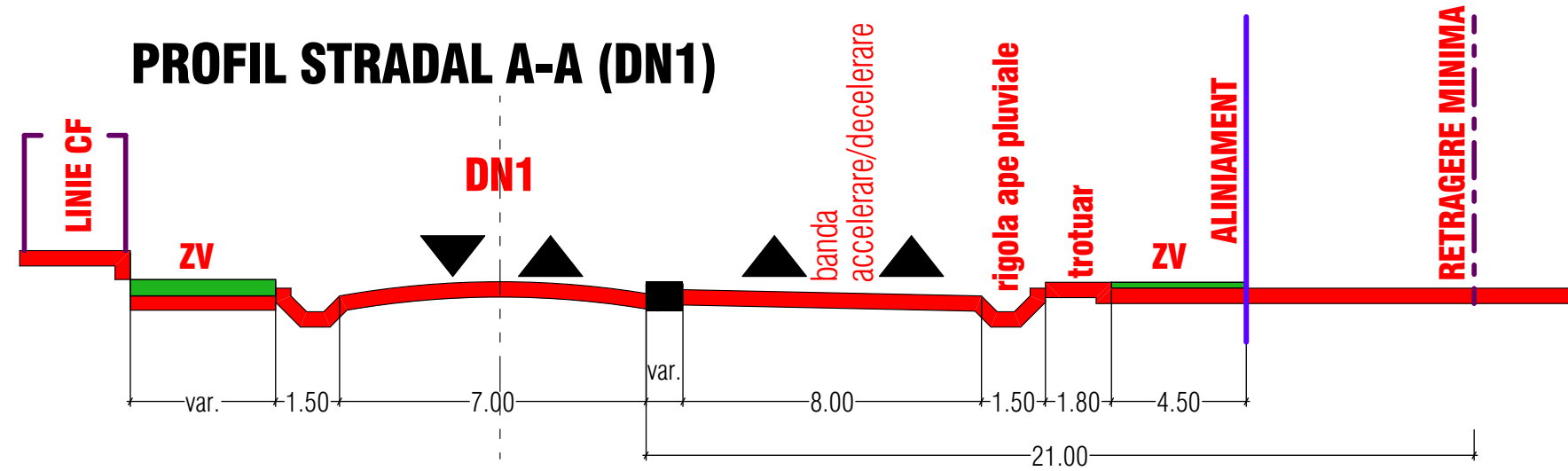


PLAN DE SITUATIE		
Adresa: Biserica		
Teritoriul administrativ: PIZDEAL		
(carta/plan)		
Nu Contine Proiectare		
Adresa proiectant: 105636, 105645, 105648, 105837, cat 105880 105835 PIZDEAL		Numar si pretentie proiect: 105881/105882/105883 Adresa proprietar: Biserica
Adresa institutiei: Proiect, etr. DN 1 Trasilau de Jos nr.26		

	LIMITA ZONEI STUDIATE
	LIMITA TERENURILOR REGLEMENTATE
	CIRCULATII CAROSABILE SI PIETONALE, PUBLICE SI/SAU DE UTILITATE PUBLICA, EXISTENTE
	PARAUL TIMIS
	CANAL S.G.A.
	ZONA COMPLE TURISTICE (CONFORM P.U.G. PREDEAL, avand Rh max P+2+M)
	ZONA UNITATI CAZARE SI DOTARI TURISTICE, IN CARE SE AFLA SI LOCUINTE (CONFORM P.U.G. PREDEAL, avand Rh max P+2+M)
	ZONA UNITATI TEHNICO EDILITARE
	ZONA VERDE NEAMENAJATA
	CONSTRUCTII EXISTENTE INVECINATE

	BANDA ACCELERARE/ DECELERARE
	CIRCULATII RUTIERE DE INCINTA-traffic greu
	PODETE DE TRECERE PIETONALE SI PISTE BICICLETE
	DALE CAROSABILE PREFABRICATE-traffic greu
	TRASEU PISTA BICICLETE
	ALINIAMENT
	RETRAGERE MINIMA -21.00m fata de partea carosabila a DN1
	EDIFICABIL
	ZONA DE PROTECTIE CANAL SGA
	ZONA DE SIGURANTA LINII C.F.R.
	ZONE VERZI DE ALINIAMENT SI ZONE VERZI AMENAJATE
	BORNE KILOMETRICE C.F.R.
	CURBA DE INUNDABILITATE PT Q1%
	ZONA CU RESTRICTIE DE CONSTRUIRE FATA DE PARAU (nu afecteaza terenurile reglementate)

	CONSTRUCTII DE LOCUINTE COLECTIVE; RHmax- S+P+4+M
	CONSTRUCTII APARTHOTEL; RHmax- S+P+4+M
	CONSTRUCTII - MULTIFUNCTIONALE CU DOTARI AFERENTE (restaurant, piscina, afterschool, gradinita)
	ZONE VERZI (spatii verzi amenajate peisagistic, locuri de joaca, scuaruri, zone deseuri menajere, etc)
	CIRCULATII PIETONALE, PARCARI
	DESEURI MENAJERE



PTE		-0.0012		-0.0014		-0.0016		-0.0018		-0.0020		-0.0022		-0.0024		-0.0026		-0.0028		-0.0030		-0.0032		-0.0034		-0.0036		-0.0038		-0.0040		-0.0042		-0.0044		-0.0046		-0.0048		-0.0050		-0.0052		-0.0054		-0.0056		-0.0058		-0.0060		-0.0062		-0.0064		-0.0066		-0.0068		-0.0070		-0.0072		-0.0074		-0.0076		-0.0078		-0.0080		-0.0082		-0.0084		-0.0086		-0.0088		-0.0090		-0.0092		-0.0094		-0.0096		-0.0098		-0.0100		-0.0102		-0.0104		-0.0106		-0.0108		-0.0110		-0.0112		-0.0114		-0.0116		-0.0118		-0.0120		-0.0122		-0.0124		-0.0126		-0.0128		-0.0130		-0.0132		-0.0134		-0.0136		-0.0138		-0.0140		-0.0142		-0.0144		-0.0146		-0.0148		-0.0150		-0.0152		-0.0154		-0.0156		-0.0158		-0.0160		-0.0162		-0.0164		-0.0166		-0.0168		-0.0170		-0.0172		-0.0174		-0.0176		-0.0178		-0.0180		-0.0182		-0.0184		-0.0186		-0.0188		-0.0190		-0.0192		-0.0194		-0.0196		-0.0198		-0.0200		-0.0202		-0.0204		-0.0206		-0.0208		-0.0210		-0.0212		-0.0214		-0.0216		-0.0218		-0.0220		-0.0222		-0.0224		-0.0226		-0.0228		-0.0230		-0.0232		-0.0234		-0.0236		-0.0238		-0.0240		-0.0242		-0.0244		-0.0246		-0.0248		-0.0250		-0.0252		-0.0254		-0.0256		-0.0258		-0.0260		-0.0262		-0.0264		-0.0266		-0.0268		-0.0270		-0.0272		-0.0274		-0.0276		-0.0278		-0.0280		-0.0282		-0.0284		-0.0286		-0.0288		-0.0290		-0.0292		-0.0294		-0.0296		-0.0298		-0.0300		-0.0302		-0.0304		-0.0306		-0.0308		-0.0310		-0.0312		-0.0314		-0.0316		-0.0318		-0.0320		-0.0322		-0.0324		-0.0326		-0.0328		-0.0330		-0.0332		-0.0334		-0.0336		-0.0338		-0.0340		-0.0342		-0.0344		-0.0346		-0.0348		-0.0350		-0.0352		-0.0354		-0.0356		-0.0358		-0.0360		-0.0362		-0.0364		-0.0366		-0.0368		-0.0370		-0.0372		-0.0374		-0.0376		-0.0378		-0.0380		-0.0382		-0.0384		-0.0386		-0.0388		-0.0390		-0.0392		-0.0394		-0.0396		-0.0398		-0.0400		-0.0402		-0.0404		-0.0406		-0.0408		-0.0410		-0.0412		-0.0414		-0.0416		-0.0418		-0.0420		-0.0422		-0.0424		-0.0426		-0.0428		-0.0430		-0.0432		-0.0434		-0.0436		-0.0438		-0.0440		-0.0442		-0.0444		-0.0446		-0.0448		-0.0450		-0.0452		-0.0454		-0.0456		-0.0458		-0.0460		-0.0462		-0.0464		-0.0466		-0.0468		-0.0470		-0.0472		-0.0474		-0.0476		-0.0478		-0.0480		-0.0482		-0.0484		-0.0486		-0.0488		-0.0490		-0.0492		-0.0494		-0.0496		-0.0498		-0.0500		-0.0502		-0.0504		-0.0506		-0.0508		-0.0510		-0.0512		-0.0514		-0.0516		-0.0518		-0.0520		-0.0522		-0.0524		-0.0526		-0.0528		-0.0530		-0.0532		-0.0534		-0.0536		-0.0538		-0.0540		-0.0542		-0.0544		-0.0546		-0.0548		-0.0550		-0.0552		-0.0554		-0.0556		-0.0558		-0.0560		-0.0562		-0.0564		-0.0566		-0.0568		-0.0570		-0.0572		-0.0574		-0.0576		-0.0578		-0.0580		-0.0582		-0.0584		-0.0586		-0.0588		-0.0590		-0.0592		-0.0594		-0.0596		-0.0598		-0.0600		-0.0602		-0.0604		-0.0606		-0.0608		-0.0610		-0.0612		-0.0614		-0.0616		-0.0618		-0.0620		-0.0622		-0.0624		-0.0626		-0.0628		-0.0630		-0.0632		-0.0634		-0.0636		-0.0638		-0.0640		-0.0642		-0.0644		-0.0646		-0.0648		-0.0650		-0.0652		-0.0654		-0.0656		-0.0658		-0.0660		-0.0662		-0.0664		-0.0666		-0.0668		-0.0670		-0.0672		-0.0674		-0.0676		-0.0678		-0.0680		-0.0682		-0.0684		-0.0686		-0.0688		-0.0690		-0.0692		-0.0694		-0.0696		-0.0698		-0.0700		-0.0702		-0.0704		-0.0706		-0.0708		-0.0710		-0.0712		-0.0714		-0.0716		-0.0718		-0.0720		-0.0722		-0.0724		-0.0726		-0.0728		-0.0730		-0.0732		-0.0734		-0.0736		-0.0738		-0.0740		-0.0742		-0.0744		-0.0746		-0.0748		-0.0750		-0.0752		-0.0754		-0.0756		-0.0758		-0.0760		-0.0762		-0.0764		-0.0766		-0.0768		-0.0770		-0.0772		-0.0774		-0.0776		-0.0778		-0.0780		-0.0782		-0.0784		-0.0786		-0.0788		-0.0790		-0.0792		-0.0794		-0.0796		-0.0798		-0.0800		-0.0802		-0.0804		-0.0806		-0.0808		-0.0810		-0.0812		-0.0814		-0.0816		-0.0818		-0.0820		-0.0822		-0.0824		-0.0826		-0.0828		-0.0830		-0.0832		-0.0834		-0.0836		-0.0838		-0.0840		-0.0842		-0.0844		-0.0846		-0.0848		-0.0850		-0.0852		-0.0854		-0.0856		-0.0858		-0.0860		-0.0862		-0.0864		-0.0866		-0.0868		-0.0870		-0.0872		-0.0874		-0.0876		-0.0878		-0.0880		-0.0882		-0.0884		-0.0886		-0.0888		-0.0890		-0.0892		-0.0894		-0.0896		-0.0898		-0.0900		-0.0902		-0.0904		-0.0906		-0.0908		-0.0910		-0.0912		-0.0914		-0.0916		-0.0918		-0.0920		-0.0922		-0.0924		-0.0926		-0.0928		-0.0930		-0.0932		-0.0934		-0.0936		-0.0938		-0.0940		-0.0942		-0.0944		-0.0946		-0.0948		-0.0950		-0.0952		-0.0954		-0.0956		-0.0958		-0.0960		-0.0962		-0.0964		-0.0966		-0.0968		-0.0970		-0.0972		-0.0974		-0.0976		-0.0978		-0.0980		-0.0982		-0.0984		-0.0986		-0.0988		-0.0990		-0.0992		-0.0994		-0.0996		-0.0998		-1.0000	
170	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000</																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																



ZONA pentru APARTHOTEL SI LOCUINTE COLECTIVE CU FUNCTIUNI COMPLEMENTARE

- POTmaxim admis=40%
- CUTmaxim admis=1.4
- Regim de inaltime maxim admis=S+P+4+M, Hmax cornisa locuinte, fata de cota +0.00=22.00m si Hmax coama locuinte=26.00m; Hmax cornisa fata de cota +0.00 cladiri multifunctionale (apart hotel+dotari)=20.00m si Hmax coama cladiri multifunctionale (apart hotel+dotari)=28.00m
- suprafata zone verzi, minim 30%
- locuri parcare, in incinta proprietatii, cu respectarea HG 525 pentru fiecare functiune in parte
- minim 3.00m fata de partea carosabila a cailor rutiere de incinta si a pistei de biciclete
- minim 3.00m fata de canal SGA
- H/2 fata de limita posterioara, dar nu mai putin de 6.00m
- H/2 fata de limitele laterale, dar nu mai putin de 9.00m
- H cornisa intre cladirile pozitionate de o parte si alta a cailor rutiere propuse, dar nu mai putin de 6.50m din axul drumurilor de incinta
- H cornisa intre cladirile pozitionate una langa alta, avand ferestre ale incaperilor principale
- H/2 cornisa intre cladirile pozitionate una langa alta, fara a avea ferestre ale incaperilor principale

TEREN	61085		APARTAMENTE si UNITATI DE CAZARE	965
CONSTRUIT	14315	23%	S.UTILA	57665
DESFASURAT	77970	1.27	PARCARI EXT.	432
SPATIU VERDE	24330	39%	PARCARI INT.	568

MGM urban proiect BRASOV, str. Carpatilor, nr. 44, Corp C, ap.23, tel. 0728860968 i08/2894/2006, CUI 19296570	INTOCMIRE P.U.Z.-APARTHOTEL SI LOCUINTE COLECTIVE CU FUNCTIUNI COMPLEMENTARE beneficiar: Ungureanu Bogdan Ilie prin Compania Cinci Stele SRL						
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 2px;">desenat</td> <td style="padding: 2px;">urb. Gabriela Chifu</td> </tr> <tr> <td style="padding: 2px;">proiectat</td> <td style="padding: 2px;">urb. Gabriela Chifu</td> </tr> <tr> <td style="padding: 2px;">gef proiect</td> <td style="padding: 2px;">urb. Gabriela Chifu</td> </tr> </table>	desenat	urb. Gabriela Chifu	proiectat	urb. Gabriela Chifu	gef proiect	urb. Gabriela Chifu	ILUSTRARE URBANISTICA -posibilitati de mobilare scara 1-1000
desenat	urb. Gabriela Chifu						
proiectat	urb. Gabriela Chifu						
gef proiect	urb. Gabriela Chifu						



U03'

proiect nr.
U159/2005