").

It will be specified according to the precisions of the picture nr. Nr. 2.3.T/B3: Indicator of multiplication of territory development, its value in every region of the community.

It will be presented the organizational framework of this process referring to the involvement way of the town halls in this process, of the publication way, collecting and organizing the information regarding the land market).

2.3.6. Land income (proposal)

(There will be presented the situation of the fiscal zone of the community territories as well as the annual values of the land/fiscal zone income. It will be specified the weight of this income within the local budget, at the own income chapter and it will be mentioned the level in percents of collecting this local income. It will refer to the map "2.AUDIT-DRAWINGS/MAPS -2.3. T/C").

2.3.7. The buying capacity of the population

(There will be presented the dates regarding the value of a square meter of land in comparison with the average income of the community. It will be mentioned the indicator „Level of dependency” access possibilities at the bank credits, the annual level of saving made by the population.

2.3.8. Existing local politics regarding the land

(There will be mentioned the initiatives and actions undertaken by the council regarding the issue of the territories within the ADMINISTRATIVE BOUNDARIES AND built area of the community. It will be mentioned the investment programs in the field of public utilities and services in order to evaluate the increasing of the land value through implementing of these public investments).

2.3.9. Tendencies of development

(It will be mentioned the request of the territories organized according to the function types and price/square meter).

2.3.10. Conclusions

(There will be elaborated a final report according to the SWOT structure regarding the issues, economic, social and environmental and biodiversity impact of these issues and the role of the local administration in solving these issues).

2. AUDIT- DRAWINGS/MAPS - 2.4. HOUSING

2.4.1. Analysis context

(There will be described the existent situation of the community housing fond focusing on the aspects of requirement of houses according to the income categories of population and the problems this field face with from the point of view of the territory, equipment and costs).

2.4.2. Analysis chapters

(Based on the types of problems identified at point nr. 2.4.1. there will be listed the questions the local council face with in order to solve the mentioned issues following the quantitative and qualitative aspects of living, , dynamic of the housing market.

2.4.3. Indicators

(There will be described the living situation by presenting the quantitative living indicators – number of living units, the built area, the total living area, the living area/person, the number of persons/room and qualitative indicators – the period of the built fond, the level of water equipment, sewerage, heating, electricity, telephone, radio, TV. It will be mentioned with priority the indicators related to the income formulation per property housing).

2.4.4. Ownership

(There will be described the ways of ownership of a house in the community specifying the percent of each type of property/renting from the total fond of houses).

2.4.5. Housing market

(There will be presented the dynamic of the housing market and the reasons that influence this situation. It will be presented the organizational framework of this process referring to the involvement level of the town hall in this process, collecting and organizing the information regarding the housing market).

2.4.8. Local politics regarding the house

(There will be mentioned the initiatives and actions undertaken by the council regarding the housing issue classified on income groups of the population).

2.4.9. Tendencies of development

(There will be mentioned the request of the houses organized according to the function types/placing).

2.4.10. Conclusions

(There will be elaborated a final report according to the SWOT structure regarding the housing issues, the economic, social and environmental and biodiversity impact of these issues and the role of the local administration in solving these issues).

2. AUDIT- DRAWINGS/MAPS - 2.5. SOCIAL-ECONOMIC DEVELOPMENT

2.5.1. Analysis context

(There will be described the economic situation of the community as a result of the geographical position, of the demographic structure, of the level of equipment of the territory and of the costs/sm/month/type of activity. It will be paid attention to the economic issues and elements that create these issues).

2.5.2. Analysis chapters

(Based on the identified problems at the point nr. 2.5.1 there will be listed the questions the local council face with in order to solve the upper mentioned problems following the evolution of the economic development factors. The map "2 will guide the analysis. Audit 2.5. Socio-Economic Development/ A ".

2.5.3. Analysis elements

There will be evaluated the data/analysis elements according to the following list:

- Access possibilities
- Railway (traffic capacity of persons and goods)
- National road (traffic capacity of persons and goods)

Public patrimony (territories, buildings under the community hall property)

- Available territories (areas, equipment, zonation, prices for selling))
- Available buildings (useful areas, function types, renting/month)
- Local budget (structure of the local budget, incomes, incomes from own sources, expenditures, investment, expenditures, lending, level of the local taxes)

Public or private organizations from the field of socio-economic development (existence, activity/field)

- Local administration department
- Businessmen associations
- Consultation/support offices for IMM
- Office for labor force
- Organizations of professional training

Economic activities

- The economic units structure based on the types of activities
- The economic units structure based on the number of employees
- The economic units structure based on the type of the capital/ number business
- The economic units structure based on the period of functioning

Labor Force

- Dividing the labor force based on the branches of activity
- The labor force in the informal sectoral
- Unemployment

Means of informing in the field

- Presence of the local mass media
- Presence of an investment guide
- Possibilities of connecting to Internet

2.5.4. Local politics regarding the economic development

(There will be mentioned the initiatives and actions undertaken by the local council regarding identification of the options of solving the development problems and actions undertaken within the process of attracting new economic activities in the community. There will be mentioned the national programs and other international implemented programs or that are implementing in the field of investments or training human resources).

2.5.5. Tendencies of development

(There will be mentioned the economic and social impact of the private sectoral initiatives regarding the decision of placing the economic activities in the region and of the public sectoral regarding raising the attraction and competitiveness of the communities).

2.5.6. Conclusions

(There will be elaborated a final report according to the SWOT structure regarding the socio-economic issues and the role of the local administration in solving these issues).

2. AUDIT - DRAWINGS/MAPS - 2.6. PUBLIC UTILITIES

2.6.1. Analysis context

(There will be described the situation referring to the water supply conditions, sewerage and heating, the houses and economic units found in the community focusing on the critical aspects of development/problems the organizations face with).

2.6.2. Analysis chapters

(The analysis is developing on 3 chapters, water, sewerage, heating and natural gas supply. There will be described elements regarding the period of the networks, product capacity and distribution of combing out the wastewater. The analysis will comprise quantitative elements of interest for the management of the utilities networks from the point of view of the distribution and consume. The analysis elements will be coordinated according to the pictures "2.AUDIT-**DRAWINGS/MAPS** -2.6. PUBLIC UTILITIES /WATER -2.6.A, SEWERAGE-2.6.B and HEATING-2.6.C, NATURAL GAS-2.6.E, ELECTRIC ENERGY -2.6.F, TELEPHONE-2.6.G,).

2.6.3. Indicators

(There will be described the providing situation with public utilities based on the quantitative and financial indicators „products costs/measure units“, „selling price/measure unit“, total annual incomes at the budget of the providing organization“).

2.6.4. Local politics regarding the public utilities

(There will be mentioned the initiatives and actions undertaken by the local council regarding distribution of the public utilities. There will be mentioned the national programs and/or the international implemented programs or that are implementing).

2.6.5. Tendencies of development

(There will be mentioned the request of the public utilities organized according to the utility type coordinated with the demographic and economic dynamic of the community. It will be specified if an increasing of the request can affect the biodiversity and environment from the point of view of the resources (water, natural gas, electric energy), water pollution (sewerage) and air (heating).

2.6.6. Conclusions

(There will be elaborated a final report according to the SWOT structure regarding the public utilities issues, environment, the economic and social impact and the role of the local administration in solving these issues).

2. AUDIT –CADRAN UNITS 2.7. PUBLIC SERVICES

2.7.1. Analysis context

(There will be described the situation regarding the request and trend of the public services, transport, education, health care, sanitation, firemen, police, community hall in organizing the trend of these services. It will be paid attention to the existent problems/service type).

2.7.2. The chapters of analysis

(The chapters of analysis are related to elements related to population mobility, section trafficking, increase in the competition on the labor market, section education, section healthcare, increase in the security of citizens, section police and firemen, reduction in land pollutions and underground water, section salubrity. As well there will be offered information related to the structure of the mayoralty and of the local budgets mentioning the annual budget of expenditures for each type of service reported to the number of inhabitants).

2.7.3. Characteristic elements

(The information that will constitute the basis of the profile of public services will be structured in conformity with the tables from picks 2. AUDIT-DRAWINGS/MAPS -2.7.A, 2.7.B+C, 2.7.D and 2.7.E).

2.7.4. Local policies on public services

(there will be mentioned the initiatives and the actions undertaken by the local council on the issue of public services organized per each type of service. There will be mentioned as well the national and/or international developed programs, in process of development or preparation).

2.7.5. Trends of development

(there will be mentioned the directions of development from territorial, quantity and quality viewpoint of the services analyzed and coordinated with the stipulations from the programs presented within the national and district plan of territory arrangement. There will be pinpointed as well the demand of such services following the coordinations of demographical data, population dynamics, to the level of budgetary stipulations for achieving these services).

2.7.6. Conclusions

(there will be made up a final report, based on SWOT structure related to the issues of local public services, environment, the economic, social and environmental impact of these issues and the role of the local public administrations in solving these issues).

2. AUDIT- NARRATIVE DOCUMENTS - 1.8. ENVIRONEMNT

2.8.1. The context of analysis

(There will be described the relevant environment and biodiversity issues from the community, pinpointing to the classification of these issues and describing in detail the impact on the life quality and on its attractiveness). Under this chapter the results of the Red lists species and their habitats, forest and pasture inventory and management planning should be taken into account.

2.8.2. Chapters of analysis

(Based on the group of problems identified in par. 2.8.1. there will be described the aspects of the biodiversity and environment, and date and indicators describing the conditions of pollution, water, land air from industrial sources, car traffic, use of net of public utilities and stocking of industrial and household residues. A separate chapter is related to the biodiversity (Red list species and their habitats) and protected areas/regions **from community built area din administrative boundaries**. A special chapter will be dedicated to the current status of the forests and pasturelands. There will be identified and described elements related to the built patrimony of the community).

2.8.3. Indicators

(There will be presented the environment situations based on environment indicators classified by sources of pollutions, intensities of pollution and surface of pollution of the polluting factor. The information that will constitute the basis of the profile of environment will be structure din conformity to the boxes from pics 2. AUDIT-DRAWINGS/MAPS - 2.8.ENVIRONMENT/A, 2.8./B, 2.8./C AND 2.8/D).

2.8.4. Local polices on environment

(there will be mentioned the initiatives and actions undertaken by the local council on the issue of the environment classified as following: (1). Protection of the values of natural and built environment and (2). Environment and biodiversity monitoring, (3) Promotional programs in education field, population informing, etc. There will be mentioned as well the national and/or international developed programs, in process of development or preparation).

2.8.5. Trends of development

(There will be mentioned the dynamics of the environment and biodiversity indicators and the impact of the environment issues on life quality and localities attractiveness from the view point of the decisions of housing placement, economic activities, inclusively tourism).

2.8.6. Conclusions

(there will be made up a final report, based on SWOT structure, related to the issues of natural and built environment, biodiversity and the role of the local administration, of NGOs and of citizens in solving these issues).

FORWAARD DRAWINGS/MAPS STAGE II A1

2.1. Territorial cooperation

2. AUDIT- DRAWINGS/MAPS -2.1. Territorial cooperation / 2.1.A: CONDITIONS NATIONAL PLAN

2. AUDIT- DRAWINGS/MAPS -2.1. Territorial cooperation / 2.1.B: CONDITIONS DISTRICT PLAN

2.2. Demography

2. AUDIT- DRAWINGS/MAPS -2.2. DEMOGRAPHY: SPATIAL DISTRIBUTION OF POPULATION DENSITY

2.3. Area

2. AUDIT- DRAWINGS/MAPS -2.3. Area / A: FUNCTIONAL PLACDEMENT

2. AUDIT- DRAWINGS/MAPS -2.3. Area / B: VALUE OF THE AREA

- 2. AUDIT- DRAWINGS/MAPS -1.3. Area/C: TAX ON AREA (proposal)
- 2. AUDIT- DRAWINGS/MAPS -2.3. Area / D: GEOMORPHOLOGICAL UNITIES
- 2. AUDIT- DRAWINGS/MAPS -2.3. Area / E: LAND SOLVABILITY
- 2. AUDIT- DRAWINGS/MAPS -2.3. Area / F: HIDROGEOLOGY

2.4. Housing

- 2. AUDIT- DRAWINGS/MAPS -2.4. Housing / A: CURRENT HOUSING PORTFOLIO
- 2. AUDIT- DRAWINGS/MAPS -2.4. Housing / B: CHARACTERISTICS OF THE ESTATE MARKET

2.5. Social-economic development

- 2. AUDIT- DRAWINGS/MAPS -2.5. Social economic development / A: FACTORS OF DEVELOPMENT

2.6. Public utilities

- 2. AUDIT- DRAWINGS/MAPS -2.6. Public utilities / A: WATER
- 2. AUDIT- DRAWINGS/MAPS -2.6. Public utilities / B: SEWERAGE
- 2. AUDIT- DRAWINGS/MAPS -2.6. Public utilities / C: HEATING
- 2. AUDIT- DRAWINGS/MAPS -2.6. Public utilities / D: NATURAL GAS
- 2. AUDIT- DRAWINGS/MAPS -2.6. Public utilities / F: ELECTRICITY
- 2. AUDIT- DRAWINGS/MAPS -2.6. Public utilities / G: TELEPHONY

2.7. Public services

- 2. AUDIT- DRAWINGS/MAPS -2.7. (Public services / A: TRANSPORTATION
- 2. AUDIT- DRAWINGS/MAPS -2.7. Public services / B-C: EDUCATION-HEALTHCARE
- 2. AUDIT- DRAWINGS/MAPS -2.7. Public services / D: SALUBRITY
- 2. AUDIT- DRAWINGS/MAPS -2.7. Public services / E: FIREMEN-POLICE
- 2. AUDIT- DRAWINGS/MAPS -2.7. Public services / F: MAYORALTY

2.8. Environment

- 2. AUDIT- DRAWINGS/MAPS -2.8. Environment / A: POLLUTED Zones
- 2. AUDIT- DRAWINGS/MAPS -2.8. Environment/ B: PROTECTED NATURAL AREAS
- 2. AUDIT- DRAWINGS/MAPS -2.8. Environment / C: PROTECTED BUILT PATRIMONY
- 2. AUDIT- DRAWINGS/MAPS -1.8. Environment / D: FOREST AND VEGETATION
- 2. AUDIT- DRAWINGS/MAPS -1.8. Environment / E: RED LIST SPECIES AND BIODIVERSITY IMPORTANT HABITATS

NOTE: Each from the maps mentioned from par. 2.2. to 2.8 comprise the administrative limit and of the approved INTRAVILAN. These maps will be completed with elements as following:

2.2.: There will be indicated using light yellow, pointing to the less populated regions, using brown, mentioning the densely populated zones, using data collected from the national census.

2.3. Area/A: There will be indicated using standard colors accepted by the legislation in force for each of the urban functions admitted to be carried out in the interior of the BUILT AREA and administrative boundaries of the community.

2.3. Area/B: there will be stated per limits of property, the public field, the private field of the state, of the mayoralty, of legal and natural bodies from the community, pointing on the same map or separate map, the market values of these lands organized per regions.

2.3. Area /C: There will be indicated on limits if property stated in map 1.3. Area/B zones of taxing depending on the value of the tax paid by legal and natural persons for the land they own.

2.3. Area / D: There will be indicated elements related to geomorphologic conditions of the area comprised in the limits of the administrative territory of the community depending on the results of the geotechnical drillings, results presented graphically through morphological materials.

2.3. Area / E: there will be indicated based on pedological researches the quality of the agricultural area beyond the community built area organized on categories according to the law.

2.3. Area / F: They will indicate the level of the underground water on the administrative territory of the community.

2.4. Housing / A: there will be indicated on specialized maps, from A1 to A3, the regions destined to the function of housing based on densities (number of housing unities) of property (public, private), of technical situation (very bad –very good situation).

2.4. Housing / B: there will be indicated using different colors, the residential regions.

2.5. Economic-economic development / A: The main economic units and the methods of access to them will be indicated on the map of the community.

- 2.6. Public utilities / A: WATER
- 2.6. Public utilities / B: SEWERAGE
- 2.6. Public utilities / C: HEATING
- 2.6. Public utilities / D: NATURAL GAS
- 2.6. Public utilities / F: ELECTRICITY
- 2.6. Public utilities / G: TELEPHONY

For all these maps there will be taken pics of the routes of public utilities mentioned in the title of the map as well as specific elements as stations for water collection, water processing, residual water combining out, thermal plant on types of fuel, stations for reducing the natural gas pressure. Electric transformers and telephone plants.

- 2.7. Public services / A: TRANSPORTATION
- 2.7. Public services / B-C: EDUCATION-HEALTH
- 2.7. Public services / D: SALUBRITY
- 2.7. Public services / E: FIREMEN-POLICE
- 2.7. Public services / F: MAYORALTY

For all these maps there will be mentioned the routes of the public transportation classified according to methods, building with functions of education-health, stations for salubrity and rubbish holes, buildings with functions of firemen and police as well as dangerous regions from the community (robbery, rapes, crimes).

2.8. Environment / A: POLLUTED REGIONS: there will be indicated on the map the polluted zones from different sources of pollution classified in order: air pollutions by pointing to the polluting source or substance (inclusively phonic pollution) water pollution showing the polluting

source and substance (inclusively the combining out stations if necessary), land pollution stating the polluting substance and source

2.8. Environment / B: There will be stated on the map based on some codes or different colors the state protected areas and also will have mentioned the limits of the districts and build frame of the communities.

2.8. Environment / C: idem for the built frame placed in the interior and exterior of the community.

FORWARD DRAWINGS/MAPS STAGE II A1 ACCORDING TO NCM B.01.02-2005

Pics of synthesis achieved following pag. 27, table 4, par. 1 and 2 of the normative.

Stage II-A2. Elaboration of the strategy of development: Vision, Objectives: Activities

Objective

In this stage the Consulting Firm formulates the visions, the objectives of development and the sectoral policies through involving decision makers, businessmen and the population for reaching a consensus related to the future of the mentioned community.

Content

Stage II-A2 is comprised in a document that contains a short, clear formulation distinct to what the community regards as relevant, important, credible and valuable for its own development. The participative process is materialized in a document that contains in a concise formulation, the sectoral directions of development, including social economic aspects, utilities and public, cultural historic, territorial, environment and human resources services.

Being a participative process, the method of work comprises questionnaires and/or interviews, with the formations of some questions related to the values and the future of the community, for different groups of population.

The content of the stage refers to activities structured as following:

2.8. Formulation of the vision and of objectives of development: the Consulting Firm creates the initial document of the visions and strategical objectives and participates in public debates organized by the beneficiary.

Stage II-A2. Elaboration of the strategy of development: Vision, Objectives: List of documentation

Narrative documents:

Section 2.A.2: Report on the way they reached the content of the vision, to formulating strategical objectives, after public;

Section 2.A.2.: the text that defines the vision, the content of strategical objectives drafted in final version.

DRAWINGS/MAPS :
are not necessary

Stage II-A2. Elaboration of strategies of development: Policies, programs, projects: Activities

Purpose:

In this stage the Consulting Firm prepares the policies of development aimed to improve the current situation, the liquidation of some current non functionalities, the balance of some future developments, consolidation of some future directions of development.

The Consulting Firm formulates the list of program/ projects that are aimed to assure with services and adequate public utilities, the maintenance of environment quality, consolidation of relations between the way of land using and the changes from trafficking conditions, maintenance of local economy and improvement of institutional performance and human resources development.

Content:

In conformity with the vision and the objectives of development and base don the information collected within the audit, the Consulting Firm formulates policies of development and/or of revitalization of the programs and projects following the next chapters:

- Territorial cooperation
- Built and agricultural lands
- Housing (commercial, social)
- Public field
- The field of culture and cults
- Local-social economic development
- Public utilities
- Public services
- Public areas
- Biodiversity and environment

The Consulting Firm will present to the beneficiary (1). The package of local policies, with statements about the impact of each policy upon the general development and hierarchisation of these policies from the viewpoint of importance, (2). List of programs/projects proposed for each policy.

The content of the stage refers to activities structured as following:

2.9. Formulation of sectoral policies: the Consulting Firm will formulate the package of sectoral and territorial policies, presented in detail above in the frame of content. The finalized document will be delivered for starting public debates.

2.10.-2.11. Partial deliver, public debates and final delivery: the Consulting Firm will issue the necessary documentations for public debates, will participate in the debate organized by the beneficiary and will introduce in the documentation the recommendations made in the public debate.

2.12. Set up of sectoral programs: the Consulting Firm will make the list of programs specific to each policy issues within the activity 2.9., taking into consideration the results of the public inquiry. The programs will comprise the fields described in the frame content:

- Territorial cooperation
- Built and agricultural lands
- Housing (commercial, social)
- Public field
- The cultural and cults field
- Local social economic development
- Public utilities
- Public services
- Public areas
- Biodiversity and environment

2.13. Set up of sectoral projects: the Consulting Firm will make the list of projects specific to each programs issued within the activity 2.12.

2.14. Set up of the plan of priorities: The Consulting Firm proposes a plan of investments on short, average and long term joined by maps representing zoning of projects of territorial character.

2.15. Public debates and final delivery: the Consulting Firm will issue the documentation necessary to the public debates, will participate in the debate organized by the beneficiary and will introduce in documentations the recommendations applied in the public debate.

Stage II-A2. Elaborations of the strategy of development: Policies, Programs and projects: List of documentation

The polices of development, the programs and the projects, from the viewpoint of documentation, DRAWINGS/MAPS , are organized following the next sections:

Narrative documents: (text, diagrams, table)

Foe each auditing section presented in Stage A1, there are issued policies, programs and projects that imply the solving of the issues the auditing sector faces with.

2.1: Policy of territorial cooperation – comprises main directions and spatial methods of the community development by stating the administrative and of the community built area border;

2.2: Policy of lands: comprises activities aimed to improve the fields related to types of owning land, types of land using, of pinpointing the value of lands, of taxing the land properties, of methods for establishing some institutionalized types related to the management of the lands through the correlations of urban land area with the trends of evolutions of the populations/local/regional economic development;

2.3: Policy of housing: comprising types of solving the issues related to the housing fund, via stating the zoning of the main housing regions that will constitute the basis of some programs for improving the living conditions, programs of revitalizations of some housing regions, or placements of new programs of social housing and/or other regions of housings achieved using funds from natural and/or corporate private bodies;

2.4: Policy of public utilities: comprises the integrated package of activities on the way of solving the demand of urban public utilities and of future zones of rehabilitation of the capacities of public utilities delivery and distribution.

2.5: Policy of public services: comprises activities related to types of consolidating the republic services inclusively the investments of public character and confirmation of zoning/zonings for these investments;

2.6: Social-economic policy: comprises activities on types for stimulating and consolidation of local economic, mentioning the zoning and/or the corridors of sustainable economic development and of the offer of land for investments in economic activities taking into account the economical valuation of biodiversity and ecosystem services;

2.7: Cultural policy: comprises activities leading to improving the cultural activities as well as the list of cultural character and stating the zoning/placements for these investments;

2.8: Policy of public areas: comprises activities pointing to the types of capitalizing the public field and stating new investments related to the size of the surface of this field;

2.9: The environment policy: Comprises the activities that will pinpoint to the biodiversity and Red list species conservation, building ecological corridors and of measures of protection of the natural frame and current built environment.

FORWORD DRAWINGS/MAPS STAGE II A2: pics of leading character, indicative character, without scale

Map 2.1.: Spatial methods of development and delimitation of the administrative and of the community built area territory;

Map 2.2.: Methods for future use of lands via correlating the current land resources and their peculiarities with the trends of sustainable development;

Map 2.3.: Zoning of future regions of development/rehabilitations of the housing fund;

Map 2.4.: Zoning of future investments comprising public utilities described in previous stage: Stage 2-Audit-2.6;

Map 2.5.: Zoning of future functions comprising public services described in previous stage: Stage 2-Audit-2.7;

Map2.6.: Zoning of future investments and corridors of economic development;

Map 2.7.: Pinpointing to the ecological corridors and potential biodiversity important areas taken from the previous stage: Stage 2-Audit-2.7.

FORWORD DRAWINGS/MAPS STAGE II A2 ACCORDING TO NCM B.01.02-2005

Pictures of synthesis developed according to pag. 26, table 4, par. 5, 6, 7, 8, 9, 10 and 11 of the normative.

Stage III-B. Componence of regulation: Activities

Objective

In this stage, the Consulting Firm will undertake activities aimed to achieve pictures that will constitute the basis of the regulation for land use for public and private investments on the territory of the community.

Content

In this stage, the Consulting Firm will organize an up to date topographical basis, the list of pics and districts that will be used for defining the local regulation

The content of the stage refers to structured activities as follows:

3.1.-3.2. List of pics and districts: The Consulting Firm, on the basis of the data obtained by the beneficiary will analyze the zones from the community and will organize them in the draft local regulation.

3.3.-3.4.-3.5.-3.6.-3.7.-3.8. Zoning pics: the Consulting Firm will establish general and special prescription of lands use from the community in conformity with the Guide of Urban Zoning, carried out by UNDP Moldova.

3.9. Catalogue-synthesis: The Consulting Firm will include in one volume al the pics of zoning aimed to publish and distribute to the organizations involved in planning investments from the community and its placement on the web page of the community/district.

3.10. Regulation administration: the Consulting Firm will draft and will approach with the beneficiary the methods the urban regulation will be administrated in approved type and the way it can be amended or changed.

3.11.-3.12. Public consultancy and final delivery: The results obtained within the activities from par. 3.1. to 3.10 will be multiplied and tackled in public aimed to collect opinions that will be introduced in documentations and submitted to the Community council for notification and approval.

Results

At the end of the stage, the beneficiary will get documents with technical, legislative and normative character on the way of using the area of the community and of the conditions of administering this documentation.

Stage III-B. Componence of regulation: List of documentations

From the viewpoint of documentation, the following sections are needed:

Narrative documents:

Section III.B1.: Presentation of the content of the regulations organized by chapters, with the presentations of used codes, description of each used code, of general conditions, of specific conditions to each code (volume 1), of the types of regulation administration (volume 2) and the dictionary of used terms (volume 3).

DRAWINGS/MAPS :

Section III.B.1.: Territory zoning conf. NCM B.01.02-2005, table 4, part 3.

Section III.B.2.: Reference territorial unities conf. NCM B.01.02-2005, table 4, par 4.

Section III.B.3: Map of the community with the presentations of the list of pics and of the list of districts.

Section III.B.4.: Residential zones, Commercial zones, Industrial Zones, Special Zones, Zones of development and revitalization, Agricultural zones, Environmental and Biodiversity important zones for each pic from the list of pics.

General Note: The drawings/maps developed under this assignment should be delivered to both UNDP and beneficiary institution (district and community council) in GIS format. The GIS maps should be complemented with the complementary database (inclusive metadata).