

Pct.	Nord(X)	Est(Y)
1	509328.328	387786.725
2	509311.009	387787.178
3	509307.965	387787.184
4	509293.671	387787.211
5	509298.710	387757.090
6	509300.370	387757.548
7	509305.158	387757.226
8	509306.733	387757.281
9	509307.730	387757.305
10	509308.747	387757.321
11	509309.737	387757.329
12	509310.731	387757.328
13	509311.722	387757.320
14	509312.733	387757.303
15	509313.117	387757.295
16	509313.726	387757.279
17	509314.730	387757.246
18	509315.705	387757.206
19	509316.723	387757.157
20	509317.706	387757.100
21	509318.719	387757.034
22	509319.709	387756.962
23	509320.491	387756.897
24	509321.064	387756.849
25	509338.667	387755.288
26	509331.798	387786.634

S=1175mp

Bilant teritorial existent parcela studiata		
	suprafata (mp)	procent %
Constructie existente	0.00	0.00
Spatiu verde	1175	100
Alei auto	0.00	0.00
Parcaje	0.00	0.00
Alei pietonale	0.00	0.00
Total	1175	100

Bilant teritorial propus parcela studiata		
	suprafata (mp)	procent %
Constructie propusa	293.97	25.0
Spatiu verde	756.27	64.4
Alei pavate (auto si pietonale)	87.68	7.5
Ziduri de sprijin	10.62	0.9
Piscina	28.26	2.4
Total	1175	100

LEGENDA

LIMITE

- Limita parcela ce a generat PUD
- Limita parcele vecine

ZONIFICARE

- UTR L1 - Zona locuintelor individuale cu confort sporit cu D+P+M sau S+P+1E niveluri, in regim de construire insiruit, cuplat si izolat, situat in afara arilor protejate

CIRCULATII

- Acces carosabil si pietonal pe parcela
- Circulatii auto propuse prin PUZ (HCL 195/2013)
- Circulatii pietonale propuse prin PUZ (HCL 195/2013)
- Terenuri propuse sa treaca in domeniul public

FUNCTIUNI

- Zona locuinte individuale
- Spatii verzi

REGLEMENTARI

- Retrageri fata de limitele parcelei
- Interdictie de construire

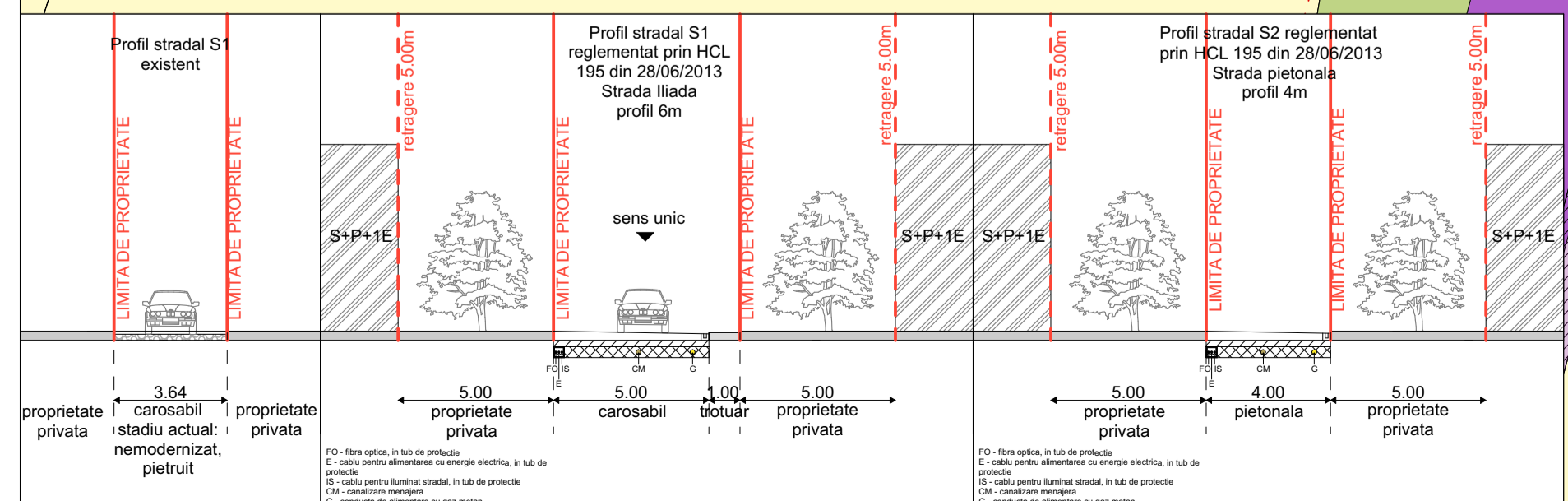
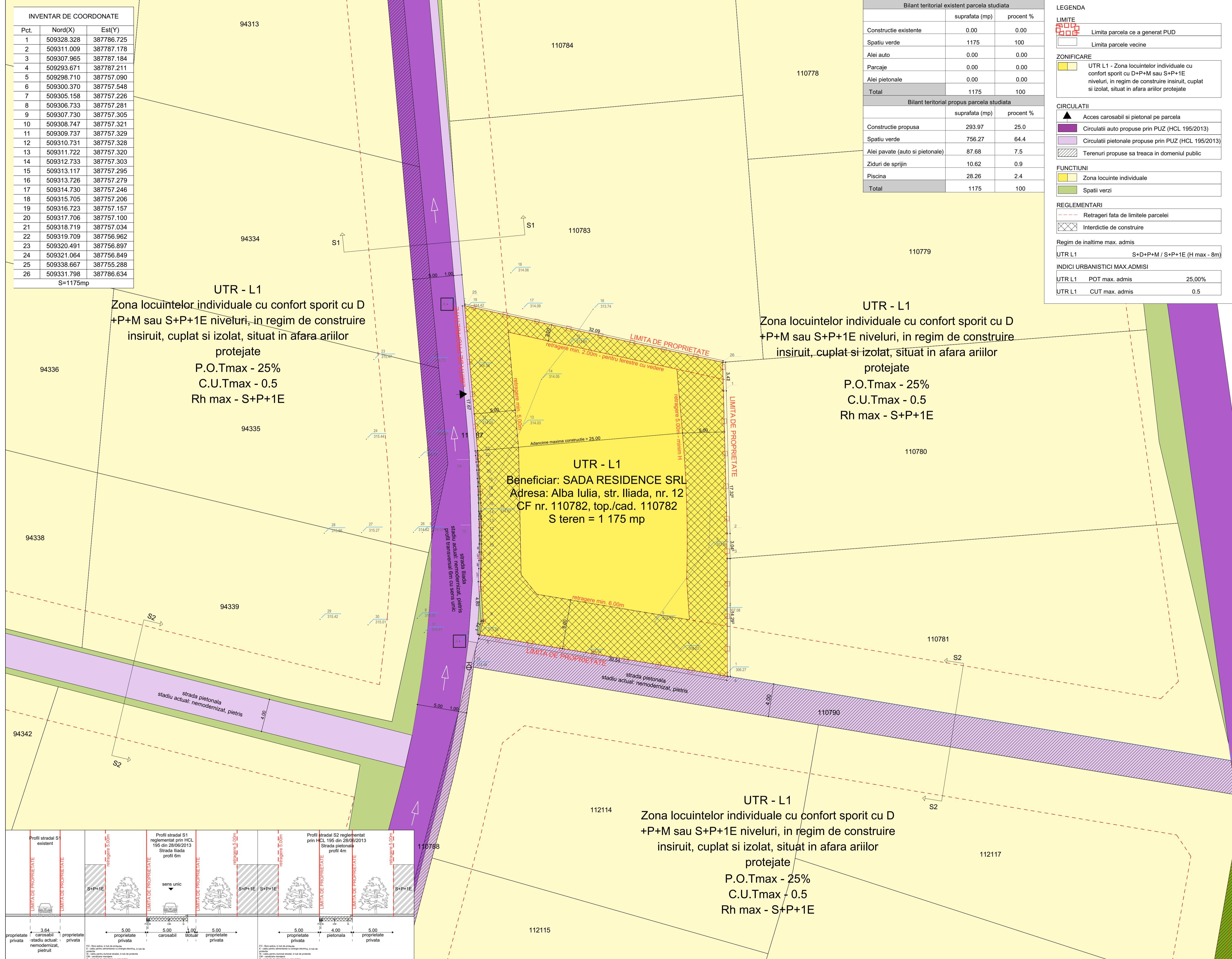
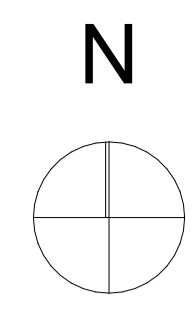
Regim de inaltime max. admis

UTR L1 S+D+P+M / S+P+1E (H max - 8m)

INDICI URBANISTICI MAX.ADMISI

UTR L1 POT max. admis 25.00%

UTR L1 CUT max. admis 0.5



Nume Verificator			
Semnatura			
Cerinta			
Referat / Expertiza Numar / Data			
ARENCO GROUP SRL			
SC ARHIMAR PROIECT SRL			
Faza: PUD	DATA: IANUARIE 2024	Scara: 1:200	Nr. pr: 148/2025
Denumire planșă: REGLEMENTARI URBANISTICE			Nr. pl: U4.
Denumire proiect: ELABORARE DTAC PENTRU IMOBIL - SEDIU SOCIAL SOCIETATE COMERCIALA, IMPREMIUR, AMENAJARI EXTERIOARE (TERASE, LUCRU DE APA SI BRANSAMENTE UTILITATE TEHNICO-EDILITARE			
Beneficiar: SADA RESIDENCE SRL			
Coordonator proiect: Mircea Iulian			
Proiectant de specialitate: Mircea Iulian			
Desenat: arh. stagiar Laura Lapadat			
Desenat:			