

ZADAR COUNTY ZONE IDENTIFICATION CARD

ZONE NAME	BUSINESS ZONE BENKOVAČKO SELO Note: The issue of ownership between the Republic of Croatia and the City of Benkovac is currently being resolved in order to proceed with the construction and infrastructure development phase of the zone.
City/Municipality	Benkovac
Contact	Kristina Klapan, Telephone. 023/684-880 klapan@benkovac.hr Address: Šetalište kneza Branimira 12, Benkovac
Cadastral Municipality	c.m. Benkovac, c.m. Buković
Cadastral Parcel Number	c.m. Benkovac: k.č. 673/314, 673/315, 673/316, 673/317, 673/318, 673/319, 673/320, 673/320, 673/321, 673/322, 673/323, 673/324, 673/325, 673/326, 673/327, 673/328, 673/329, 673/330, 673/331, 673/332, 673/333, 673/334, 673/335, 673/336, 673/337, 673/338, 673/339, 673/340, 673/341, 673/342, 673/343, 673/344, 673/345, 673/346, 673/347, 673/348, 673/349, 673/350, 673/351, 673/448 (new 1022/62), 673/46, 673/469, 673/478, 673/470, 673/473, 673/477, 673/472, 673/479, 673/445, 673/471, 673/475, 673/476, 673/483, 673/474, 673/467, 673/480, 673/48, 673/482, 673/483 c.m. Buković: k.č. 201/78, 201/79, 201/81, 201/82, 201/83, 201/84, 201/85, 201/86, 201/87, 201/37, 201/38, 201/39, 201/40, 201/41, 201/53, 201/54, 201/55, 201/56, 201/57, 201/58, 201/59, 201/60, 201/61, 201/62, 201/72, 201/73, 201/74, 201/75, 201/76, 201/88, 201/89
Status	• Partially built • Built • Unbuilt
Zone Area (ha) <i>a) Total Area (ha)</i> <i>b) Building Parcel Area (ha)</i>	a) 33.45 ha b) 26.01 ha

Available for Sale (ha)	/
Built-up Area of the Zone	/
Allowed Building Coefficient	0.05-0.4, depending on the microlocation
Allowed Utilization Coefficient	0.08-0.4, depending on the microlocation
Allowed Building Height (m)	Up to 10 metres
Land Price (EUR/m ²)	Not specified
Ownership structure a) Municipality/City – ha (%) b) Republic of Croatia – ha (%) c) Private – ha (%) d) Other – ha (%)	a) 2.54 ha (7,6 %) b) 25.54 ha (76.35 %) c) 4.98 ha (14.8 %) d) 0,40 ha (1,19%)
Spatial Plan <i>Gazette No. / Not specified / In progress</i>	Urban Spatial Plan of the City of Benkovac (Official Gazette of Zadar County No. 1/2003, Official Gazette of the City of Benkovac No. 2/2008, 4/2012, 2/2013, 5/2013, 6/2013, 2/2016, 4/2017, 5/2017, 7/2019, 8/19-pročišćeni tekst, 1/20-ispravak greške, 8/20, 10/20-pročišćeni tekst i 12/25)
Urban Plan <i>Gazette No. / Not specified / In progress</i>	Not prescribed
Detailed plan <i>Gazette No. / Not specified / In progress</i>	Detailed Spatial Plan of the Business-Industrial Zone BENKOVAČKO SELO (Official Gazette of the City of Benkovac, No. 7/2007, 5/2013, 1/2020, 3/2020)
Method of Land Acquisition	• Purchase • Right to Build (Land Lease) • Rent • Not specified
Municipal Contribution	• Amount: 10,50 EUR/m³
Municipal Fee	• Amount – The fee is calculated by multiplying the net usable floor area, the unit value of the communal contribution, the zone coefficient and the purpose coefficient (e.g. for energy production activities, the communal

	contribution for business premises amounts to EUR 4 per m² per year, while for construction land used for carrying out business activities it amounts to EUR 0.40 per m² per year). Possibility of exemption from payment: Investors may benefit from incentives in the form of a partial or full exemption from the payment of the communal contribution for properties located in business zones where they employ a minimum of 10 employees. For every additional 10 employees, an additional one-year exemption is granted, up to a maximum total period of 5 years, which does not have to be consecutive – <i>Decision on the Communal Contribution</i> (Official Gazette of the City of Zadar, No. 6/2018, 1/2020).
Planned Activities (<i>Production, Craftsmanship, Commercial, Hospitality, Services, Research Centers, Technological Parks, Tourism T1, T2, T3</i>)	The area of the business-industrial zone is designated for business facilities of production type or smaller craft-type facilities (with an emphasis on traditional production). In addition to these facilities, others such as service providers, retail, and various communal amenities can also be implemented.
Existing Activities in the Zone	/
Existing Companies in the Zone	OLIMP D.O.O., CESTE ZADARSKE ŽUPANIJE D.O.O., KAMEN BENKOVAC D.O.O.
Number of Entrepreneurs in the Zone	/
Number of Employees in the Zone	/
Municipal Infrastructure of the Area	• Water supply • Sewerage • Electric power • Gas • Telecommunications
Transportation Connectivity	• Road transport • Railway transport • Maritime transport

Category of Road Connections	• State road • County road • Local road • Unclassified road
Strategic Location (Descriptive, transportation connectivity, distance to the nearest urban centre, and key strategic points)	The zone has an exit onto the state road D27 (Benkovac – Obrovac – Gračac)
Photograph(s)	<u>NO</u>
Video	<u>NO</u>
Copy of available documentation (building permit, etc.) - attached	<u>NO</u>