



Nr.	DENUMIRE SUPRAFATE	EXISTENT [mp]	PROPOUS [mp]
I	LOCUIRE	-	40516.20 15.39%
1	LOT 01	-	871.54 0.28%
2	LOT 02	-	512.03 0.19%
3	LOT 03	-	512.03 0.19%
4	LOT 04	-	512.03 0.19%
5	LOT 05	-	512.03 0.19%
6	LOT 06	-	512.03 0.19%
7	LOT 07	-	512.03 0.19%
8	LOT 08	-	512.03 0.19%
9	LOT 09	-	512.03 0.19%
10	LOT 10	-	512.03 0.19%
11	LOT 11	-	512.03 0.19%
12	LOT 12	-	512.03 0.19%
13	LOT 13	-	512.03 0.19%
14	LOT 14	-	512.03 0.19%
15	LOT 15	-	692.27 0.26%
16	LOT 16	-	512.03 0.19%
17	LOT 17	-	512.03 0.19%
18	LOT 18	-	512.03 0.19%
19	LOT 19	-	512.03 0.19%
20	LOT 20	-	512.03 0.19%
21	LOT 21	-	512.03 0.19%
22	LOT 22	-	512.03 0.19%
23	LOT 23	-	512.03 0.19%
24	LOT 24	-	512.03 0.19%
25	LOT 25	-	512.03 0.19%
26	LOT 26	-	512.03 0.19%
27	LOT 27	-	512.03 0.19%
28	LOT 28	-	644.95 0.24%
29	LOT 29	-	889.86 0.34%
30	LOT 30	-	512.03 0.19%
31	LOT 31	-	512.03 0.19%
32	LOT 32	-	512.03 0.19%
33	LOT 33	-	512.03 0.19%
34	LOT 34	-	512.03 0.19%
35	LOT 35	-	512.03 0.19%
36	LOT 36	-	512.03 0.19%
37	LOT 37	-	512.03 0.19%
38	LOT 38	-	512.03 0.19%
39	LOT 39	-	512.03 0.19%
40	LOT 40	-	1296.52 0.49%
41	LOT 41	-	512.03 0.19%
42	LOT 42	-	512.03 0.19%
43	LOT 43	-	512.03 0.19%
44	LOT 44	-	512.03 0.19%
45	LOT 45	-	512.03 0.19%
46	LOT 46	-	512.03 0.19%
47	LOT 47	-	701.77 0.27%
48	LOT 48	-	649.95 0.25%
49	LOT 49	-	649.97 0.25%
50	LOT 50	-	778.14 0.30%
51	LOT 51	-	512.03 0.19%
52	LOT 52	-	512.03 0.19%
53	LOT 53	-	512.03 0.19%
54	LOT 54	-	512.03 0.19%
55	LOT 55	-	512.03 0.19%
56	LOT 56	-	512.03 0.19%
57	LOT 57	-	528.61 0.20%
58	LOT 58	-	512.03 0.19%
59	LOT 59	-	512.03 0.19%
60	LOT 60	-	512.03 0.19%
61	LOT 61	-	512.03 0.19%
62	LOT 62	-	512.03 0.19%
63	LOT 63	-	512.03 0.19%
64	LOT 64	-	512.03 0.19%
65	LOT 65	-	1034.29 0.39%
66	LOT 66	-	560.04 0.21%
67	LOT 67	-	559.96 0.21%
68	LOT 68	-	560.01 0.21%
69	LOT 69	-	560.01 0.21%
70	LOT 70	-	560.01 0.21%
71	LOT 71	-	560.01 0.21%
72	LOT 72	-	711.78 0.27%
II	ZONA MIXTA LOCUIRE CU SERVICII	-	5493.24 2.09%
1	LOT 73	-	1298.51 0.49%
2	LOT 74	-	861.00 0.33%
3	LOT 75	-	861.00 0.33%
4	LOT 76	-	861.00 0.33%
5	LOT 77	-	1611.73 0.61%
III	SERVICII	-	10192.76 3.87%
1	LOT 78	-	20192.76 3.87%
IV	SPATII VERZI	-	16393.06 6.23%
1	LOT 80	-	6244.44 3.11%
2	LOT 81	-	4863.74 1.70%
3	LOT 82	-	2984.90 1.02%
V	CIRCULATI	-	21061.26 8.00%
1	LOT 83	-	6713.25 2.56%
2	LOT 84	-	6713.25 2.56%
3	LOT 85	-	5215.67 1.98%
4	LOT 86	-	2540.68 0.96%
5	LOT 87	-	3291.46 1.25%
VI	LOTURI A CAROR CATEGORIE DE FOLOSINTA NU SE SCHIMBA-RAMANE AGRICOL	-	125998.50 47.85%
1	LOT 88	-	49999.76 18.99%
2	LOT 89	-	26379.18 10.02%
3	LOT 90	-	13420.98 5.15%
4	LOT 91	-	18943.85 7.19%
5	LOT 92	-	15164.73 5.81%
VII	PROTECTIE LEA	-	43644.96 16.58%
1	LOT 93	-	6006.19 2.47%
2	LOT 94	-	2965.18 1.12%
3	LOT 95	-	6899.92 2.62%
4	LOT 96	-	8231.93 3.13%
5	LOT 97	-	8924.79 3.39%
6	LOT 98	-	9313.34 3.54%
8	LOT 99	-	804.80 0.31%
TOTAL PUZ		263300	263300.00 100.00%

PUZ - DEZVOLTARE ZONA REZIDENTIALA

- LEGENDA**
- LIMITE**
 - Limita intravilan
 - Limita zona studiata
 - Limita de proprietate terenurile ce fac obiectul prezentei documentatii
 - Limite cadastrale
 - ZONE DE PROTECTIE**
 - Zona de protectie LEA
 - Spatii verzi: Zona de protectie 2,5 m pentru canale de desecare conform Ordinului nr. 227 din 31.03.2006
 - Zona de protectie absoluta de 30,00 latime față de platforma meteorologică conform Legii 139/2000
 - ZONIFICARE EXISTENTA**
 - Teren nereproductiv
 - Faneata
 - Drumuri
 - Canale de desecare (cu indicativ Hcn)
 - Zone de cult
 - Locuinte
 - Terenuri arabile
 - Cladiri existente
 - ZONIFICARE PROPOUSA**
 - Zona de comert si servicii reglementata prin PUZ
 - Zona mixta locuire cu servicii si comert reglementata prin PUZ
 - Zona locuire reglementata prin PUZ
 - Zona maxima de implantare
 - Spatii verzi reglementate prin PUZ
 - Circulatii reglementate prin PUZ
 - Interdictie de construire pana la devierea subterana a liniei LEA de 20kv
 - SIMBOLURI**
 - Linii LEA 20
 - Linii LEA 110
 - Stalp de iluminat
 - Cota de nivel
 - Semne rutiere
 - Caroiaj coordonate Stereo 70
 - Coordonate Stereo 70 - Puncte limita de proprietate
 - Acces auto/pietonal

Coordonate	X[m]	Y[m]
1	218412,079	521535,207
2	218402,810	521531,403
3	218337,277	521133,573
4	218336,478	521007,385
5	218333,016	520999,606
6	218319,717	520993,267
7	218302,035	520994,191
8	218097,821	521123,489
8	218226,598	521041,954
9	218097,317	521121,465
10	218039,300	520888,250
11	218168,869	520815,664
12	218301,819	520741,184
13	218333,255	520723,573
14	218506,738	520626,386
15	218641,313	521164,940
16	218633,196	521164,263
17	218632,006	521165,335
18	218625,345	521170,932
19	218632,697	521173,693
20	218640,022	521192,394
21	218633,960	521195,891
22	218635,589	521204,822
23	218630,877	521209,993
24	218627,685	521207,497
25	218622,875	521211,445
26	218622,760	521220,466
26	218631,176	521221,944
27	218629,709	521231,216
28	218629,260	521239,431
29	218629,808	521242,455
30	218632,070	521243,183
31	218631,631	521247,387
32	218631,472	521248,915
33	218629,087	521251,295
34	218629,394	521253,668
35	218632,256	521254,963
36	218634,800	521269,896
37	218639,812	521274,304
38	218639,296	521287,257
39	218644,001	521294,229
40	218643,309	521314,687
41	218637,375	521325,115
42	218630,664	521337,252
43	218624,407	521348,654
44	218620,652	521355,497
45	218619,856	521356,947
46	218611,004	521361,817
47	218597,714	521383,816
48	218597,366	521384,391
49	218591,581	521385,733
50	218582,683	521394,772
51	218568,272	521405,895
52	218555,485	521414,269
53	218553,003	521415,894
54	218538,316	521397,536
55	218481,418	521326,418
56	218465,535	521306,565
57	218445,207	521322,735
58	218461,455	521343,065
59	218517,849	521413,626
60	218532,449	521431,895
61	218532,535	521432,002
62	218543,942	521439,009
63	218545,462	521442,842
64	218499,664	521474,373
65	218431,363	521520,840

- ZONA LOCUIRE LOT 1-72**
P.O.T. max = 35%
C.U.T. max = 1,05
H cornisa max = 7,00 m
Panta acoperis 30° - 40°
Regim de inaltime P+E+M (3 nivele)
- ZONA MIXTA: SERVICII cu LOCUIRE LOT 73-77**
P.O.T. max = 40%
C.U.T. max = 1,60
H cornisa max = 10,00 m
Panta acoperis 30° - 40°
Regim de inaltime P +2E+M (4 nivele)
- ZONA SERVICII LOT 78**
P.O.T. max = 40%
C.U.T. max = 1,60
H cornisa max = 10,00 m
Panta acoperis 30° - 40°
Regim de inaltime P +2E+M (4 nivele)
- LOTURILE 88-92**
-Categoria de folosinta a acestora nu se schimbă și rămâne arabil
-Se vor putea reglementa ulterior printr-un PUZ, PUD, respectându-se prevederile legislative
LOTUL 99
-are interdictie de construire pana la devierea subterana a liniei LEA de 20kv

REGLEMENTARI URBANISTICE, sc. 1:2000, 1:100

SPECIFICATIE	NUME	SEMNTURA	CERINTA	REFERAT / EXPERTIZA NR. / DATA
TITLU PROIECT	CITYPLAN STUDIO			
MANAGER PROIECT	ing. MIRON DANUS			Titlu proiect: DEZVOLTARE ZONA REZIDENTIALA
SEF PROIECT	ing. CRETU EMANUEL			Proiect nr.: AU 03/2022
PROIECTAT	ing. IVANOVICI NATALIA			Beneficiar: TRIFOI Florea si TRIFOI Mariana
DESENAT	ing. IVANOVICI NATALIA			Faza: PUZ
				Titlu plansa: U.03
				Scara: 1:2000, 1:100
				Data: august 2022

PLAN DE REGLEMENTARI URBANISTICE
SC. 1: 2000