

PUZ CONSTRUIRE LOCUINTE COLECTIVE CU SPATII COMERCIALE LA PARTER SI PARCAJE SUBTERANE SI SUPRATERANE S2+S1+P+10E

STR. TRANSILVANIEI NR. 1, MUN. BUZAU
NC 59201, NC 56863, NC 59429, NC 59200



UTR 1

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PRESCRIPTII PUG MUN. BUZAU
UTR IS - zona constructii administrative, constructii comerciale, alte categorii institutii publice sau servicii, constructii financiar-bancare, asistenta sociala
POT maxim= 80 %

INDICATORI PROPUZI P.U.Z
UTR L1d - Subzona locuintelor colective inalte, cu P+5-P+10 niveluri, formand ansambluri preponderent rezidentiale, situate in afara zonei protejate
POT maxim= 45%
CUT maxim = 3.5 mp ADC/mp teren
Rh maxim = 2S+P+10E, 1

REGLEMENTARI URBANISTICE ZONIFICARE FUNCTIONALA

LEGENDA

LIMITE

- Limite de proprietate
- Limita imobile inregistrate OCPI
- Limita terenuri care au generat PUZ
- Limita PUZ
- Limita zona de studiu

ZONE DE PROTECTIE

- Zona de protectie benzinarie (20 m fata de blocuri sau cvartale locuinte)

RESTRICTII TEHNICE

- Edificabil maxim admis

CIRCULATII SI SPATII PLANTATE

- Circulatii carosabile publice
- Circulatii pietonale publice
- Circulatii carosabile private
- Spatii plantate publice
- Acces auto
- Acces pietonal
- Loc de parcare

ZONIFICARE FUNCTIONALA

- Constructii administrative, constructii comerciale, alte categorii institutii publice sau servicii, constructii financiar-bancare, asistenta sociala
- Locuinte colective

BILANT TERITORIAL

Criteriu	P.U.G.	Reglementat	Existent	Propus	Total
Zona / UTR	IS	L1d	IS	L1d	L1d
S teren initiala	4094.03	4094.03	4094.03	4094.03	4094.03
POT	80 %	45 %	6.23 %	34.06 %	40.29 %
CUT	-	3.5	0.44	2.74	3.18
S construita	21744.27	1842.31	255.11	1394.57	1649.68
S desfasurata	-	14329.10	1787.38	11222.63	13010.01
H max (metri)	-	35 m	24 m	35 m	35 m
Rh max (niveluri)	-	2S+P+10	P+6	2S+P+10	2S+P+10
Spatii verzi, din care:	-	1228.21 (30%)	-	1228.21 (30%)	1228.21 (30%)
- Sp verzi pe sol	-	818.81 (20%)	-	818.81 (20%)	818.81 (20%)
- Sp verzi pe placa	-	409.40 (10%)	-	409.40 (10%)	409.40 (10%)
Circulatii / Alei	-	-	-	-	-

INVENTAR DE COORDONATE

Stereo 1970

Nr. cad. 59201

Nr. Pct.	X [m]	Y [m]
1	407785.430	643098.550
2	407788.757	643098.463
3	407814.180	643097.800
4	407818.110	643122.450
5	407818.457	643124.716
6	407819.000	643128.130
7	407819.070	643128.570
8	407815.460	643116.670
9	407811.880	643118.280
10	407804.550	643121.280
11	407804.410	643121.470
12	407797.760	643124.500
13	407798.740	643127.510
14	407798.520	643128.080
15	407801.570	643136.110
16	407819.070	643128.570
17	407820.950	643140.380
18	407802.891	643148.937
19	407781.126	643122.258
20	407780.013	643171.253
21	407779.479	643172.078
22	407764.532	643158.830
23	407768.620	643150.920
24	407787.060	643114.710

Nr. cad. 56863

Nr. Pct.	X [m]	Y [m]
1	407820.950	643140.380
2	407818.457	643124.716
3	407824.041	643123.828
4	407833.889	643126.829
5	407832.140	643152.570
6	407824.560	643152.250
7	407822.830	643152.180

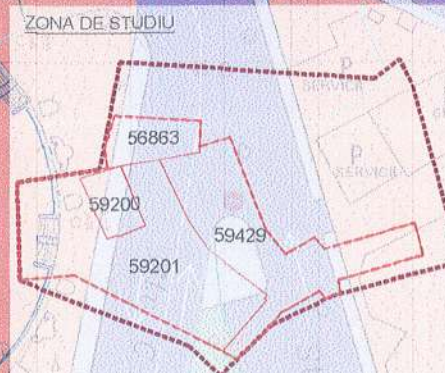
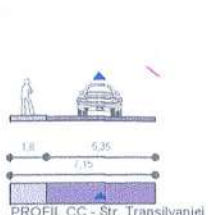
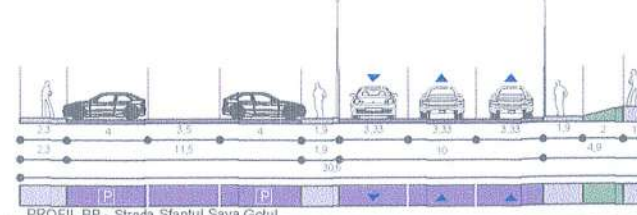
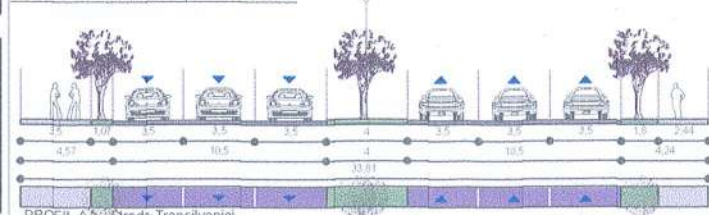
Nr. cad. 59429

Nr. Pct.	X [m]	Y [m]
1	407822.830	643152.180
2	407824.560	643152.250
3	407827.321	643161.304
4	407800.029	643171.963
5	407793.056	643177.618
6	407793.893	643179.330
7	407797.801	643186.185
8	407794.489	643189.320
9	407798.967	643205.402
10	407801.960	643216.150
11	407782.550	643218.550
12	407789.570	643208.180
13	407788.414	643204.169
14	407785.314	643193.392
15	407781.357	643194.182
16	407780.890	643191.950
17	407779.650	643189.669
18	407782.100	643187.716
19	407775.705	643176.172
20	407772.190	643173.400
21	407762.258	643163.283
22	407764.532	643158.830
23	407779.479	643172.078
24	407780.013	643171.253
25	407781.126	643172.258
26	407794.440	643154.810
27	407802.891	643148.937
28	407820.950	643140.380

Nr. cad. 59200

Nr. Pct.	X [m]	Y [m]
1	407815.460	643116.670
2	407819.070	643128.570
3	407801.570	643136.110
4	407798.520	643128.080
5	407798.740	643127.510
6	407797.760	643124.500
7	407804.550	643121.280
8	407804.410	643121.470
9	407811.880	643118.280

PROFIL STRADALE, scara 1 : 250



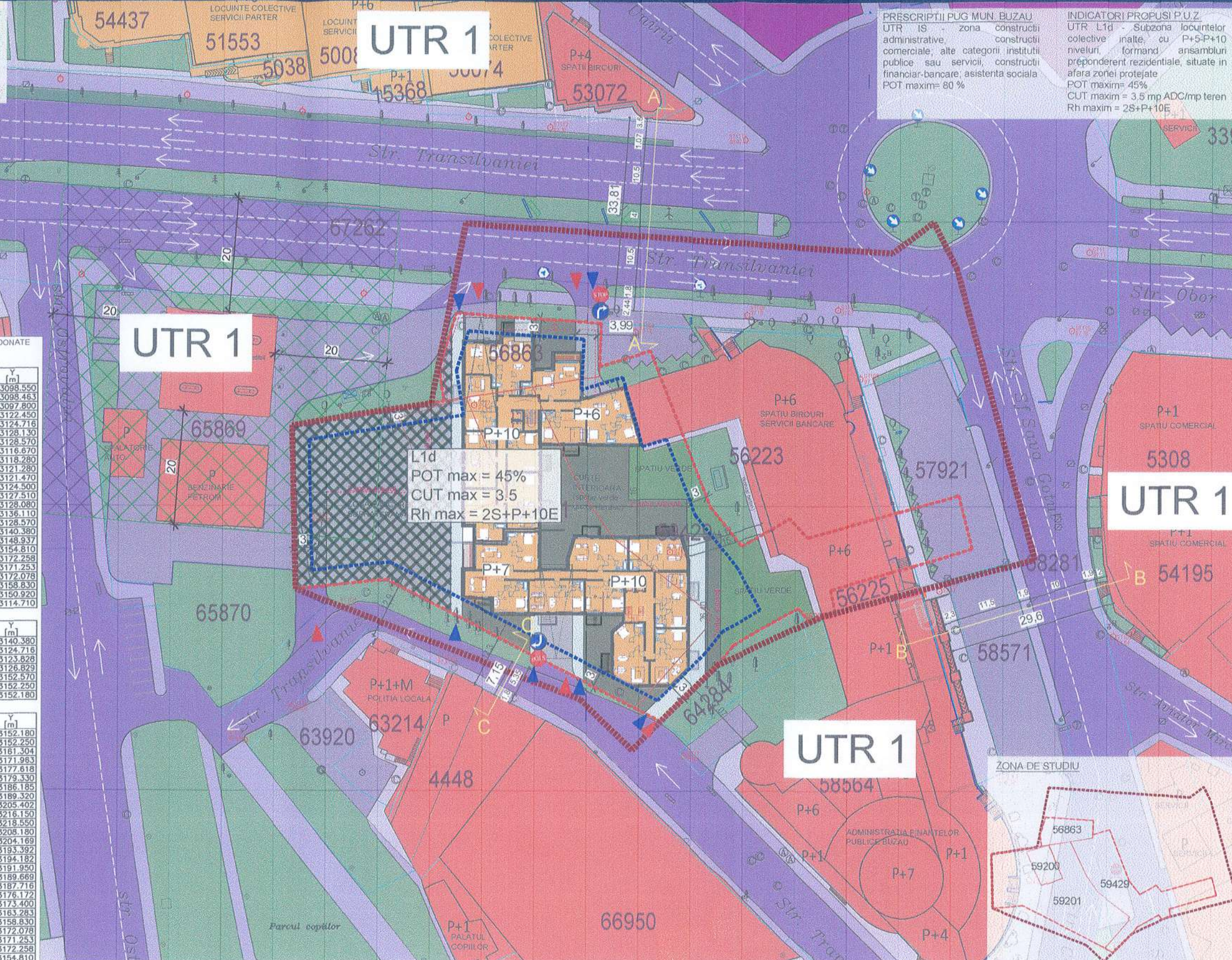
Conform HGR nr. 25, se va asigura 1 loc parcare/apartament si 20% in plus pentru vizitatori.

NOTA: Pentru realizarea prezentei documentatii a fost folosit planul cadastral cu numarul de inregistrare xxxxx din data xx.xx.xxxx, copie conforma cu exemplarul din arhiva OCPI

NUME	SEMNATURA	CERINTA	REFERAT/EXPERTIZA NR./DATA
SC EZEN STUDIO SRL			
J/29/2695/2017			
SEF PROIECT	NUME	SEMNATURA	SCARA
PROIECTAT/	urb. Nicoleta Roxana Pana		1:500
DESENAT	urb. Eliu Hinea urb. Evelina Raduta urb. Irina Patrascu urb. Andra Cioca urb. Elena Oltaras urb. Costin Nita urb. Simona Radulescu		DATA APRILIE 2020
TITLU PLANSA:			PROIECT NR. P47/2020 FAZA P.U.Z.
REGLEMENTARI URBANISTICE ZONIFICARE FUNCTIONALA			PLANSĂ NR. U 03

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POT maxim = 45%
CUT maxim = 3.5 mp ADC/mp teren
Rh maxim = 2S+P+10E

MOBILARE URBANISTICA

LEGENDA

- LIMITE**
- Limite de proprietate
 - Limite imobile inregistrate OCPI
 - Limite terenuri care au generat PUZ
 - Limite PUZ
 - Limite zona de studiu
- ZONE DE PROTECTIE**
- Zona de protectie benzinarie (20 m fata de blocuri sau cvartale locuinte)
- RESTRICTII TEHNICE**
- Edificabil maxim admis
- CIRCULATII SI SPATII PLANTATE**
- Circulatii carosabile publice
 - Circulatii pietonale publice
 - Spatii plantate publice
 - Circulatii carosabile private
 - Circulatii pietonale private
 - Circulatii carosabile in incinta
 - Circulatii pietonale in incinta
 - Spatii plantate pe sol
 - Spatii plantate pe placă
 - Acces auto
 - Acces pietonal
 - Parcari / Dale inierbate
- ZONIFICARE FUNCTIONALA**
- Locuinte colective
 - Birouri / comerț / servicii
 - Spatii de cult

INVENTAR DE COORDONATE

Stereo 1970

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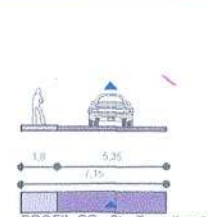
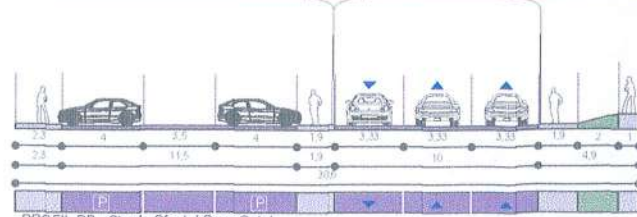
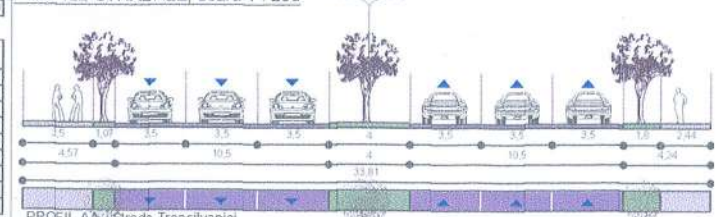
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PROFILE STRADALE, scara 1 : 250



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- Sp verzi pe sol	-	818.81 (20%)	-	818.81 (20%)	818.81 (20%)
- Sp verzi pe placă	-	409.40 (10%)	-	409.40 (10%)	409.40 (10%)
Circulatii / Alei	-	-	-	-	-

PLAN URBANISTIC GENERAL

Municipal

PLAN URBANISTIC GENERAL

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NUME	SEMNTURA	CERINTA	REFERAT/EXPERTIZA NR./DATA
SC EZEN STUDIO SRL			
J/29/2695/2017			
SEF PROIECT	urb. Nicoleta Roxana Pana	SEMNTURA	SCARA
PROIECTAT/	urb. Elis Mirea	SEMNTURA	1:500
DESENAT	urb. Evelina Raduta	SEMNTURA	DATA
	urb. Irina Patasaru	SEMNTURA	APRILIE 2020
	urb. Andra Ciaca	SEMNTURA	
	urb. Elena Oltanu	SEMNTURA	
	urb. Costin Nita	SEMNTURA	
	urb. Simona Radulescu	SEMNTURA	

BENEFICIAR: BUSINESS CENTER EPG S.R.L.	PROIECT NR. P57/2020
AMPLASAMENT: Str. Transilvaniei nr. 1, Mun. Buzau	FAZA P.U.Z.
	PLANSĂ NR. U 07