

LEGENDA

- LIMITA ZONEI STUDIATE PRIN P.U.Z.
- LIMITA DE PROPRIETATE A ZONEI REGLEMENTATE 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
- PROPRIETATI PRIVATE EXTRAVILANE INVECINATE, NEREGLEMENTATE URBANISTIC
- PARAUL TIMIS

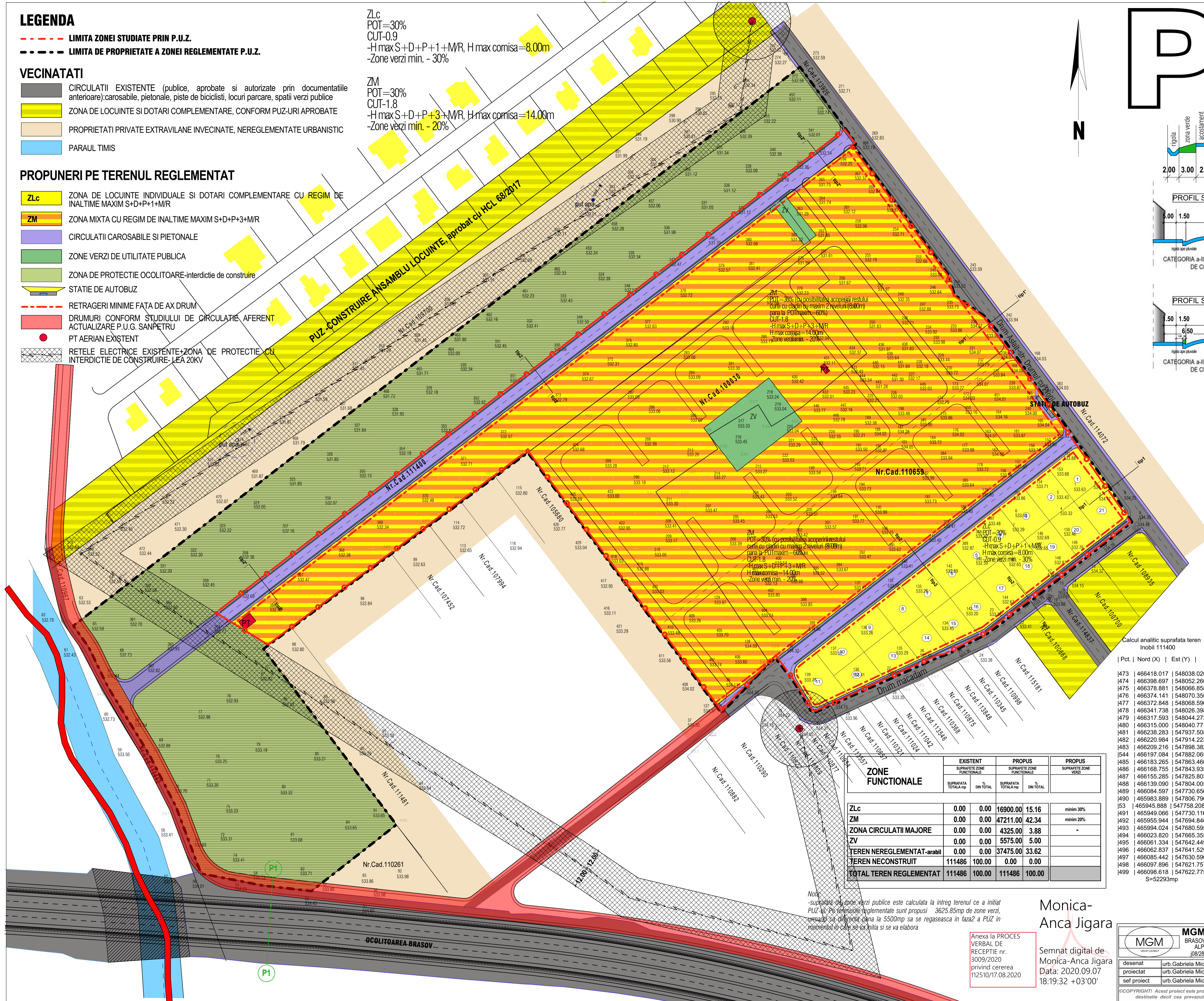
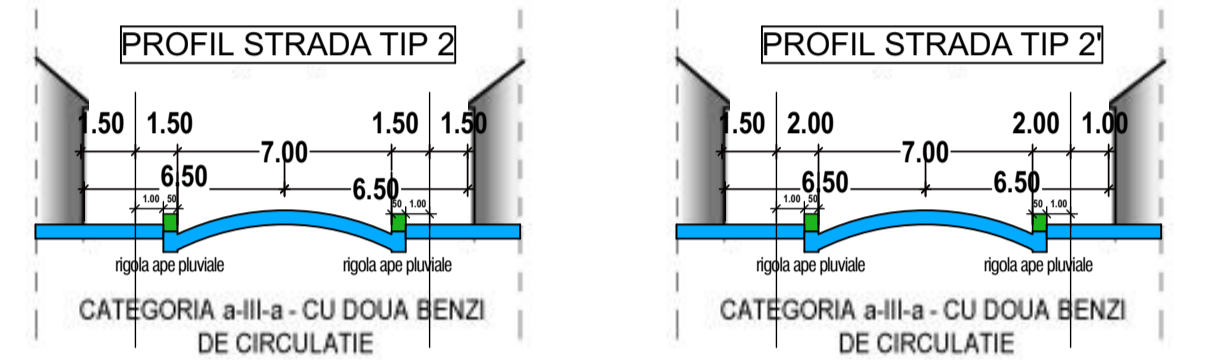
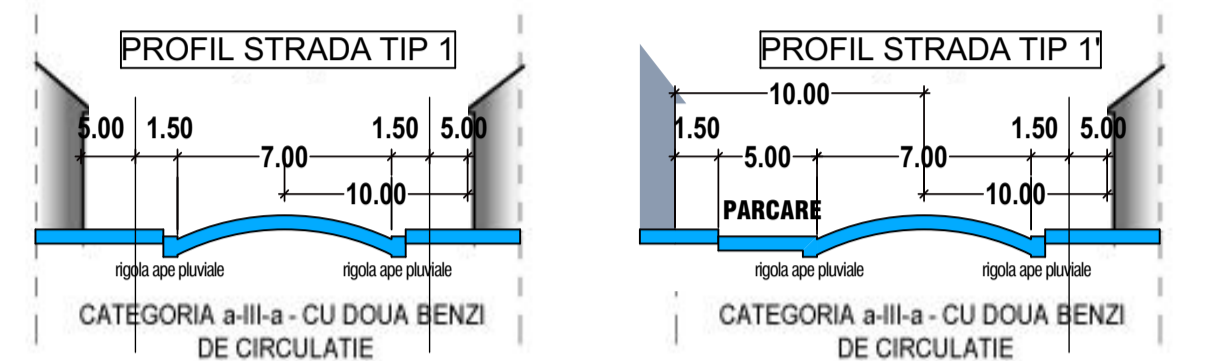
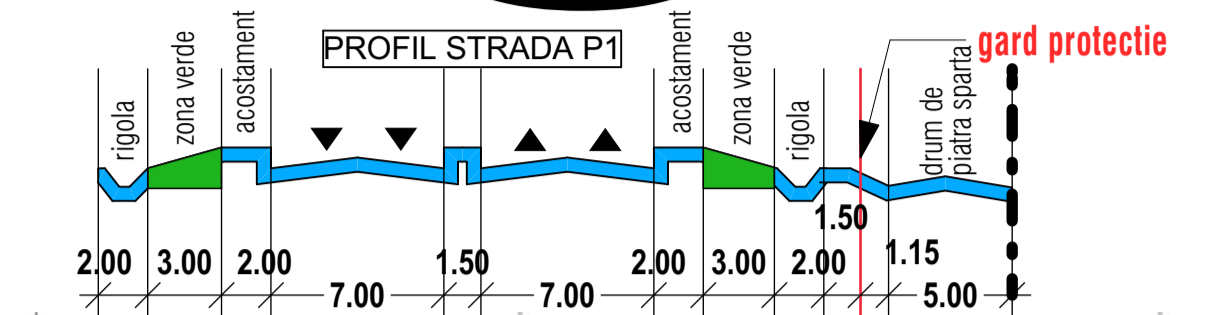
PROPUNERI PE TERENUL REGLEMENTAT

- ZLc** ZONA DE LOCUINTE INDIVIDUALE SI DOTARI COMPLEMENTARE CU REGIM DE INALTIME MAXIM S+D+P+1+M/R
- ZM** ZONA MIXTA CU REGIM DE INALTIME MAXIM S+D+P+3+M/R
- CIRCULATII CAROSABILE SI PIETONALE
- ZONE VERZI DE UTILITATE PUBLICA
- ZONA DE PROTECTIE OCULOITARE-interdictie de construire
- STATIE DE AUTOBUZ
- RETRAGERI MINIME FATA DE AX DRUM
- DRUMURI CONFORM STUDIULUI DE CIRCULATIE AFERENT ACTUALIZARE P.U.G. SANPETRU
- PT AERIAN EXISTENT
- RETELE ELECTRICE EXISTENTE-ZONA DE PROTECTIE CU INTERDICTIE DE CONSTRUIRE-LEA 20KV

ZLc
 POT=30%
 CUT-0.9
 -H max S+D+P+1+M/R, H max cornisa=8.00m
 -Zone verzi min. - 30%

ZM
 POT=30%
 CUT-1.8
 -H max S+D+P+3+M/R, H max cornisa=14.00m
 -Zone verzi min. - 20%

PUZ



ZONE FUNCTIONALE	EXISTENT		PROPIUS		PROPIUS
	SUPRAFATE ZONE FUNCTIONALE	% DIN TOTAL	SUPRAFATE ZONE FUNCTIONALE	% TOTAL	
ZLc	0.00	0.00	16900.00	15.16	minim 30%
ZM	0.00	0.00	47211.00	42.34	minim 20%
ZONA CIRCULATII 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	-

Calcul analitic suprafata teren
 Imobil 110659

[Pct.] Nord (X)	[Est (Y)]
1500	466218.020 548034.706
1501	466223.350 548039.461
1434	466253.830 548076.311
1502	466290.930 548048.711
1503	466295.800 548054.991
1480	466315.000 548040.771
1479	466317.593 548044.273
1478	466341.738 548026.398
1477	466372.848 548068.596
1504	466347.480 548087.200
1505	466324.480 548104.200
1245	466299.240 548122.960
1506	466287.230 548126.830
1507	466275.260 548143.690
1508	466265.780 548151.150
1509	466263.440 548153.640
1510	466258.350 548157.320
1511	466244.590 548167.360
1512	466229.650 548177.330
1478	466341.738 548026.398
1513	466218.750 548185.800
1479	466317.593 548044.273
1480	466315.000 548040.771
1481	466238.283 547937.508
1482	466220.984 547914.223
1483	466209.216 547898.382
1544	466197.084 547882.065
1485	466183.265 547863.466
1486	466168.755 547843.935
1487	466155.285 547825.803
1488	466139.090 547804.005
1489	466084.597 547730.656
1490	465983.889 547606.796
153	465945.888 547758.208
1491	465949.066 547730.116
1492	465955.944 547694.840
1493	465994.024 547680.595
1494	466023.820 547665.355
1495	466061.334 547642.449
1496	466062.837 547641.529
1497	466085.442 547630.590
1498	466097.896 547621.757
1534	466174.849 547968.561
1499	466098.618 547622.775

S=17520mp

Calcul analitic suprafata teren
 Imobil 100030

[Pct.] Nord (X)	[Est (Y)]
1480	466315.000 548040.771
1503	466295.800 548054.991
1502	466290.930 548048.711
1434	466253.830 548076.311
1501	466223.350 548039.461
1536	466224.510 548014.081
1537	466207.280 547985.951
1538	466199.150 547990.931
1539	466186.547 547992.716
1540	466174.583 547995.414
1541	466167.566 548002.581
1542	466157.761 547993.021
1544	466157.884 547982.065

S=17520mp

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

Anexa la PROCES VERBAL DE RECEPTIE nr. 3009/2020 privind cererea 112510/17.08.2020

Monica-Anca Jigara
 Semnat digital de Monica-Anca Jigara
 Data: 2020.09.07 18:19:32 +03'00'

MGM Urban Proiect
 BRASOV, str. CARPATILOR, nr. 44, bl. ALPHAVILLE, corp C. AP. 23
 j08/2894/2006; RO/929857/0

INTOCMIRE P.U.Z. - ZONA DE LOCUINTE, DOTARI COMPLEMENTARE, SERVICII, SECI DE FIRAZI, CONERT, DRUMURI DE ACCES, COM. SANPETRU, Jud. Brasov, zona DRUMULUI CU PLOI, extravilan proiect nr. 18.06.2020

beneficiar: URB BEARINGS S.R.L., SIGUR CONSTRUCTOR GENIAL S.R.L., TRANSCOMITERRA S.R.L.

REGLEMENTARI URBANISTICE
 -zonificare
 scara 1-1000

PUZ U03