

No. 2551 /QĐ-UBND

*Binh Dinh, August 12, 2022*

**DECISION**

**Regarding the approval of 1/500 scale detailed plan of An Quang urban  
and tourist area, Phu Cat district**

**CHAIRMAN OF THE PROVINCIAL PEOPLE'S COMMITTEE**

*Pursuant to the Law on Local Government Organization dated June 19, 2015; the Law on amending and supplementing a number of articles of Law on Organization of Government and Law on Local Government Organization dated November 22, 2019;*

*Pursuant to the Law on Urban Planning dated June 17, 2009; the Law on amending and supplementing a number of articles of 37 Laws related to construction planning dated November 20, 2018;*

*Pursuant to Decree No.37/2010/ND-CP dated April 7, 2010 of the Government on formulation, appraisal, approval and management of urban planning; Decree No.72/2019/ND-CP dated August 30, 2019 of the Government on amending and supplementing a number of articles of Decree No. 37/2010/ND-CP dated April 7, 2010 on formulation, appraisal, approval and management of urban planning;*

*Pursuant to Circular No.12/2016/TT-BXD dated June 29, 2016 of the Ministry of Construction stipulating dossiers of tasks and projects of regional construction planning, urban planning and special function area construction planning;*

*Pursuant to Decision No.25/2019/QĐ-UBND dated June 27, 2019 of the Provincial People's Committee regarding regulations on formulation, appraisal, approval, management and implementation of urban planning and construction planning in the province; Decision No.35/2020/QĐUBND dated June 15, 2020 of the Provincial People's Committee on amending and supplementing a number of articles of the Regulations issued together with Decision No. 25/2019/QĐ-UBND dated June 27, 2019 of the Provincial People's Committee;*

*Pursuant to the Decision No. 3723/QĐ-UBND dated October 14, 2019 of the Provincial People's Committee on the approval of the master plan project of 1/5000 scale for the southern area of De Gi lagoon, Phu Cat district until 2035;*

*Pursuant to Conclusion No.125-KL/TU dated July 13, 2022 of the Standing Board of the Provincial Party Committee; Document No. 4030/UBND-KT dated July 16, 2022 of the Provincial People's Committee on the 1/500 scale detailed plan of An Quang urban and tourist area, Phu Cat district;*

*At the request of the Department of Construction in Report No. 207/TTr-SXD dated August 9, 2022.*

**DECIDES:**

**Article 1.** Approving the detailed planning Project with the following main contents:

**1. Project name:** The 1/500 scale detailed plan of An Quang urban and tourist area, Phu Cat district.

**2. Boundaries and construction planning scale:** The planned area in Cat Khanh commune, Phu Cat district has the following boundaries:

- The North borders: An Quang Resettlement Area;
- The South borders: The planned road is 16m wide;
- The East borders: The Eastern Sea;
- The West borders: Current residential area.

The planned land area: 892,049 m<sup>2</sup>.

**3. Planning properties and objectives:**

- To concretize the approved general planning project of 1/5000 scale for the southern area of De Gi lagoon, Phu Cat district by 2035; to construct an urban, tourism, service and square area with a synchronous system of technical and social infrastructure to serve the urban area and surrounding areas.

- To serve as a basis for planning management, construction and investment in accordance with the plans.

**4. Structure of land use:** Including 2 sub-areas.

**4.1. Urban sub-area:** An area of about 48.5 ha, located on the western part of the National coastal road.

**a) Land use balance table:**

<b>No.</b>	<b>Functions</b>	<b>Area (m<sup>2</sup>)</b>	<b>Ratio (%)</b>
<b>1</b>	<b>Land for housing construction</b>	<b>214,540.64</b>	<b>44.23</b>
	Land for constructing terraced houses (1,055 houses)	114,804.70	
	Land for constructing villas (308 villas)	71,279.50	
	Land for constructing terraced houses combined with trade and service (10 houses)	13,348.70	
	Land for constructing apartment houses combined with trade and service	15,107.74	
<b>2</b>	<b>Land for constructing social infrastructure works</b>	<b>6,732.92</b>	<b>1.39</b>
	Land for constructing medical facilities	519,86	
	Land for constructing community facilities	1,086.04	
	Land for constructing cultural and sports facilities	5,127.02	
<b>3</b>	<b>Land for constructing educational institutions</b>	<b>14,584.53</b>	<b>3.01</b>
	Preschool	4,749.03	
	Primary school	5,135.50	
	Junior high school	4,700.00	

<b>4</b>	<b>Green land</b>	<b>41,885.03</b>	<b>8.63</b>
<b>5</b>	<b>Land for transport - technical infrastructure</b>	<b>207,336.88</b>	<b>42.74</b>
	Parking space	18,526.00	
	Land for transport - technical infrastructure	189,895.18	
	<b>Total planned area</b>	<b>485,080.0</b>	<b>100</b>

**b) Planning and architectural criteria:**

- Population size: The urban population is approximately 7,700 people.

- Land for constructing terraced houses: The maximum height is 5 floors. The number of floors for each row of houses is consistent with each street block and the details go in accordance with the master plan map. Construction density goes in line with construction management regulations.

- Land for constructing villas: The maximum height is 4 floors. The number of floors for each row of houses is consistent with each street block and the details go in accordance with the master plan map. Construction density goes in line with construction management regulations.

- Land for constructing terraced houses combined with trade and service: The type of land is residential land, with the maximum height of 12 floors. The number of floors for each row of houses is consistent with each street block and the details go in accordance with the master plan map. Construction density goes in line with construction management regulations.

- Land for constructing apartment houses combined with trade and service: The type of land is residential land, including many functions: trade, services (offices, hotels...), apartments. The maximum number of floors is 30 floors. Details go in accordance with construction management regulations.

- Land for social infrastructure works: Maximum height is 3 floors. Maximum building density is 40%. Details go in accordance with construction management regulations.

**4.2. Tourist sub-area:** The location is located on the eastern part of the coastal road (adjacent to the coast) with a total area of about 40.69 hectares.

**a) Balance sheet of land use structure:**

<b>No.</b>	<b>Functions</b>	<b>Area (m<sup>2</sup>)</b>	<b>Ratio (%)</b>
<b>1</b>	<b>Land for constructing social infrastructure works</b>	<b>2,140.40</b>	<b>0.53</b>
	Land for constructing public service works	2,140.40	
<b>2</b>	<b>Land for constructing trade and service works</b>	<b>9,135.00</b>	<b>2.24</b>
<b>3</b>	<b>Land for constructing tourist service facilities with accommodation</b>	<b>163,810.30</b>	<b>40.25</b>
<b>4</b>	<b>Green land</b>	<b>86,065.00</b>	<b>21.15</b>
	Parks	17,991.60	
	Land of green trees and landscape	62,324.00	

<b>5</b>	<b>Land for transport - technical infrastructure</b>	<b>119,606.30</b>	<b>29.39</b>
	Square	40,094.20	
	Parking space	10,505.00	
	Land for transport - technical infrastructure	69,007.10	
<b>6</b>	<b>Sandbank</b>	<b>26,212.00</b>	<b>6.44</b>
	<b>Total planned area</b>	<b>406,969</b>	<b>100</b>

**b) Planning and architectural criteria:**

- Population size: The number of tourists staying at the tourist sub-area is approximately 12,600 people.

- Land for constructing tourist service facilities with accommodation: Maximum building height is 15 floors. Construction density goes in line with construction management regulations.

- Land for constructing of trade and service works: Maximum building height is 3 floors. Construction density goes in line with construction management regulations.

- Land for constructing of public service works: Maximum building height is 5 floors. Construction density goes in line with construction management regulations.

**5. Land use planning for the whole area:**

<b>No.</b>	<b>Functions</b>	<b>Area (m<sup>2</sup>)</b>	<b>Ratio (%)</b>
<b>1</b>	<b>Land for housing construction</b>	<b>214,540.64</b>	<b>24.05</b>
	Land for constructing terraced houses (1,055 houses)	114,804.70	
	Land for constructing villas (308 villas)	71,279.50	
	Land for constructing terraced houses combined with trade and service (10 houses)	13,348.70	
	Land for constructing apartment houses combined with trade and service	15,107.74	
<b>2</b>	<b>Land for constructing social infrastructure works</b>	<b>8,873.32</b>	<b>0.99</b>
	Land for constructing medical facilities	519.86	
	Land for constructing community facilities	1,086.04	
	Land for constructing cultural and sports facilities	5,127.02	
	Land for construction of public service works	2,140.40	
<b>3</b>	<b>Land for constructing educational institutions</b>	<b>14,584.53</b>	<b>1.63</b>
	Preschool	4,749.03	
	Primary school	5,135.50	
	Junior high school	4,700.00	
<b>4</b>	<b>Land for construction of trade and service works</b>	<b>9,135.00</b>	<b>1.02</b>
<b>5</b>	<b>Land for construction of tourist service facilities with accommodation</b>	<b>163,810.30</b>	<b>18.36</b>

<b>6</b>	<b>Green land</b>	<b>134,616.80</b>	<b>15.09</b>
<b>7</b>	<b>Land for transport - technical infrastructure</b>	<b>320,276.41</b>	<b>35.90</b>
	Square	40,094.20	
	Parking space	29,031.00	
	Land for transport - technical infrastructure	251,151.2	
<b>8</b>	<b>Sandbank</b>	<b>26,212.00</b>	<b>2.94</b>
	<b>TOTAL PLANNED AREA</b>	<b>892,049</b>	<b>100</b>

## **6. Technical infrastructure system planning:**

**a) Levelling:** The slope of designed levelling is from 0.1% to < 0.4%, the direction is from South to North, from West and East down the national coastal road. The highest elevation design is +4.30m, the lowest elevation design +3.40m.

**b) Surface water drainage:** The rainwater drainage system is designed to be self-flowing and separate from the wastewater drainage system; use round culvert and reinforced concrete box culvert with suitable aperture to collect rainwater and drain to the North of the planned area.

### **c) Transport:**

- External transport: The national coastal route through the planned area is 25m wide, the access road system runs along both sides (including the road surface's width of 9m, the sidewalk of 5m), with a green tree strip in the middle. The East-West road has a width of 45m.

- Urban traffic: Urban roads have a width of 14m-25m.

### **d) Water supply:**

- The power supply is connected to the water supply pipe from the expected Cat Khanh water plant. The water supply system runs along the 45m coastal road in line with the general plan. In the upcoming stage, the existing rural clean water supply will be used. Total demand for domestic water is about 2,245 m<sup>3</sup>/day.

- The water supply system for fire fighting goes with the water supply system. Fire hydrants are arranged with the standard distance, ensuring fire protection for the planned area. High-rise buildings have their own fire fighting systems.

### **dd) Power supply and contact information:**

- Medium and low voltage power supply systems and communication systems are arranged underground in the technical trench system to ensure aesthetics and safety in operation.

- The power supply is connected from the current 22kV power grid along the National coastal road in the south of the planned area. Total electricity demand is about 15,086 kVA.

### **e) Environmental sanitation:**

- Wastewater drainage: The wastewater drainage system is separate from the surface water drainage system; wastewater is collected and transported to the treatment center in the west of the planned area. Total wastewater flow is about 1,523 m<sup>3</sup>/day.

- Solid waste management: Solid waste is collected and treated in accordance with regulations.

**7. Construction management regulations:** The details are enclosed with the detailed planning project.

**Article 2. Implementation organization**

1. This Decision serves as a basis for planning management and construction investment management in accordance with the State's current regulations.

2. The Department of Construction is responsible for coordinating with Phu Cat District People's Committee and relevant agencies to organize the announcement and publicization of the approved planning project and bring the boundary markers to the field, sending the planning documents to the Department of Natural Resources and Environment, the Department of Planning and Investment, Phu Cat District People's Committee and relevant agencies for storage, management, and implementation of the plan according to regulations.

3. Phu Cat District People's Committee is assigned to strengthen land management and construction order management in the area, prevent and strictly handle violations of land and construction in planned areas.

4. Relevant departments and agencies and Phu Cat District People's Committee are assigned to take responsibilities for coordination, inspection, supervision and implementation of the plan based on their functions and tasks and in accordance with current regulations of the State.

**Article 3.** Chief of Office of Provincial People's Committee, Directors of Departments of Construction, Natural Resources and Environment, Finance, Planning and Investment, Transport, Chairman of Phu Cat District People's Committee and heads of departments and agencies be responsible for the implementation of this Decision from the date of signing.

***Recipients:***

- As in Article 3;;
- Deputies: N.T.Thanh, N.T.C.Hoàng;
- For archives, K1, K14.

**FOR THE CHAIRMAN  
THE DEPUTY**

**Nguyen Tu Cong Hoang**