

ZADAR COUNTY ZONE IDENTIFICATION CARD

ZONE NAME	BUSINESS ZONE GRAČAC
City/Municipality	Municipality of Gračac
Contact	Sandra Kukić Telephone: 023/773 007 E-mail: sandra.kukic@gracac.hr Address: Park sv. Jurja 1, 23 440 Gračac
Cadastral Municipality	Štikada
Cadastral Parcel Number	5401, 5402, 5403, 5445/2, 5398, 5507, 5513/7, 5509, 5510, 5516, 5511, 5507, 5508, 5517/2, 5516, 5538/1, etc., all within the cadastral municipality Štikada
Status	• Partially built • Built • Unbuilt
Zone Area (ha) <i>a) Total Area (ha)</i> <i>b) Building Parcel Area (ha)</i>	a) 18.54 ha b) Min. 1000 m ²
Available for Sale (ha)	It is exclusively envisaged to offer long-term lease of building parcels and facilities. Available for land lease in total of 14.44 hectares. Available for lease are 7 legalized economic facilities, of which 6 facilities have an area of 275 m ² each, and 1 facility has an area of 490.20 m ² . For the remaining 3 facilities with an approximate area of 150 m ² each, the legalization process has not been completed; completion is planned during the year 2020. The total usable space area of the buildings available for lease is 2,590.20 m ² .
Built-up Area of the Zone	15,000.00 m ²
Allowed Building Coefficient	0.3
Allowed Utilization Coefficient	0.9
Allowed Building Height (m)	The maximum building height is Po+P(VP)+1, with a ridge height of 9.0 meters.

Land Price (EUR/m ²)	Land sale price assessment has not been conducted. Assessment of built structures for lease/rental: - Josipa Jovića 5, 23 440 Gračac – 232.94 m² - 0,79 EUR/m² - NKP 184,48 EUR/month - Josipa Jovića 10, 23 440 Gračac – 416.67 m² - 1,09 EUR/m² - NKP 453,81 EUR/month - Josipa Jovića 6, 23 440 Gračac – 232.94 m² - 1,07 EUR/m² - NKP 249,09 EUR/month - Josipa Jovića 7, 23 440 Gračac – 234.01 m² - 0,62 EUR/m² - NKP 171,54 EUR/month - Josipa Jovića 8, 23 440 Gračac – 232.94 m² - 0,90 EUR/m² - NKP 209,88 EUR/month
Ownership structure a) Municipality/City – ha (%) b) Republic of Croatia – ha (%) c) Private – ha (%) d) Other – ha (%)	a) Municipality of Gračac – 14.44 ha (77.88%) b) Republic of Croatia – 3.8 ha (railroad) (20.49%) c) Private – 0.3 ha (resolution of property-legal relationships) (1.6%) d) Other – 0 ha (0%)
Spatial Plan <i>Gazette No. / Not specified / In progress</i>	PPUO Gračac (Official Gazette of Zadar County No. 13/07) Graphic representation on map L-50
Urban Plan <i>Gazette No. / Not specified / In progress</i>	Not prescribed
Detailed plan <i>Gazette No. / Not specified / In progress</i>	Being drafted
Method of Land Acquisition	- Purchase - Right to Build (Land Lease) Rent
Municipal Contribution	- Amount – 0,40 EUR/m³ - Discount – 0.00 EUR - Option for instalment payment: YES
Municipal Fee	- Amount: 0,53 EUR/m²/month - Discount: 0.00 EUR - Exemption from payment: None
Water Contribution	1,05 EUR/m ³

Water Management Fee	0.04 EUR/m ³ /month
Planned Activities (<i>Production, Craftsmanship, Commercial, Hospitality, Services, Research Centers, Technological Parks, Tourism T1, T2, T3</i>)	Production purpose
Existing Activities in the Zone	None
Existing Companies in the Zone	None
Number of Entrepreneurs in the Zone	0
Number of Employees in the Zone	0
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)	To the Business Zone Gračac, there are two access roads built in a roundabout, which connect the zone with the state road D50. The state road D50 connects with the state roads D1 and D27 at a distance of 1.5 km, leading to Gospić-50 km, Zadar-75 km, Zagreb-250 km, and Split-190 km. The shortest distance to the zone via an unclassified road from D50 is 250 m. The state road D50 is directly connected to the Zagreb-Split highway at the entrance to Sveti Rok, 25 km away, and at the entrance to Jasenice, 35 km away.

Photograph(s)

URED OVLAŠTENOG INŽENJERA GEODEZIJE

IVAN BILIĆ, dipl.ing.geod.

Gračac, Kijani 25, tel: 023/312-169

OIB: 96991542699



PODACI O NEZAKONITO IZGRAĐENOJ ZGRADI(ZGRADAMA)		GEODETSKI SNIMAK PREKLOPLJEN NA DOF5/20
Podnositelj zahtjeva:	OPĆINA GRAČAC	mjerilo 1:2000
Matični broj i ime katastarske općine	MBR 311308 / K.O. ŠTIKADA	Odgovorna osoba za obavljanje stručnih geodetskih poslova
Katastarske čestice:	5509, 5510	Ovlašteni inženjer geodezije
Ime naselja/ulica/trg/kućni broj:	GRAČAC, JOSIPA JOVIĆA 1	Ivan Bilić, dipl.ing. geod.
Koordinatni sustav/projekcija:	HTRS96/TM	Ime:
Mjesto i datum izrade:	ZADAR, VELJAČA 2014. GOD.	Ovlašteni inženjer geodezije
		Ivan Bilić, dipl.ing. geod.

Video

NO

Copy of available documentation
(building permit, etc.) - attached

YES