

GENERAL OBJECTIVES FOR DETAILED MANAGEMENT

The criteria and objectives of this action are:

The objective of the action is to configure a residential space taking as a starting reference as an indicative basis the urban fabric foreseen with the planning of the Partial Plan that at the time began its processing.
Among the main objectives is the improvement of the characteristics and layout of the road connecting from Paratá to Mojácar Costa, to the east of the action that borders the existing urban land.

And it improves connections with the UE-8 area Las Marinas.

OTHER DETERMINATIONS

DEVELOPMENT AND MANAGEMENT CONDITIONS

Development planning: Partial Plan Project; Urbanization Project; Subdivision Project

System of action: Compensation Will be constituted

Deadlines for Detailed Planning: 1º C

URBAN PLANNING CHARGES OF THE SECTOR

Those established in general for developable land.

The urbanization of the SGV to adapt it to the limit of the sector.

CONDITIONS OF STRUCTURAL INTEGRATION

The development of the sector is linked to the prior or simultaneous execution of infrastructures of separate sanitation and rainwater networks, supply, and necessary electrical energy to guarantee its correct integration into the urban structure.

In the area of free spaces, the presence of *Salsola papillosa* was detected, so the specimens of the species could be kept and integrated into the green areas of the sector. If specimens of this or another species of flower threatened or included in LESPE are detected, it will be communicated to the Territorial Delegation of the Ministry of Environment and Territorial Planning prior to the development of the sector.

DPH and possible flooding of Las Marinas watercourse.

- For the development of the sector, it will be necessary to submit to the Andalusian Hydraulic Administration a specific hydrological and hydraulic study that allows the determination of the flood zone and compliance with the planned planning with the limitations of its use established in Decree 189/2002, in its articles 14 and 18; in art. 34 of the Regulations of the Hydrological Plan of the Hydrographic Demarcation of the Andalusian Mediterranean Basins, approved by R.D. 11/2016, of 8 January, and in annex No. 2 of the Flood Risk Management Plans of the internal basins of Andalusia approved by R.D. 21/2016, of 15 January.
- Prior to their execution, the actions planned in the Police Zone of the channel must have the authorization of the Andalusian Hydraulic Administration, in accordance with the provisions of art. 78 of the Regulation of the Public Hydraulic Domain (R.D.P.H.).

STRUCTURAL PLANNING

LAND CLASS: DEVELOPABLE LAND

FLOOR CATEGORY: TIDY

URBAN DETERMINATIONS

SECTOR AREA: 60,577.62 sq.m

GLOBAL USE: Residential

OVERALL BUILDABILITY: 0.455

sq.m.ceiling/sq.m.land

MAXIMUM BUILDABILITY: 27,545.04 sq.m ceiling

SUP. General Systems: 0.00 sq.m

GA without General Area: 60,577.62 sq.m

RESIDENTIAL DENSITY: 34 houses/ha

Average (Residential Use (art. 10.1.A.d.

MAXIMUM NUMBER OF HOUSES: 200

Nº Existing dwellings: 0 dwellings

Materialized Building: 0 sq.m

Max. No. of new homes: 200

CONDITIONS OF USE

AR-4 DELIVERY AREA
Target Utilization (ua) 15,228.71
Subjective Exploitation (ua) 13,705.84

AVERAGE PITCHING 0.251392 ua/sq.m
Transfer of use to the acting adm (ua) 1,522.87
Excesses (+) & Defects (-) Approved. (UA) 0.00

GENERAL SYSTEMS INCLUDED IN THE SECTOR

There are no general systems included in the sector.

TOTAL: 0.00 sq.m

DETAILED PLANNING

BUILDING CONDITIONS

GLOBAL USE		VALUE OF THE CALCULATION						Building for profit.sq.m ceiling	
		TYPOLOGY	Sq.m build..	coef. Homog	coef. Vg	coef. comp (**)	Aprov (ua)	Min sq.m	Max sq.m
RESIDENTIAL	VL	Unif. detached.	19.269,69	1.00	1.00	0.6570	12.660,19	10.000,00	18.269,69
	VP	Semidetached&multi.familiy	8.275,35	0.92	0.69	0,6570	3.451,35	8.275,35	16.545,04
INDUSTRIAL									
TERTIARY								1.000,00	14.000,00
TOTAL			27.545,04				16.112	19.275,35	27.545,04

Note: (**) Correction coefficient to compensate for the charges assumed by the land transfer sector already made for the facilities of the Mojácar City Council s/agreement, in areas of the river Aguas for sports uses (22,637 sq.m.).

HOUSING CALCULATION (new construction)

	No. of Homes	%	Sq.m ceiling	%	Min N.	Max.N.	Remarks
Free Housing Subsidized Housing	121	60.50%	19.269,69	69,96%	0	121	
	79	39.50%	8.275,35	30,04%	79	79	
Total homes	200	100.00%	27.545,04	100,00 %	79	200	

RESERVES ENDOWMENTS LOCAL SYSTEMS		Remarks
Minimum assignment of free spaces (sq.m.)	S/art. 17 LOUA and RP	The facilities will preferably be located in the eastern area, bordering Avda. Las Marinas, and a road will be established to separate the facility from the residential area.
Minimum transfer of endowment facilities (sq.m.)	S/art. 17 LOUA and RP	
Minimum transfer S.I.P.S. (sq.m.)	S/art. 17 LOUA and RP	
Minimum road transfer (sq.m.)	S/art. 17 LOUA and RP	(*) As an indication, the image of the sector shows a possible situation of the equipment and road area.
The free areas will preferably be located bordering the road to the Paratá and the Rambla Las Marinas.		

BINDING DETERMINATIONS

For the development of the area, a report on hydraulic matters must be requested from the administration responsible for the Basin.

OTHER DETERMINATIONS

In the sector of the areas affected by the area of influence of the sea, whose limit is included in plans 0.3.A "Complete Planning", the constructions must adapt to the provisions of urban planning legislation, avoiding the formation of architectural screens or accumulation of volumes, (art. 30 Coastal Law).

The overall buildable area above ground that materializes in the area of influence of 500 meters from the seashore will not exceed 0.30 sq.m.ceiling/sq.m.land

DPH and possible flooding of Las Marinas watercourse.

- Prior to the approval of the Reparcelling Project, the demarcation of the Public Hydraulic Domain of the affected channel must be executed, as stipulated in art. 241.1 of R.D. 849/1986, of 11 April, which approves the Regulations of the D.P.H. The demarcation procedure will be initiated by agreement of the Andalusian Hydraulic Administration, and it will be carried out at the request of the party or the interested parties.