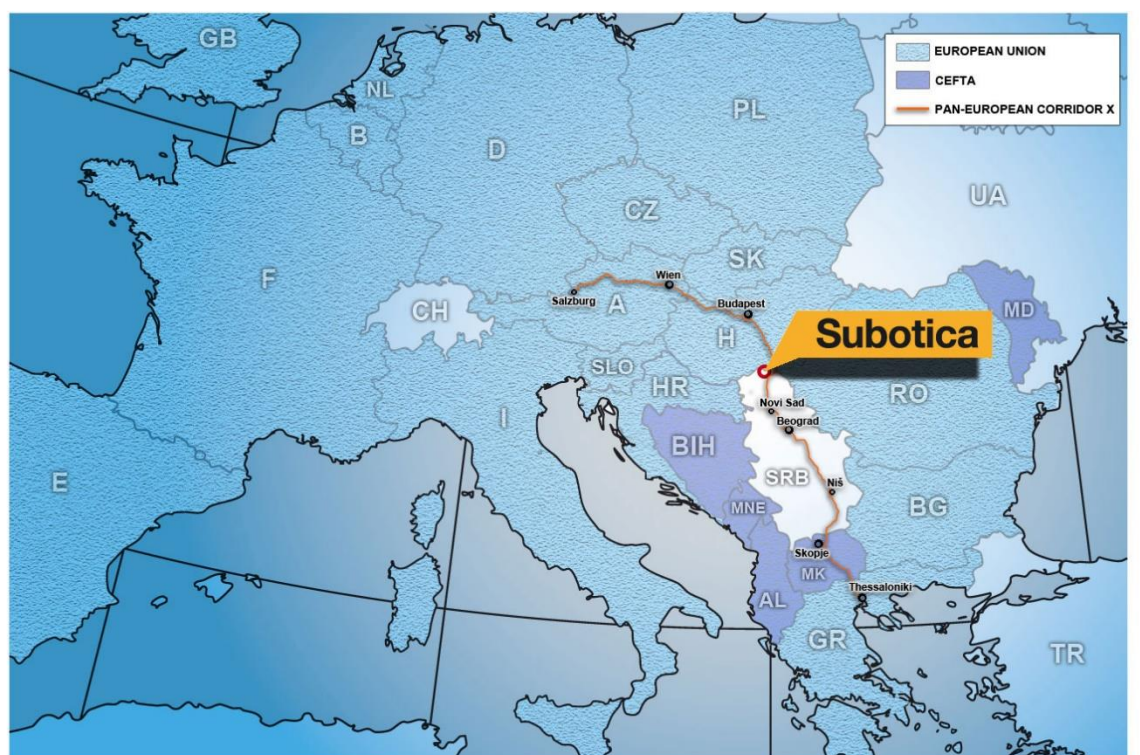


2022

# INVEST IN SUBOTICA LOCATION: PETAR DRAPŠIN

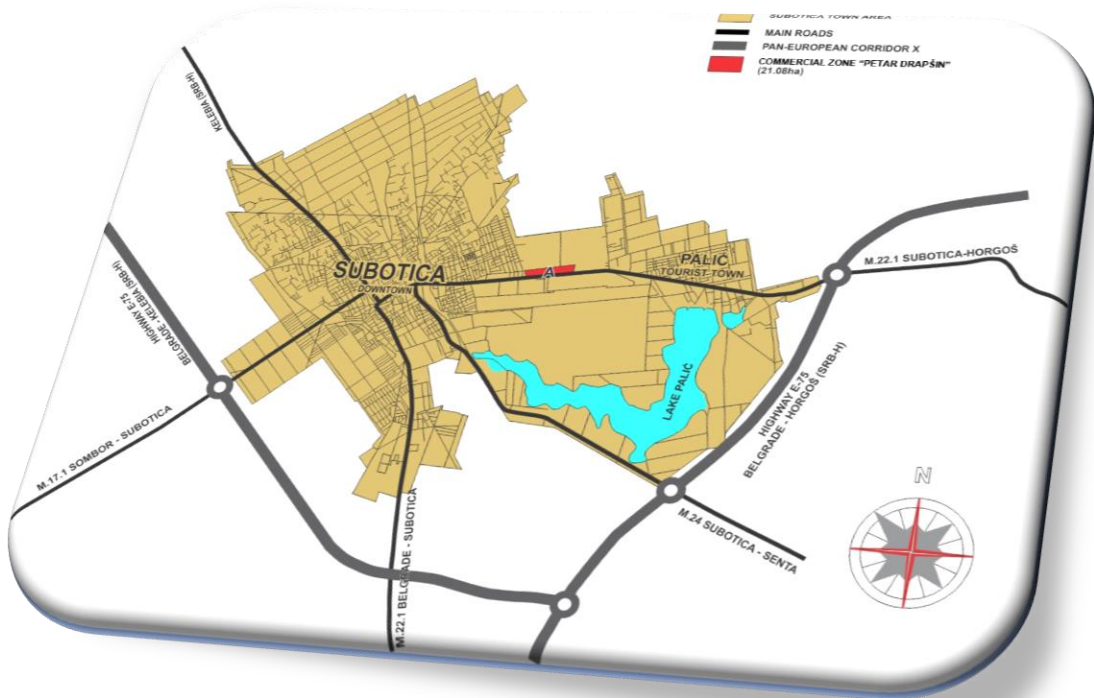


City of Subotica

Secretariat for Investment and  
Development

# BASIC INFORMATION ABOUT LOCATION

- ✓ Name of the location: **Commercial zone Petar Drapšin**
- ✓ Property: Grad Subotica
- ✓ Type of land: **City building land**
- ✓ Dimensions: **21 ha (9,1 ha occupied)**
- ✓ **7 ha** private property
- ✓ **1,1 ha** set aside for internal roads
- ✓ **1 ha** set aside for Business Incubator Subotica
- ✓ Plan of Detailed Regulation: adopted
- ✓ Located along **State road II A class no. 100 (Subotica – Palić)**
- ✓ **6 km** from **Corridor X (Highway Belgrade – Budapest)**
- ✓ **10 km** from international border crossing **Horgoš**
- ✓ **17 km** from international border crossing **Kelebija**
- ✓ **4 km** from the **city Centre**
- ✓ **4 km** from the **Railway station**
- ✓ **5 km** from **Main Bus station**
- ✓ Purpose: Intended for commercial activities



# REQUIREMENTS FOR BUILDING AND LAND PLANNING

## PLAN OF DETAILED REGULATION FOR PARTS OF BLOCKS 16.5 AND 17.2 NORTHERN FROM SEGEDIN ROAD IN SUBOTICA

- ✓ **TYPE AND PURPOSE OF FACILITIES THAT COULD BE BUILT ON THE LAND**
  - Business facilities (sales, administration, services, catering, etc.)
  - Storage facilities
  - Facilities for production activities
  
- ✓ **THE REALIZATION OF THE FOLLOWING PROJECTS IS ALLOWED:<sup>1</sup>**
  - Projects that are not on List 1 and List 2 of the Regulation
  - Projects that are on List 2 of the Regulation and for which is established, based on the prepared Environmental Impact Assessment, that the negative impacts of the production can be eliminated or reduced to the norms established by Law
  
- ✓ **CONDITION FOR FORMATION OF THE BUILDING PLOT**
  - The minimum area for the building plot is 800 m<sup>2</sup>
  - The minimum width of the street front of the building plot is 20 m
  
- ✓ **THE MAXIMUM OCCUPANCY INDEX**
  - Permitted occupancy index of the construction plot is 60%
  
- ✓ **PERCENTAGE OF GREENERY**
  - The minimum percentage of greenery is 20%
  
- ✓ **MAXIMUM PERMITTED HEIGHT OF BUILDINGS AND FLOORS**
  - The maximum allowed number of floors of the facilities is **GF+2** (ground floor + two floors)
  - The maximum allowed height of the facilities is **12 m**

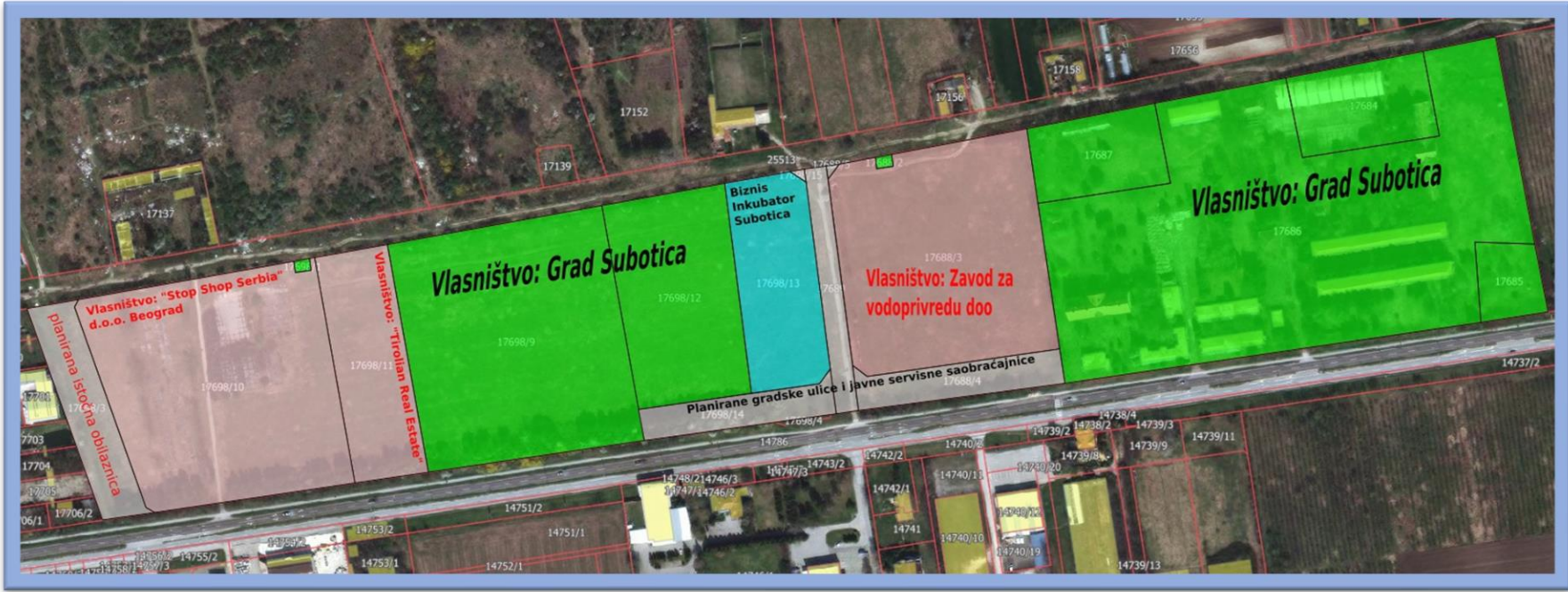
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<sup>1</sup> According to the Law on the Environmental Impact Assessment and to the Regulation on determining the list of projects for which an impact assessment is mandatory and the List of projects for which an environmental impact assessment may be required


- ✓ **ACCESS TO THE PLOT AND PARKING SPACE**
  - A car access (minimum 5 meters) and pedestrian access (minimum 1,5 meters) must be provided for each facility.
  - For production, warehouse, storage, and industrial facilities must be provided 1 parking space on 200 m<sup>2</sup> usable space.
  - For business and administrative facilities must be provided 1 parking space on 70 m<sup>2</sup> usable space.
  
- ✓ **PLOT FENCING**
  - Fences are placed on the regulation line
  - The maximum height of the fence is 2 m



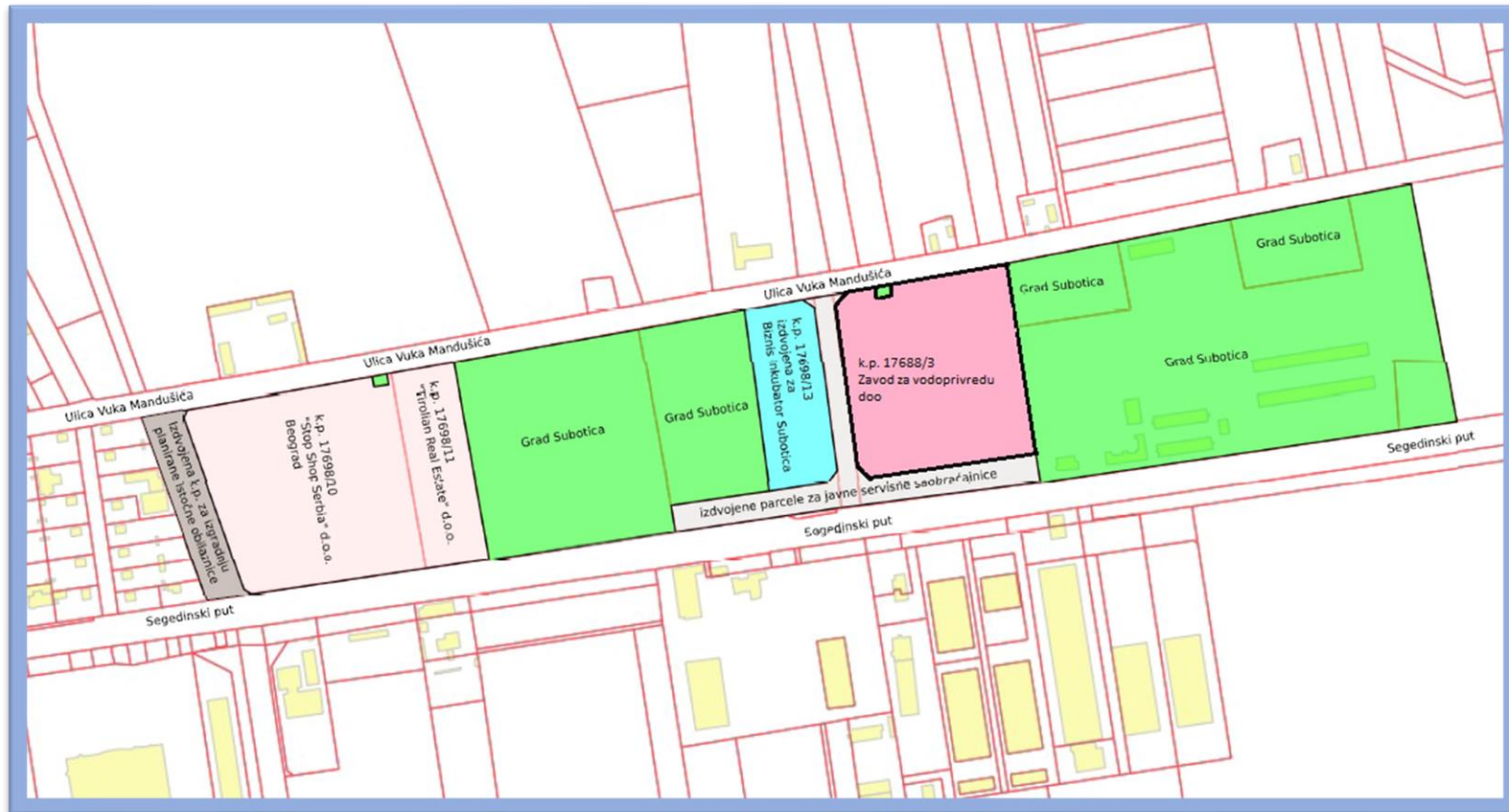
# ORTOPHOTO IMAGE OF THE LOCATION










Legend:

-  Free areas
-  Occupied areas

# RGa IMAGE OF THE LOCATION



# INFRASTRUCTURE

	<b>ELECTRICAL ENERGY:</b> A 20 kV power cable with two transformer-stations are established on the location (2 MW in total).
	<b>GAS:</b> Pipeline connection type PE-80 / Ø 250, with work-pressure of 3 bar and flow of 2500 stm <sup>3</sup> /h, is established on the location.
	<b>WATER SUPPLY:</b> Water supply network type PE-100 / Ø 110 is established on the northern part of the complex, along Vuk Mandušić Street and Palmina Street.
	<b>SEWERAGE:</b> The sewerage network is partially built along the north side of the complex, with an inflow into collector VII. Atmospheric sewage PE HD (Ø 500-600-1000), Fecal sewage PE HD (Ø 400-500-600) – the first phase is finished.
	<b>IT INFRASTRUCTURE:</b> The telecommunication network is established on the north side of the complex. Regarding to the requirements and investors decision, the Company Telekom Srbija will implement the fiber optic-cable on the location.
	<b>PUBLIC ROADS:</b> On the southern part of the complex there is a section of the State road IIA no. 100 (Subotica-Palić). On the western part of the complex is a first-class city road. On the northern part, there is Vuk Mandušić Street and Palmina Street which are planned for the second-class city road. A internal road is planned within the complex that will connect future facilities with the main road (width: 7m).
	<b>PUBLIC LIGHTING:</b> Public lighting and sidewalks are planned to be built together with internal roads.



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