INTOCMIRE P.U.Z.-CONSTRUIRE ANSAMBLU REZIDENTIAL CU DOTARI AFERENTE, SPATII COMERCIALE

PLAN DE SITUATIE

Scara 1:500

Judetul : Brasov
Teritoriul administrativ: PREDEAL
(intravilan)
Nr. Carte Funciara:
103848; 104230; 103837; 103836; 103845; 103835 PREDEAL

Adresa imobilului: Predeal, , Str ŞOSEAUA NAŢIONALĂ, Nr. 26; 26B

Nume si prenume proprietar:
COMPANIA CINCI STELE SRL
Adresa proprietar:
Brasov, str. Ghimbaselului nr. 3

LEGENDA

- 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

PROPUNERI - reglementari

- BANDA ACCELERARE/ DECELERARE
- CIRCULATII RUTIERE DE INCINTA-trafic greu
- PODETE DE TRECERE PIETONALE SI PISTE BICICLETE
- DALE CAROSABILE PREFABRICATE-trafic 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.
- ZV — 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)

PROPUNERI - posibilitati de mobilare

- 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)
- CONSOLE/ PASARELE
- ZONE VERZI (spatii verzi amenajate peisagistic, locuri de joaca, scuaruri, zone deseuri mensjere, etc)
- CIRCULATII PIETONALE, PARCARI
- DESEURI MENAJERE

- EXTINDERE PROPUSA RETEA DE APA POTABILA EXISTENTA
- RETEA DE CANALIZARE MENAJERA PROPUSA
- RETEA DE CANALIZARE PLUVIALA PROPUSA
- BAZINE RETENTIE APE PLUVIALE
- LEA 20kV EXISTENTA
- POSTURI DE TRANSFORMARE PROPUSE
- LES 0.4kV PROIECTATA
- RETEA DE GAZE NATURALE EXISTENTA
- RETEA DE TELEFONIE EXISTENTA
- CURBA DE INUNDABILITATE PT Q1%



Inventar de coordonate a punctelor pe contur
Plan Stereografic 1970

Parcela cu nr.cad.103848

Nr. Pct.	Coordonate pct.de contur X [m]	Coordonate pct.de contur Y [m]	Lungimi laturi D(i,i+1)
1885	455305.649	550082.869	6.072
1876	455307.197	550088.740	8.129
1874	455309.444	550096.552	1.443
1875	455310.019	550097.876	12.093
1869	455318.742	550106.252	15.446
1866	455331.149	550115.452	7.385
1864	455336.608	550120.426	11.159
1858	455344.077	550128.717	12.152
1855	455351.394	550138.419	11.889
1854	455358.632	550147.851	9.977
1850	455364.253	550156.094	2.048
1849	455364.995	550158.003	12.639
1846	455365.651	550170.625	7.520
1845	455366.276	550178.119	12.435
1839	455369.505	550190.127	12.190
1838	455374.506	550201.244	13.603
1837	455380.537	550213.437	6.046
1836	455383.232	550218.849	6.004
1835	455385.862	550224.246	8.269
1834	455389.591	550231.627	9.612
1819	455390.544	550241.192	10.963
1818	455386.689	550251.455	13.441
117	455382.708	550264.293	2.406
1812	455381.972	550266.584	10.033
1801	455376.591	550275.052	14.159
1800	455369.987	550287.577	9.731
1799	455369.974	550297.308	4.271
1798	455371.913	550301.113	5.643
1797	455375.991	550305.014	5.959
1796	455380.935	550308.340	5.941
1795	455385.892	550311.614	5.977
1793	455390.902	550314.874	14.378
1769	455402.933	550322.747	5.879
1737	455407.829	550326.001	4.118
1736	455411.302	550328.213	11.897
1735	455421.094	550334.970	5.976
1734	455424.982	550339.508	6.195
1733	455428.801	550344.386	5.824
1732	455432.457	550348.920	7.387
2232	455437.127	550354.643	15.035
2231	455448.545	550344.862	11.003
2230	455456.895	550337.696	8.322
2229	455463.224	550332.293	11.372
2228	455471.879	550324.916	14.232
2227	455482.663	550315.629	11.826
2226	455491.657	550307.951	10.955
2225	455499.975	550300.822	12.060
2224	455509.146	550292.990	13.354
2223	455519.287	550284.301	10.108
2222	455526.956	550277.717	9.932
2221	455534.515	550271.274	9.501
2220	455541.724	550265.085	12.580
2219	455551.271	550256.893	13.703
2218	455561.666	550247.964	7.495
2217	455567.343	550243.070	13.424
2216	455577.546	550234.347	11.994
2215	455586.658	550226.548	5.069
2348	455582.708	550223.371	1.666
2214	455581.442	550224.454	3.987
2213	455578.347	550221.940	1.647
2350	455579.603	550220.874	4.805
2257	455575.859	550217.863	8.330
2256	455569.889	550212.054	9.062
2255	455563.371	550205.759	12.295
2292	455554.800	550196.944	13.555
2291	455545.157	550187.418	13.525
2335	455535.504	550177.944	10.770
2336	455527.951	550170.267	11.053
2337	455519.941	550162.650	4.509
2347	455516.488	550159.751	7.386
1687	455509.149	550158.918	8.651
1686	455500.498	550158.992	9.517
1685	455490.981	550158.905	3.804
1684	455487.199	550158.498	9.903
1683	455477.488	550156.559	6.964
1682	455470.848	550154.459	0.329
2351	455470.531	550154.370	0.932
1681	455471.043	550155.149	4.947
1680	455466.097	550155.254	3.059
1679	455464.464	550152.667	5.640
1678	455459.101	550150.921	4.832
1677	455454.625	550149.100	4.874
1676	455450.205	550147.045	4.192
1675	455446.448	550145.186	6.195
1674	455440.857	550142.519	6.412
1673	455435.116	550139.664	5.237
1672	455430.357	550137.479	4.057
1671	455426.685	550135.754	5.466
1670	455421.729	550133.449	3.957
1669	455418.265	550131.536	4.602
1668	455414.382	550129.066	4.377
1667	455410.794	550126.560	4.792
1666	455407.099	550123.508	6.372
1665	455401.989	550119.702	3.009
1664	455399.432	550118.116	7.429
1663	455392.495	550115.458	5.884
1662	455386.880	550113.699	6.730
1661	455380.608	550111.258	3.516
1660	455378.969	550114.369	8.672
1659	455372.151	550109.010	8.468
1658	455365.551	550103.705	10.130
1657	455357.608	550097.418	2.301
1655	455359.162	550095.721	1.073
1656	455358.362	550095.006	0.327
2352	455358.580	550094.762	0.163
1654	455358.456	550094.656	4.263
1653	455354.869	550092.352	4.628
1652	455350.900	550089.972	2.629
1031	455348.602	550088.695	1.799
1030	455346.961	550087.958	3.070
1029	455343.942	550087.403	8.989
1028	455335.115	550085.702	7.721
1027	455327.511	550084.361	5.699
1024	455321.898	550083.372	5.166
[illegible]	455316.787	550082.622	3.049
[illegible]	455313.754	550082.311	3.263
1884	455310.491	550082.302	4.875
S=32430mp			

Parcela cu nr.cad.103837

Nr. Pct.	Coordonate pct.de contur X [m]	Coordonate pct.de contur Y [m]	Lungimi laturi D(i,i+1)
1957	455290.767	550017.569	6.590
1959	455291.660	550024.098	6.701
1960	455292.642	550030.727	4.886
1929	455293.494	550035.568	7.192
1927	455295.482	550042.450	4.605
1926	455297.075	550046.771	5.241
1925	455299.513	550051.410	6.398
1924	455302.923	550056.824	6.051
1923	455306.733	550061.525	7.203
1922	455312.056	550066.377	6.154
1645	455317.131	550069.858	22.404
1650	455336.294	550081.465	6.056
1651	455341.698	550084.198	6.729
1649	455335.101	550082.871	6.885
1648	455328.339	550081.575	5.238
1647	455323.191	550080.610	5.536
1891	455317.708	550079.845	4.529
1890	455313.200	550079.405	4.479
1889	455308.726	550079.610	3.748
1888	455305.005	550080.058	5.183
1937	455303.636	550075.059	8.039
1936	455301.262	550067.379	4.067
1935	455300.153	550063.466	1.933
1934	455300.047	550061.536	8.324
1933	455297.307	550053.676	7.728
1932	455295.038	550046.289	6.067
1931	455293.468	550040.429	5.698
1930	455292.245	550034.864	2.261
1961	455291.518	550032.723	13.974
1958	455287.794	550019.254	3.417
S=447mp			

Parcela cu nr. cad 104230

Nr. Pct.	Coordonate pct.de contur X [m]	Coordonate pct.de contur Y [m]	Lungimi laturi D(i,i+1)
2338	455311.626	549946.278	54.221
2035	455344.527	549989.376	13.140
2036	455352.363	549999.924	188.779
2354	455473.791	550144.467	8.840
2345	455481.153	550149.361	40.849
2346	455509.094	550119.563	22.528
2086	455523.857	550136.580	17.520
2085	455534.942	550150.147	17.455
2084	455546.360	550163.349	11.222
2083	455553.487	550172.017	8.672
2082	455559.219	550178.525	8.286
1794	455564.486	550184.922	14.894
1783	455574.139	550196.265	13.981
1772	455583.347	550206.785	7.023
1762	455588.420	550211.642	5.311
1749	455591.992	550215.573	4.857
1748	455595.153	550219.260	7.864
2210	455589.171	550224.365	5.061
3001	455585.174	550221.260	0.170
3002	455585.303	550221.150	3.913
2212	455582.518	550218.402	0.642
3003	455582.028	550218.817	4.442
2258	455578.520	550216.092	9.242
2259	455571.963	550209.579	12.818
2293	455562.796	550200.620	12.621
2294	455553.898	550191.669	23.900
2329	455536.925	550174.842	16.962
2328	455524.862	550162.917	7.939
2327	455518.771	550157.825	1.902
2326	455517.026	550157.068	10.898
920	455506.180	550156.004	9.839
919	455496.342	550156.128	7.522
918	455488.838	550155.614	11.084
917	455477.971	550153.434	9.701
916	455468.706	550150.558	0.850
3004	455467.884	550150.343	0.936
915	455467.370	550149.561	5.594
914	455461.866	550148.559	0.299
913	455462.026	550148.812	0.139
914'	455461.891	550148.777	11.389
912	455451.490	550144.138	6.183
911	455445.911	550141.473	12.754
910	455434.421	550135.937	12.673
909	455422.997	550130.452	6.499
908	455417.444	550127.076	5.728
907	455412.738	550123.811	3.925
906	455409.679	550121.352	6.596
905	455404.434	550117.353	4.415
904	455400.558	550115.238	4.326
903	455396.535	550113.648	11.624
902	455385.350	550110.484	3.424
901	455382.312	550108.904	2.097
900	455383.468	550107.155	4.490
899	455379.876	550104.461	8.373
898	455373.351	550099.214	3.983
896	455370.229	550096.741	8.970
895	455363.346	550090.989	2.298
897	455361.783	550092.673	0.996
893	455361.079	550091.969	0.428
3006	455360.794	550092.288	0.586
893	455360.350	550091.906	9.486
892	455352.507	550086.571	8.441
891	455345.196	550082.353	7.122
890	455339.161	550078.572	9.224
889	455331.353	550073.662	7.136
888	455325.176	550070.089	7.828
887	455318.554	550065.915	4.029
1921	455314.940	550064.134	3.068
1920	455312.424	550062.378	7.449
1919	455307.136	550057.131	5.025
1918	455304.242	550053.023	5.332
1916	455301.457	550048.476	4.497
1915	455299.540	550044.408	3.667
1914	455298.343	550040.942	5.399
1913	455296.801	550035.768	8.263
1955	455295.022	550027.699	11.759
1956	455293.444	550016.046	4.409
1967	455297.219	550013.768	5.443
1983	455296.230	550008.416	14.481
2002	455293.773	549994.145	13.725
2003	455291.500	549980.610	10.152
2005	455289.926	549970.581	6.470
2006	455288.978	549964.181	7.009
2007	455294.528	549959.900	5.358
2008	455298.653	549956.480	6.542
2009	455303.875	549952.540	7.094
2054	455309.445	549948.147	2.872
Suprafata =14 312 mp			

Parcela -LIMITA P.U.Z

Nr. Pct.	Coordonate pct.de contur X [m]	Coordonate pct.de contur Y [m]	Lungimi laturi D(i,i+1)
2338	455311.626	549946.278	2.872
2054	455309.445	549948.147	7.094
2009	455303.875	549952.540	6.542
2008	455298.653	549956.480	5.358
2007	455294.528	549959.900	7.009
2006	455288.978	549964.181	6.470
2005	455289.926	549970.581	10.152
2003	455291.500	549980.610	13.724
2002	455293.798	549994.140	14.482
1983	455296.230	550008.416	5.443
1967	455297.219	550013.768	4.409
1956	455293.444	550016.046	3.080
1957	455290.767	550017.569	3.417
1958	455287.794	550019.254	13.974
1961	455291.518	550032.723	2.261
1930	455292.245	550034.864	5.698
1931	455293.468	550040.429	6.067
1932	455295.038	550046.289	7.728
1933	455297.307	550053.676	8.324
1934	455300.047	550061.536	1.933
1935	455300.153	550063.466	4.067
1936	455301.262	550067.379	8.039
1937	455303.636	550075.059	5.183
1888	455305.005	550080.058	2.884
1885	455305.649	550082.869	6.072
1876	455307.197	550088.740	8.129
1874	455309.444	550096.552	1.443
1875	455310.019	550097.876	12.093
1869	455318.742	550106.252	15.446
1866	455331.149	550115.452	7.385
1864	455336.608	550120.426	11.159
1858	455344.077	550128.717	12.152
1855	455351.394	550138.419	11.889
1854	455358.632	550147.851	9.977
1850	455364.253	550156.094	2.048
1849	455364.995	550158.003	12.639
1846	455365.651	550170.625	7.520
1845	455366.276	550178.119	12.435
1839	455369.505	550190.127	12.190
1838	455374.506	550201.244	13.603
1837	455380.537	550213.437	6.046
1836	455383.232	550218.849	6.004
1835	455385.862	550224.246	8.269
1834	455389.591	550231.627	9.612
1819	455390.544	550241.192	10.963
1818	455386.689	550251.455	13.441
117	455382.708	550264.293	2.406
1812	455381.972	550266.584	10.033
1801	455376.591	550275.052	14.159
1800	455369.987	550287.577	9.731
1799	455369.974	550297.308	4.271
1798	455371.913	550301.113	5.643
1797	455375.991	550305.014	5.959
1796	455380.935	550308.340	5.941
1795	455385.892	550311.614	5.977
1793	455390.902	550314.874	14.378
1769	455402.933	550322.747	5.879
1737	455407.829	550326.001	4.118
1736	455411.302	550328.213	11.897
1735	455421.094	550334.970	5.976
1734	455424.982	550339.508	6.195
1733	455428.801	550344.386	5.824
1732	455432.457	550348.920	7.387
2232	455437.127	550354.643	15.035
2231	455448.545	550344.862	11.003
2230	455456.895	550337.696	8.322
2229	455463.224	550332.293	11.372
2228	455471.879	550324.916	14.232
2227	455482.663	550315.629	11.826
2226	455491.657	550307.951	10.955
2225	455499.975	550300.822	12.060
2224	455509.146	550292.990	13.354
2223	455519.287	550284.301	10.108
2222	455526.956	550277.717	9.932
2221	455534.515	550271.274	9.501
2220	455541.724	550265.085	12.580
2219	455551.271	550256.893	13.703
2218	455561.666	550247.964	7.495
2217	455567.343	550243.070	13.424
2216	455577.546	550234.347	11.994
2215	455586.658	550226.548	3.329
2210	455589.171	550224.365	7.864
1749	455595.153	550219.260	4.857
1751	455591.992	550215.573	5.311
1762	455588.420	550211.642	7.023
1772	455583.347	550206.785	13.981
1783	455574.139	550196.265	14.894
1794	455564.486	550184.922	8.286
2082	455559.219	550178.525	8.672
2083	455553.487	550172.017	11.222
2084	455546.360	550163.349	17.455
2085	455534.942	550150.147	17.520
2086	455523.857	550136.580	22.528
2346	455509.094	550119.563	10.106
2353	455515.887	550112.080	77.451
2352	455465.490	550053.269	5.674
2098	455461.863	550048.905	17.074
2099	455450.746	550035.946	12.716
2101	455442.443	550026.315	14.557
2102	455432.885	550015.335	16.265
2103	455422.148	550003.117	0.504
2358	455421.808	550003.489	13.642
2104	455412.618	549993.407	15.072
2105	455402.822	549981.952	18.555
2106	455390.763	549967.850	36.041
2109	455367.281	549940.508	18.177
2110	455355.508	549926.659	12.501
936	455347.405	549917.140	13.710
2177	455338.518	549906.700	37.044
960	455313.221	549879.638	4.162
961	455309.721	549877.386	9.999
2165	455303.643	549869.446	5.772
2166	455299.814	549873.765	8.788
2199	455294.341	549866.889	6.899
2197	455291.794	549860.477	11.395
2196	455286.498	549850.387	21.690
2193	455276.807	549830.982	17.955
2192	455268.438	549815.097	11.073
2191	455271.651	549825.694	7.584
2187	455273.869	549832.946	12.695
2186	455276.528	549845.359	6.270
2185	455282.702	549844.265	10.435
2184	455285.860	549854.211	15.040
2183	455290.594	549868.487	13.624
2182	455294.823	549881.438	0.810
2357	455295.604	549881.225	3.213
2359	455298.577	549880.006	6.890
2356	455304.952	549877.392	50.547
2360	455337.895	549915.729	7.003
945	455342.459	549921.040	34.440
2349	455315.915	549942.984	5.408
SUPRAFATA=61 085 mp			

NR. CAD 103835

Nr. Pct.	Coordonate pct.de contur X [m]	Coordonate pct.de contur Y [m]	Lungimi laturi D(i,i+1)
2352	455465.490	550053.269	77.440
2353	455515.887	550112.080	10.106
2346	455509.094	550119.563	40.849
2345	455481.153	550149.361	8.840
2354	455473.791	550144.467	188.779
2036	455352.363	549999.924	13.140
2035	455344.527	549989.376	54.221
2338	455311.626	549946.278	5.408
2349	455315.915	549942.984	34.440
945	455342.459	549921.040	5.225
937	455346.562	549917.805	180.275
2351	455463.895	550054.670	2.123
S=13026mp			

Parcela CAD.103836

Nr. Pct.	Coordonate pct.de contur X [m]	Coordonate pct.de contur Y [m]	Lungimi laturi D(i,i+1)
937	455346.562	549917.805	5.225
945	455342.459	549921.040	7.003
2360	455337.895	549915.729	50.547
2356	455304.952	549877.392	6.890
2359	455298.577	549880.006	3.213
2357	455295.604	549881.225	0.810
2182	455294.823	549881.438	13.624
2183	455290.594	549868.487	15.040
2184	455285.860	549854.211	10.435
2185	455282.702	549844.265	6.270
2186	455276.528	549845.359	12.695
2187	455273.869	549832.946	7.584
2191	455271.651	549825.694	11.073
2192	455268.438	549815.097	17.955
2193	455276.807	549830.982	21.690
2196	455286.498	549850.387	11.395
2197	455291.794	549860.477	6.899
2199	455294.341	549866.889	8.788
2166	455299.814	549873.765	5.772
2165	455303.643	549869.446	9.999
961	455309.721	549877.386	4.162
960	455313.221	549879.638	37.044
2177	455338.518	549906.700	13.710
936	455347.405	549917.140	1.074
Suprafata=615mp			

Parcela CAD.103845

Nr. Pct.	Coordonate pct.de contur X [m]	Coordonate pct.de contur Y [m]	Lungimi laturi D(i,i+1)
936	455347.405	549917.140	1.074
937	455346.562	549917.805	180.274
2351	455463.895	550054.669	2.122
2352	455465.490	550053.269	5.674
2098	455461.863	550048.905	17.074
2099	455450.746	550035.946	12.716
2101	455442.443	550026.315	14.557
2102	455432.885	550015.335	16.265
2103	455422.148	550003.117	0.504
2358	455421.808	550003.489	13.642
2104	455412.618	549993.407	15.072
2105	455402.822	549981.952	18.555
2106	455390.763	549967.850	36.041
2109	455367.281	549940.508	18.177
2110	455355.508	549926.659	12.501
Suprafata=255mp			

Executant: Ing. Boariu Lucian
seria RO-BV-F nr.0038
categoria B
Semnatura si stampila

Sistem de proiectie: Stereografic '70
Plan de referintă: Marea Neagră 1975

Data:mai 2026

MGM urban proiect
BRASOV,str.Carpatilor, nr.44, corp C, ap.23, tel. 0728860868
j08/2894/2006, CUI 19298570

INTOCMIRE P.U.Z.-APARTHOTEL SI LOCUINTE COLECTIVE CU FUNCTIUNI COMPLEMENTARE

beneficiar: Ungureanu Bogdan Ilie prin Compania Cinci Stele SRL

proiect nr: U15/09/2025

desenat	urb.Gabriela Chifu
proiectat	urb.Gabriela Chifu
sef proiect	urb.Gabriela Chifu

RETELE EDILITARE
scara 1-1000

PUZ U05

Gabriela Z. CHIFU urbanist diplomat

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