THE DETAILED PLAN REGULATION
of
sports-recreation and health-rehabilitation
center “BANJICA”
The area includes the detailed regulation plan built and undeveloped areas that are determined by the rules of regulation.

Area within the boundaries of the plan is divided into two main sections in which there are subgroup.

The first:
The source of thermal water that is connected to the channel and–part is:
- Three old baths with thermal water,
- Flows into the Svrlijiski Timok,
- Cottages located on the left riverside of “Svrlijiski Timok”,
- Two greenhouse of company JKP “Standard”,
- Individual housing,
- Agricultural land.

In the second part of the existing content, the area within the boundaries of the plan are:
- Outdoor swimming pool with paved plateau,
- Locker rooms with showers,
- Cafe bar,
- Pool for children,
- Parking-space,
- Agricultural land,
- Travel soil,
- Water land.
The proposal distribution of settlements in urban areas and the whole urban indicators and other characteristics

Of the area within the boundaries of the plan is divided into two main sections in which there are subgroup.

First group consists of health and tourist facilities are concentrated around the thermal springs “Banjica”. As part of this section is scheduled rehabilitation center with all facilities for this kind of facilities (indoor and outdoor swimming pool, part of specialist examinations, part of the hydro-therapy, etc.), hotels, preferably related hot line to the rehab center.

Under this section, it is necessary to provide sports and recreation facilities, a wellness center with all amenities, restaurants, green park areas, as well as specially reserved areas with different purposes (accommodation facilities, sports facilities, green spaces, etc.). The whole is rounded regulated the river bed, walking path, and the newly designed streets that would connect the left and right coasts. On the left side of the gorge provides for the possibility of building catering facility with water or park environment. On the flat part (on the left coast), over the complex provides for the possibility of building a heliport with amenities. Existing hill in this part of space can be used for the melancholic and recreational trails as well as sporting-free climbing. Above the road Knjazevac-Podvis, on a raised lawn, it is possible to build the motel with accommodation facilities if the need arises for these.

In addition to building the newly designed content to do the reconstruction and upgrading of existing facilities and new buildings encircle this whole.
The second part is surrounded by the existing outdoor pool “Banjica”. It provides for building sports facilities (aqua-park) that will contain, in addition to the existing Olympic pool “Banjica” an outdoor swimming pool with various attractions (children's pool with children's attractions, pools for swimmers associated with water slides, tunnels and similar equipment for entertainment and fun on the water), indoor swimming pool with the necessary facilities for users of the pool (clothing, toilets, showers, fitness room, sauna with additional rooms, Turkish bath, aerobics room, massage room, Jacuzzi and similar facilities) and partly for relaxing outdoors. This unit will include dressing rooms located near the entrance to the aqua-park, changing rooms for sports teams, facilities catering activities (restaurant, bar, fast food, sales of ice cream, novelties, souvenirs, etc.), place the deck equipped with loungers and umbrellas, wet facilities with toilets and showers and similar facilities to complement the work of the sports center. To center it work better to provide accommodation facilities for athletes who will, if possible, be associated with warm connection with sports facilities. Newly facilities with existing facilities will constitute a homogeneous whole.

On the left bank of Svrljig Timok should provide a location for the construction of sports facilities for football, volleyball, handball, basketball and tennis courts as well as for construction of mini-golf. Left and right sides will be connected newly designed bridge and this will be rounded sports and recreation center Banjica.

Along the regulated river channel after the dam will create conditions for the formation of ground for fishing and the bridge between the newly existing bridge which is the first large.

In addition to this content:
- Tourist Information Centre,
- Medical assistance,
- Fire departments,
- Bus station,
- Parking space for individual motor vehicles, taxi services and buses.
On the right side of the access road sports complex, should provide for a tourist restaurant with multiple rooms and suites for the accommodation of visitors and facilities as well as a smaller number of apartment villas with the same purpose.

On the left side of the local road Knjazevac-Podvis also provided accommodation facilities in one part, and the following is also room to build a plant for bottling mineral water. The extension of this area is provided by Rgoste locating energy blocks.

Communication within the complex is provided free pedestrian areas that may be paved or lawny, while vehicular traffic is provided as a service that will serve the facilities and sports fields.

Downstream of the listed facilities, the left and right Svrčin Timok, provided the space for grass sports grounds (golf, equestrian events, cross country, etc.).
In addition to the main road M-25, in one part of space, given the possibility to build facilities for catering, small-scale handicraft production that does not pollute the environment, warehouses, storehouses and so on.

A very important part for better functioning this section is a pedestrian-bike trail that will connect the city with sports and recreation center. Pedestrian-bike trail will generally follow the foot embankment regulated channel Svrljig Timok with minor deviations in the parts where it is not possible. Across the river “Svrljiski Timok” provided less directly under the constitution sports and recreation complex, which will increase surface water mirror and thereby improve the visual environment of the complex.

To make the whole complex visual look better, it is necessary to provide as many landscaped green areas that will have an aesthetic and protective role.
CONCEPT PLANNING SOLUTIONS

Goals Planning and construction and basic programming elements

Of the space reserved for the development of PDR is very important for the development of Knjazevac regarding the development of spa tourism, sport and recreation. Healing springs spa Rgoste were famous people from ancient times. They were used back in the prehistoric period, from mid-fifth century BC to the beginning of a new era. The prehistoric origins, speaks the name “Bolvan” the hill above Rgoste, in which the rocks and now the holidays performing a pagan ritual, and the word means “an idolater”. There are written records on which is also in Roman times there is a spa which used thermal water sources Banjica as well as the Turkish rule, as evidenced by very well-preserved Turkish bath from that period and which are located near sources of “Banjica”.

Analysis of thermal water of spa Rgoste gives cause for reflection on the many medicinal properties. Latest results from 2008. years have shown that water is opalescent, odorless, tasteless, temperature 27.2°C, which is classified as a hypothermal water with a neutral reaction (pH 7.1). The sum of all dissolved solid content is 574 mg by dry residue at 180°C is 333 mg/l for which belongs to the poorly mineralized, oligo-mineral water. The chemical composition of water is characterized by calcium, magnesium and hydro-carbonate as well as the presence of hydrogen sulfide.

From the foregoing analysis shows that water belongs to the mineral and medicinal waters can be used as an additional remedy in the treatment of diseases of the locomotor apparatus (inflammatory rheumatism, degenerative joint and soft tissue rheumatism conditions after trauma, the condition after removing the plaster after bone fractures and after surgical intervention on the bone-joint system), neurological disorders, skin diseases (psoriasis, chronic eczema, etc.).

Implementation of this PDR and this would result in development of health and spa tourism, and consequently to the development of the whole municipality.

The thermal water is a starting point for the development of sports and recreational tourism around the existing pool “Banjica”. The construction of planned facilities, will provide the professional athletes use the pool in order to prepare and competitive sports disciplines, and recreation as diverse offer for rest and recreation.
AQUA-PARK
Orientation planned construction area with a proposal intended areas and areas of public

Use within the limits and PDR-represented in various land use that will form a unified whole in the complex, whose content will meet the needs and interests of citizens of all ages.

Review of proposed land use is given below:

<table>
<thead>
<tr>
<th>Ser. num.</th>
<th>Occupancy Type</th>
<th>Area (ha)</th>
<th>Land Status</th>
<th>Participation (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Sports and recreational area</td>
<td>11,05.82</td>
<td>Others</td>
<td>7,25</td>
</tr>
<tr>
<td>2.</td>
<td>Villas and apartment motels</td>
<td>6,49.93</td>
<td>Others</td>
<td>4,26</td>
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<tr>
<td>3.</td>
<td>Rehabilitation center with a wellness center</td>
<td>5,67.97</td>
<td>Others</td>
<td>3,72</td>
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<tr>
<td>4.</td>
<td>Catering, warehouses, depots, etc.</td>
<td>6,04.48</td>
<td>Others</td>
<td>3,96</td>
</tr>
<tr>
<td>5.</td>
<td>Existing Housing</td>
<td>9,91.35</td>
<td>Others</td>
<td>6,50</td>
</tr>
<tr>
<td>6.</td>
<td>Water Land</td>
<td>17,83.10</td>
<td>Public</td>
<td>11,69</td>
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<tr>
<td>7.</td>
<td>Pedestrian-bike path</td>
<td>0,58.50</td>
<td>Public</td>
<td>0,38</td>
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<tr>
<td>8.</td>
<td>Park, coastal protection and green</td>
<td>10,69.65</td>
<td>Public</td>
<td>7,02</td>
</tr>
<tr>
<td>9.</td>
<td>Quiescent traffic</td>
<td>0,56.00</td>
<td>Public</td>
<td>0,37</td>
</tr>
<tr>
<td>10.</td>
<td>Heliport</td>
<td>5,07.28</td>
<td>Others</td>
<td>3,33</td>
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<tr>
<td>11.</td>
<td>Travel the land with streets</td>
<td>13,36.80</td>
<td>Public</td>
<td>8,77</td>
</tr>
<tr>
<td>12.</td>
<td>The existing cottage village with expansion</td>
<td>8,42.51</td>
<td>Others</td>
<td>5,52</td>
</tr>
<tr>
<td>13.</td>
<td>Reserved space (sports fields, hotels, green)</td>
<td>7,82.46</td>
<td>Others</td>
<td>5,15</td>
</tr>
<tr>
<td>14.</td>
<td>Railway</td>
<td>3,24.00</td>
<td>Public</td>
<td>2,12</td>
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<tr>
<td>15.</td>
<td>Gas station</td>
<td>0,25.25</td>
<td>Public</td>
<td>0,16</td>
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<tr>
<td>16.</td>
<td>Church</td>
<td>0,10.00</td>
<td>Public</td>
<td>0,20</td>
</tr>
<tr>
<td>17.</td>
<td>Water bottling plant</td>
<td>1,85.00</td>
<td>Others</td>
<td>1,21</td>
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<tr>
<td>18.</td>
<td>Reserved space for sports fields on the grass</td>
<td>12,00.00</td>
<td>Others</td>
<td>7,87</td>
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<tr>
<td>19.</td>
<td>Agricultural and barren land</td>
<td>31,50.10</td>
<td>Others</td>
<td>20,52</td>
</tr>
<tr>
<td>10.</td>
<td>Total PUBLIC</td>
<td>46,83.30</td>
<td>Public</td>
<td>30,71</td>
</tr>
<tr>
<td>10.</td>
<td>Total OTHER</td>
<td>105,66.90</td>
<td>Others</td>
<td>69,29</td>
</tr>
</tbody>
</table>

**TOTAL:** 152,50.20 100,00

**Table 1 - Land use and public use areas**