


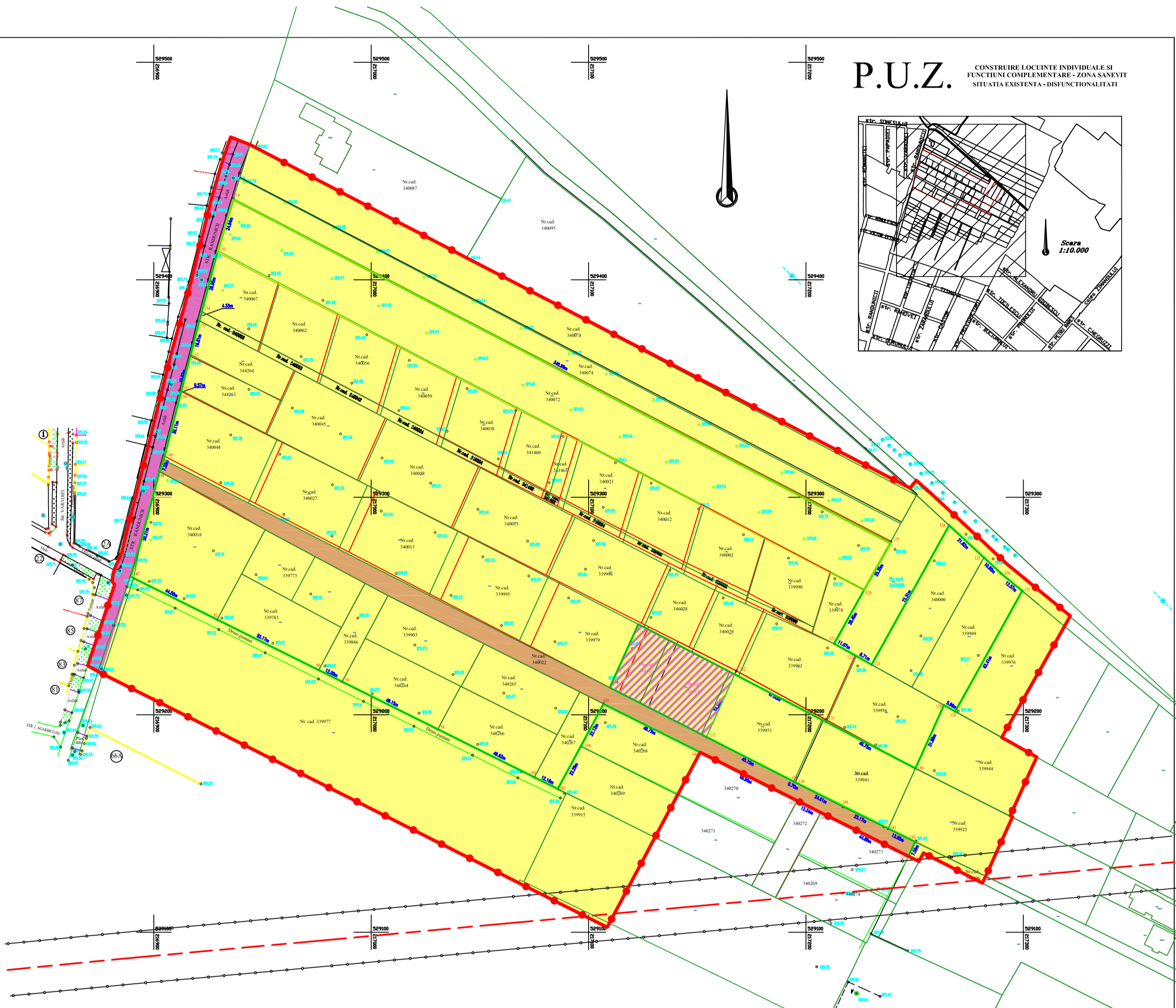
P.U.Z.

CONSTRUIRE LOCUINTE INDIVIDUALE SI
FUNCTIUNI COMPLEMENTARE - ZONA SANEVIT
INCADRARE IN ZONA



			A1; A2	
Verificator/ Expert		Semnatura	Cerinta	
 PRO URBAN S.R.L. arhitectura, urbanism, design B-dul Revolutiei nr. 71, JO2/1360/1994	Beneficiar:		Nr pr.	
	TABUIA MARIUS SI PROPRIETARII PARCELELOR CONF. C.U.			70
Sef proiect	Nume	Semnatura	Scara 1: 1000	Faza P.U.Z.
Proiectant	arh. Serban Elvira		Data 2018	INCADRARE IN ZONA
Desenat	arh. Serban Elvira			

P.U.Z. CONSTRUIRE LOCUINTE INDIVIDUALE SI
FUNCTIUNI COMPLEMENTARE - ZONA SANAVIT
SITUATIA EXISTENTA - DISFUNCTIONALITATI



Contur PUZ dupa OCPI:

Nr.Pct.	Coordonata X	Coordonata Y	Distanța	Direcție
118	529437,2150	216936,6700	340,986	130,5623
119	529275,7330	217239,1120	25,352	232,2544
120	529257,5660	217226,8100	28,449	232,2546
121	529232,6910	217213,0050	11,075	132,4973
122	529227,2800	217222,6680	8,710	132,5023
123	529223,0240	217230,2670	73,314	32,3055
124	529287,0390	217265,8940	21,818	147,5194
125	529272,2840	217281,9110	10,802	147,5155
126	529264,9500	217289,8410	12,566	144,0844
127	529256,9270	217299,5130	63,414	232,3061
128	529201,5040	217268,6960	5,960	332,4987
129	529204,4160	217263,4960	31,888	227,0018
130	529175,3540	217250,3730	46,748	331,7176
131	529197,6930	217209,3080	47,049	331,7180
132	529220,1760	217167,9790	33,352	227,0021
137	529189,7790	217154,2530	45,154	130,0565
138	529169,2440	217194,4670	0,696	130,0891
139	529168,9270	217195,0870	24,607	130,0571
140	529157,7360	217217,0020	23,173	128,8115
141	529147,6030	217237,8420	13,851	128,8137
142	529141,5460	217250,2980	7,555	228,3748
143	529134,7290	217247,0410	44,890	329,6081
144	529154,8620	217206,9190	12,243	329,6074
145	529160,3530	217195,9760	49,902	329,6080
146	529182,7340	217151,3740	49,751	329,6077
103	529205,0470	217106,9070	22,118	231,2264
104	529185,5370	217096,4880	22,291	231,2246
102	529165,8740	21708,9880	12,158	329,3388
101	529171,2810	217075,0980	49,615	329,3365
98	529193,3440	217030,6580	49,151	329,3372
91	529215,2010	216986,6340	12,001	329,3340
90	529220,5370	216975,8850	52,167	329,3372
82	529243,7350	216929,1600	44,500	329,3376
147	529263,5240	216889,3020	50,209	16,9306
148	529311,9680	216902,4980	7,335	21,8008
149	529318,8770	216904,9610	30,110	16,0455
150	529348,0360	216912,4700	0,572	16,0816
151	529348,5900	216912,6130	16,819	16,0438
152	529364,8780	216916,8070	16,806	16,0451
153	529381,1530	216920,9980	4,332	16,3301
154	529385,3430	216922,0970	28,948	16,3341
155	529413,3430	216929,4430	24,942	18,7146
118	529437,2150	216936,6700		

Suprafata = 5,6300 Ha. - 56299,6876 Mp.

LEGENDA:

- LIMITA ZONEI STUDIATE S=91.297 mp
- LIMITA TEREN AFERENT CONSTRUIRII LOCUINTELOR INDIVIDUALE S=56.300 mp
- LIMITA P.U.Z. IN AVIZARE
- ZONA DE LOCUIT
- ZONA CIRCULATII
- ZONA SPATII VERZI AMENAJATE
- TEREN ARABIL EXISTENT CURTI CONSTRUCTII
- ZONE PROTEJATE FATA DE CONSTRUCTII SI CULARE TEHNICE

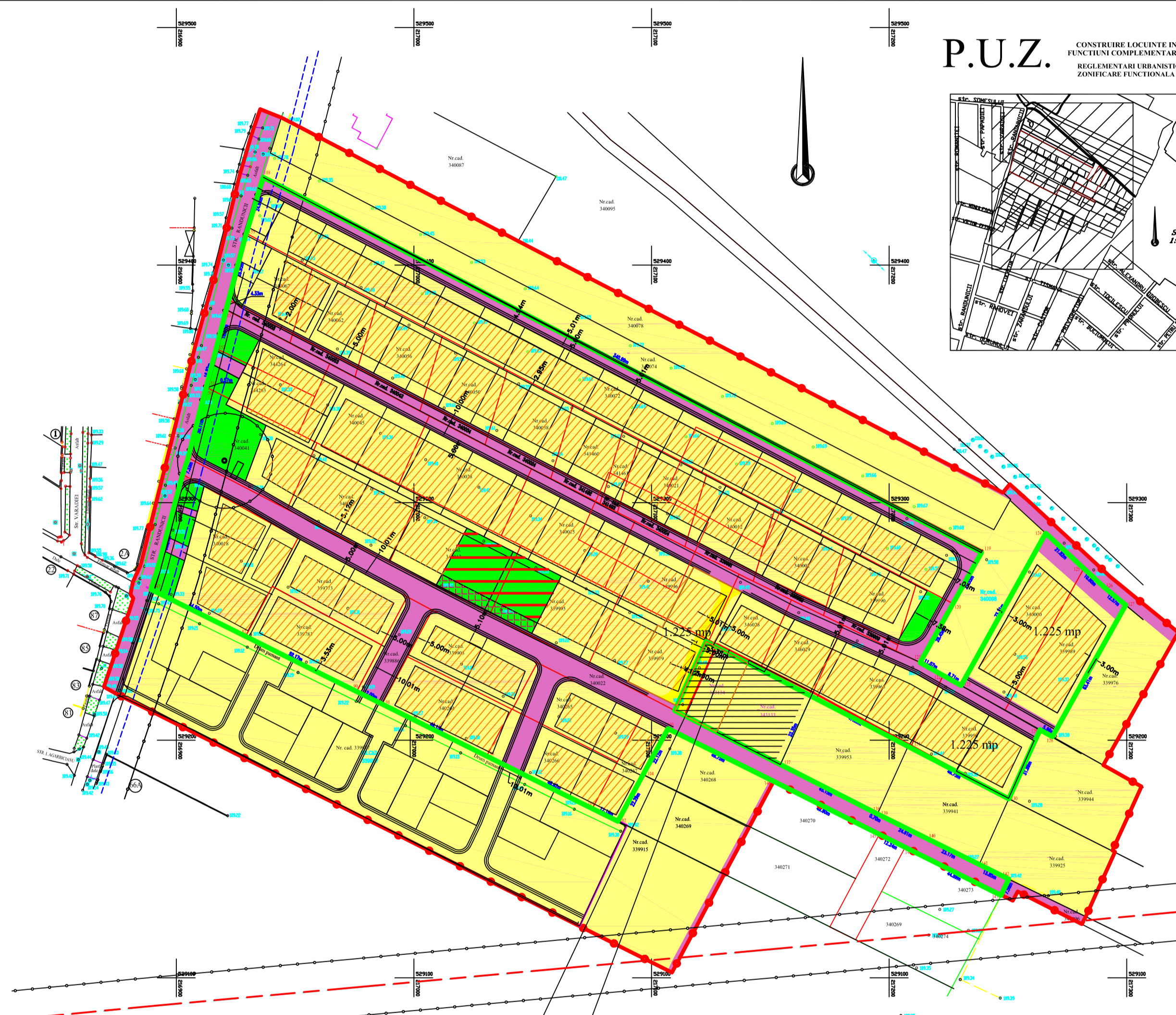
Legenda:

- H - Stalp beton inalta tensiune
- H - Hidrant
- C - Camin
- C - Chituc
- F - Fantana

Verificator/Expert	Semnatura	AI: A2	
PRO URBAN S.R.L.		Beneficiar:	
arh. Serban Elvira		TABUIA MARIUS SI PROPRIETARI PARCELELOR CONF. C.U.	
Sef proiect	Semnatura	Scara 1:1000	CONSTRUIRE LOCUINTE INDIVIDUALE SI FUNCTIUNI COMPLEMENTARE - ZONA SANAVIT
Proiectant	arh. Serban Elvira	Data 2018	SITUATIA EXISTENTA DISFUNCTIONALITATI
Desenat	arh. Serban Elvira		
			Nr pt. 70
			Faza P.U.Z.
			Pl. nr. 02

P.U.Z.

CONSTRUIRE LOCUINTE INDIVIDUALE SI
FUNCTIUNI COMPLEMENTARE - ZONA SANEVIT
REGLEMENTARI URBANISTICE
ZONIFICARE FUNCTIONALA



Contur PUZ dupa OCPI:

Nr.Pct.	Coordonata X	Coordonata Y	Distanta	Directie
118	529437.2150	216936.6700	340.986	130.5623
119	529279.7330	217239.1120	25.352	232.2544
120	529257.5660	217226.9100	28.449	232.2546
121	529232.6910	217213.0050	11.075	132.4973
122	529227.2800	217222.6680	8.710	132.5023
123	529223.0240	217230.2670	73.314	32.3055
124	529287.0990	217265.8940	21.818	147.5194
125	529272.2840	217281.9110	10.802	147.5155
126	529264.9500	217289.8410	12.566	144.0844
127	529256.9270	217299.5130	63.414	232.3061
128	529201.5040	217268.6960	5.960	332.4987
129	529204.4160	217263.4960	31.888	227.0018
130	529175.3540	217250.3730	46.748	331.7176
131	529197.6930	217209.3080	47.049	331.7180
132	529220.1760	217167.9790	33.352	227.0021
137	529189.7790	217154.2530	45.154	130.0565
138	529169.2440	217194.4670	0.636	130.0891
139	529165.8740	217085.9880	12.158	329.3368
140	529157.7360	217217.0020	23.173	128.8115
141	529147.6030	217237.8420	13.851	128.8137
142	529141.5460	217250.2980	7.555	228.3748
143	529134.7290	217247.0410	44.890	329.6081
144	529124.8520	217206.9190	12.243	329.6074
145	529160.3530	217195.9760	49.502	329.6080
146	529182.7340	217151.3740	49.751	329.6077
103	529205.0470	217106.9070	22.118	231.2264
104	529185.5370	217096.4880	22.291	231.2246
92	529243.7350	216929.1600	44.500	329.3376
101	529171.2810	217075.0980	49.615	329.3365
98	529193.3440	217030.6580	49.151	329.3372
91	529215.2010	216986.6340	12.001	329.3340
90	529220.5370	216975.8850	52.167	329.3372
147	529263.5240	216889.3020	50.209	16.9306
148	529311.9680	216902.4980	7.335	21.8008
149	529318.8770	216904.9610	30.110	16.0455
150	529348.0360	216912.4700	0.572	16.0816
151	529348.5900	216912.6130	16.819	16.0438
152	529364.8780	216916.8070	16.806	16.0451
153	529381.1530	216920.9980	4.332	16.3301
154	529385.3430	216922.0970	28.948	16.3341
155	529413.3430	216929.4430	24.942	18.7146
118	529437.2150	216936.6700		

Suprafata = 5.6300 Ha. - 56299.6876 Mp.

limita zona studiata avizata de OCPI
fara parcelele fratilor Sarkozi

limita zona studiata modificata de OCPI dupa avizarea plansei
avizata de OCPI, planșa suport a P.U.Z -ului Zona Sanevit

- LEGENDA:**
- LIMITA ZONEI STUDIATE S = 91.297 mp
 - LIMITA TEREN AFERENT CONSTRUIRII LOCUINTELOR INDIVIDUALE
 - LIMITA P.U.Z. IN APROBARE
 - ZONA DE LOCUIT/FUNCTIUNI COMPLEMENTARE
 - ZONA CIRCULATII
 - ZONA PARCARE INIERBATA
 - ZONA SPATII VERZI AMENAJATE / LOC DE JOACA
 - TEREN ARABIL EXISTENT CURTI CONSTRUCTII EDIFICABIL
 - ZONE PROTEJATE FATA DE CONSTRUCTII SI CULUARE TEHNICE
 - INTERDICTIE TEMPORARA DE CONSTRUIRE PANA LA ELABORARE P.U.Z. sau P.U.D.
 - SPAU
 - Zona de locuit si functiuni complementare
- P.O.T min = 30,00 %
C.U.T min = 0,90
- P.O.T max = 40,00 %
C.U.T max = 1,20

BILANT TERITORIAL INCINTA

ZONE FUNCTIONALE	EXISTENT		PROPUS	
	Suprafata (mp.)	Procent % din total intravilan	Suprafata (mp.)	Procent % din total intravilan
ZONA IDE LOCUIT zona verde pe lot (suprafata construita)	—	—	41.557,22 (5.323,48) (16.622,89)	73,82 (12,81) (40,00)
ZONA SPATII VERZI z.v. amenajata z.v. aliniament	—	—	4.295,53 3.113,14 1.182,39	7,63
ZONA CIRCULATII trasee + accese la lot	—	—	8.947,25 (1.514,42) 1.432,83	15,89
TEREN ARABIL	56.300,00	100,00	—	2,66 (1.500,00)teren cu interdictie de construire-terecolmatant
TOTAL TEREN CONFORM CF	56.300,00	100,00	56.300,00	100,00

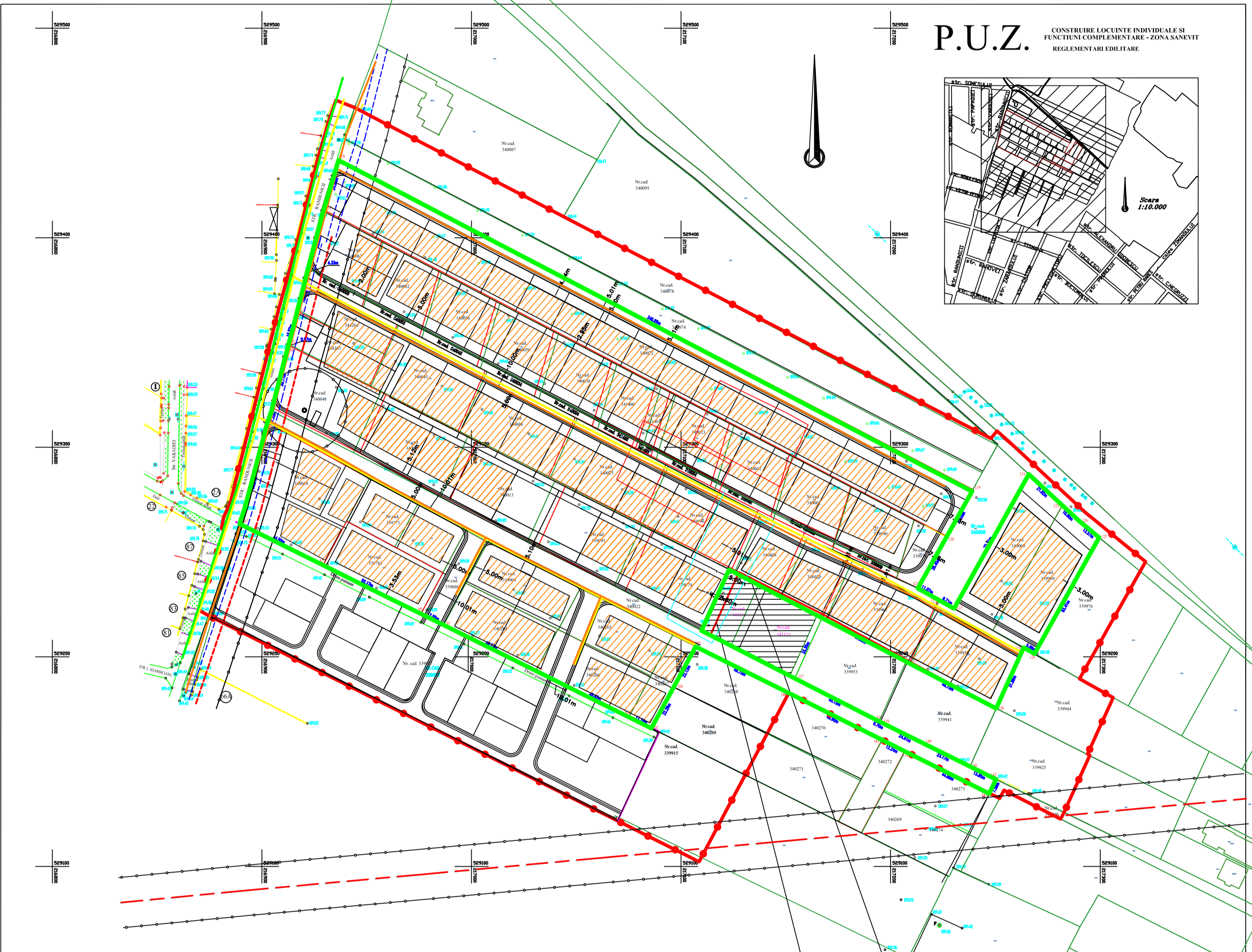
BILANT TERITORIAL ZONA STUDIATA

ZONE FUNCTIONALE	EXISTENT		PROPUS	
	Suprafata (mp.)	Procent % din total intravilan	Suprafata (mp.)	Procent % din total intravilan
ZONA IDE LOCUIT zona verde pe lot (suprafata construita)	—	—	41.557,22 (5.323,48) (16.622,89)	45,52 (12,81) (40,00)
ZONA SPATII VERZI z.v. amenajata z.v. aliniament	486,50	0,53	4.782,03 3.113,14 1.668,89	5,24
ZONA CIRCULATII trasee + accese la lot	2.027,00 1.400,85 617,55	2,22	10.974,25 8.923,87 2.050,38	12,02
TEREN ARABIL	88.783,50	97,25	33.983,50 (1.500,00)teren cu interdictie de construire-terecolmatant	37,22
TOTAL TEREN CONFORM CF	91.297,00	100,00	91.297,00	100,00

Verificator/ Expert	Semnatura	A1, A2	Cerinta
PRO URBAN S.R.L.		Beneficiar:	
arhitectură, urbanism, design		TABUJA MARIUS SI PROPRIETARI	
B-dul Revolutiei nr. 71, J02/750/1994		PARCELELOR CONF. C.U.	
Nr. pr	70		
Sef proiect	arh. Serban Elvira	Scara	1:1000
Protectant	arh. Serban Elvira	Data	2018
Desenat	arh. Serban Elvira	CONSTRUIRE LOCUINTE INDIVIDUALE SI FUNCTIUNI COMPLEMENTARE - ZONA SANEVIT	
		REGLEMENTARI URBANISTICE ZONIFICARE FUNCTIONALA	
		P.U.Z.	
		Pl. nr. 03	

P.U.Z.

CONSTRUIRE LOCUINTE INDIVIDUALE SI
FUNCTIUNI COMPLEMENTARE - ZONA SANEVIT
REGLEMENTARI EDILITARE



Contur PUZ dupa OCPI:

Nr.Pct.	Coordonata X	Coordonata Y	Distanta	Directie
118	529437.2150	216936.6700	340.986	130.5623
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138	529169.2440	217194.4670	0.696	130.0891
139	529168.9270	217195.0870	24.607	130.0571
140	529157.7360	217217.0020	23.173	128.8115
141	529147.6030	217237.8420	13.951	128.8137
142	529141.5460	217250.2980	7.555	228.3748
143	529134.7290	217247.0410	44.890	329.6081
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151	529348.5900	216912.6130	16.819	16.0438
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153	529381.1530	216920.9980	4.332	16.3301
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155	529413.3430	216929.4430	24.942	18.7146
118	529437.2150	216936.6700		

Suprafata = 5.6300 Ha. -- 56299.6876 Mp.

LEGENDA:

- LIMITA ZONEI STUDIATE S = 91.297 mp
- LIMITA TEREN AFERENT CONSTRUIRII LOCUINTELOR INDIVIDUALE
- LIMITA P.U.Z. IN APROBARE
- RETEA LEA EXISTENTA 0,4 kv
- RETEA LEA EXISTENTA 20 kv
- RETEA LES PROPUSA
- RETEA ALIMENTARE CU GAZ
- RETEA RCS AERIAN
- EDIFICABIL
- RETEA PREMO 800
- ZONE PROTEJATE FATA DE CONSTRUCTII SI CULURE TEHNICE

Legenda:

- Stalp beton inalta tensiune
- Hidrant
- Camin
- Chituc
- Fantana
- parcelare initiala PUZ avizat OCPI
- parcelare propusa prin PUZ
- parcelare modificata de OCPI dupa avizarea plansei suport PUZ

limita zona studiata avizata de OCPI
fara parcelele fratilor Sarkozi

limita zona studiata modificata de OCPI dupa avizarea plansei
avizata de OCPI, planșa suport a P.U.Z -ului Zona Sanevit

Verificator/Expert	Semnatura	A1, A2	Cerinta
PRO URBAN S.R.L. arhitectura, urbanism, design B-dul Revolutiei nr. 71, JO2/1560/1994		Beneficiar: TABULIA MARIUS SI PROPRIETARI PARCELELOR CONF. C.U.	
Sef proiect	arh. Serban Elvira	Scara	1:2000
Proiectant	arh. Serban Elvira	Data	2018
Desenat	arh. Serban Elvira	CONSTRUIRE LOCUINTE INDIVIDUALE SI FUNCTIUNI COMPLEMENTARE - ZONA SANEVIT	Faza P.U.Z.
		REGLEMENTARI EDILITARE - RETEA GAZE, ENERGIE ELECTRICA SI TELEFONIE	PL. nr. 04

