

# CONSULTARE ASUPRA PROPUNERILOR PENTRU PLAN URBANISTIC ZONAL

Denumire lucrare: ZONA DE LOCUINTE, DOTARI COMPLEMENTARE, SERVICII, SEDII DE FIRMA, COMERT, DRUMURI DE ACCES; com. SANPETRU, jud. Brasov, zona DRUMUL CU PLOPI, extravilan  
 Argumentare: initiatorii proiectului, doresc reglementarea terenului in vederea dezvoltarii zonei prin construirea de locuinte individuale si functiuni complementare, amenajarea unei zone ixte cu locuinte colective si functiuni cu alte destinatii, respectiv de amenajarea zonei cu drumuri de acces, spatii pietonale, respectand zonele verzi de utilitate publica si extinzand utilitatile existente in zona.

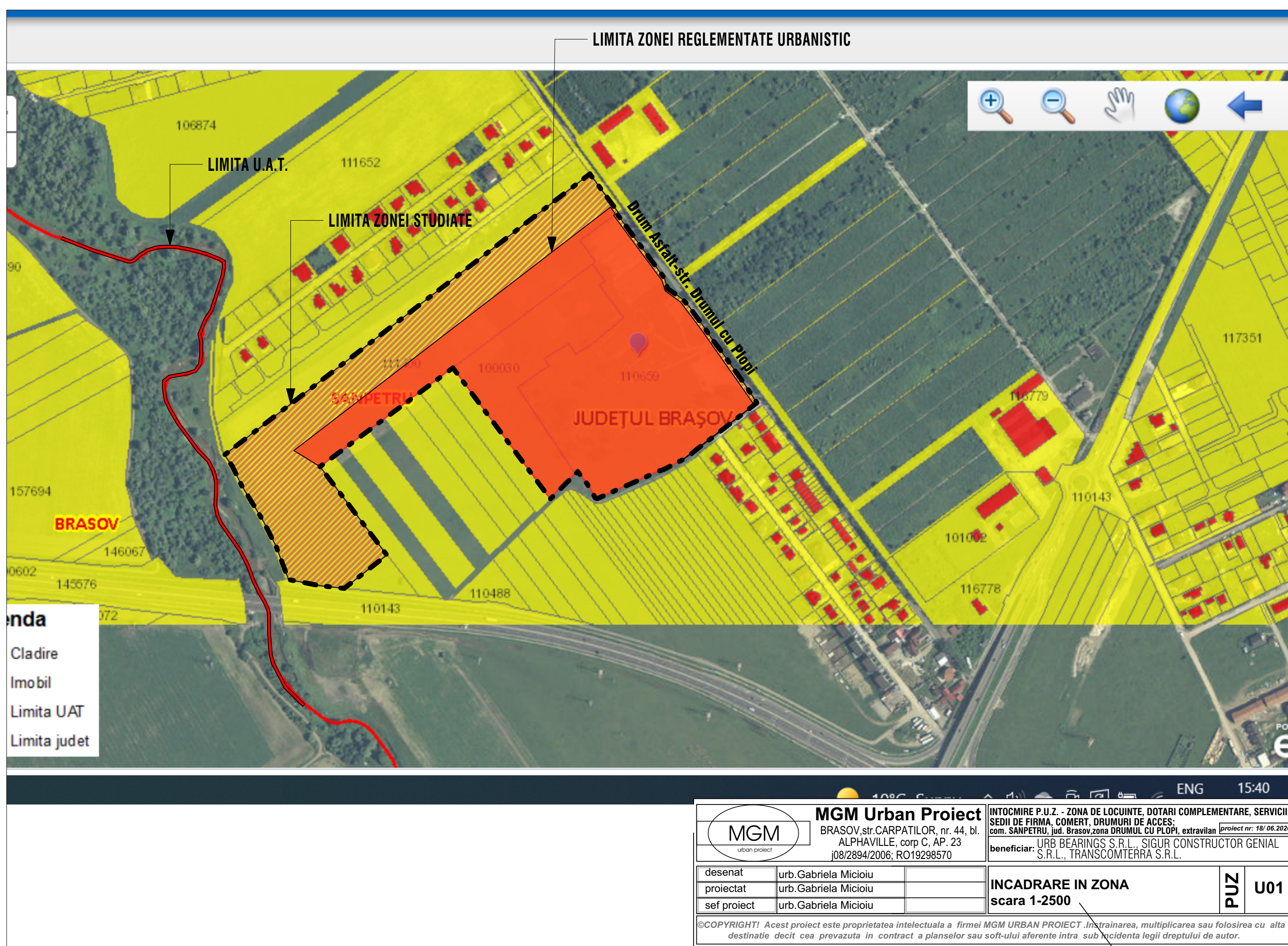
Initiator: URB BEARINGS S.R.L., SIGUR CONSTRUCTOR GENIAL S.R.L., TRANSCOMTERRA S.R.L.  
 Elaborator: MGM Urban Proiect s.r.l.

PUBLICUL ESTE INVITAT SA CONSULTE DOCUMENTATIA DISPONIBILA LA SEDIUL PRIMARIEI SAU PE SITE-UL ACESTEIA SI SA TRANSMITA OBSERVATIILE SI PROPUNERILE privind propunerile din planului urbanistic zonal, in perioada

08.04.2022 - 28.04.2022

Persoana responsabila cu informarea si consultarea publicului: responsabil Serviciu Urbanism Primaria Comunei Sanpetru  
 Adresa: str. Republicii, nr. 655, telefon 0268 360 028  
 e-mail: urbanism@primaria-sanpetru.ro  
 website: www.primaria-sanpetru.ro

Observatiile sunt necesare in vederea aprobarii documentatiei PUZ si emiterii raportului in urma informarii populatiei.  
 Raspunsul la observatiile transmise, va fi comunicat prin posta.



## LEGENDA

- LIMITA DE PROPRIETATE**
- LIMITA ZONEI REGLEMANTATE PRIN P.U.Z.**

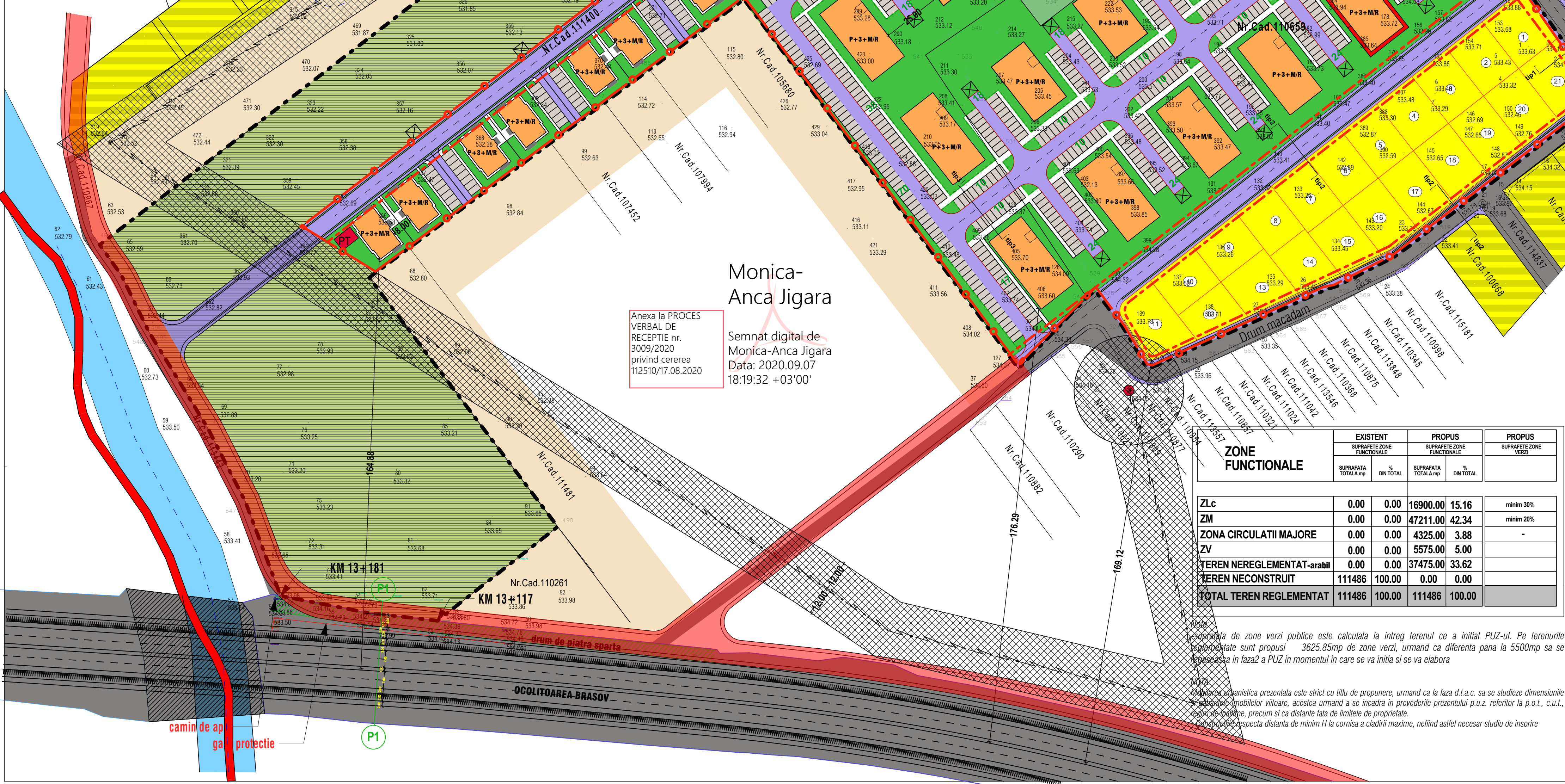
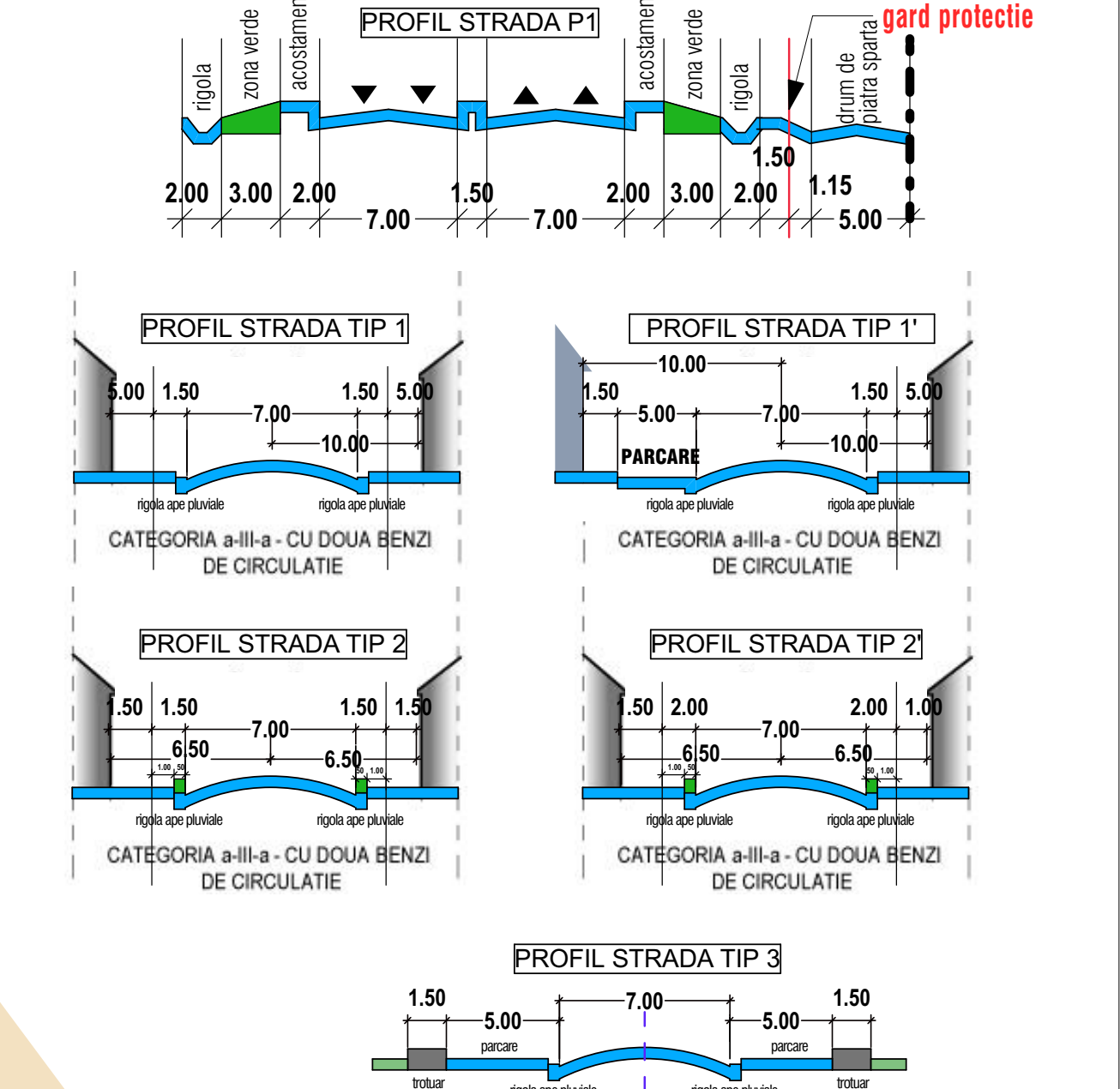
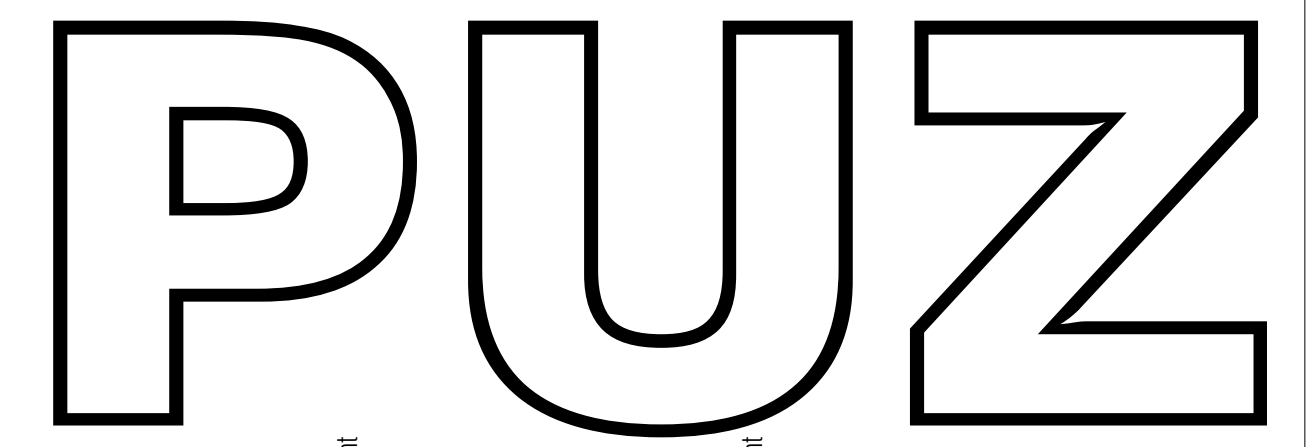
## VECINATATI

- CIRCULATIILE EXISTENTE (publice, aprobate si autorizate prin documentatiile anterioare): carosabile, pietonale, piste de biciclisti, locuri parcare, spatii verzi publice
- ZONA DE LOCUINTE SI DOTARI COMPLEMENTARE, CONFORM PUZ-URI APROBATE
- TERENURI INVECINATE-ARABIL EXTRAVILAN
- PARAUL TIMIS

## PROPUNERI

- TEREN ARABIL, CE SE VA REGLEMANTA URBANISTIC IN FAZA 2 A P.U.Z.
- ZONA DE LOCUINTE SI DOTARI COMPLEMENTARE CU REGIM DE INALTIME MAXIM S+D+P+1+MR
- CLADIRI DE LOCUINTE COLECTIVE SI DOTARI, CU REGIM DE INALTIME MAXIM S+D+P+3+MR
- CLADIRI DE LOCUINTE COLECTIVE SI SPATII COMERCIALE, CU REGIM DE INALTIME MAXIM S+D+P+3+MR
- CIRCULATIILE CAROSABILE SI PIETONALE
- LOCURI DE PARCARE
- ZONE VERZI AMENAJATE
- ZONE VERZI PUBLICE
- STATII DE AUTOBUZ
- RETRAGERI MINIME
- DESEURI MENAJERE
- RETELE ELECTRICE EXISTENTE+ZONA DE PROTECTIE CU INTERDICTIE DE CONSTRUIRE - LEA 20KV
- DRUMURI CONFORM STUDIULUI DE CIRCULATIE AFERENT ACTUALIZARE P.U.G. SANPETRU
- PT AERIAN EXISTENT

ZLc-zona de locuinte individuale si dotari complementare  
 POT=30%  
 CUT-0.9  
 -H max S+D+P+1+MR, H max comisa=8.00m  
 -zone verzi min. 2.00mp/cap de locuitor, dar nu mai putin de -30%  
 ZM-zona mixta (locuinte, dotari complementare, servicii, sedii de firme, comert, drumuri de acces)  
 POT=30%  
 CUT-1.8  
 -H max S+D+P+3+MR  
 -H max comisa=14.00m  
 -zone verzi min. 2.00mp/cap de locuitor, dar nu mai putin de -20%  
 Capacitati rezultate in urma propunerilor:  
 Zona mixta:  
 -650 unitati locative  
 -1 loc de parcare/ unitate locativa  
 -960 locuri de parcare amenajate  
 -Sc=14275.00mp, POT rezultat=28.13  
 -Sd=64100.00mp, CUT rezultat=1.27  
 -zone verzi amenajate 18670.00mp=37.00% din care, 3625.85mp zone verzi de utilitate publica  
 Zona de locuinte:  
 -21 parcele  
 -locuri de parcare in incinta proprietatii



| EXISTENT                       | SURFATA ZONE FUNCTIONALE |               | PROPUS        |               | minim 30% |
|--------------------------------|--------------------------|---------------|---------------|---------------|-----------|
|                                | SUPRATA                  | % TOTAL       | SUPRATA       | % TOTAL       |           |
| ZLc                            | 0.00                     | 0.00          | 16900.00      | 15.16         | minim 30% |
| ZM                             | 0.00                     | 0.00          | 47211.00      | 42.34         | minim 20% |
| ZONA CIRCULATIIL MAJORE        | 0.00                     | 0.00          | 4325.00       | 3.88          | -         |
| ZV                             | 0.00                     | 0.00          | 5575.00       | 5.00          | -         |
| TEREN NEREGLAMENTAT-arabil     | 0.00                     | 0.00          | 37475.00      | 33.62         | -         |
| TEREN NECONSTRUIT              | 111486                   | 100.00        | 0.00          | 0.00          | -         |
| <b>TOTAL TEREN REGLEMANTAT</b> | <b>111486</b>            | <b>100.00</b> | <b>111486</b> | <b>100.00</b> |           |

Calcul analitic suprafata teren  
 Imobil 110659  
 [ Pct. | Nord (X) | Est (Y) ]

|     |            |            |
|-----|------------|------------|
| 500 | 466218.020 | 548034.706 |
| 501 | 466223.350 | 548039.461 |
| 502 | 466223.830 | 548073.311 |
| 503 | 466290.930 | 548048.711 |
| 504 | 466295.800 | 548054.991 |
| 505 | 466315.000 | 548040.771 |
| 506 | 466324.480 | 548094.273 |
| 507 | 466372.848 | 548068.596 |
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| 545 | 466372.848 | 548068.596 |
| 546 | 466372.848 | 548068.596 |
| 547 | 466372.848 | 548068.596 |
| 548 | 466372.848 | 548068.596 |
| 549 | 466372.848 | 548068.596 |
| 550 | 466372.848 | 548068.596 |

Calcul analitic suprafata teren  
 Imobil 100030  
 [ Pct. | Nord (X) | Est (Y) ]

|     |            |            |
|-----|------------|------------|
| 473 | 466418.017 | 548038.026 |
| 474 | 466398.697 | 548052.260 |
| 475 | 466378.081 | 548066.558 |
| 476 | 466374.141 | 548070.350 |
| 477 | 466372.848 | 548068.596 |
| 478 | 466372.848 | 548068.596 |
| 479 | 466372.848 | 548068.596 |
| 480 | 466315.000 | 548040.771 |
| 481 | 466238.283 | 547937.508 |
| 482 | 466220.984 | 547914.223 |
| 483 | 466209.216 | 547898.382 |
| 484 | 466197.084 | 547882.065 |
| 485 | 466183.265 | 547865.466 |
| 486 | 466168.755 | 547848.935 |
| 487 | 466155.285 | 547832.803 |
| 488 | 466143.090 | 547817.170 |
| 489 | 466131.338 | 547801.038 |
| 490 | 466120.030 | 547785.405 |
| 491 | 466109.160 | 547769.273 |
| 492 | 466098.730 | 547753.640 |
| 493 | 466088.740 | 547737.508 |
| 494 | 466079.190 | 547721.875 |
| 495 | 466069.980 | 547706.743 |
| 496 | 466061.110 | 547691.610 |
| 497 | 466052.620 | 547676.478 |
| 498 | 466044.410 | 547661.345 |
| 499 | 466036.480 | 547646.213 |
| 500 | 466028.730 | 547631.080 |
| 501 | 466021.240 | 547615.948 |
| 502 | 466014.010 | 547600.815 |
| 503 | 466007.140 | 547585.683 |
| 504 | 466000.630 | 547570.550 |
| 505 | 465994.480 | 547555.418 |
| 506 | 465988.690 | 547540.285 |
| 507 | 465983.260 | 547525.153 |
| 508 | 465978.190 | 547510.020 |
| 509 | 465973.380 | 547494.888 |
| 510 | 465968.730 | 547479.755 |
| 511 | 465964.340 | 547464.623 |
| 512 | 465960.210 | 547449.490 |
| 513 | 465956.340 | 547434.358 |
| 514 | 465952.730 | 547419.225 |
| 515 | 465949.380 | 547404.093 |
| 516 | 465946.290 | 547388.960 |
| 517 | 465943.460 | 547373.828 |
| 518 | 465940.890 | 547358.695 |
| 519 | 465938.590 | 547343.563 |
| 520 | 465936.560 | 547328.430 |
| 521 | 465934.790 | 547313.298 |
| 522 | 465933.280 | 547298.165 |
| 523 | 465932.030 | 547283.033 |
| 524 | 465931.040 | 547267.900 |
| 525 | 465930.310 | 547252.768 |
| 526 | 465929.840 | 547237.635 |
| 527 | 465929.530 | 547222.503 |
| 528 | 465929.380 | 547207.370 |
| 529 | 465929.380 | 547192.238 |
| 530 | 465929.530 | 547177.105 |
| 531 | 465929.840 | 547161.973 |
| 532 | 465930.310 | 547146.840 |
| 533 | 465930.940 | 547131.708 |
| 534 | 465931.750 | 547116.575 |
| 535 | 465932.730 | 547101.443 |
| 536 | 465933.880 | 547086.310 |
| 537 | 465935.190 | 547071.178 |
| 538 | 465936.660 | 547056.045 |
| 539 | 465938.290 | 547040.913 |
| 540 | 465940.090 | 547025.780 |
| 541 | 465942.060 | 547010.648 |
| 542 | 465944.200 | 547000.515 |
| 543 | 465946.510 | 546990.383 |
| 544 | 465949.090 | 546980.250 |
| 545 | 465951.840 | 546970.118 |
| 546 | 465954.760 | 546960.000 |
| 547 | 465957.850 | 546950.000 |
| 548 | 465961.110 | 546940.000 |
| 549 | 465964.540 | 546930.000 |
| 550 | 465968.140 | 546920.000 |

MGM Urban Proiect  
 BRASOV, str. CARPATILOR nr. 44, bl. ALPHAVILLE, corp C, AP. 23  
 des: URB BEARINGS S.R.L., SIGUR CONSTRUCTOR GENIAL S.R.L., TRANSCOMTERRA S.R.L.  
 des: urb. Gabriela Miciou  
 pro: urb. Gabriela Miciou  
 sef: urb. Gabriela Miciou  
**REGLAMENTARI URBANISTICE**  
**ilustrare urbanistica**  
**scara 1-1000**  
**PUZ U03'**