



NEIGHBORHOOD URBANIZATION OF

CHAMANE

**I'BANE BAY
PROJECT**

THE NEW PART OF THE
CITY OF INHAMBANE

PARTIAL PLAN FOR CHAMANE URBANIZATION

PROMOTORS:



Realstate Project for l'bane Bay

LOCATION:



Parcel 272, Chamane neighborhood, Municipality of the Inhambane City
Inhambane Province, Mozambique

TECHNICAL ASSISTANCE:



Arquitetura, Engenharia e Finanças, Lda.

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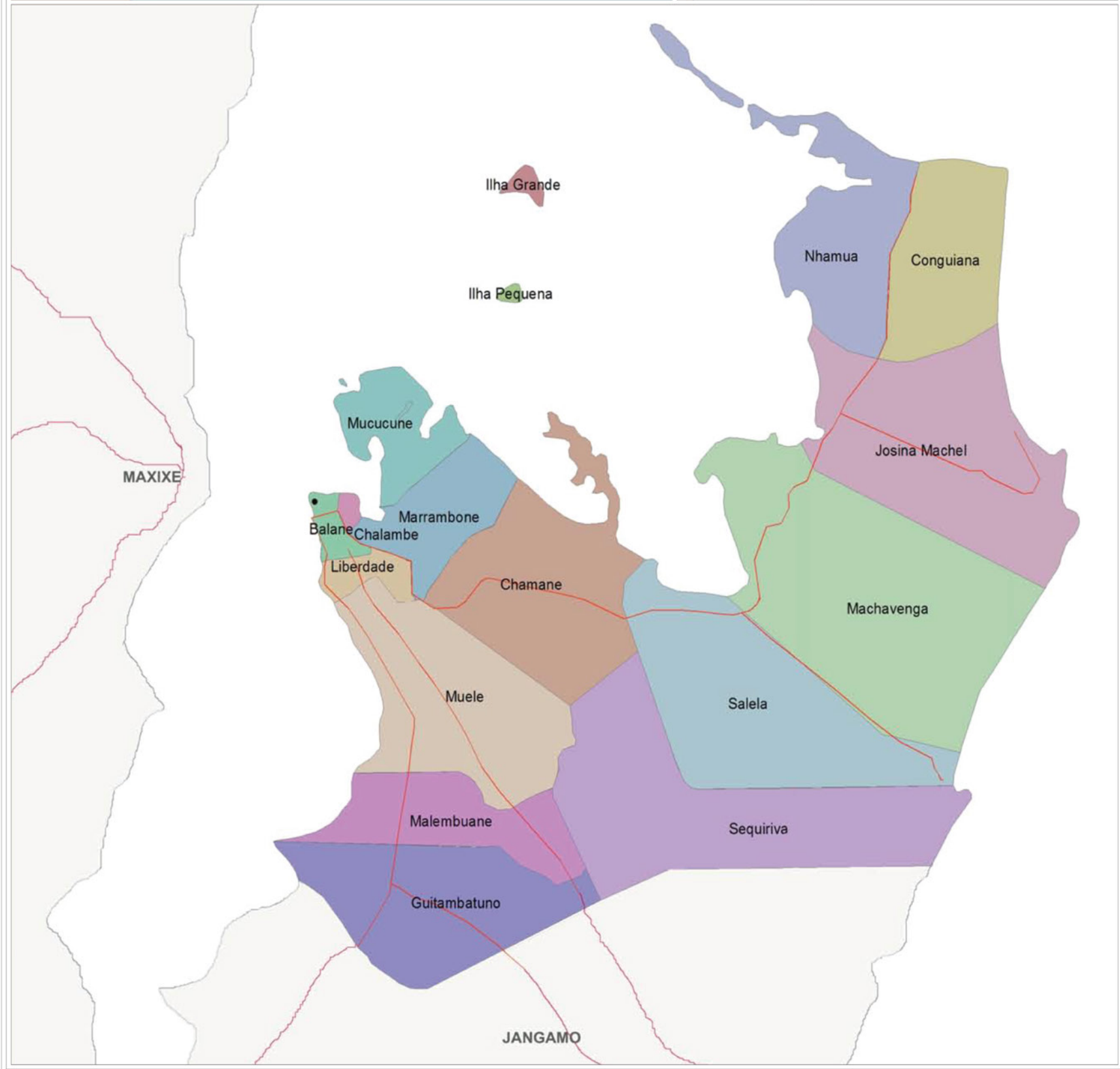
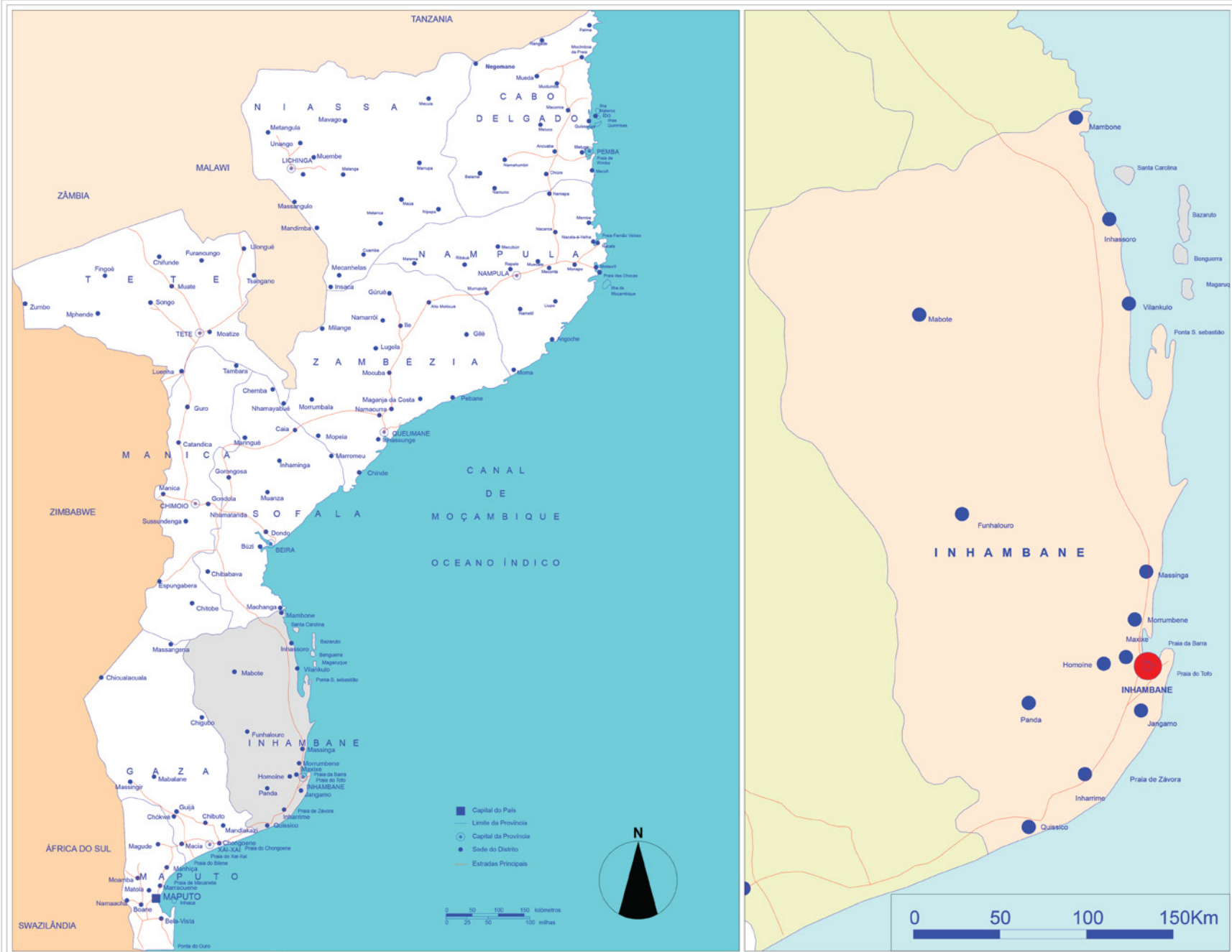
Hélder Maquico, Arq^{to}.

Vidal Soáres (Des.)

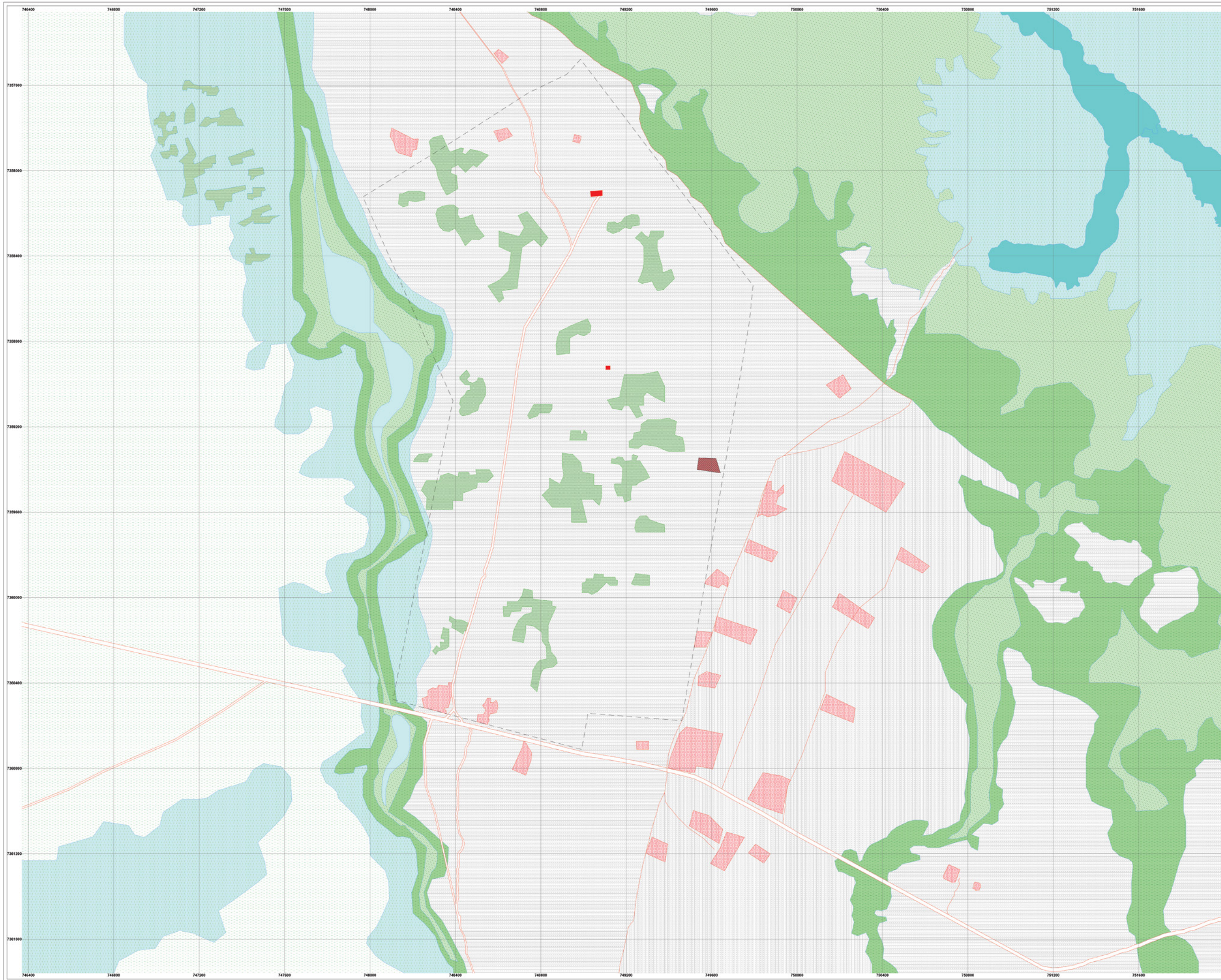
Nélio Matsinhe (Des.)

November 2016





Bairro de Chamane - Município da Cidade de Inhambane PLANO PARCIAL DE URBANIZAÇÃO DE CHAMANE Projecto Imobiliário I Bane Bay Parcela Nº 272, Bairro de Chamane - Prédio Nº 7628A Fís 52/Livro B/16 (PPUC - I Bane Bay)	
ENQUADRAMENTO	A01
 MUNICÍPIO DA CIDADE DE INHAMBANE	
 PROMOTORES: Projecto Imobiliário I Bane Bay	
 CONSULTORES: Oaldio Tarmamad, Arq. Helder Maquico, Arq. Vidal Soares (Des.) Nélio Matsinhe (Des.)	
Data: Agosto 2016	



LEGENDA

- Limites da Área de Intervenção
- Rede Viária Principal - EN 242
Ligação Cidade de Inhambane as Praias de Tofo, Barra e outras.
- Rede Viária Secundária
Via de distribuição local "picada em terra batida", de acesso automóvel - secção de via média 4-5m
- Rede Viária Terciária
Vias de acesso e distribuição local de característica pedonal com secção de via média 0,8 - 1,2m
- Habitação Ismail "Hita" Ossemane
- Edificações em ruínas
- Curvas de Nível (equidistância 1m)
- Oceano Índico - Baía de Inhambane
Área de Domínio Hídrico Lacustre - presença frequente de água
- Área Inundável - "Baixa Chamane"
Área de Domínio Hídrico Lacustre - presença de frequências periódica de água
- Vegetação Costeira (Mangal)
Área de transição terrestre e marinho com inundação em período de Maré Baixa
- Vegetação Costeira (Mangal)
Área de transição terrestre e marinho com inundação em período de Maré Alta
- Vegetação Arbustiva e Rasteira (Matagal)
Zona de encosta com presença de vegetação arbustiva, gramináceas (capim) e rasteira
- Áreas de Expansão Urbana
Área em processo de expansão e ocupação urbana crescente do Bairro Chamane, Cidade de Inhambane
- Área Urbanizada
Área já consolidada com em processos de ocupação efectiva urbana do Bairro Chamane.
- Edificações
Primeiras ocupações em formato de edificado - maior presença de habitações unifamiliares
- Cemitério
Cemitério usado pela pequena comunidade pesqueira que outrora fez a ocupação das redondezas
- Focos de Cultivo Agrícola
Pontos de produção agrícola de carácter subsistência familiar
- Palmar

Escala 1:2000 (Folha A1)

Bairro de Chamane - Município da Cidade de Inhambane
PLANO PARCIAL DE URBANIZAÇÃO DE CHAMANE
Projecto Imobiliário I'Bane Bay
Parcela Nº 272, Bairro de Chamane - Pólo Nº 7029A, Fls 52/Livro B/18
(PPUC - I'Bane Bay)

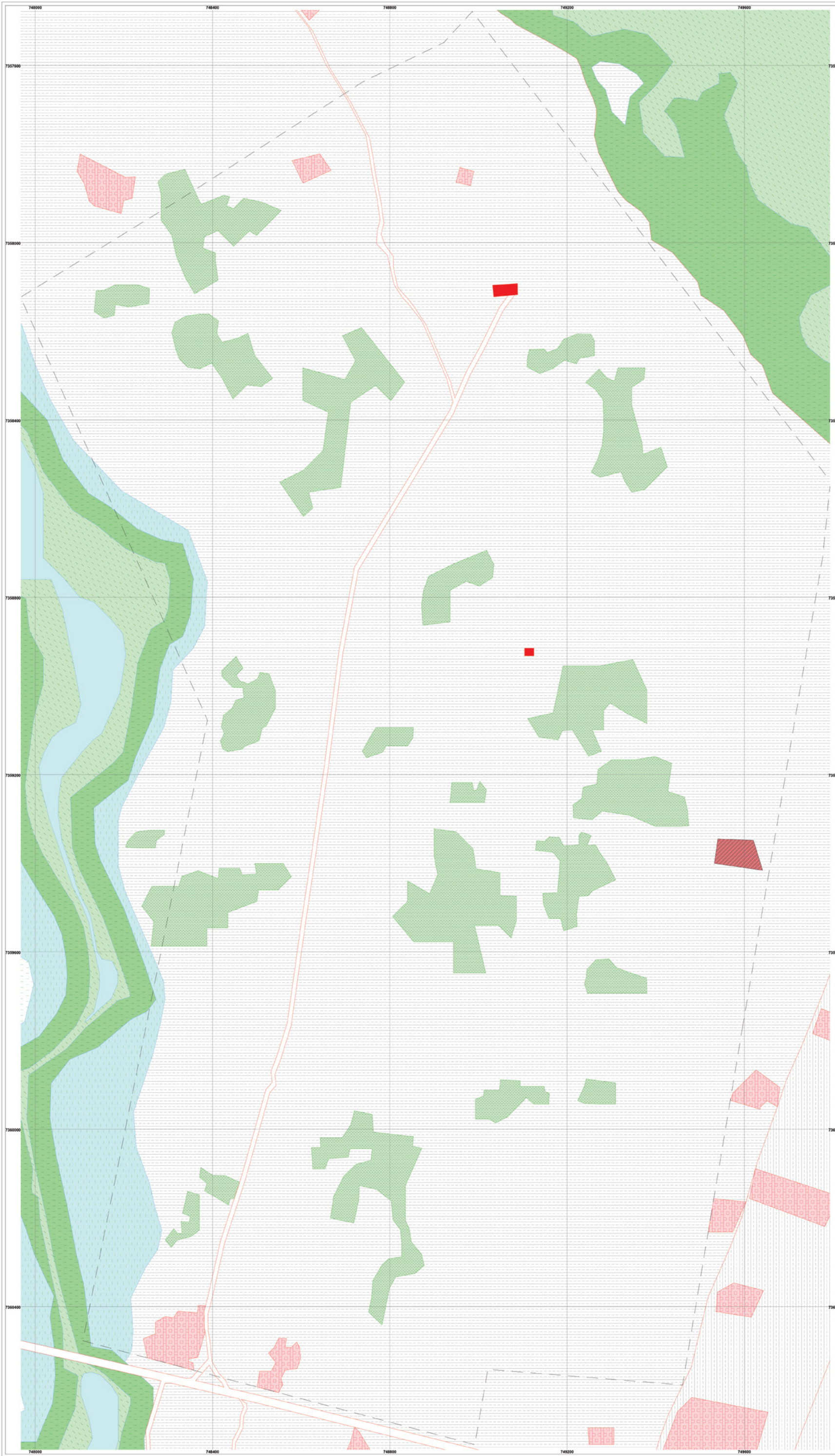
PLANTA DA SITUAÇÃO ACTUAL

MUNICÍPIO DA CIDADE DE INHAMBANE

PROMOTORES:
Projecto Imobiliário I'Bane Bay

CONSULTORES:
Oaido Tarmamad, Arq.
Helder Maquico, Arq.
Vidal Soares (Des.)
Nélito Matanhe (Des.)

Data:
Agosto 2016



LEGENDA

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Rede Viária Principal - EN 242

Ligação Cidade de Inhambane as Praias de Tofo, Barra e outras.

Rede Viária Secundária

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Via de acesso e distribuição local de característica pedonal com secção de via média 0,8 - 1,2m

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Focos de Cultivo Agrícola

Pontos de produção agrícola de carácter subsistência familiar

Palmar

N

Escala 1:2000 (Folha A1)

20

50

100m

Bairro de Chamane - Município da Cidade de Inhambane

PLANO PARCIAL DE URBANIZAÇÃO DE CHAMANE

Projecto Imobiliário I' Bane Bay

Parcela Nº 272, Bairro de Chamane - Prédio Nº 7629A Fis 52/Livro B/18 (PPUC - I' Bane Bay)

PLANTA DE USO DE SOLO (ACTUAL)

A03

MUNICÍPIO DA CIDADE DE INHAMBANE

PROMOTORES:
Projecto Imobiliário I' Bane Bay

CONSULTORES:
Oaldo Tarmamad, Arq.
Hélder Maquico, Arq.
Vidal Soares (Des.)
Nélio Matosinho (Des.)

Data:
Agosto 2016

**PARTIAL PLAN OF URBANIZATION OF CHAMANE (PPU CHAMANE)
REPORT ON THE FOUNDATION OF OPTIONS TAKEN**

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1. INTRODUCTION

Data referring to urban processes in the cities of Mozambique and their respective procedures for the conception, design and management show that urban settlements are less studied and disseminated. Only thirty years after national independence, the country made relevant Legislations to sustain activities such as Planning and land use Planning. In regards to the increasing and unruly growth of urban human settlements, it is urgent to set up public decision-makers, scholars and land-use planning experts with appropriate tools and information.

From the identification of the local reality approached from different perspectives and from the point of view of the promoters of the project, the objective is to direct the growth of the city of Inhambane to the points of tourist interest (beach) among which is located the Chamane neighbourhood. However, also under an organizational approach regarding to economic, housing, mixed services activities, operationalized efficiently, self-sufficient and environmental viable.

In this perspective, l’Bane Bay - Real Estate Project with the technical assistance of ONAY - Architectura, Engenharia e Finanças, Lda triggered the process of elaboration of the Chamane Partial Plan of Urbanization - Real Estate Project l’Bane Bay, a process framed in public private initiatives to be carried out at the Parcel No. 272, Chamane Neighbourhood, building registration No.7629_Fls 52 / BookB / 18, in the City of Inhambane.

As defined in the terms of reference, the creation of a new urban center in the city was established as a fundamental objective of the plan, with determinant factors for its final determination the determining of spaces for the provision of equipment and services , Especially for those related to its purpose from a touristic point of view, conferring on Chamane an urban characteristic that its location attributes to it and also preserving and enhancing the surrounding environment in a dynamic and comprehensive perspective.

The objective of this (Partial) Urbanization Plan for the Chamane Neighborhood is to provide indications for the rational use of the urban land and its articulation with the provision of urban infra- structures, social facilities and social equipment, it is elaborated on the basis of the terms of reference produced for that purpose, in conjunction with the principles laid down by the legislation in force.

Furthermore, in accordance with the legislation applicable to territorial management instruments, the basic documents of the plan are accompanied by a report with the rationale of the options taken in its preparation. This document therefore responds to this requirement.

2. LEGAL FRAMEWORK OF THE PLAN

The elaboration of the Chamane Plan of Partial Urbanization is governed by the provisions of the Law of

Land Use Planning (LOT) 19/2007, of July 18 and by the Regulation of the same Law, based also on the Law of Land No 19/1997 and in the Environment Law No 20/1997.

3. BRIEF REFERENCE TO THE PROCESS OF ELABORATION OF THE PLAN

For a better understanding of the Plan now presented, it is important to briefly refer to the methodology followed in the process of its elaboration, as well as the aspects related to the collection of information and the articulation established with other entities, directly or indirectly involved.

3.1 Main Stages

The initial phase of the planning process consisted in the collection, analysis and treatment of information, in a systematic way, in order to identify the reality of the Chamane neighborhood, not only in the perspective of its characterization, but as well as in the detection of trends and the identified margins of progress.

Based on the treatment of statistical information and the results of the dialogue with the promoters of the project, upon defining the area subject to the Urbanization Plan, topographic conditions and environmental components were assessed, natural resources and physic-environmental characteristics and the needs of local accesses for social equipment and infrastructure were also identified, as well as the improvements to be made to the structure of the existing road network.

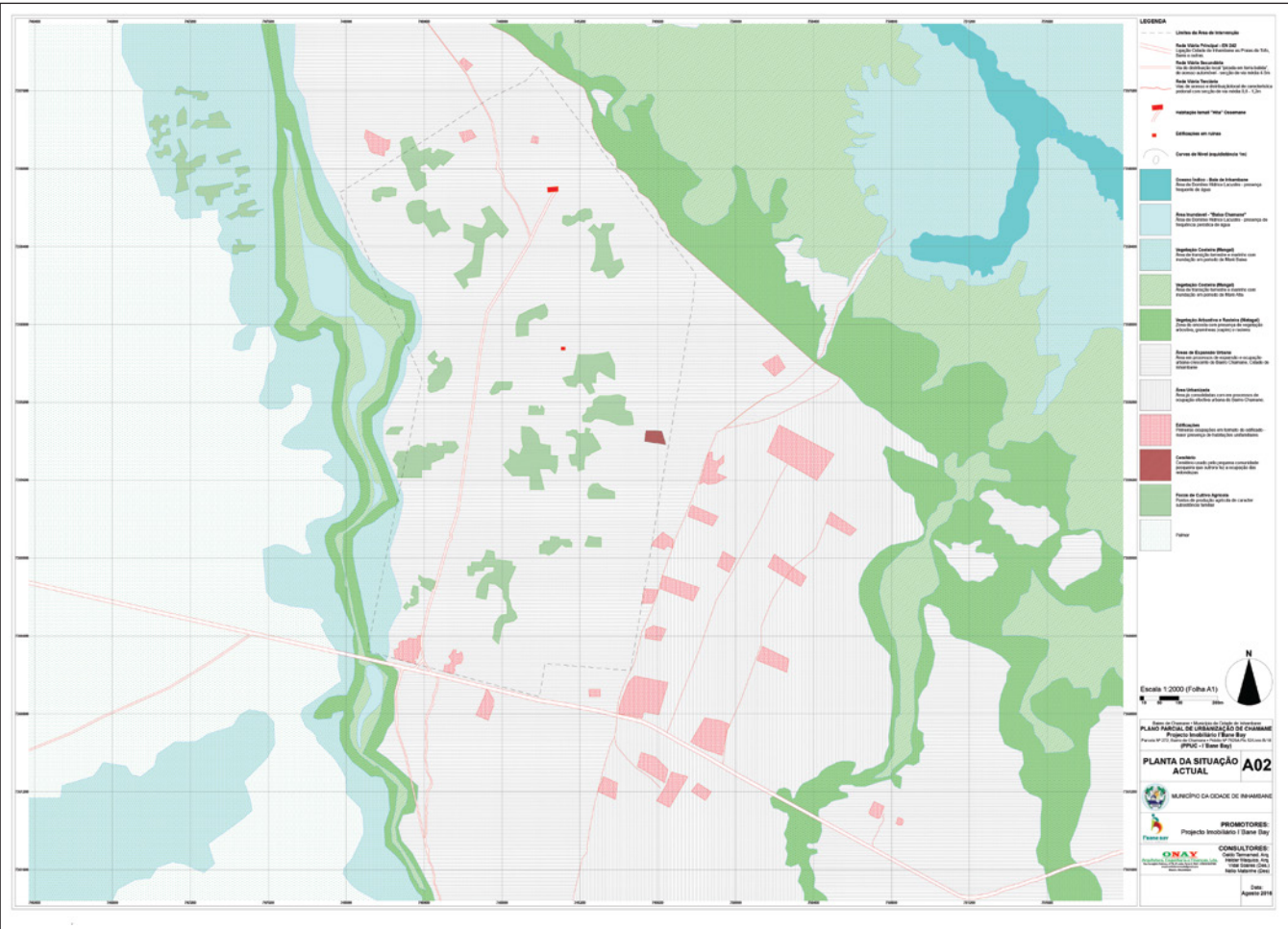
During the meetings between the promoters of the initiative and the technical staff in the preparation of the plan, the following prerequisites were considered for a good development of the l’Bane Bay Real Estate Project in the Chamane Neighborhood:

- a) The use of the potential that the location of the parcel that will host the project offers, together with EN242;
- b) The possibility of implementing tourist development infrastructures since one of the boundaries of the parcel is located near Inhambane Bay, reserving space for this function;
- c) The priority in the provision of spaces for the functions inherent in the activities of commerce and provision of services;
- d) The definition of areas for public utility equipment, particularly for educational, sanitary and sports facilities in the space reserved for the municipality;
- e) The location and rational subdivision of areas allocated to residential function;
- f) The selection of areas to be included in the Local Historical Heritage, especially the residence of "Ismail Ossemame -Hita";
- g) The definition of the spaces for the provision of green areas.

3.2 Main sources of information

The information sources are divided in two main groups as follows:

- Cartographic information;
- Direct collection of information, although direct and systematic surveys have not been carried out with the public, as the part where the development is expected is a private property.



Planta da situação actual

3.3 Strategies guiding the planning process

In addition to the fundamental objectives, the report describes the reasons for the options taken to achieve these objectives, which are as follows:

- Analysis of the current situation;
- Selection of areas by function, with emphasis on total and partial protection zones;
- Definition and structuring of plots in housing areas;
- Definition of accessibility and mobility of populations;
- Perspective of the appropriations of equipment and infrastructures;
- Inter-institutional Coordination;
- Optimization of local resources.

4. SCENARIO FOR THE DEVELOPMENT OF THE TERRITORIAL STRUCTURE

The spatial structuring of the Chamane neighborhood, Parcel no 272, in terms of the differentiation of uses, functions and landscape forms, is simultaneously an effect and defining element of its characteristics and evolutionary trends, as they were approached in a more or less piecemeal manner in the analysis phase of the current situation.

In the analysis of the dominant uses of the soil, the coincidence between the areas with the best characteristics for agriculture (which is, as is well known, among the rural activities, the one with the greatest capacity for population fixations) , But in this case a family subsistence type, developed by a small fishing community resident there with the permission of the owners of the parcel.

The demand for urban land for the construction of own housing and for investment in commercial and service providence makes Chamane one of the desirable destinations in the response to the rapid growth of the city. This means that the recent trends in the evolution of the territory of the city of Inhambane have taken place towards the tourist destinations of the region.

The privileged access to the site contributed to the fact that one of the main objectives formulated in the preparation of the proposal for the Chamane Partial Plan of Urbanization – The Real Estate Project l'Bane Bay, was the structuring of the parcel, converting it into a center with a mixed type of commerce, services and housing of excellence and a point of reference for the population resident nearby.

The scope of this intention is based on the organization and articulation of a clear road structure, urban equipment and greens, structuring and aggregating axes of all other occupations, mainly residential and municipal reserve, Institution responsible for space management.

The approach taken from the results of the debate process for the generation of alternative development of the parcel, considered that the plan determined its structuring axes, through which it develops and is organized. For these structuring axes the PPU establishes objectives, its insertion and spatial development, as well as the intervention strategies.

Taking into account the context and decisive structuring, axes have been defined for the growth and organization of the site, highlighting the precarious communication routes, unpaved road type, around which the development is generated, the structure of accessibility and mobility to be projected due to the need to prevent its growth as well as the subdivision of the residential area.

The sustainable planning of the accessibility system as well as the definition of the central places will help to define the location and adequacy of public infrastructure to be provided in the areas designed to the management of the municipality (Municipal Reserve).

The parcel is located in the Chamane neihbourhood, City of Inhambane and has an area of 100 hectares (ha). Considering the foreseeable rapid urbanization process for the area, the PPU as a whole integrates the following space organizations:

- Residential area with 400 plots intended for Single Family Housing in lots of 20x30m;
- Residential area with 34 plots intended for Multi-Family Housing in lots of 30x40m;
- Mixed Area with 56 plots intended for Housing, Trade / Services in lots of 20x30m;
- Mixed Area with 56 plots intended for Housing, Trade / Services in lots of 25x40m;
- Mixed Area with 42 plots intended for Housing, Trade / Services in Lots of 30x40m;
- Commerce and Service providing area with 71 plots in Lots of 30x40m;
- Commerce and Service providing area with 10 plots in Lots of 25x40m;
- Tourism development area with 56 plots in lots of 30x40m.

In the coastal area of Inhambane Bay, the mild and refreshing landscape is an attractive factor for the area, tourism should be another essential aspect to consider in the planning of the future, which suggests that the planning process of the local territory also includes areas for tourism.

Within the priority themes for this PPU, there is a need to ensure ecological balance in the locality. Non-build-able areas are proposed, particularly those affecting the ecological structure, such as areas of concentration of arboreal and green shrubs, courses, beds and water plans, wet and flooded areas, seafront, etc.

Based on this background this plan intends to materialize the appropriation actions for Parcel No. 272, Bairro Chamane, with infrastructures and basic equipment.

The spatial distribution of these premises, shown in cartography, shows spatial organization logic in line with the aforementioned trends. The following facts are particularly relevant:

- The need to guarantee the provision of spaces for the rapid settlement of the local territory, induced by the existence of a functional and consolidated internal road network;

- The possibility of generating alternatives for local development, guaranteeing the reserve of areas for equipment destined to economic, tourist, social, cultural and sports activities;
- Care for the environmental conditions that nature offers, especially forest potential, the landscape and the coastal ecosystem;
- The importance of the road and transport network, both from the point of view of accessibility of the parcel to the exterior of it, as well as the interconnection of all interior spaces;
- A more selective territorial model that promotes the territorial rationalization of supply in several domains, with a concentration of equipment and service networks in more restricted areas, allowing the population residing in the more peripheral areas, good mobility conditions.

5. OBJECTIVES OF THE CHAMANE PPU

According to the law on land use planning, Article 43, in conjunction with the respective Regulation, the objective of the General Urbanization Plan and / or PPU is:

- a) The materialization of the principles and parameters defined by the Urban Structure Plans, covering diverse scales and territorial domains;
- b) The demographic evolution of the population of the local authority and the corresponding models of occupation of the urban space;
- c) Reserves of space for public use;
- d) The size and the geometric scheme of the subdivision of urban land for the various uses;
- e) Areas with outstanding landscape values, or which are part of the cultural heritage and principles to be observed for the planning of adjacent areas and the conservation of those values;
- f) The urban areas to be reclassified, within the principle of respect for the existing occupation and its progressive integration into the urban fabric of infrastructure and essential urban services;
- g) The general and local road structure, including the principles of separation of traffic systems, where and when applicable;
- h) The location of railways, power lines, aqueducts, surface water, waste water and any other system or infrastructure for public use and collective interest;

- i) The specific structure and principles to be used for the gradual urbanization of the urban fabric in multi-functional activity centers and residential areas;
- j) The definition of spatial units which may or should be the subject of partial urbanization or detail plans;
- k) The quantitative and qualitative indicators and the urban parameters to be used for each of the categories of urban space.

Considering the specificities of Chamane and the recommendations of the terms of reference the intentions of this Urbanization Plan are:

- a) Provide owners and managers of urban land (municipality) with a technical and legal instrument capable of guiding and disciplining land use, through a land designation that qualifies the territory in areas geared to certain economic, social and environmental activities, respecting the natural and cultural values of the territory;
- b) Define the model of organization and growth of new urban areas to be requalified that may or should be the subject of partial urbanization or detail plans;
- c) Make a forecast of the essential urban infrastructures, equipment and services required, now and in the future, based on the forecasts made, framing commercial and tourism activity and ensuring the spatial development of adjacent areas;
- d) Ensure protection of environmentally sensitive sites and sustainable use of natural resources and propose environmental protection measures and halting urban environmental degradation;
- e) Promote means of community participation and of all development agents in the planning and management of urban land use of the parcel;

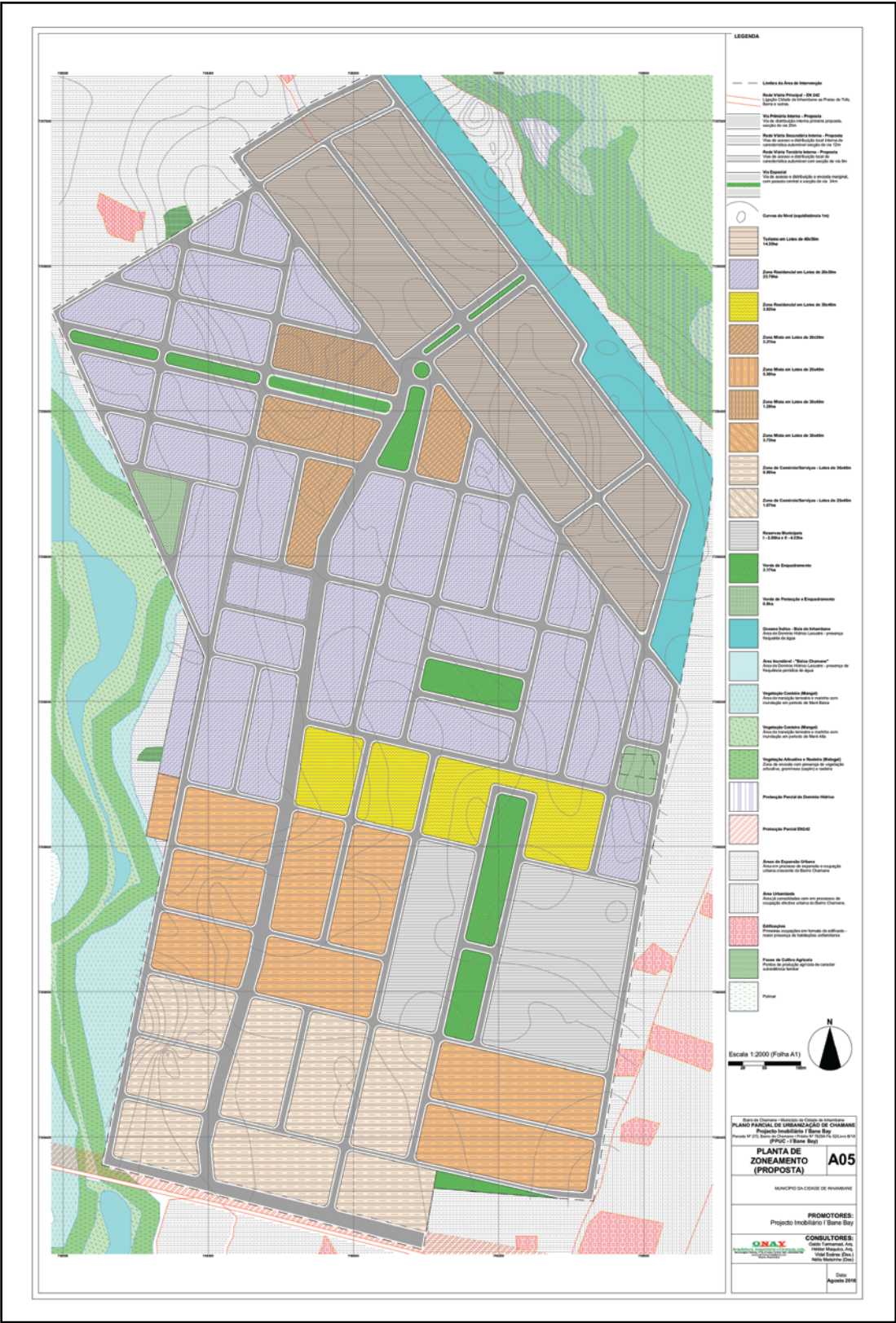
6. FUNDAMENTAL ELEMENTS FOR THE CHAMANE PPU

The basic elements of this PPU are the Regulation, the Zoning Plan with the synthesis of the physical-spatial transformations to be operated and the Conditioning plan with partial protection zones and administrative easements. The plan is complemented by the rationale of the options taken and by the Framework Plan.

6.1 Territorial Zonning

The foreseeable acceleration on the transformation of the territory, poses a challenge to the spatial planning, both in terms of the management component and in the context of sustainable physical planning.

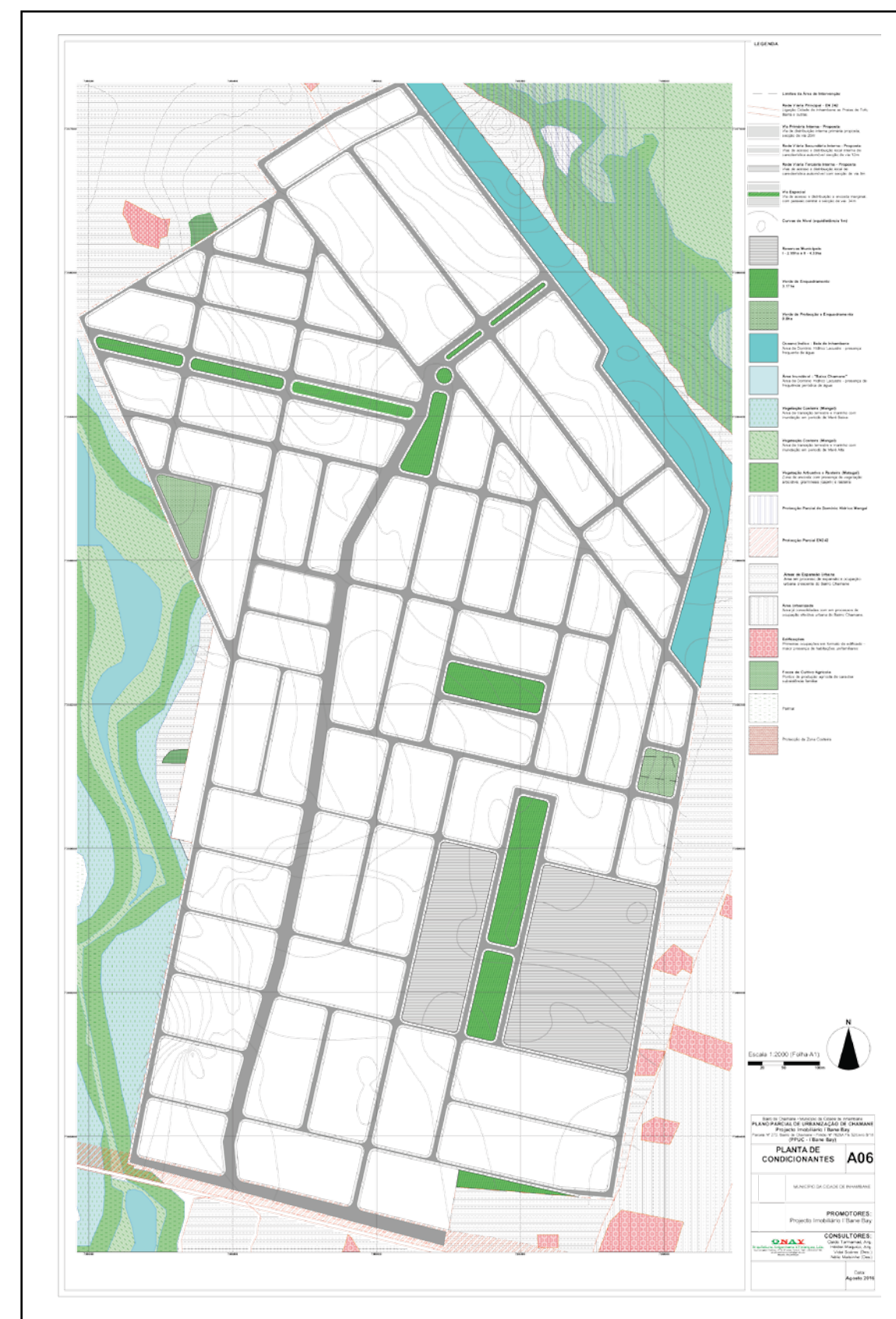
The parcel occupies, according to the cadastral perimeter, an area of 100ha.



Planta de zoneamento

In these areas, in addition to the housing that will be dominant, functionalities such as urban green, cultural and recreational activities will be considered. The PPU also defines areas for equipment of collective interest, such as spaces for primary and secondary schools, health center, public institutions, communications, etc., these are essentially to be conceived in the spaces assigned in an area of about 6ha in the Reserve Destined to the Municipality.

For tourism, the PPU establishes an area of approximately 14ha near the coast of Inhambane Bay, within the perimeter established for this purpose in the project, for the installation of services and related equipment.



Planta de Condicionantes

In the definition of PPU zoning, areas of conditioned buildings, restricted or prohibited construction are also considered. These areas are also represented in the Conditioning Plan on the same scale as the Zoning Plan.

As part of this, there are areas that constitute the ecological structure as:

- I. Green recreation and protection;
- II. wet and floodable;
- III. Swampy;
- IV. water courses and plans, and;
- V. areas of strong slope and subject to erosion

The other areas, where construction is conditioned, are the partial protection zones or restrictions of public utility, such as protection of electricity distribution networks, geodetic landmarks and, also, roadways and waterfront Coast.

The areas constituting the partial protection zones, with restrictions of public utility, contained in the Conditioning Plan, aim at the safety of citizens, the operation and expansion of infrastructures and equipment, the framing of the Cultural and Environmental Patrimony and the execution of infrastructures programmed or already in the design stage.

The PPU Zoning Plan also considers the development of the system of mobility and accessibility in the municipality, proposing the structuring road system, as well as its relation with the maritime ecological system.

6.2 Balance of areas

Assessment of the area for Chamane partial plan urbanization	
Designation	Land area (m2)
Perimeter	1.005.861
Residential Area	229.265
Area for collective utilization equipment (Municipal reserve)	63.781
Area for trade and service providing	91.814
Area for touristic activity	107.040
Mixed areas (Housing/trade/services)	88.142
Urban Green	47.082

7. URBAN PERIMETER – AREAS FOR PREDOMINANT URBAN USE

7.1 Building Areas

The entire area circumscribed by the perimeter of the plot is likely to be transformed into Urban Space. Areas for residential purposes are devoid of complete urban infrastructures and a considerable part of them is of unplanned occupation.

The PPU's objectives for Building Spaces are:

- The rigorous definition and the best scales of urban perimeters;
- The establishment of protection, environmental impact and depreciation zones in the surrounding landscape;
- The reduction of harmful actions to surrounding sensitive areas;
- The gradual satisfaction of the appropriations in equipment for the whole territorial area, incorporating the urban spaces in its programming;
- The creation of green spaces of adequate size, integrating there, preferably, low alluvial soils;
- The serious qualification of the routes in the road system, due to the emergence of articulation with the interurban tracts of district, provincial and national expression.

In Spaces meant for residences, the Parameters and Urban Indices to be observed, in the areas destined predominantly to housing, are those that are included in the Regulation of this PPU. These indices should be observed by the Detailed and Allotment Plans that will be elaborated during the Term of this Plan.

8. RULES AND URBANISTIC OPERATIONS FOR THE PPU AREAS

8.1 Residential areas proposed

The areas destined to urbanization must be subject to urban regularization, land tenure and provision of infrastructures and equipment of collective interest, to provide a better quality of life for its users.

Its development will be based on the following urban rules:

The definition of the characteristics and dimensions of the lots must take into account that single and multi-family buildings (single and mixed) will be implanted in them, which determines the need to consider a minimum size of 600 m2 for each one. The coefficient of implementation of the building must be equal to or less than 0.25, the occupancy coefficient must be a maximum of 0.5, and the waterproofing factor should have a maximum of 0.75.

The distances must be of 3 meters minimum in lots of 600 m2 and 5 meters frontal in the remaining types of lots; Lateral deviations shall be 3 meters. The base will have a maximum of 10 meters allowing an arrangement in the building of three to three and a half floors - given the proximity to the partial protection cone in relation to the position of Inhambane Airport.

The dominant functional typology should be medium density housing. These areas Should be served by equipment of collective interest and establishments for trade and services and areas to be reserved for the urban green.

The improvement operations are essentially based on the following operations:

- Urban Planning Regularization - Design of the Plan of Implantation, the Conditioning Plan and elaboration of the respective Report (Detail Plan - PP) and study of the way to carry out the planning of the already occupied areas in an unplanned manner, remaking the allotment in a process based on participation of users;
- Infrastructure allocation - opening or resizing streets and studying possibilities to access future public drinking water supplies and, where this is not possible elaborate an alternative drilling plan and the organization of an internal network. Actions for drainage of rainwater must be programmed.
- Land Regularization - The regularization of the physical structure where the unplanned areas are integrated must be accompanied by land regularization and addressing;
- Implantation of Equipment of Collective Interest;
- Urban Green Installation - In the planning of actions to be implemented, it is essential to forecast areas for leisure and recreation, as well as open spaces.

8.2 Area for equipment of common interest

New equipment is proposed as indicated in the Zoning Plan. Squares and gardens should occupy at least half an hectare. Urbanization areas previously defined include categories of equipment spaces for collective use, whether public or private, for educational, religious, sporting, cultural and recreational, tourist, social, health, security, fuel supply and civil protection.

8.3 Area designated for Ecological structure

The space allocated to the Ecological Structure consists of a set of green spaces, as far as possible continuous and interconnected, integrated into the urban space, in order to ensure the functions of the biological systems, control of water and atmospheric flows, bioclimatic comfort and the quality of urban space through the integration of green spaces and also the conditions for the use of spaces suitable for recreation and leisure of the population.

Also part of the ecological structure are the riverine zones, inland waters and maximum infiltration areas, which form part of the watercourse beds, areas threatened by floods, headwaters of water lines, areas of maximum infiltration and areas that are at risk of erosion;

The Urban Ecological Framework consists of the following systems:

- Wet System, which integrates areas corresponding to existing open-air rainwater drainage lines, underground and adjacent areas, rainwater reception basins, lakes and ponds;

- Dry System, which integrates areas with slopes higher than 30%, elements of compartmentalization of the rural landscape, areas of dry meadows of conditioned occupation and masses of representative vegetation.
- Corridors, which integrate lanes of protection to the roads as well as the tree-lined streets.

The preferential use for the systems that are part of the Ecological structure is as follows:

- In the Wet System, the preferred uses to be installed are those of large green spaces, namely gardens and urban parks. The implantation of water surfaces, both naturalized and formal, is particularly suitable here. When these areas are located in the bands adjacent to the roads, they will assume the function of landscape integration.
- In the Dry System, the preferred uses to be installed are those of medium and low use green space and integration of roads or buildings. Where agricultural holdings are in operation, they must be maintained and, where possible, progress to equivalent systems of collective use;
- In the Corridors, all uses compatible with the infrastructures linked the urban public spaces, and the wooded strips shall be maintained, establishing links between the wet and dry systems in order to ensure biological continuity.

8.4 Chanel areas for the infrastructure

The infrastructures to be implemented, marked in their plans are many.

The infrastructures for abstraction, treatment, conditioning and water supply should be the subject for planning and mapping of the potable water supply network, from the definition and mapping of the wells necessary for the local water supply and the monitoring and maintenance of the network . While this solution is not operationalized the alter-native will be the wells and holes which study was not contemplated in this PPU.

Basic sanitation infrastructures should be defined and mapped along pathways, for identification and adjustment of wastewater pipelines, rainwater, possible discharges to rivers, and monitoring its network maintenance. Electrical infrastructures should be subject to further definition and mapping.

8.5 Network areas for road networks.

The road infrastructures must receive intervention on its paving, profiling (redefining of profiles), pedonalization, rehabilitation and maintenance of the road network. The processes of paving access roads, especially those considered for distribution and collecting, should be given priority.

The local framing of the parcel, places it on the route connecting the beaches of the municipality and the city (urban center of the city).

Given the functions that each element of a road network performs, roads can be classified and structured hierarchically as follows:

- **Main Distributor Road Network**, which has the functions of crossing and access to the parcel and ensuring structuring urban connections. These features are on National Road (EN) 242 which drives the road flow to and from the Inhambane City Center also to the beaches of the region.
- **Secondary Distributor Road Network**, which includes the routes that ensure the distribution and collection of traffic from the local network to the primary network. It has this quality the road that currently connects the National road to the extreme limit of coastal border, crosses the commercial zone, mixed services and housing and ends at the Tourism area. The routes that will lead the traffic to the tourist area will also have this characteristic.
- **Secondary Network for Local Access**, which includes local access roads to the network of activities and urban functions, integrating streets with different use and shared by vehicles and pedestrians. The network Includes the whole set of structural routes of the urbanization area, the tourist area, the trade and services.

9. PROPOSAL OF THE EXECUTION PLAN

This Plan assumes that only licensed or authorized, urban operations or building works will be carried out, following the approval of a detail plan or, alternatively, a joint subdivision operation. The aim is to ensure greater fairness in the distribution of benefits and burdens inherent in the urbanization and construction process, as well as more qualified and orderly urban growth, with the necessary reserve of urban land for the construction of equipment for collective use and Public spaces, with size and quality adequate to the functions of housing, recreation and leisure.

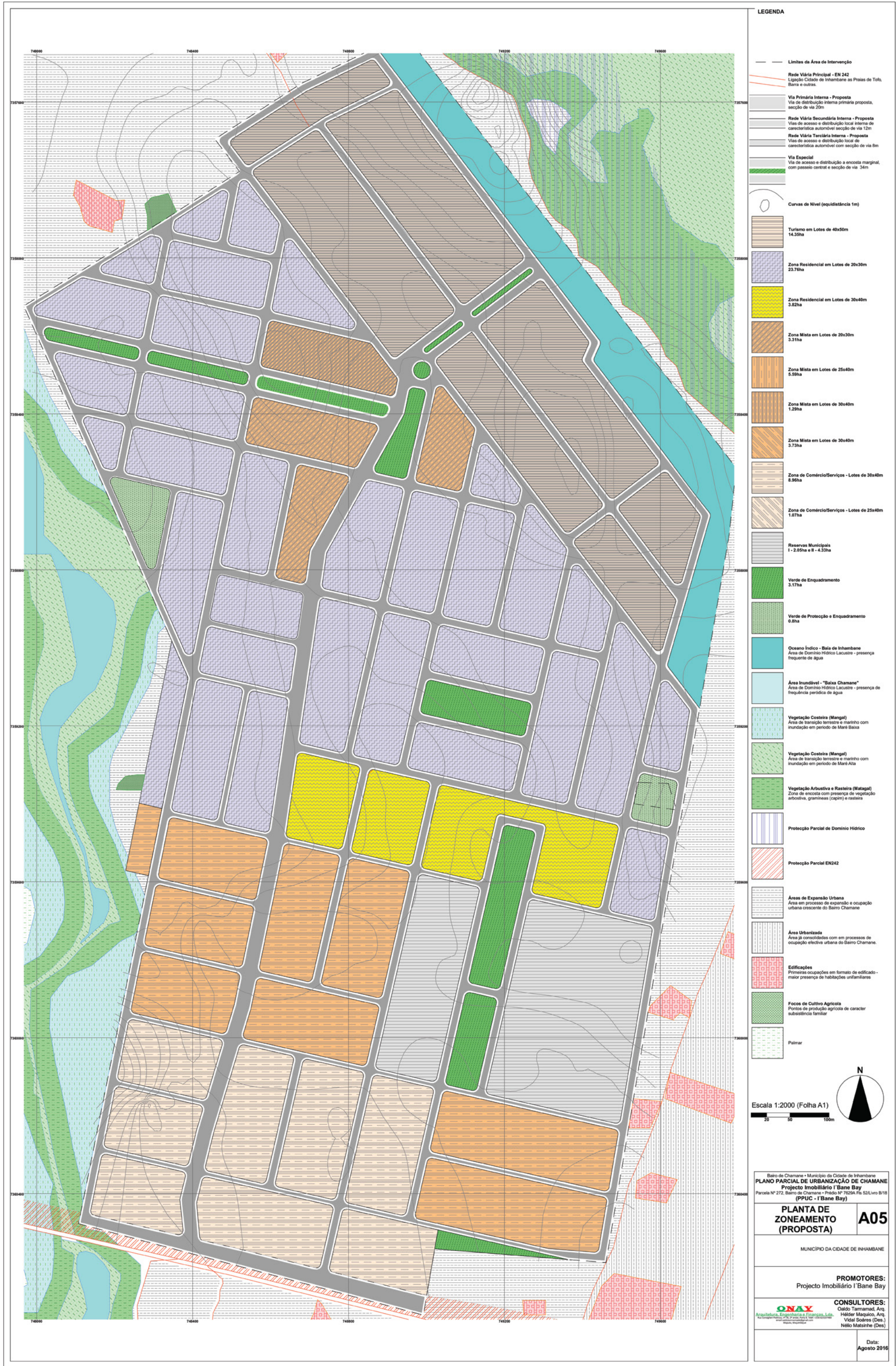
Taking into consideration the context of the necessary urban dynamics that are necessary locally, as well as the great dependence of this cycle of economic and urban growth regarding important public and private investments, to be performed, especially, in transport infrastructures . The planning effort carried out under a territorial management instrument should focus mainly on the definition of objectives, strategies and identification of intervention priorities, denominated strategic projects.

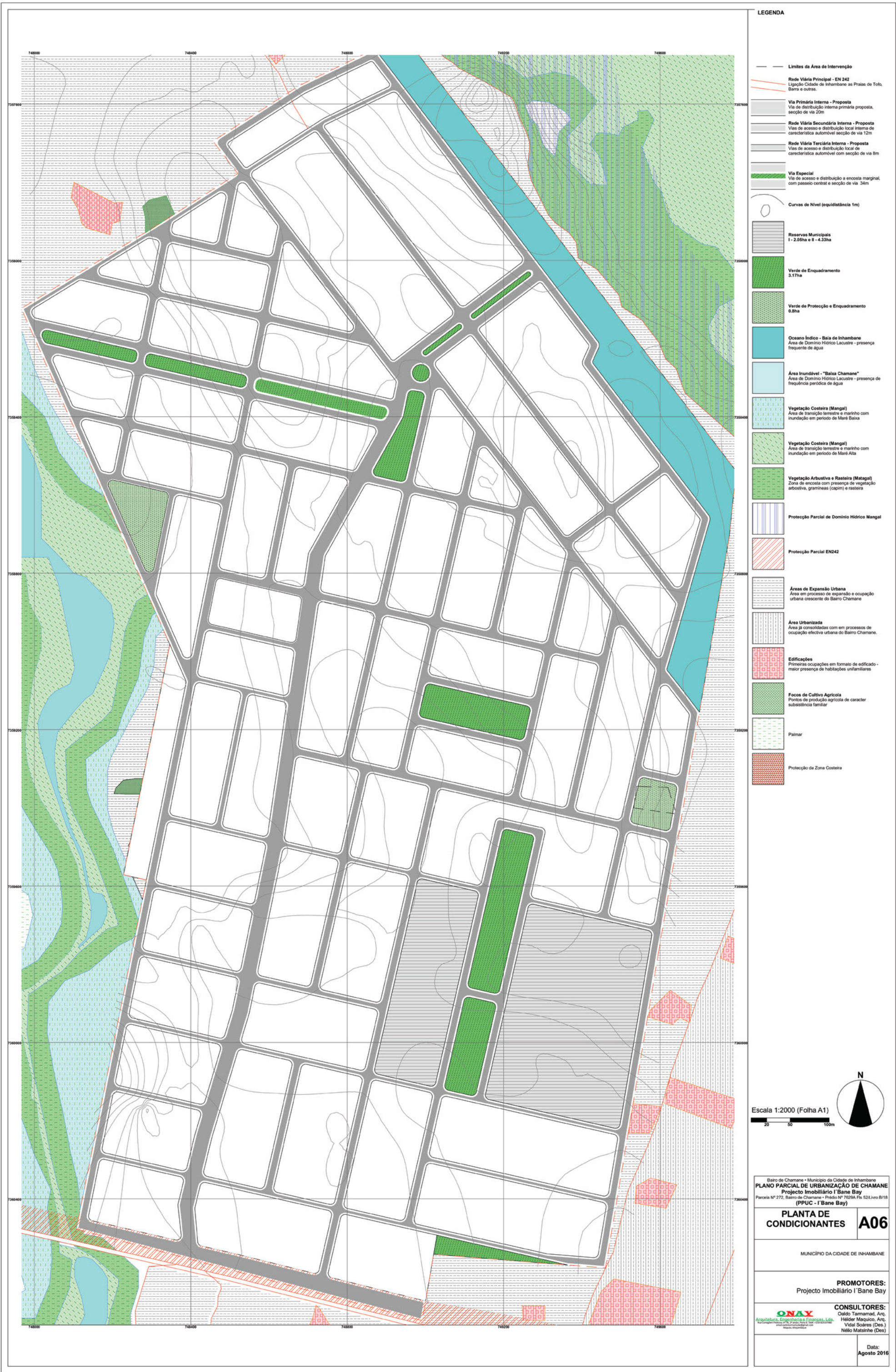
The physical and financial programming tasks, as well as the definition of management structures and partnerships to be established, should be developed within the framework of the activities of the district and its technical services, failing which programs and actions that are out of date and local policy, as well as the external partners and resources that can be mobilized at any time for the implementation of the strategic projects.

10 LITERATURE REVIEWED

- **Lei de Ordenamento do Território (LOT)** No 19/2007, de 18 de Julho;
- **Regulamento da Lei de Ordenamento do Território**, *de 2007*;
- **Plano Geral de Urbanização de Negomano** – Sede – Negomano, Cabo Delgado; elaborado pelo Centro de Estudos e Desenvolvimento do Habitat, em 2009;
- **Plano de Urbanização do Bairro de Magoanine** – Maputo, Conselho Municipal de Maputo, elaborado pela Arcus Consultores L.da, em 2010.







Partial Plan of the Planned Residential Expansion for
Chamane Medium Density at Inhambane City

Index

1. Introduction	1
2. Scope and Intentions of the PP 2	2
3. Territorial and Legal Framework 2	2
4. Urbanistic Rules and Operations	3

Abbreviations

- PP - Detail Plan
- PPU – Plan of Partial Urbanization
- LOT – Law of Spatial planning
- DUAT - Land Use and Utilization Law
- CAS - Soil Allocation Coefficient

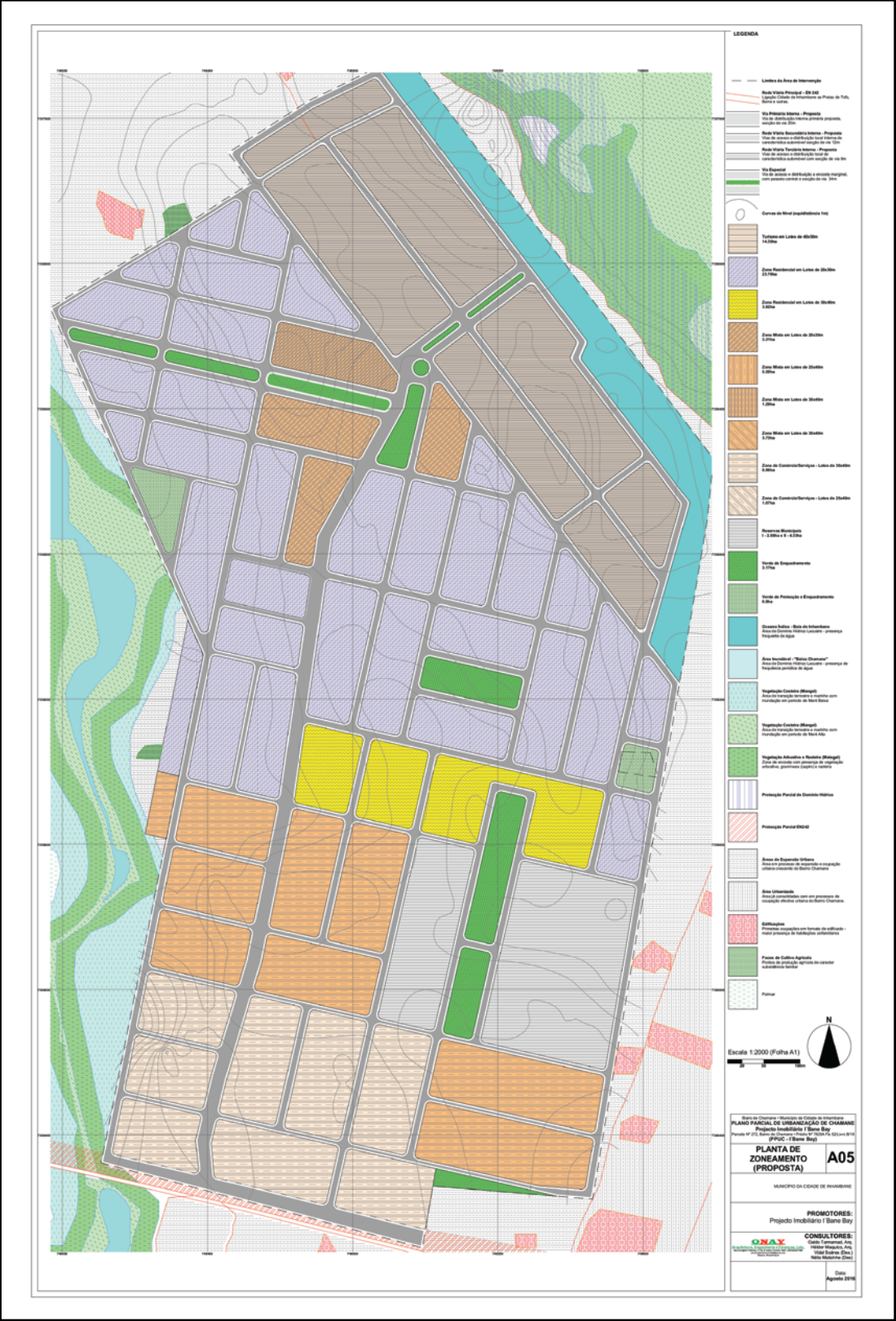
Report and rationale of the plan options

1. Introduction

The program of execution of the Chamane Partian Plan of Urbanization (PPU) it advocates the preparation of a detailed plan (PP) for the urbanization area, explicitly a proposed Medium Density Housing Expansion area for Parcel No. 272 of Chamane District, City and Municipality of Inhambane.

The area of intervention of this PP is defined in the PPU.

The area defined by the PPU, for this purpose, is currently dominated by a cover of protective shrub vegetation interspersed with dispersed arboreal vegetation in a clayey soils;



Extract from the Chamane PPU zoning plant

The PP is an urban planning instrument that aims to specify the norms, parameters and rules of urban land use, in accordance with the principles and models advocated by the General and Partial Urbanization Plans (PGU and PPU), applicable to Smaller subdivision of municipal soil.

The PP aims, in particular

- a) The definition of the exact limits of the intervention area;
- b) Identification of the natural values to be preserved and developed;
- c) Identification of the patrimonial and historical values to be protected;
- d) Identification of the legal status of each parcel occupied or free for occupation;
- e) The integration of road and service networks into the general urban network;
- f) The elaboration of the urban design with the altimetric treatment of the terrain, the definition of the motor way and pedestrian traffic, the places reserved for parking, the form and treatment of public spaces, the alignment of buildings, the location of public facilities and collective interest, the volumetric surroundings of the buildings to be built, the green areas to be preserved or created;
- g) The establishment of the occupancy rates of the surface and the urban parameters to be respected with the definition of the densities to be obtained, number of floors;
- h) The identification of buildings and other structures to be maintained and demolished;
- l) Identification of the expropriations to be carried out;
- J) Definition of the implementation strategy of the Detail Plan for its area of application.

One of the attributions of a PP is to define the division of land use which results from the implementation of the urban solution provided for in the plan. Each building will correspond to a parcel or a plot (this resulting from the shortening operation in the execution of the plan). Whenever the area occupied by each building at ground level corresponds to the entire area of a parcel or plot there will be no outdoor private place. If the area of implantation of each building is smaller than the area of the corresponding parcel or plot there will be an outdoor private place, and the two perimeters must be distinguished graphically.

The areas to be allocated to the public domain will be the areas corresponding to roads, urban outdoor spaces and public places.

One of the defining elements of the urban order consists of the alignments, that is, the relation of the facade planes or the corners of a sequence of buildings with the development of the guideline of the road that they make margin to.

Even when the plan does not discipline the composition of the façades, in particular as regards the interrelation or shape of the architectural elements that comprise it (fenestration, cladding or decoration), the establishment of alignments that refer to the plans of the main and posterior façades is fundamental for Assembly unit. The alignments may coincide with the limits of the maximum deployment areas adjacent to the roads that marginalize them, they may also be defined for the average or maximum heights of the façades or for the total height of the buildings.

The alignments, are also references for the establishment of architectural forms, such as eventual retreats of the façades. This provision may be mandatory and fixed for certain plots or be optional in order to allow the adoption of multi-floor facades. Alternatively or in addition, the definition of basic polygons for deployment that demarcate the area in which the building will be deployed can be chosen.

The area of installation of a building corresponds to the vertical projection area of the building on the horizontal representation of the ground (excluding balconies).

In addition to this area, the value of which must be fixed for each plot, the base polygon can be defined for deployment, and the deployment area is understood as the maximum allowed, which favors the management of the plans, for example those that contain plots Of detached single-family dwellings, avoiding the formal rigidity that in most cases become difficult to fulfill.

In the absence of already constructed buildings and construction projects for new buildings is customary to represent these areas with regular geometric shapes. In addition to the definition of maximum areas of implanta- tion in the plan, eventual setbacks can be accepted in relation to the alignments, in the terms defined in regula- tion so as to allow greater freedom for designers in the creation of implantation geometry.

The indices and urban parameters considered by the PP are those established by the PPU.

2. Scope and intentions of the PP

According to the PPU, the present PP is intended to the housing, commercial, mixed services and tourism purposes, with predominance of the single-family as well as the equipment of collective use, in order to face the population growth that is expected, with a view to future economic and functional development.

3. Territorial and Legal framework

The proposed area is bounded on the north by the Inhambane Bay, to the east by the Chamane Basin (an environmentally sensitive area prone to tidal fluctuation), to the south by the road linking the Inhambane City centre to the main tourist destinations of Inhambane (beach) passing by Inhambane Airport and to the west by an area of consolidated housing occupancy - totaling an area of about 100ha.

The elaboration of this PP is governed by the provisions of the Law of Territorial Planning No. 19/2007, of July 18, and also by the Regulation of the same law, approved by the Council of Ministers of the Republic of Mozambique, with relevance to chapter VI , Section IV, article 46. It is also linked to the provisions of Law 11/97 of May 31, Article 24, numbers 2 and 3 of the Local Government Package and Resolution 29 / AM / 203, July 2003, Chapter III , Referring to the Development and Public Domain Plan, in its article 12, number 1, point a), which confers on municipalities and towns the competence to prepare and approve Local Development Plans, Territorial Planning Plans or Structure Plans, General and Partial Urbanization and the Detailed Plans.



4. RULES AND URBANISTIC OPERATIONS

This Plan must be followed by the execution of urban operations leading to the concretization of the allotment, responding to the rules and urban parameters defined in the PPU. The area must also be the object of urban planning and land regularization measures, as well as provision of infrastructures and equipment of collective interest to provide a better quality of life for its users.

Urban Indicators	Urban Indices
Minimum area of the parcel	600 m²
Coefficient of soil allocation	0,25
Coefficient of soil occupation	0,75
Coefficient of soil waterproofing	0,50
Cercea	≤ 10m
Functional Typology	Housing, trade, services, tourism, squares and gardens
Housing Typology	Single and multi family
Spacing (minimum) for the anterior and posterior limits of the land	5m
Spacing (minimum) for the lateral limits of the land	3m
Green Percentage	15%

Extract from the index table and urban planning parameters of the Chamane PPU

The PP development must be based on the following urban rules:

- The definition of the size of the lots must take into account that there will be implanted especially single-family buildings, hence it is necessary to consider a minimum size of 600m2 per each. The PP proposes about 456 plots with dimensions of 20x30m, 66 with 25x40m, 203 with 30x40m.
- The coefficient of implantation of the building must be equal to or less than 0.25 and the occupancy coefficient must be a maximum of 0.75, which presupposes the possibility of

construction in three floors, and the waterproofing coefficient must have a maximum of 0 , 5. The deviations should be 5 meters front and the sides 3 meters. The Cércea will have a maximum of 10 meters.

- The dominant functional typology should be medium density housing. These areas should be served by equipment of collective interest, trade, services and should be reserved about 15% of the area for urban green.

The urban planning operations to be carried out in the area should be based essentially on the following•

- Urban Planning Regularization - Design of the Plan of Implantation, of the Conditioning Plan and elaboration of the respective Report (Detail Plan - PP) and study of the way to carry out the planning of the already occupied areas in an unplanned way, remaking the allotment in a process based on participation of interested users;
- Infrastructure allocation - opening or resizing streets and studying the possibilities of access to the future public drinking water supply and, in its impossibility, an alternative plan of holes and organization of an internal network. Actions for drainage of rainwater must be programmed.
- Land Regularization - The regularization of the physical structure where the unplanned areas are integrated must be accompanied by land regularization and addressing;
- Implantation of Equipment of Collective Interest;
- Urban Green Installation - In the planning of actions to be implemented, it is essential to forecast areas for leisure and recreation, as well as open spaces.

In addition to the previously mentioned indications, regarding the planned urban areas, the PPU proposes new areas where the predominant use is the equipment of collective interest. Taking into account the growing demand for equipment of public interest, areas were selected for social equipment, for functions such as sports and recreational equipment in the areas reserved for the Municipality - this area of equipment delimited in the planning plan, is intended predominantly for collective equipment and public administration services. These are new equipment at the local level.

The proposed equipment corresponds to the new equipment, as indicated in the zoning plan of the PPU. The PP proposes the exact location and sizing of the areas, to provide the village with equipment for collective use.

The occupation of the Areas of Equipment of Collective Interest object of this PP is subject to the following conditions:

- The areas may include other uses, provided that they do not occupy more than 20% of the boundaries in the Zoning Plan;
- Thirty percent (30%) of the total land area should be for green areas or permeable areas;
- The Soil Allocation Coefficient (CAS) should be a maximum of 0.6.

There are also relevant areas, those affected by the Ecological Structure and incorporated in the area of intervention of this PP. It includes a set of green leisure and recreational spaces, evenly distributed throughout the perimeter concerned. Recreational and recreational green spaces should be considered as fully integrated in the proposed urban network and should contain public spaces, small gardens, flowerbeds, living areas and considerable vegetation cover.

Green and leisure areas also include public places of residence and public facilities, as well as green corridors protecting the road network, which should not be affected for other purposes which might jeopardize the validity of their environmental quality. The recreational and leisure green areas occupy about 16,000m2 in the area of intervention of the PP.

The green areas of protection and framing foreseen in the area of intervention of the PP are those that are determined by the PPU and must respect the rules determined by this Instrument of Spatial Planning.

Given the functions that each element of the road network performs, roads can be classified and structured hierarchically as follows:

- **Main Distributor Road Network**, which has the functions of crossing and access to the parcel and ensuring structured urban connections. These features are on National Road (EN) 242 which drives the road flow to and from the Inhambane City Center also to the beaches of the region.
- **Secondary Distributor Road Network**, which includes the routes that ensure the distribution and collection of traffic from the local network to the primary network. These qualities also are encountered on the road that currently connects the National road to the extreme limit of coastal border, crosses the commercial zone, mixed services and housing and ends at the Tourism area. The routes that will lead the traffic to the tourist area will also have this characteristic.

- **Secondary Network for Local Access**, which includes local access roads to the network of activities and urban functions, integrating streets with different use and shared by vehicles and pedestrians. The network Includes the whole set of structural routes of the urbanization area, the tourist area, the trade and services.

This PP presents the layout and profile of the secondary road network and the local access network that defines and delimits residential blocks, equipment for collective use as well as green protection and framing areas, as well as leisure and playground. These routes shall, as a first step, be subject to earth-moving operations which include their adjustment to the dimensions laid down in the plan and the structuring of the rainwater drainage network in the lengthening of those routes. The PP proposes interventions in about 7,500m of road network.

In the process of resizing the urban mesh, the following rules must be adopted:

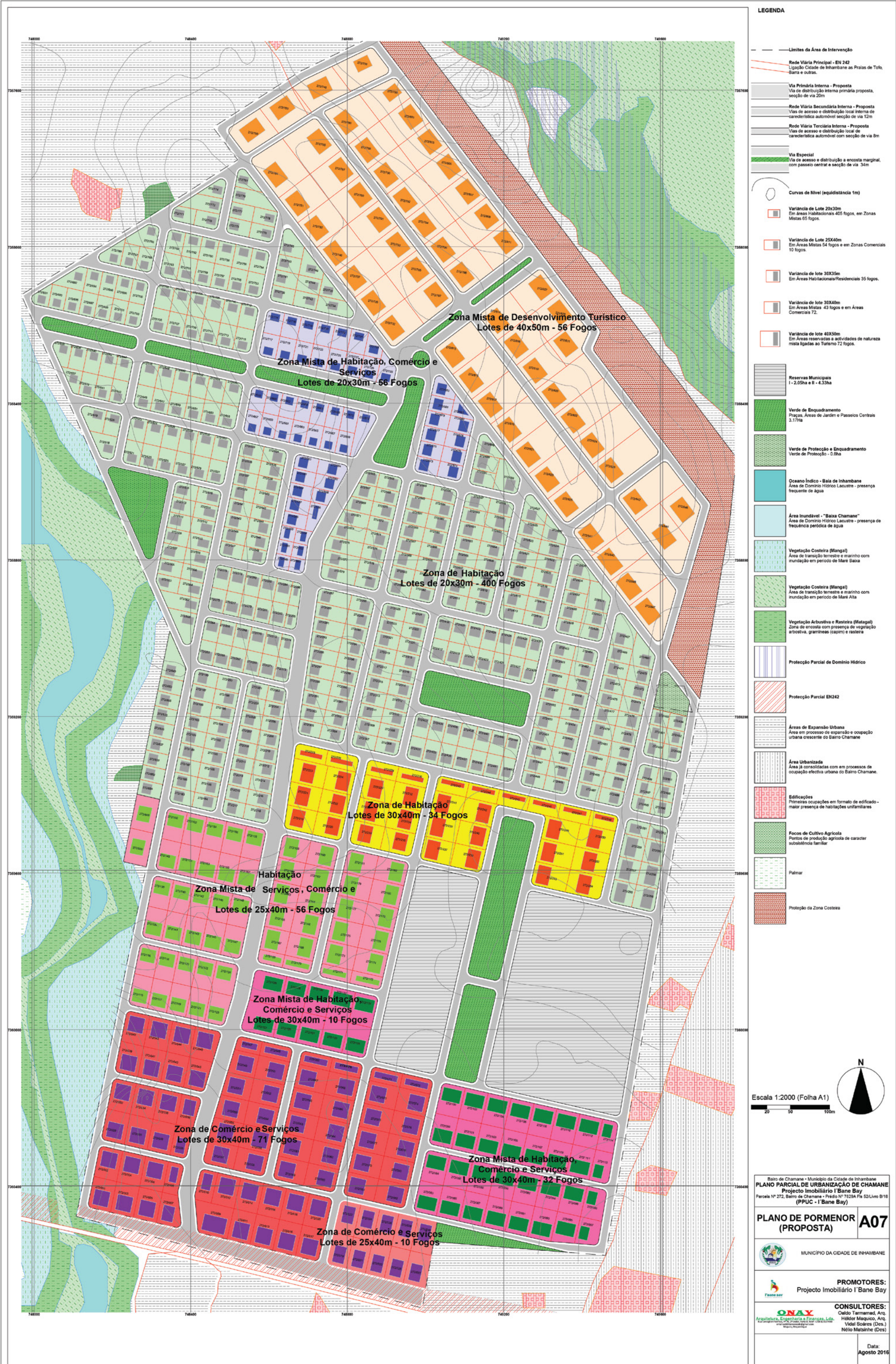
- 1- Secondary Distributor Road Network - minimum width of 22 meters.
- 2- Local Access Routes - minimum width of 14 meters.
- 3- Local Road Network - minimum width 8 meters.

The minimum width includes lanes and sidewalks.

For the PP program, it is essential to carry out a study of the infrastructures, with emphasis on the potable water supply network, including the location and dimensioning of the collection, elevation, conservation and distribution.

The network of basic sanitation infrastructures should be defined and mapped along the circulation paths, identification and adjustment of the waste water pipes, as well as the rainwater, possible discharges to the rivers and also the monitoring and maintenance.

Electrical infrastructures should be subsequently defined and mapped.



LEGENDA

—

Limites da Área de Intervenção

—

Rede Viária Principal - EN 242

—

Logradouro Cidade de Inhambane as Praias de Tofo, Barra e outras.

—

Via Primária Interna - Proposta

—

Via de distribuição interna primária proposta, secção de via 20m

—

Rede Viária Secundária Interna - Proposta

—

Vias de acesso e distribuição local interna de características automóvel secção de via 12m

—

Rede Viária Terciária Interna - Proposta

—

Vias de acesso e distribuição local de características automóvel com secção de via 8m

—

Via Especial

—

Via de acesso e distribuição a encosta marginal, com passeio central e secção de via 34m

—

Curvas de Nível (equidistância 1m)

—

Variação de Lote 20x30m

—

Em Áreas Habitacionais 405 fogos, em Zonas Mistas 65 fogos.

—

Variação de Lote 25x40m

—

Em Áreas Mistas 43 fogos e em Zonas Comerciais 10 fogos.

—

Variação de lote 30x35m

—

Em Áreas Habitacionais/Residenciais 35 fogos.

—

Variação de lote 30x40m

—

Em Áreas Mistas 43 fogos e em Áreas Comerciais 72.

—

Variação de lote 40x50m

—

Em Áreas reservadas a actividades de natureza mista ligadas ao Turismo 72 fogos.

—

Reservas Municipais

—

1 - 2,05ha e II - 4,33ha

—

Verde de Enquadramento

—

Praças, Áreas de Jardim e Passeios Centrais 3,17ha

—

Verde de Protecção e Enquadramento

—

Verde de Protecção - 0,8ha

—

Oceano Índico - Baía de Inhambane

—

Área de Domínio Histórico Lacustre - presença frequente de água

—

Área Inundável - "Baixa Chamane"

—

Área de Domínio Histórico Lacustre - presença de frequência periódica de água

—

Vegetação Costeira (Mangal)

—

Área de transição terrestre e marinho com inundação em período de Mare Saeu

—

Vegetação Costeira (Mangal)

—

Área de transição terrestre e marinho com inundação em período de Mare Alta

—

Vegetação Arbustiva e Rasteira (Matagal)

—

Zona de encosta com presença de vegetação arbustiva, gramíneas (capim) e rasteira

—

Protecção Parcial de Domínio Hídrico

—

Protecção Parcial EN242

—

Áreas de Expansão Urbana

—

Área em processo de expansão e ocupação urbana crescente do Bairro Chamane

—

Área Urbanizada

—

Área já consolidada com em processos de ocupação efectiva urbana do Bairro Chamane.

—

Edificações

—

Principais ocupações em formato de edifício - maior presença de habitações unifamiliares

—

Focos de Cultivo Agrícola

—

Pontos de produção agrícola de carácter subsistência familiar

—

Palmar

—

Protecção da Zona Costeira

—

Barro de Chamane - Município da Cidade de Inhambane

—

PLANO PARCIAL DE URBANIZAÇÃO DE CHAMANE

—

Projecto Imobiliário I Bane Bay

—

Parcela Nº 272, Bairro de Chamane - Pólo Nº 1020a Fls 52/Livre B/16

—

(PPUC - I Bane Bay)

—

PLANO DE PORMENOR

—

(PROPOSTA)

—

MUNICÍPIO DA CIDADE DE INHAMBANE

—

PROMOTORES:

—

Projecto Imobiliário I Bane Bay

—

CONSULTORES:

—

Ondio Tarmamelo, Arq. Hélder Maquico, Arq. Vidal Soares (Des.), Nélio Matosinho (Des.)

—

Data:

—

Agosto 2016

—

Barro de Chamane - Município da Cidade de Inhambane

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PLANO PARCIAL DE URBANIZAÇÃO DE CHAMANE

—

Projecto Imobiliário I Bane Bay

—

Parcela Nº 272, Bairro de Chamane - Pólo Nº 1020a Fls 52/Livre B/16

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(PPUC - I Bane Bay)

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(PROPOSTA)

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MUNICÍPIO DA CIDADE DE INHAMBANE

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PROMOTORES:

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Projecto Imobiliário I Bane Bay

—

CONSULTORES:

—

Ondio Tarmamelo, Arq. Hélder Maquico, Arq. Vidal Soares (Des.), Nélio Matosinho (Des.)

—

Data:

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Agosto 2016

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Barro de Chamane - Município da Cidade de Inhambane

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PLANO PARCIAL DE URBANIZAÇÃO DE CHAMANE

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Parcela Nº 272, Bairro de Chamane - Pólo Nº 1020a Fls 52/Livre B/16

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(PPUC - I Bane Bay)

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PLANO DE PORMENOR

—

(PROPOSTA)

—

MUNICÍPIO DA CIDADE DE INHAMBANE

—

PROMOTORES:

—

Projecto Imobiliário I Bane Bay

—

CONSULTORES:

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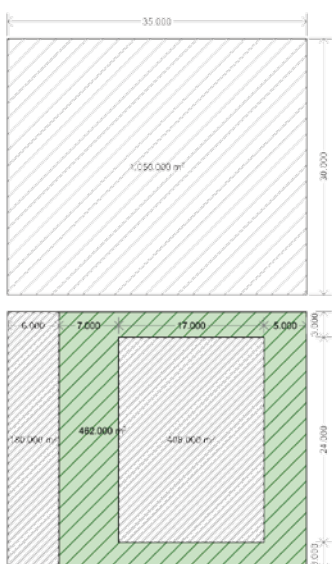
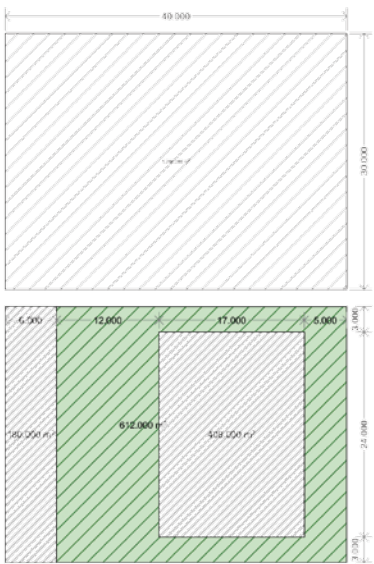
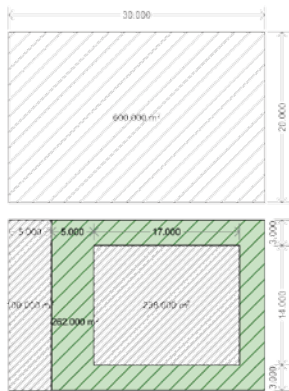
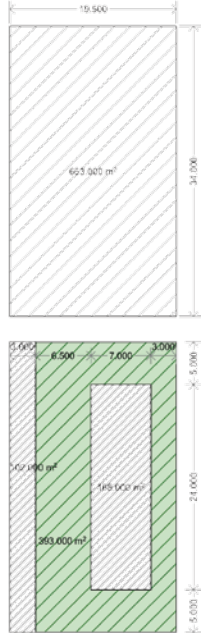
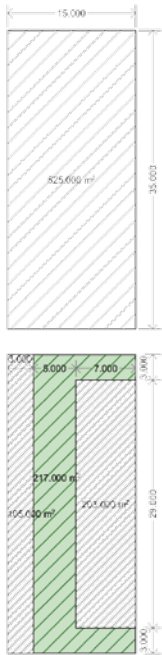
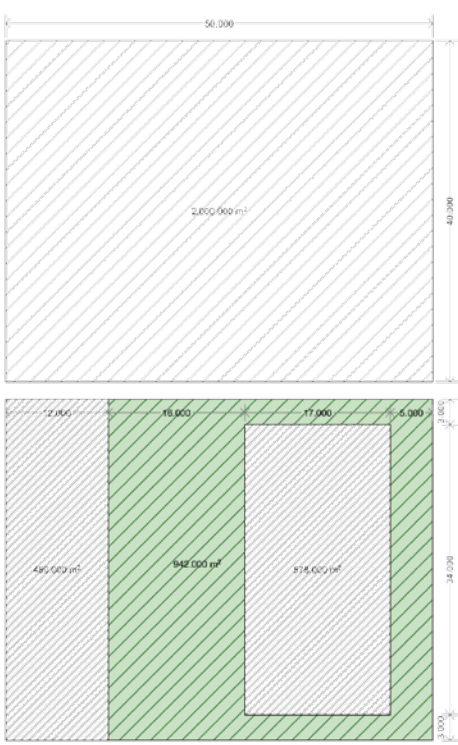
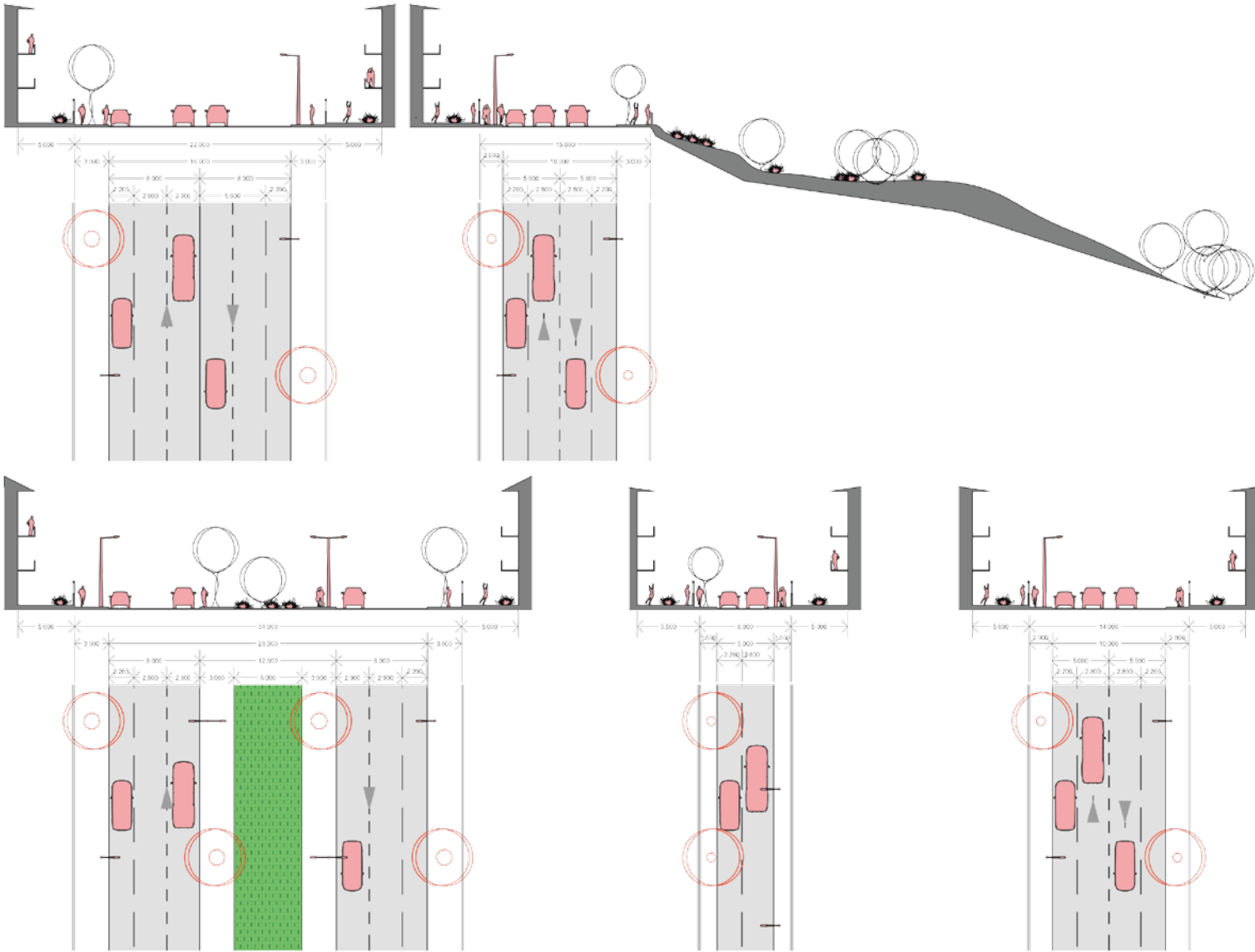
Ondio Tarmamelo, Arq. Hélder Maquico, Arq. Vidal Soares (Des.), Nélio Matosinho (Des.)

—

Data:

—

Agosto 2016



Escala 1:250 (Folha A1)



Bairro de Chamane - Município da Cidade de Inhambane
PLANO PARCIAL DE URBANIZAÇÃO DE CHAMANE
Projecto Imobiliário I Bane Bay
Parcela N.º 272, Bairro de Chamane - Freguesia N.º 7623/A Fm. 52/Lote 5/18
(PPUC - I Bane Bay)

PLANO DE PORMENOR (PROPOSTA) A08

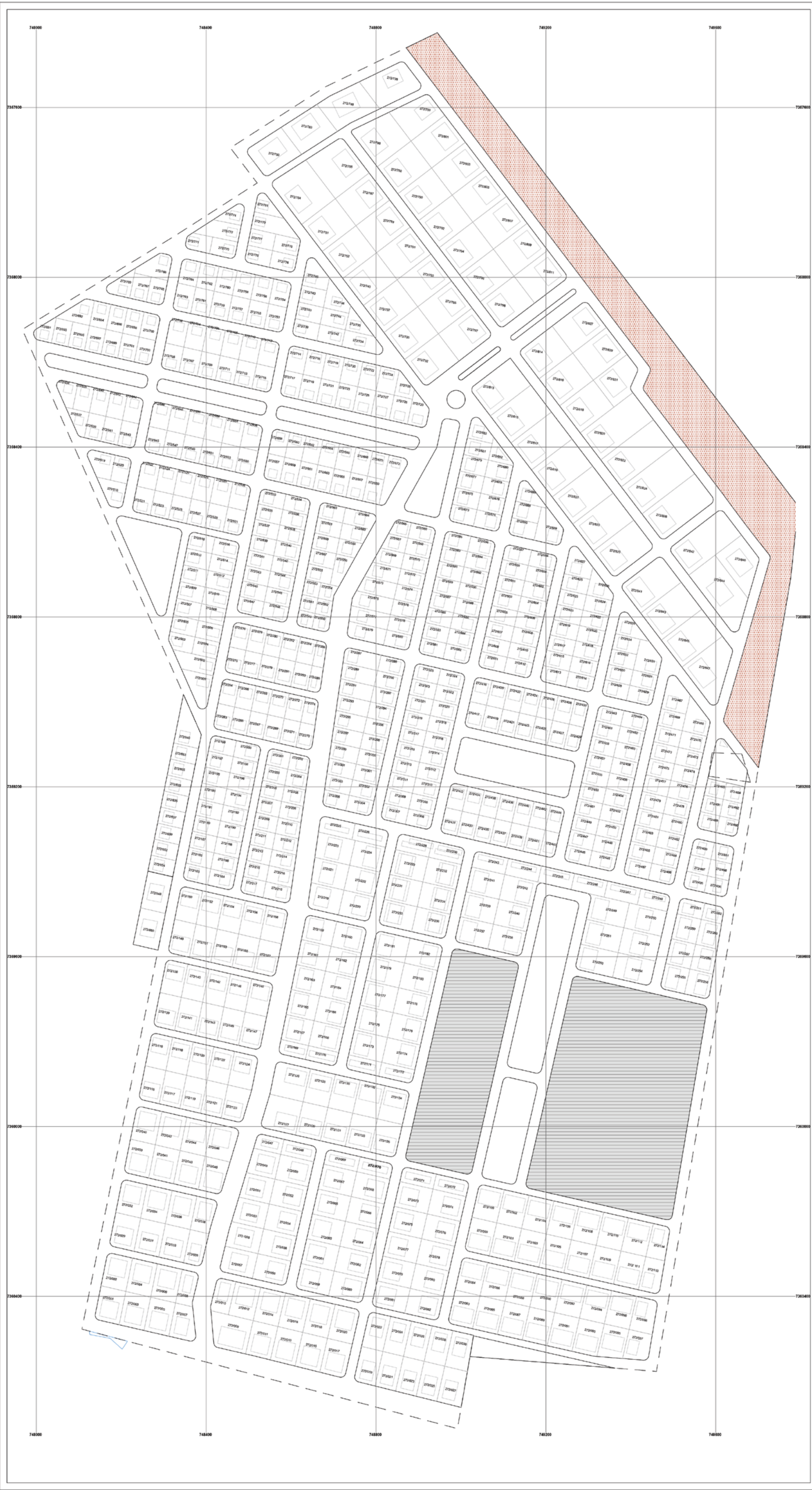
MUNICÍPIO DA CIDADE DE INHAMBANE

PROMOTORES:
Projecto Imobiliário I Bane Bay

CONSULTORES:
Ondio Tamamod, Arq.
Helder Maquico, Arq.
Vital Soares (Des.)
Nello Martinshe (Des.)

Data:
Agosto 2016





LEGENDA

Escala 1:2000 (Folha A1)

20 50 100m

N

Bairro de Chamane • Município da Cidade de Inhambane
PLANO PARCIAL DE URBANIZAÇÃO DE CHAMANE
Projecto Imobiliário I Bane Bay
Parcela Nº 272, Bairro de Chamane • Prédio Nº 7525A Pte 52/Livro B/18
(PPUC - I Bane Bay)

PLANTA DE CADASTRO A10

 MUNICÍPIO DA CIDADE DE INHAMBANE

 **PROMOTORES:**
Projecto Imobiliário I Bane Bay

 **CONSULTORES:**
Cesário Taramad, Arq.
Helder Maqueto, Arq.
Vidal Soares (Des.)
Nélio Matsinho (Des.)

Data:
Agosto 2016

PARTIAL PLAN FOR THE URBANIZATION OF CHAMANE
REGULATIONS

PARTIAL PLAN FOR THE URBANIZATION OF CHAMANE
REGULATIONS

CHAPTER I
GENERAL PROVISIONS

Article 1
Subject

This Regulation, is inseparable from the updated Zoning Plan and Conditioning Plan of the Chamane Plan of Partial Urbanization under the Real Estate Project l’Bane Bay, hereinafter referred to as Chamane PPU.

Article 2
Territorial Scope

The Chamane PPU covers the entire area corresponding to **Parcel 272 in the Chamane Neighborhood, Inhambane City and Municipality.**

Article 3
Scope of application

This regulation, established under the legal regime of the instruments of territorial management in force, establishes the rules and guidelines to be followed by the occupation, use and transformation of the soil in the Chamane area, Plan of Partial Urbanization - Parcel No 272, Chamane Neighbourhood, City of Inhambane Real Estate Project l’ Bane Bay Regulation November 1, 2016 Covered by the Chamane PPU.

Article 4
Regimen

The elaboration, assessment and approval of any municipal land planning, urban planning instrument, program or project, as well as the licensing of any urban development work or operation involving the occupation, use or transformation of the soil in the area covered by the plan. PPU Chamane, is subject to the discipline provided herein, without prejudice to what is established in the general laws.

Article 5
Definitions

The following meanings should be applicable for this document:

1.

Alignment - line defined by the municipal authorities, which limits a portion or lot of a certain public street.
2.

Total height of constructions: vertical dimension of the building from the point of the average elevation of the ground in the alignment of the facade, to the highest point of the construction, excluding accessories (chimneys, elevators, water tanks, etc.) and Decorative elements, including cover;
3.

Plan Intervention Area - area that is the subject of an Urbanization Plan or Detail Plan, which may cover one or more categories of spaces;
4.

Total Construction Area (ATC) - is the sum of the gross area of all floors of buildings, above and below ground, excluding garages, when located entirely in basement, technical service areas (transformation stations, pumping stations) and public outdoor galleries, streets or other open spaces for public use, covered by the building.
5.

Total Deployment Area (ATI) - is the sum of the areas resulting from the horizontal projection of all buildings on the ground, excluding balconies and parapets;
6.

Total area of the land (TA) - a global area that is considered in any assessment of urban character and that appears in the matrix description;
7.

Building area (AU) - area of part or all of the land where the infrastructure will be deployed, or likely to be occupied for construction purposes, excluding, in particular, the areas of the Agricultural Reserve and the Ecological Reserve;
8.

Cerccea - vertical dimension of the construction, counted from the point of the average elevation of the terrain in the alignment of the façade to the upper line of the edge or slope or guard of the terrace;
9.

Soil allocation coefficient (CAS) - is the quotient between the total area of implantation and the building area;
10.

Soil waterproofing coefficient (CIS) - is the quotient between the total area of waterproofing and building area;
11.

Coefficient of land occupation (COS) - is the quotient between the total construction area and the building area;
12.

Gross density - quotient between the number of fires, or inhabitants, and the total area of the land where these are located, including public green spaces and collective use, infrastructures, namely road and pedestrian streets, and spaces for equipment;
13.

Building - construction that determines a covered space;
14.

Equipment for collective use: buildings designed to provide collective services health, education, religion, social assistance, security and civil protection, provision of economic services such as fairs and slaughterhouses, petrol stations, tourist undertakings and the practice of cultural, sporting and recreational activities And leisure.
15.

Historical and cultural space - space subject to safeguard measures due to the historical and / or architectural characteristics that exist or that for this purpose will be classified by the municipality within the scope of its own competences and in compliance with the applicable legal provisions;
16.

Urbanized space - space characterized by the high level of infrastructure and concentration of buildings where the land is predominantly for construction;
17.

Building space - a space that may acquire the characteristics of urban space, generally referred to as "expansion area";
18.

Green spaces and collective use: they are free spaces, understood as outdoor spaces that lend themselves to less conditioned use, spontaneous behaviors and a relaxed stay by the user population. These include, in particular, gardens, open-air sports equipment and squares;
19.

Fire - single-family dwelling in isolated or collective building, having as reference for urban and building areas a minimum of three inhabitants per fire;
20.

Maximum implantation - quotient between the total area of implantation and the area of the land;
21.

Patio - building area corresponding to the difference between its total area and the Implementation of the main construction;
22.

Lot or field - land area, bordered by roadways, destined to the construction resulting from a licensed operation under the terms of the legislation in force.
23.

Number of floors - Number of floors above average terrain elevation floors;
24.

Operation of allotment - any action having as its object or effect the division into lots, of one or more buildings, provided that at least one of the lots is intended immediately or subsequently for urban construction;
25.

Urban development operations - legal acts or the material operations of urbanization, building, or of use of the soil and of the buildings implanted therein for non-exclusively agricultural purposes, livestock, forestry, mining or public water supply;
26.

Territorial planning: set of principles, directives and rules aimed at ensuring the organization of the national space through a dynamic, continuous, flexible and participatory process in the search for the balance between man, the physical environment and natural resources, with a view to promoting sustainable development;

27.

Urban perimeter - a set of urban spaces, from building spaces and industrial spaces;
28.

Detail Plan: an instrument of spatial planning that defines in detail the typology of occupancy of any specific area of the urban center, establishing the urban space design, detailing land uses and general building conditions, tracing of traffic routes, characteristics of infrastructure networks and services, whether for new areas or For existing areas, characterizing the facades of buildings and arrangements of free spaces;
29.

General Plan and Partial Urbanization Plan: territorial planning instruments that establish the structure and qualifies the urban land, taking into account the balance between the various uses and urban functions, define transport, communications, energy and sanitation networks, social equipment, with special attention to the areas of spontaneous occupation on a socio-spatial basis for the elaboration of the plan;
30.

Urban Structure Plan: a spatial planning instrument that establishes the spatial organization of the entire territory of the municipality or town, the parameters and the rules for its use, taking into account the existing occupation, existing infrastructure, social facilities and to implement it and its integration into the regional spatial structure;
31.

Depth of buildings: Is the distance between the plane of the main or the front façade and the plane of the rear or rear façade, considered above ground level;
32.

Urban rehabilitation - process of intervention of variable extension aiming at a set of works in order to endow a place, a property or a neighborhood of characteristics that make it adequate to the daily life, being essentially associated to the improvement of the dwelling and being based on the assumption of the maintenance of architectural features of the building;
33.

Floor surface - sum of the gross surfaces of all floors (including vertical and horizontal accesses) above and below the ground of buildings constructed or to be constructed. The following situations are excluded from the floor area attributed by applying the building index:

a.

Uncovered Terraces;

b.

Balconies

c.

Garages for parking,

d.

Technical support services for buildings, such as emergency, boilers, air conditioning, water and sewage pumping, etc.,

e.

Common outdoor galleries and stairs,

f.

Public spaces or spaces covered by the building,

g.

Not habitable atticks

Article 6

General Objectives

The general objective of the Chamane PPU is to guide land use, taking into account the balance between the various uses and urban functions, the needs of social equipment and services and the sustainable use of its resources based on the requirements and determinants described in the This Regulation.

Article 7

Specific Objectives

Considering the specificities of Parcel 272 and the recommendations of the terms of reference the intentions of this Urbanization Plan are as follows:

- a)

Provide the promoters of the project with a technical and legal instrument capable of guiding and disciplining land use through a zoning plan that qualifies the territory in areas geared to certain economic, social and environmental activities respecting the natural and cultural values of the territory;
- b)

Define the model of organization and growth of new urban areas and urban areas to be requalified that can or should be the subject of partial urbanization or detail plans;
- c)

To make a forecast of the essential urban infrastructures, equipment and services required at present and in the future, based on the forecasts made, framing the commercial activity guar anteeing the spatial development of the adjacent areas;
- d)

Ensure the control of the protection bands;
- e)

Ensure protection of environmentally sensitive sites and the sustainable use of resources and propose measures of environmental protection and stopping urban environmental degradation;
- f)

Promote forms of community participation and of all development agents in the planning and management of urban land use.

Article 8

Documentary Contents

1.

The Chamane PPU shall consist of the following elements:

a.

Regulation;

b.

Zonning Plan;

c.

Conditioning Plan;

2. The CHAMANE PPU is accompanied by:
- a. Report on the rationale of the plan options
 - b. Framework Plan
 - c. Current Land use Plan

Article 9
Nature and Legal Binding

The Chamane PPU has the nature of an administrative regulation. The provisions of the PPU are considered of mandatory compliance in the actions of Public Administration and private initiative and / or cooperative. For effects of the definition of the conditions for building, those referring to the zoning plan and the conditioning plan are always considered cumulatively, prevailing the more restrictive ones.

Article 10
Term and Validity

The Chamane PPU shall enter into force on the date of publication in the “Boletim da República” and shall be reviewed before the expiration of ten years.

Article 11
Omissions

Any situation not provided for in this Regulation shall comply with the provisions of other applicable legislation and applicable municipal regulations.

CHAPTER II

TOTAL OR PARTIAL PROTECTION AREAS - ADMINISTRATIVE SERVATIONS AND PUBLIC UTILITY
RESTRICTIONS ON THE USE OF SOIL

Article 12
Scope

Public utility easements and restrictions in the Intervention area of the CHAMANE PPU, represented cartographically in the conditioning plan, are the following:

- a) Natural Heritage:
 - a. Public water domain on the seafront of Inhambane Bay and its attributes;
- b) Basic Infrastructures:
 - i) Sewage network;
 - ii) Water supply;
 - iii) High-voltage power lines.
 - iv) Transport and Communications Infrastructures;
 - v) Road infrastructure
- c) Public Utility Equipment;
- d) Equipment for tourist use;
- e) Special Use Equipment:
- f) Cemetery;
- g) Recycle Bin;
- h) National Defense and Public Security.
- i) Spaces allocated to the ecological structure;
- j) Space for special uses.

The total or partial protection zones, referred to in the previous number, are included in the Conditioning Plant.

Article 13
Objective

The special protection areas, administrative servation and public restriction referred on the previous paragraphs have the following objectives:

- a) Security of citizens;
- b) The operation and expansion of infrastructures and equipment;
- c) The framing and defense of the cultural and environmental heritage;
- d) The execution of infrastructures programmed or already in the design stage.

Article 14

Public domain water

The strip of land bordering the navigable coastal and lacustrine waters up to 50 meters measured from the line.

Article 15

Space indicated for the ecological structure

Espaço afecto à estrutura ecológica

1.
- O espaço afeto à estrutura ecológica, constitui uma estrutura biofísica básica e diversificada, que visa garantir uma protecção dos ecossistemas, permanência e intensificação dos processos biológicos indispensáveis ao enquadramento equilibrado das actividades humanas.
2.
- The space allocated to the ecological structure covers the following areas:

•

Sloping areas, which are areas that are at risk of erosion;

•

Green area for protection and framing.
3.
- These areas are natural systems of high ecological value, and their status of use and occupation is defined by law.

Article 16

Architectural and Urban Heritage

The classified Architectural and Urban Heritage are constituted by protected places and properties, determined by the legislation in force.

Article 17

Area of protection of the road network

Regarding the road network the following rules are applicable:

- a)
- Itinerary included in the national road plan - The provisions of applicable legislation shall apply in particular;
- b)
- Classified network - The provisions of current municipal legislation apply;
- c)
- Unclassified network - Covers the whole network of roads and public roads that perform functions equivalent to those of the municipal roads, applying the discipline of municipal legislation in force.

Article 18

Potable water collection systems and water adduction

In order to comply with the legal constraints, the location of the water abstractions and the lines for public supply is defined, as it is indicated in the Conditioning Plant.

Article 19

Drainage system and sewage treatment

In order to comply with the legal constraints, the layout of the sewage emissaries and wastewater treatment plants will be defined.

Article 20

Lines of Power transmission

1.
- Land crossed by high voltage lines, as well as support buildings, shall be subject to administrative easement in accordance with the applicable legislation.
2.
- The protection zone for power lines constitutes a restriction of public utility in accordance with the applicable legislation.

Article 21

Telecommunications

Telecommunication easement is a condition of construction in the following areas:

1.
- Primary release zone, consisting of bands that immediately surround the limits of the centers up to a maximum distance of 500m;
2.
- Secondary release zone, consisting of areas surrounding the primary areas and which distance to the limits of the respective centers can not exceed 4,000m;
3.
- Clearance zone, consisting of bands with a maximum width of 100m and having as axis the line connecting two telecommunications centers.

Article 22

National Defense and Public Security

Partial protection zones constituted by military installations and other defense and state security installations and the 100-meter boundary belt constitute a restriction of public utility, under the terms of art. 6, line g) of Decree 66/98 of the Council of Ministers, of September 8 that regulates the Land Legislation.

CHAPTER III
LAND USE

Article 23
Land Qualification

In the area of Intervention of the Chamane PPU, the soil qualification is processed through the following categories and subcategories, according to the zoning plan:

- 1. Building Area:
 - a. The planned residential area of medium density.
- 2. Area for Equipment of Collective Use;
- 3. Area for Business Activities and Services;
- 4. Mixed Areas (transition of trade, services for housing);
- 5. Area affected by the Ecological Structure:
 - a. Riverine areas, inland waters and areas of maximum infiltration, which form the beds of watercourses, areas threatened by floods, headwaters of water lines and areas of maximum infiltration;
 - b. plain flood area;
 - c. wet flood area;
 - d. Green area of recreation and leisure;
 - e. Urban green zone of protection and framing.
- 6. Area designated for infrastructural channels:
 - a. Sewer network;
 - b. Water supply;
 - c. High voltage power lines.
 - d. Transport and Communications Infrastructures;
 - e. National roads;
 - f. Municipal roads.

SECTION I
BUILDING AREAS

Article 24
Characterization

- 1. The building spaces are soils which can be programmed and correspond to areas now occupied by idle farms that can be reclassified and destined to other predominant functions characterized by the absence of urban infrastructures;
- 2. The spaces included in this category are intended for the construction of new residential complexes, the re-qualification of functions, and the improvement of the current situation with the provision of infra structures, land regularization as well as their complementary functions, namely green areas, equipment, Trade and services.
- 3. Areas that are part of the urbanization areas are proposed to be predominantly medium-density planned housing, the mixed zone to be used for housing, commerce.
- 4. Some activities are incompatible with with these soils as:
 - a. They produce noises, fumes, odors or residues that aggravate the conditions or that adversely affect the environment;
 - b. Disturb the traffic and parking conditions or cause loading and unloading on a permanent basis, undermining free movement on the public road;
 - c. May cause fire or explosion;

Article 25
Urban Rules

- 1. In urban planning interventions the following rules must be adopted:
 - 1. To promote the dimensioning of the urban network in order to increase accessibility to residential area, as indicated in the zoning plan;
- 2. In the process of resizing the urban grid, the following rules must be adopted:
 - 1. Secondary distribution road network - minimum width of 22 meters;
 - 2. Local Access Routes - minimum width of 12 meters;
 - 3. Local access roads - minimum width of 8 meters;
- 3. The minimum width includes lanes, sidewalks and central separators.
 - b) Promote earthmoving works that enhance the existing habitability conditions;
- d) Promote the maintenance, as far as possible, of the trees that will be part of the demarcated lots;

SECTION II
AREA FOR TOURISM ACTIVITY
Article 27
Scope and Objectives

Due to the potential conditions provided by the presence of Inhambane Bay, the development could become a tourist destination, which determines the selection of areas for this use.

1. This category of space includes the areas of preferential aptitude for the implantation of tourist equipment, mainly of hotel occupancy as well as the natural areas that present potential and likelihood for tourism and recreational uses of a predominantly non-built characteristics.
2. In these areas the following rules are applicable to these areas:

Urban Indicators	Urban Indices
Necessary area	1200m²
Coefficient of soil allocation	0,10
Coefficient of soil occupation	0,50
Coefficient of soil waterproofing	0,75
Cercea	≤ 10m
Functional Typology	Hotels, restaurants, camp sites
Green Percentage	15%

- a. The campsites must be public and from 2 to 3 stars, according to the legislation in force;
- b. Camp sites should be implemented in accordance with a comprehensive project which integrates, without prejudice to applicable legislation, the landscape and biophysical aspects and internal operating rules;
- c. For the purposes of determining the use of campsites, the indices resulting from the legislation in force should be used;

- e) Promote the maintenance, as far as possible, of the trees that will be part of the demarcated lots.
3. With regard to the location referencing, the toponomy must be defined, as well as the police numbering according to the rules of the Municipal Council.
4. Exterior public spaces must be qualified through landscape architecture projects, namely with the creation of gardens and the integration of urban furniture.
5. In the urban interventions to be carried out in this UOPG (Operational Planning and Management Unit), The following indices and urban parameters must be adopted:

Urban Indicators	Urban Indices
Minimum area of the parcel	600 m²
Coefficient of soil allocation	0,25
Coefficient of soil occupation	0,75
Coefficient of soil waterproofing	0,50
Cercea	≤ 10m
Functional Typology	Housing, trade, services, tourism, squares and gardens
Housing Typology	Single / Multifamily
Spacing (minimum) for the anterior and posterior limits of the land	5m
Spacing (minimum) for the lateral limits of the land	3m
Green Percentage	15%

Article 26
Urban Operations

1. The implementation of the Chamane PPU should be subject to a Detail Plan for the design of the allotment operation, and its execution must be carried out within the urban planning rules defined in the previous article to be observed under the licensing or authorizations of the local authorities Of land operations.
2. The implementation of the actions foreseen in number 3 of the previous article will be carried out in accordance with the terms of the program execution and the financing plan.

- d. Camp site support facilities and additional accommodation facilities should be located as far as possible away from the coast and the typology of construction is preferably light or mixed, not exceeding one floor;
- e. Existing tree patches should be maintained and reinforced using native and traditional local landscape species;
- f. Existing environmental dysfunctions, in particular those relating to pollution focus, risk situations, landscape and biophysical degradation, should be corrected.
- 3. The objectives of planning this area are the following:
 - a. The adequate development of a rotating and quality tourist use in the context of this section of the coastline;
 - b. The availability of tourist accommodation, with respect for the natural values and sensibilities in presence;
 - c. Maintenance of predominantly non-built areas, constituting buffer areas in the vicinity of urban land or areas integrated in natural or forest areas;
 - d. The landscape appreciation of the area covered.

SECTION III
AREAS FOR TRADE AND SERVICES

Article 28
Scope and Objectives

- 1. The Plan consecrates spaces such as the area situated in front of the National Road 242.
- 2. The spaces referred to in the previous point, being preferably aimed at the installation of commercial scope and service provision, are also intended for workshop and repair facilities as well as other services in support of commercial activity and services.
- 3. The conditions of land occupation and installation of business units in the trade and services area to be verified by the projects to be presented are established by the regulations of the respective areas;
- 4. The occupation of these spaces will be regulated by the Detail or subdivision Plan.
- 5. The licensing of these units in subdivisions shall comply with the following parameters and conditions:
 - a). Net utilization index - maximum 0.40;
 - b). Non-waterproof surface - minimum 50%;
 - c). Volumetric index COS - maximum 3m3 / m2;
 - d). Parking area - 1 place / 100m2 built area;
 - e). Removal of buildings to the posterior and lateral boundaries of the lot - minimum 5 Meters;
 - f). Deviation of buildings to the front boundary of the lot - minimum 5 meters;
 - g). Connection to the water supply, drainage system and wastewater treatment of the Post.

SECTION IV

AREA AFFECTING THE ECOLOGICAL STRUCTURE

Article 29

Description

Soils assigned to the ecological structure are composed of riverine areas, inland waters and maximum infiltration areas, which form the beds of watercourses, areas threatened by floods, headwaters of water lines and areas of maximum infiltration; Areas that are in danger of erosion; Are also constituents of the soils assigned to the ecological structure the green areas of protection and framing and also the green spaces of recreation and leisure.

Article 30

Green area for Protection and Framing

The green areas of protection and framing correspond mainly to the "nonaedificandi" areas, integrated in the ecological structure of the urban system of the PPU of Chamane, being constituted by structuring areas, of great environmental importance. These spaces are considered essential in the ecological structure, allowing the transition to the rural areas adjacent to the urban perimeter, according to the zoning plant.

1. Areas of high value for nature conservation are included in this category of space, which constitute unique areas for their biophysical value, corresponding to natural and semi-natural habitats, areas of forest, under growth and vegetation, and also including areas Of traditional land use, support of natural and landscape values to be protected
2. The conservation and environmental valuation of these areas are priority objectives for the planning of the areas.
3. In addition to the previous point, the following activities are still prohibited:
 - a). Installation of overhead power lines and telecommunications;
 - b). Installation of electrical poles
4. In areas allocated to the water sector these are prohibited:
 - a) The opening of roads or improvement of existing roadsides, with the exception of strictly necessary for the agro-forestry activity or duly approved by the competent authorities;
 - b) The shepherdess
5. Excepted from the provisions of the preceding paragraph are the actions foreseen in the approved tourism plans.
6. In this category of space, activities are conditional on the construction of footpaths, belvederes and other light and removable structures to support the public enjoyment of natural spaces and the installation of telecommunications antennas;
7. The pedestrian paths referred to, when located in protected areas, must coincide with the network of routes to be carried out.

Article 31

Urban green area of recreation and leisure

1. The urban green spaces of leisure and recreation correspond to the areas totally integrated in the existing or proposed urban network, predominantly destined to recreation and leisure, to pedestrian paths, to areas of protection to the road network. These are considered strategic for the maintenance of the environmental balance in the interior of the urban grid, according to the zoning plan and the ecological structure plan.
2. This subcategory integrates the following spaces, marked in the ecological structure:
 - a. Public spaces - these are areas of public usufruct that integrate urban furniture and are dedicated, preferably, for recreation and leisure;
 - b. Landmarks - correspond to the area of land free of a lot (or parcel) adjacent to the construction in it and that, functionally, is connected with it;
 - c. Green corridors - aim at guaranteeing the continuity of natural ecosystems and are located, predominantly, at the edge of the road network, functioning as a protection element to the high traffic lanes;
3. In the public spaces there are inserted: small public gardens, flowerbeds, boilers, roundabouts, among others.
4. In the streets are inserted gardens, yards and / or interior patios, being obligatory its preservation and maintenance. Exceptions are those situations in which the occupation of the patio and / or the inner courtyard is indispensable to give the building the minimum conditions of habitability.
5. In the green corridors there are inserted the protection areas to the road network, the river banks, and the bicycle lanes.
6. It is not allowed to allocate these spaces to other purposes that may jeopardize their value to the environmental quality of the Chamane PPU.

SECTION V
AREAS FOR INFRASTRUCTURES

Article 32
Identification

1. The infrastructures to be deployed are the following:
- a). water treatment and supply infrastructures;

b). Basic sanitation infrastructures;

c). Rainwater infrastructures

d). Road infrastructure
2. The following infrastructures are still needed in the Chamane PPU:
- a). Electrical infrastructures;

b). Waste collection infrastructure;

c). Telecommunications infrastructures

Article 33
Implementation

The implementation of planned infrastructure interventions, identified in the plans referred to in the previous article, shall be governed by the provisions of the following articles, as established in the implementation program and funding plan.

Article 34
Infrastructures for Water Treatment and Supply

- The infrastructures for water treatment and supply should be subject to the following interventions:
- a). Definition and mapping of the drinking water supply network, as well as its abstraction, treatment and stowage area;

b). Definition and mapping of the wells and wells necessary for the local water supply;

c). Network Monitoring and maintenance.

Artigo 35
Infra-estruturas de saneamento básico

- The infrastructures and basic sanitation must be subject to the below interventions:
- a) Definition and mapping of the potable water supply network;

b) Identification and adjustment of waste water pipelines as well as the rainwater network and possible discharges to the sea;

c) Monitoring and maintenance of the network.

Article 36

Electrical Infrastructures

Electrical Infrastructure must be subject to its definition, planning and mapping.

Article 37

Infrastructures for Waste collection

The infrastructures for waste collection must be subject to the below interventions:

1. Increase in waste disposal capacity (higher unit load), coupled with a reduction in the number of collection points;

2. Integration of the definition of the points of disposal of municipal solid waste (public use containers on the public road) in the municipal licensing projects and the responsibility of the promoters for its installation.

Article 38

Road Infrastructures

The Road infrastructures must be subject to the below interventions:

- a) Pavimentação;

b) Perfilamento(redefiniçãoodeperfis);

c) Pedonalização;

d) Reabilitação e Manutenção de arruamentos existentes.

Article 39

Hierarchy and characterization of the road network

The Chamane PPU road network, structured and hierarchical according to the functions and characteristics of the highways, is constituted by the following categories, according to the hierarchical plan of the road network:

- a) Main Distributor Road Network - associated with external access flows and access and crossing functions (access road to Inhambane City Center);

b) Secondary Distributor Road Network - articulated with the main road network and with distribution functions;

c) Secondary Local Access Network - with influence at the block level and integrating the local access routes;

d) Cycling and pedestrian network - including roads (total and partial) oriented for pedestrian and cycling use;

Article 40

Parameters

The construction or rectification of the road network of the Chamane PPU is subject to the following minimum conditions:

- a) Main distribution road network - already built;
 - b) Secondary Road Network - two directions of transit, with one lane in each
With a minimum width of 3,50 m each; And two walks with a minimum width of 2.00m;
 - c) Secondary Local Access Network - two directions of transit, with a lane,
With a minimum width of 3,00m; And two walks with a minimum width of 1,50m;
 - d) Cyclable and pedestrian network - minimum width of 1,20m.
1. Given the functions that each element of a road network performs, the proposed routes can be classified and structured hierarchically as follows:
- Main Distributor Road Network, its functions are the crossing, access to the parcelling, and ensure the structuring of urban connections; These characteristics are found on the national road which, in addition to driving the road flow across borders, links the parcelling to the country. This road also has the particularity of forwarding the future residents of the parcelling to the tourist destinations of the City of Inhambane and to the Airport.
 - Secondary or Distribution Road Network, which includes the distribution channels that ensure the distribution and collection of traffic from the Local Network to the Primary Network. The routes that will lead the traffic to the tourist zone along the seafront will also have this characteristic;
 - Secondary Local Access Network that includes Local Access Routes that predominantly assure local access functions to the network of urban activities and functions, integrating streets with distinct utility and shared by vehicles and pedestrians; Includes all the structuring routes of the urbanization, tourism and shopping area.

Article 41

Expected Parking Station

The planned parking areas are part of the areas in which the dominant use is the car park, although it is possible to convert them to Green Areas or Equipment Areas;

In the parcels, the parking areas inside the lot established in the previous paragraph are obligatory and a parking place in the exterior spaces of the lots with 300m2 of pavement surface each.

Depending on the type of commercial services to be installed, a traffic study may be required, which should:

- a). The accessibility of the place in relation to individual and collective transport;
- b). The circulation scheme in the area of direct influence of the enterprise;
- c). Access to the building;
- d). The capacity of the surrounding roads;
- e). The parking capacity in the portion of the development and in the roads that constitute its immediate surroundings;
- f). The operation of loading and unloading;

For hotel establishments, in addition to the area required for parking of light vehicles, an area for the parking of heavy passenger vehicles must also be provided within the lot to be determined on a case-by-case basis, depending on the size and location of the hotel unit.

For the installation of collective equipment, in particular schools, sport facilities, hospitals and religious worships, the definition and rationale in the respective plans or projects of the accessibility conditions and the parking capacity shall be determined. This cant be less 100m2 of gross covered area per infrastructure.

CHAPTER IV
FINAL PROVISIONS

Advertising and Plan Consultation

- 1. The Chamane PPU can be freely consulted by the public at the premises provided by the developers of the project and at the Municipal Council of Inhambane City, specifically for the purpose of licensing construction works, licensing of subdivision operations or licensing of urbanization works.
- 2. For the purposes of the preceding paragraph, full and authenticated copies of the plan process shall be kept permanently available by the competent services of the city administration. The competent officials shall provide the certificates, reproductions or certified statements of plan documents required by the interested parties, as soon as possible and never exceeding the 30-day deadline.

Article 43
Revision

The Chamane PPU will be reviewed as soon as the administration of the undertaking deems its binding provisions or the assumptions underlying it to be inadequate, and mandatorily, within 10 years of its entry into force.

Article 44
Breach of the Plan

The licensing of works in violation of the Chamane PPU constitutes serious illegality, under the terms of the Land Use Law (LOT) 19/2007, of July 18 and by the Regulation of the same Law in its Chapter IX.

Article 45
Implementation

The Chamane PPU comes into force on the date of its publication in the *Bulletin of the Republic*.
