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## Detailed planning initiation Notice

Public from: 25.05.2021

Public until: for an indefinite period

Kose Vallavalitsus publishes this announcement under [Section 128\(7\) of the planning Act \(plans\)](#).

Kose Vallavalitsus announces By order No 325 of 25.05.2021, the Municipality of Kose decided to initiate a detailed plan for the land registry units of Oru Tea 1 in the village of Tuhala.

Under plans 140(7), in order to amend a zoning plan, a new zoning plan covering the same zoning area must be drawn up in accordance with the requirements laid down in this Law for the establishment of a zoning plan. The cadastral parcel of Valley Road 1 is subject to the building plan for the residential district of Otti's land I, established by Decision No 58 of the Kose Vallavolikogu of 26.06.2003, with the aim of creating a residential area. To date, the zoning plan has been largely implemented. According to the master plan of the municipality of Kose (established in 1998), the cadastral parcel remains in the recreational area. Recreational area within the meaning of the master plan shall mean a wider recreational area where cruise and travel services, seasonal or year-round recreational, wellbeing and sports buildings and facilities, residential buildings, funeral and health periods are concentrated in a suitable natural landscape. According to the master plan in preparation (adopted on 12.08.2020), the cadastral parcel is located in the urban management area of residential land, where the construction of a building subject to planning permission is subject to the drawing up of a detailed plan. The purpose of the zoning plan for the TEE 1 registry is to divide the cadastral parcel and to grant planning rights to the incoming land. The area of the planned area is 8510 m<sup>2</sup>. The boundary of the planning area is visible in an Appendix to the order.

The opening of the zoning plan is not contrary to the current zoning plan of the municipality of Kose. There is no need to carry out any studies when the building plan is initiated.

### Documents

- [Algamise korraldus ja korralduse lisa](#)

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