

LEGENDA

- LIMITA DE PROPRIETATE
- LIMITA ZONEI REGLEMENTATE PRIN P.U.Z.

VECINATATI

- CIRCULATII 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 REGLEMENTA URBANISTIC IN FAZA 2 A P.U.Z.
- ZONA DE LOCUINTE SI DOTARI COMPLEMENTARE CU REGIM DE INALTIME MAXIM S+D+P+1+M/R
- CLADIRI DE LOCUINTE COLECTIVE SI DOTARI, CU REGIM DE INALTIME MAXIM S+D+P+3+M/R
- CLADIRI DE LOCUINTE COLECTIVE SI SPATII COMERCIALE, CU REGIM DE INALTIME MAXIM S+D+P+3+M/R
- CIRCULATII CAROSABILE SI PIETONALE
- LOCURI DE PARCARE
- ZONE VERZI AMENAJATE
- ZONE VERZI PUBLICE
- STATIE 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. SANRETRU
- PT AERIAN EXISTENT

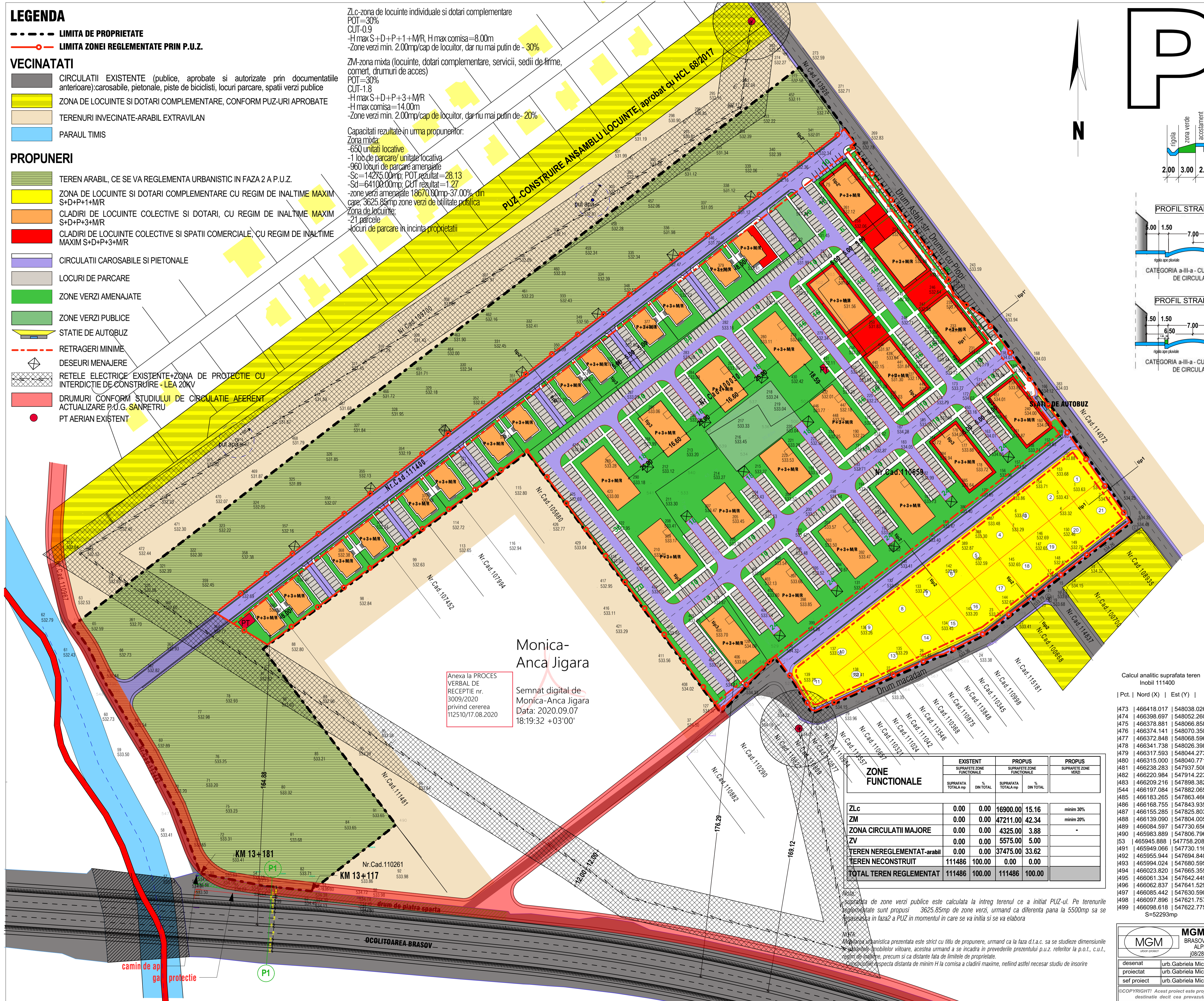
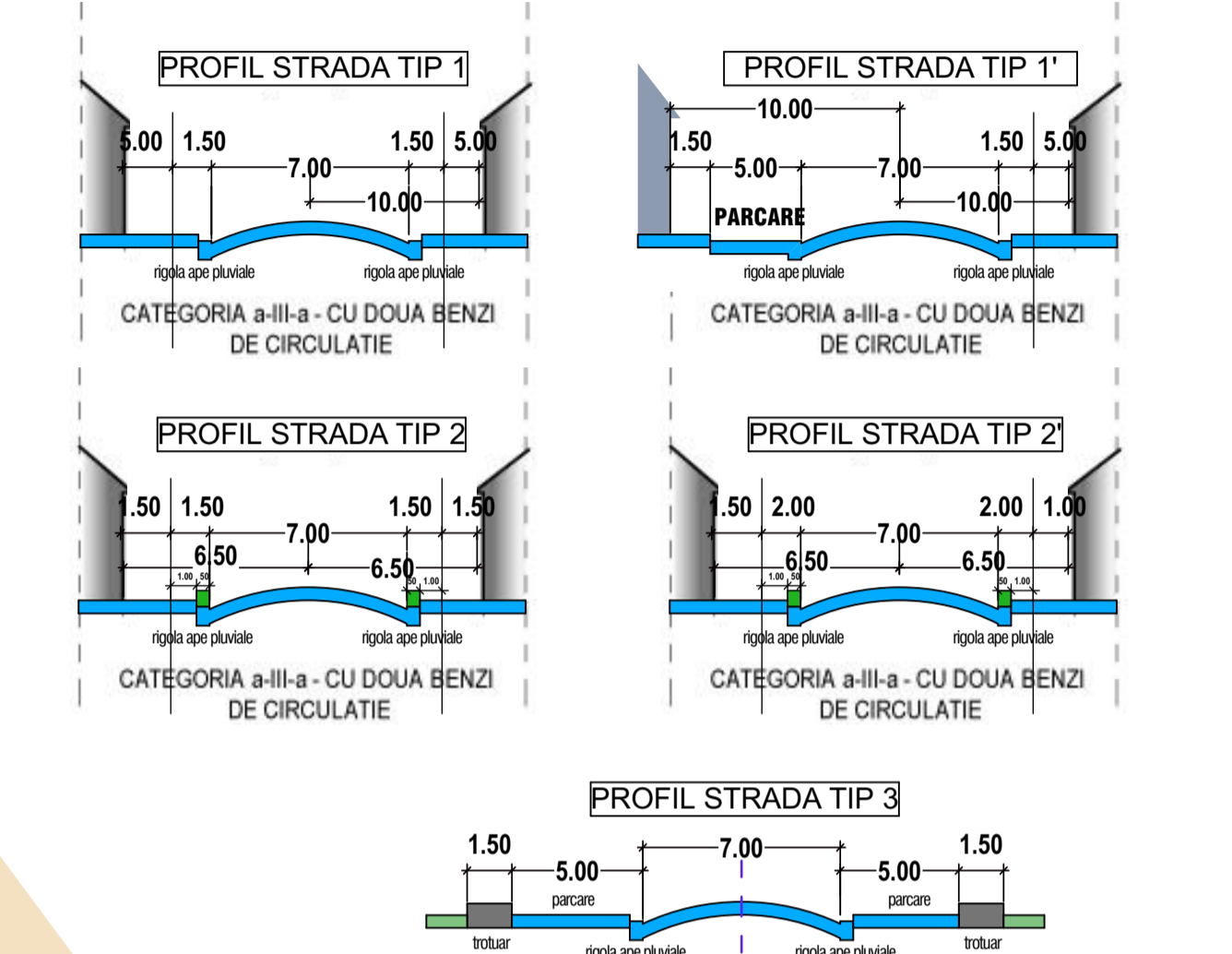
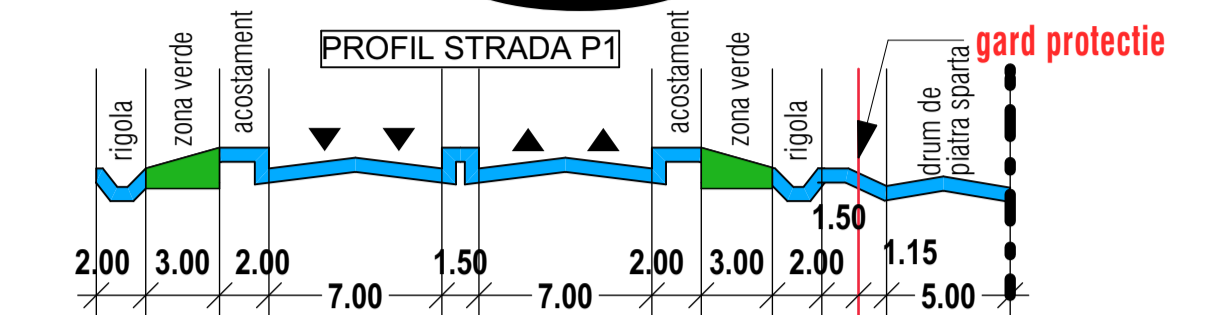
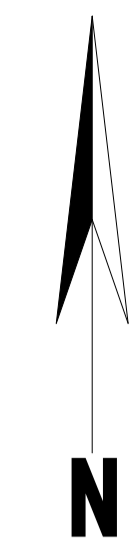
ZLc-zona de locuinte individuale si dotari complementare
 POT=30%
 CUT-0.9
 -H max S+D+P+1+M/R, H max comisa=8.00m
 -Zone verzi min. 2.00mp/cap de locuitor, dar nu mai putin de - 30%

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+M/R
 -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

PUZ-CONSTRUIRE ANSAMBLU LOCUINTE, aprobat cu HCL 68/2017

PUZ



Anexa la PROCES VERBAL DE RECEPTIE nr. 3009/2020 privind cererea 112510/17.08.2020
 Semnat digital de Monica-Anca Jigara
 Data: 2020.09.07
 18:19:32 +03'00'

ZONE FUNCTIONALE	EXISTENT		PROPOS		PROPOS
	SUPRAFATA ZONE FUNCTIONALE	% DIN TOTAL	SUPRAFATA ZONE FUNCTIONALE	% DIN TOTAL	
ZLc	0.00	0.00	16900.00	15.16	minim 30%
ZM	0.00	0.00	47211.00	42.34	minim 20%
ZONA CIRCULATI MAJORE	0.00	0.00	4325.00	3.88	-
ZV	0.00	0.00	5575.00	5.00	-
TEREN NEREGLEMENTAT-arabil	0.00	0.00	37475.00	33.62	-
TEREN NECONSTRUIT	111486	100.00	0.00	0.00	-
TOTAL TEREN REGLEMENTAT	111486	100.00	111486	100.00	

Nota: suprafata de zone verzi publice este calculata la intreg terenul ce a initiat PUZ-ul. Pe terenurile reglementate sunt propusi 3625.85mp de zone verzi, urmand ca diferenta pana la 5500mp sa se realizeze in faza 2 a PUZ in momentul in care se va initia si se va elabora

Calcul analitic suprafata teren
 Imobil 110659

Pct.	Nord (X)	Est (Y)
500	466218.020	548034.706
501	466223.350	548039.461
434	466253.830	548076.311
502	466290.930	548048.711
503	466295.800	548054.991
460	466315.000	548040.771
479	466317.593	548044.273
478	466341.738	548026.398
477	466372.848	548068.596
504	466347.480	548087.200
505	466324.480	548104.200
245	466299.240	548122.960
506	466287.230	548126.830
507	466275.260	548143.690
508	466266.780	548151.150
509	466263.440	548153.640
510	466258.350	548157.320
511	466244.590	548167.360
512	466229.650	548177.330
513	466218.750	548185.800
479	466317.593	548044.273
514	466176.060	548216.080
515	466170.640	548219.560
516	466157.290	548228.250
480	466315.000	548040.771
481	466238.283	547937.508
482	466220.984	547914.223
483	466209.216	547898.382
544	466197.084	547882.065
485	466183.265	547863.466
520	466098.930	548153.150
486	466168.755	547843.935
487	466155.285	547825.803
522	466081.260	548121.920
488	466139.090	547804.005
523	466079.950	548117.750
524	466048.290	548046.750
489	466084.597	547730.656
490	465983.899	547606.796
553	465945.898	547758.208
491	465948.066	547730.116
526	466061.980	548036.790
527	466065.270	548034.710
492	465955.944	547694.840
493	465994.024	547680.595
528	466077.450	548025.370
494	466023.820	547665.355
529	466082.910	548021.960
495	466061.334	547642.449
530	466096.630	548012.710
531	466137.060	547985.840
496	466062.837	547641.529
532	466157.380	547972.820
497	466085.442	547630.590
533	466174.849	547968.561
498	466097.896	547621.757
534	466198.474	548004.692
499	466098.618	547622.775
		S=52293mp
		S=41673mp

Calcul analitic suprafata teren
 Imobil 111400

Pct.	Nord (X)	Est (Y)
473	466418.017	548038.026
474	466398.697	548052.260
475	466378.881	548066.858
476	466374.141	548070.350
477	466372.848	548068.596
478	466341.738	548068.596
479	466317.593	548044.273
514	466176.060	548216.080
515	466170.640	548219.560
516	466157.290	548228.250
480	466315.000	548040.771
481	466238.283	547937.508
482	466220.984	547914.223
483	466209.216	547898.382
544	466197.084	547882.065
485	466183.265	547863.466
520	466098.930	548153.150
486	466168.755	547843.935
487	466155.285	547825.803
522	466081.260	548121.920
488	466139.090	547804.005
523	466079.950	548117.750
524	466048.290	548046.750
489	466084.597	547730.656
490	465983.899	547606.796
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532	466157.380	547972.820
497	466085.442	547630.590
533	466174.849	547968.561
498	466097.896	547621.757
534	466198.474	548004.692
499	466098.618	547622.775
		S=52293mp
		S=41673mp

Calcul analitic suprafata teren
 Imobil 100030

Pct.	Nord (X)	Est (Y)
480	466315.000	548040.771
503	466295.800	548054.991
502	466290.930	548048.711
434	466253.830	548076.311
501	466218.020	548034.706
500	466213.350	548039.461
479	466317.593	548044.273
478	466341.738	548068.596
477	466372.848	548068.596
476	466374.141	548070.350
475	466378.881	548066.858
474	466398.697	548052.260
473	466418.017	548038.026
		S=17520mp

MGM Urban Proiect
 BRASOV, str. CARPATILOR, nr. 44, bl. ALPHAVILLE, corp C, AP. 23
 082884/2006; RO19298570

INTOCMIRE P.U.Z. - ZONA DE LOCUINTE, DOTARI COMPLEMENTARE, SERVICII, SEDEI DE FIRME, COMERT, DRUMURI DE ACCES
 Icoan. SANRETRU, jud. Brasov, zona DRUMULUI CU PLOPI, extravilan proiect nr. 18/06/2020

desenat urb. Gabriela Micu
 proiectat urb. Gabriela Micu
 sef proiect urb. Gabriela Micu

REGLEMENTARI URBANISTICE
 -ilustrare urbanistica
 scara 1-1000

PUZ U03'

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