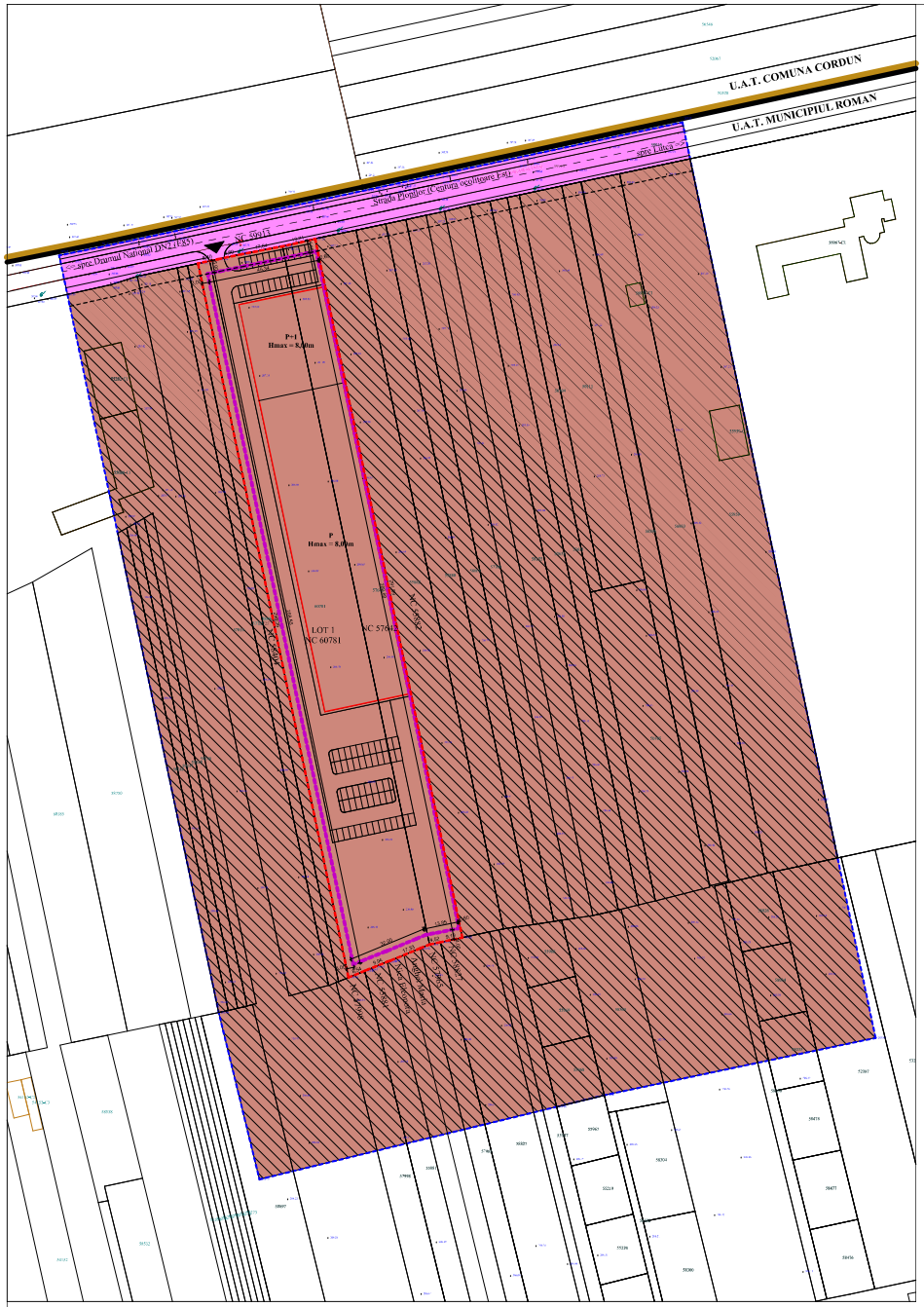



## LEGENDA :

- Margine drum
- Ax drum
- Limite proprietati
- Platforma betonata
- Sant pamant
- Limita imobil receptionat OCPI
- Constructie receptionata OCPI
- Suprafata studiata
- Imobile ce au generat PUZ-ul
- NC 54421 Numar cadastral
- Stalp de lemn
- Stalp de beton LEA 0.4 kW
- Indicator rutier

*Executant :*
***S.C. TOPO CAD DRIMBOI S.R.L.***
SISTEM DE PROIECTIE STEREO1970
SISTEM DE COTE : LOCAL

Suprafata studiata

| Nr. Pct. | Coordonate pct. de contur X [m] | Y [m] | Lungimi laturi D(i,i+1) |
|---|---|---|---|
| 187 | 607941.1670 | 646717.6700 | 20.000 |
| 188 | 607936.4269 | 646193.2400 | 125.151 |
| 189 | 607906.7348 | 646071.8567 | 70.159 |
| 190 | 607874.9130 | 646055.0500 | 317.922 |
| 191 | 608285.9966 | 645989.4372 | 17.160 |
| 192 | 608289.3861 | 646006.2591 | 243.487 |
| 193 | 608349.4334 | 646241.2349 | 384.141 |
| 150 | 607964.5689 | 646333.6471 | 113.413 |

Suprafata= 190288 mp

Suprafata imobile ce au generat PUZ-ul

| Nr. Pct. | Coordonate pct. de contur X [m] | Y [m] | Lungimi laturi D(i,i+1) |
|---|---|---|---|
| 192 | 608281.1510 | 646046.5370 | 8.401 |
| 208 | 608282.8840 | 646054.7550 | 9.799 |
| 207 | 608284.9010 | 646064.3430 | 17.008 |
| 206 | 608288.2390 | 646081.0500 | 0.113 |
| 193 | 608288.1300 | 646081.0730 | 13.781 |
| 194 | 608291.1430 | 646094.4490 | 591.808 |
| 195 | 608005.5350 | 646154.6760 | 9.193 |
| 205 | 608003.6381 | 646145.6870 | 4.517 |
| 196 | 608002.7064 | 646141.2629 | 4.089 |
| 199 | 608001.1650 | 646137.4760 | 13.242 |
| 200 | 607996.0760 | 646125.2510 | 1.357 |
| 201 | 607995.6720 | 646123.9760 | 5.570 |
| 202 | 607993.5730 | 646118.8170 | 3.054 |
| 203 | 607992.4300 | 646116.0070 | 3.435 |
| 204 | 607991.8890 | 646114.6780 | 7.101 |
| 197 | 607989.2136 | 646108.0599 | 598.359 |

Suprafata = 14400 mp

### BILANT TERITORIAL ZONA STUDIATA

| ZONA FUNCTIONALA | EXISTENT mp | EXISTENT % | PROPUS mp | PROPUS % |
|---|---|---|---|---|
| Zona unitati industriale/ depozitare | 95915.60 | 95.64 | 95915.60 | 95.64 |
| Zona cai de comunicatie rutiera si constructii aferente | 4372.40 | 4.36 | 4372.40 | 4.36 |
| TOTAL | 100288.00 | 100.00 | 100288.00 | 100.00 |

### INDICI URBANISTICI
Zona unitati industriale/ depozitare

| **S teren existent = 95915.60mp** / **S teren propus = 95915.60mp** | EXISTENT mp | PROPUS mp |
|---|---|---|
| Aric construita | 1293.48 | 7243.48 |
| Aric construita desfasurata | 1958.16 | 9308.16 |

P.O.T. existent = 1.34% P.O.T. propus = 7.55% P.O.T. max propus = 50.00%
C.U.T. existent = 0.02 C.U.T. propus = 0.09 C.U.T. max propus = 2.50 (cf. P.U.G. 2010, aprobat)

### INDICI URBANISTICI
Zona cai de comunicatie rutiera si constructii aferente

| **S teren existent = 4372.40mp** / **S teren propus = 4372.40mp** | EXISTENT mp | PROPUS mp |
|---|---|---|
| Aric construita | 0.00 | 0.00 |
| Aric construita desfasurata | 0.00 | 0.00 |

P.O.T. existent = 0.00% P.O.T. propus = 0.00% P.O.T. max propus = 50.00%
C.U.T. existent = 0.00 C.U.T. propus = 0.00 C.U.T. volumetric max propus = 15mc/mp teren (cf. P.U.G. 2010, aprobat)

### BILANT TERITORIAL AMPLASAMENT STUDIAT

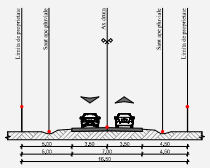
| ZONA FUNCTIONALA | EXISTENT mp | EXISTENT % | PROPUS mp | PROPUS % |
|---|---|---|---|---|
| Zona unitati industriale/ depozitare (cu ridicarea restrictiei de construire) | 14400.00 | 100.00 | 14400.00 | 100.00 |
| TOTAL | 14400.00 | 100.00 | 14400.00 | 100.00 |

### INDICI URBANISTICI AMPLASAMENT STUDIAT

| **Steren = 14400.00mp** | EXISTENT mp | PROPUS mp |
|---|---|---|
| Aric construita | 0.00 | 7200.00 |
| Aric construita desfasurata | 0.00 | 36000.00 |

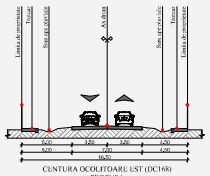
P.O.T. existent = 0.00% P.O.T. max. propus = 50.00% Regim de inaltime max. propus = P+4
C.U.T. existent = 0.00 C.U.T. max. propus = 2.50 H max. propus = 16.00m

PROFILE STRADALE EXISTENTE SCARA 1:200

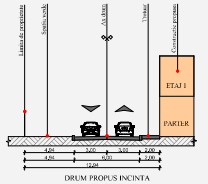



CENTURA OCOLITOARE EST (DC168)
(PROFIL A1-A1)

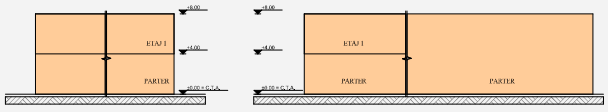
PROFILE STRADALE PROPUSE SCARA 1:200




CENTURA OCOLITOARE EST (DC168)
PROPUSA
(PROFIL A1-A1)




DRUM PROPUS INCINTA
CU SENS DUBLU
(PROFIL A2-A2)




# 2 P.U.Z.

## REGLEMENTARI URBANISTICE

**ELABORARE PLAN URBANISTIC ZONAL PENTRU - REGLEMENTARE ZONA PENTRU CONSTRUIRE HALA PRODUCTIE/DEPOZITARE, BIROURI ADMINISTRATIVE**

**NC 57642, 60781, tarla "Nimaș Cărămidă", mun. Roman, jud. Neamț**

**LEGENDA**

**DELIMITARE TERITORIALA**
- LIMITA TERITORIU ADMINISTRATIV
- LIMITA TERITORIU INTRAVILAN
- LIMITA ZONA STUDIATA
- LIMITA TERENURI CE AU GENERAT P.U.Z.
- LIMITA ZONA EDIFICABILA

**REGIMUL TEHNIC AL CONSTRUCTIILOR**
- CLADIRI EXISTENTE IN ZONA, DIN CARAMIDA SAU BETON CU PLANȘEE DIN BETON - STARE BUNA
- CLADIRE PROPUSA DIN CADRE METALICE

**ZONIFICARE**
- ZONA UNITATI INDUSTRIALE/ DEPOZITARE
- ZONA CAI DE COMUNICATIE RUTIERA SI CONSTRUCTII AFERENTE
- INTERDICTIE TEMPORARA DE CONSTRUIRE PANA LA INTOCMIRE P.U.Z.

**CIRCULATII**
- ACCES AUTO PROPUS
- ALINIAMENT PROPUS

Licenta ArtCAD 2022

| VERIFICATOR EXPERT | NUME | SEMNĂTURĂ | CERINTA |
|---|---|---|---|
| | | | |

IRA ION NICOLAE
S.C. SHAPES ZONE STUDIO S.R.L.

| SPECIFICATIE | NUME | SEMNĂTURA |
|---|---|---|
| Șef proiect | arh. I. Nicolae | |
| Proiectat | arh. D. Alubei | |
| Desenat | ach. D. Alubei | |

REFERAT de verificare/ RAPORT de expertiza tehnica
nr. / data

Beneficiar: S.C. TERMOPLAST S.R.L. prin Lucaci Adrian, Sugutu Iuliuta și Sugutu Iuliuta
Adresa amplasament: NC 57642, 60781, tarla "Nimaș Cărămidă", mun. Roman, jud. Neamț
Proiectant: S.C. SHAPES ZONE STUDIO S.R.L.
Proiect nr. 03/2022

| Scara 1:1000 | Titlu plansa: REGLEMENTARI URBANISTICE | Faza: P.U.Z. |
|---|---|---|
| Data mai 2022 | | Planșa nr. U2 |

Titlu proiect: ELABORARE PLAN URBANISTIC ZONAL PENTRU AMPLASARE ZONA PENTRU CONSTRUIRE HALA PRODUCTIE/DEPOZITARE, BIROURI ADMINISTRATIVE