

2 P.U.Z.

REGLEMENTARI URBANISTICE

INTOCMIRE PLAN URBANISTIC ZONAL (PUZ) IN VEDEREA RIDICARII RESTRICTIEI DE CONSTRUIRE LOCUINTE INDIVIDUALE SI COLECTIVE MICI CU REGIM DE INALTIME P+2 ETAJE

NC 56997, PUNCT 'VARNITA', TARLA 39, PARCELE 479/2, MUN. ROMAN, jud. NEAMT

- LEGENDA**
- Delimitare teritoriala
- Limita teren ce a generat P.U.Z.-ul
 - Limita zona analizata
 - Limita teren intravilan
 - Limita zona reglementata
 - Limita zona edificabila
 - Limita parcelelor propuse
 - Limita retragere de la aliniament
- Parcari propuse
- Acces pietonal propus
- Acces auto propus

- LEGENDA**
- Regimul tehnic al constructiilor
- Cladiri existente din caramida sau beton cu plansee din beton - stare buna
 - Cladiri propuse
- Zonificare
- Zona locuinte individuale si functiuni complementare
 - Circulatii rutiere existente
 - Zona edificabila

BILANT TERITORIAL ZONA STUDIATA

ZONA FUNCTIONALA	EXISTENT		PROBUS	
	mp	%	mp	%
Zona de locuinte individuale si functiuni complementare	58559.06	96.75	49590.50	81.95
Zona cai de comunicatie rutiera si constructii aferente	1965.94	3.25	10934.50	18.05
TOTAL	60525.00	100.00	60525.00	100.00

BILANT TERITORIAL AMPLASAMENT STUDIAT

ZONA FUNCTIONALA	EXISTENT		PROBUS	
	mp	%	mp	%
Zona de locuinte individuale si functiuni complementare	2000.00	100.00	1999.00	99.95
Zona cai de comunicatie rutiera si constructii aferente	0.00	0.00	1.00	0.05
TOTAL	2000.00	100.00	2000.00	100.00

INDICI URBANISTICI AMPLASAMENT STUDIAT

Stereon = 2000.00mp	EXISTENT		PROBUS	
	mp	%	mp	%
Arie construita	0.00	0.00	500.00	25.00
Arie construita desfasurata	0.00	0.00	1500.00	75.00

P.O.T. existent = 0.00% P.O.T. max. propus = 25.00%
 C.U.T. existent = 0.00 C.U.T. max. propus = 0.75
 Regim de inaltime max. propus = P+2
 H max. propus = 10.00m

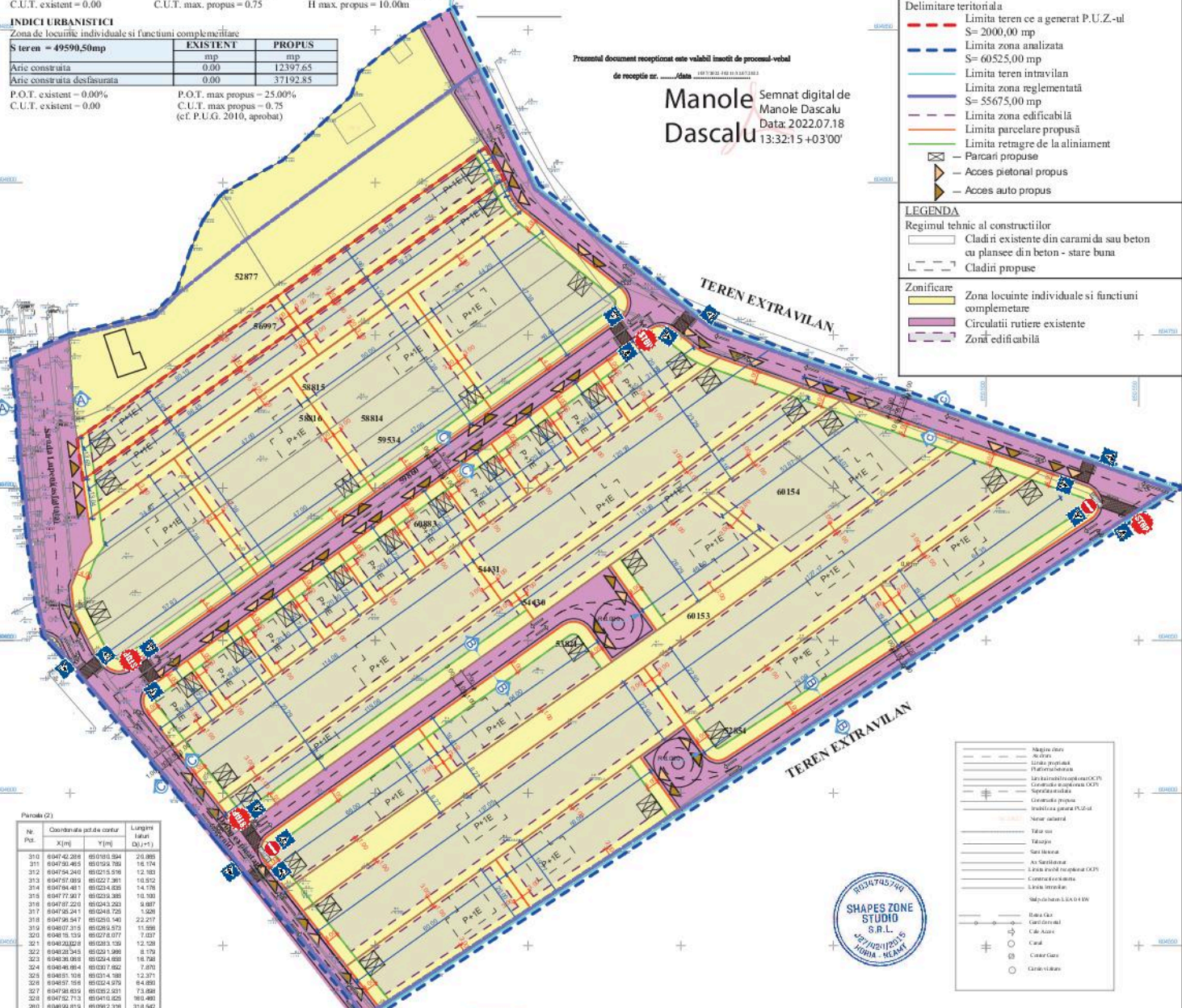
INDICI URBANISTICI

Zona de locuinte individuale si functiuni complementare

Stereon = 49590.50mp

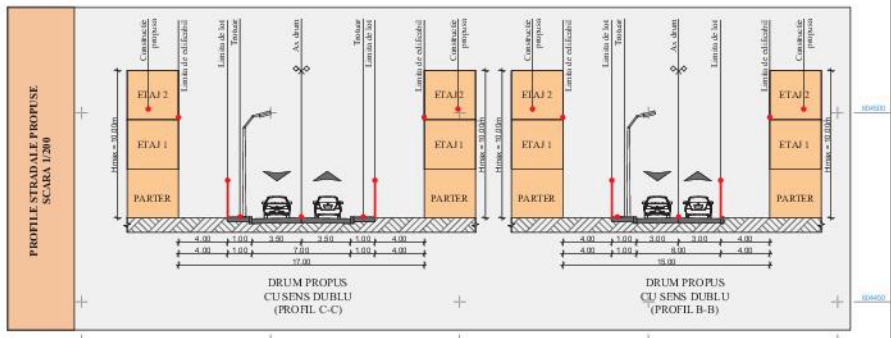
Stereon = 49590.50mp	EXISTENT		PROBUS	
	mp	%	mp	%
Arie construita	0.00	0.00	12397.65	25.00
Arie construita desfasurata	0.00	0.00	37192.85	75.00

P.O.T. existent = 0.00% P.O.T. max propus = 25.00%
 C.U.T. existent = 0.00 C.U.T. max propus = 0.75
 (cf. P.U.G. 2010, aprobat)



Punctele (G)

Nr. Pct.	Coordonate punct de control X [m]	Coordonate punct de control Y [m]	Longimei later (D) [m]
310	604742.208	691918.584	210.893
311	604750.465	691929.768	161.574
312	604754.240	691921.518	121.383
313	604757.689	691922.381	103.512
314	604764.481	691924.633	141.718
315	604777.907	691929.388	101.300
316	604787.220	691943.200	99.887
317	604795.241	691948.725	130.000
318	604796.947	691928.140	22.217
319	604807.515	691926.872	11.588
320	604816.159	691927.077	7.037
321	604820.028	691926.158	12.136
322	604825.945	691921.389	81.578
323	604838.093	691924.889	181.768
324	604848.884	691927.852	7.820
325	604851.108	691931.188	12.371
326	604857.158	691924.979	64.890
327	604798.659	691922.021	73.684
328	604752.713	691941.628	180.480
329	604809.819	691932.516	318.842
330	604825.194	691924.900	101.994
331	604833.977	691926.035	11.234
332	604842.200	691926.763	60.633
333	604851.311	691926.273	3.818
334	604858.287	691921.824	13.382
335	604864.804	691928.960	5.092
336	604868.669	691925.729	20.832
337	604874.433	691922.941	37.288
338	604882.363	691928.974	3.851
339	604885.943	691928.586	2.942
340	604892.672	691924.060	4.358
341	604897.542	691926.894	11.933
342	604902.893	691926.430	11.466
343	604914.943	691928.963	11.173
344	604925.127	691925.593	1.700
345	604928.620	691925.241	11.258
346	604938.030	691924.328	0.430
347	604948.886	691924.286	4.524
348	604952.945	691928.762	7.944
349	604957.409	691928.883	14.708
350	604972.029	691932.133	0.384
351	604975.544	691928.389	9.933
352	604971.355	691919.859	0.375
353	604972.269	691918.512	2.083
354	604974.354	691918.329	7.989



PTV COMPACT S.R.L.
 11.07.2022
 Executant: Drimbol C. Constantin
 Digitally signed by Constantin Drimbol
 Date: 2022.07.11 14:14:21 +03:00
 Reason: Seta RO-SF, IV 0168, Catag. A

Sef proiect: **BIA ION NICOLAE**
 B-dul Traian, nr.80, bloc B3, sc. A, et. III, sp.15, Piatra Neamt
 CIF 21401307
 O.A.R. Fil. Ter. Bc. Nj, nr.04/01.02.2000
 Tel. 0745602459

Proiectat: **S.C. SHAPES ZONE STUDIO S.R.L.**
 loc. Piatra, sat. Ciocanul, nr. 39, jud. Neamt
 RO2474544 JZZ74420015
 proiectare si de arhitectura
 Tel: 0766438823

REFERAT de verificare RAPORT de expertiza tehnica
 08/11/2022

VERIFICATORI EXPERT	NUME	SEMNAIATURA	CERINTA

Intocmit de: **MANCA SORIN - CONSTANTIN SI MANCA MIHAELA - ALINA**
 MARTINUS GABRIEL SI MARTINUS DANIA - GABRIELA
 NC 56997, punct 'Varnita', tarla 39, parcela 479/2, mun. Roman, jud. Neamt
 RO2474544 JZZ74420015
 PUZ IN VEDEREA RIDICARII RESTRICTIEI DE CONSTRUIRE LOCUINTE INDIVIDUALE SI COLECTIVE MICI CU REGIM DE INALTIME P+2 ETAJE

Scara: 1:1000
 Data: aug. 2023

Proiect nr. 03/2022
 Faza: P.U.Z.
 Planşa nr. 1/02

Titlu planşa: **REGLEMENTARI URBANISTICE**

Licenta ACI CAD 2022