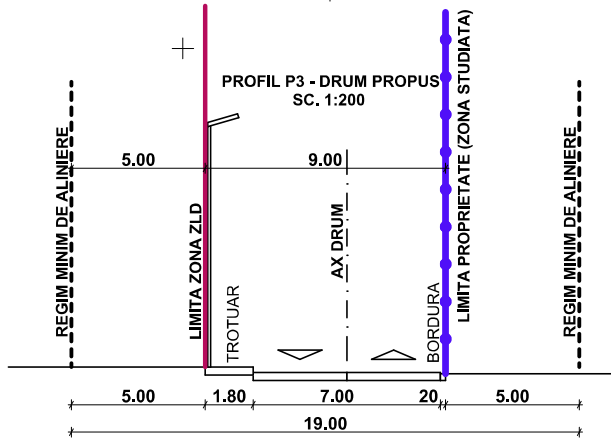
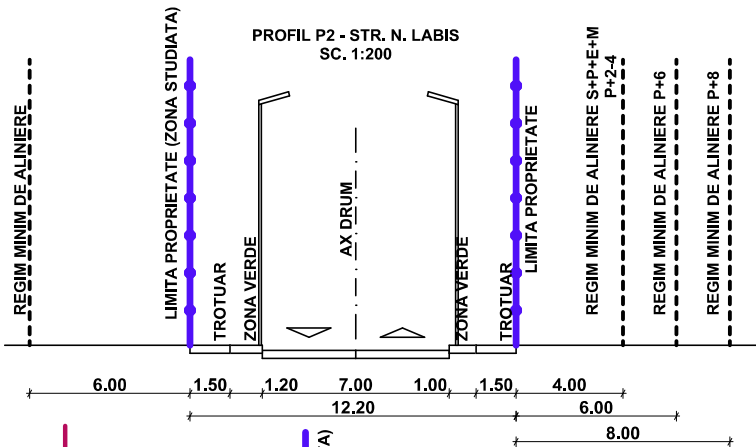
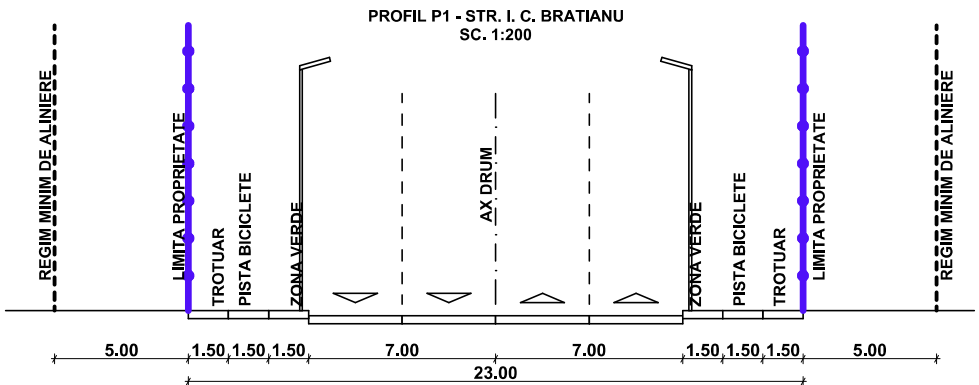
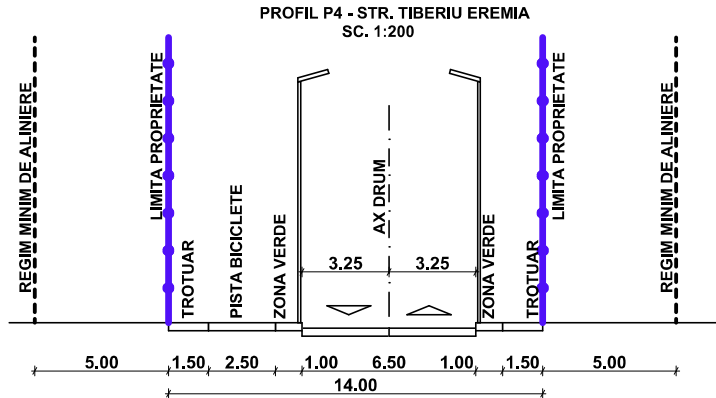
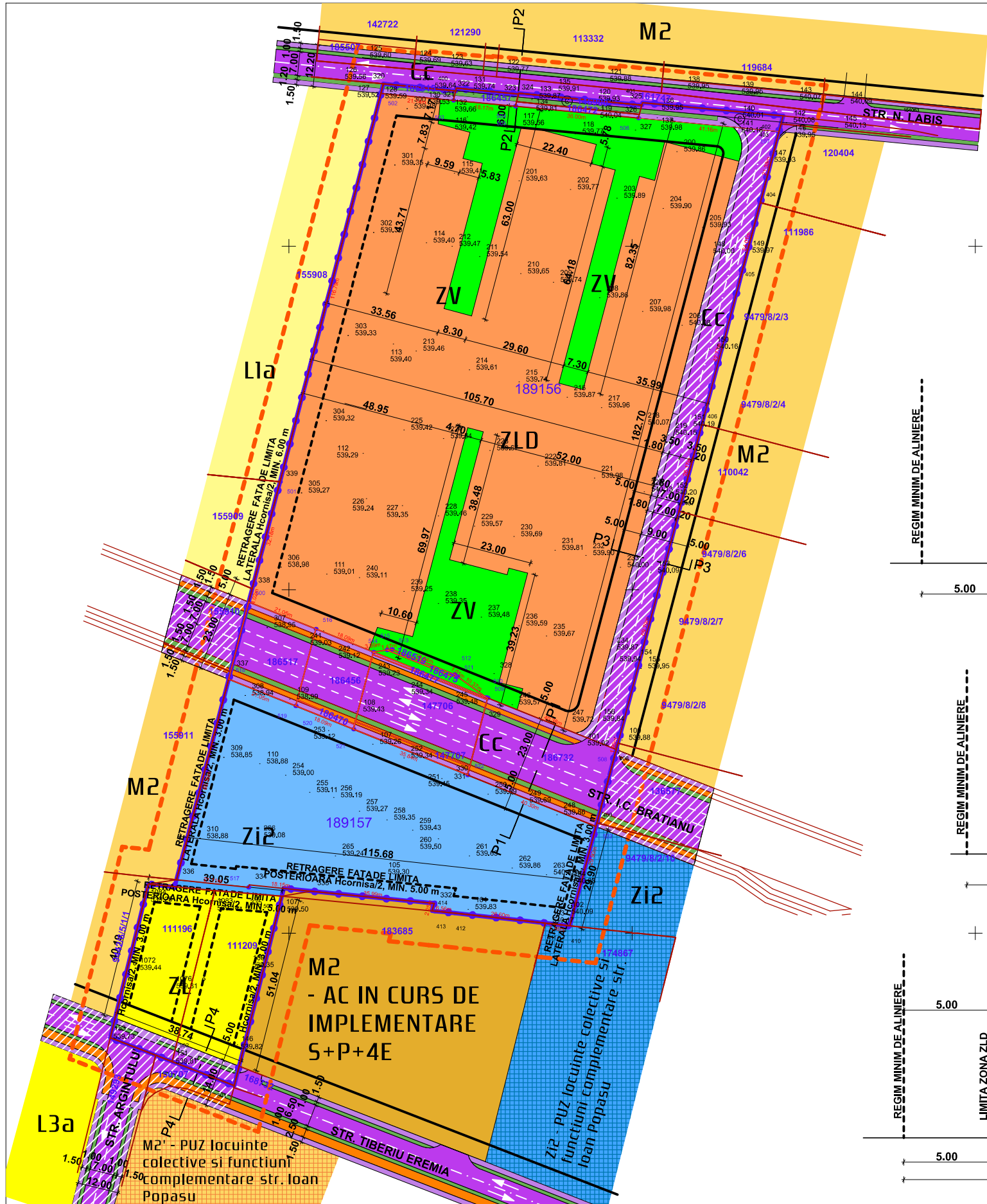




INTOCMIRE PUZ - CONSTRUIRE LOCUINTE COLECTIVE CU PASTRAREA AVIZELOR OBTINUTE IN BAZA CU NR. 2456/08.09.2022 PRELUNGIT

Unitatea administrativ-teritoriala: Brasov
Adresa imobilului: str. Nicolae Labis FN, mun. Brasov, jud. Brasov



Denumire proprietar initiator:
VICTORY SUNRISE TOWERS SRL

INVENTAR DE COORDONATE // CALCUL ANALITIC SUPRAFATA TEREN

Pct. Nord (X) Est (Y)	Pct. Nord (X) Est (Y)	Calcul analitic suprafata teren cad 111196	Pct. Nord (X) Est (Y)
320 464647.245 546727.565	409 464432.112 546789.734	Pct. Nord (X) Est (Y)	
400 464645.185 546748.601	410 464402.173 546781.842	600 464412.401 546678.428	
322 464645.992 546748.811	411 464402.955 546774.726	601 464362.617 546665.985	
323 464644.281 546766.910	412 464405.860 546748.281	602 464364.471 546661.196	
324 464644.529 546766.974	413 464406.420 546742.551	603 464369.589 546647.978	
325 464641.034 546802.801	414 464406.498 546741.756	604 464391.639 546653.445	
401 464641.783 546803.078	332 464408.674 546742.316	605 464414.293 546659.065	
402 464637.924 546843.996	333 464412.220 546706.500		
403 464635.609 546843.386	334 464414.070 546688.440		
404 464612.682 546837.341	335 464413.328 546688.247		
405 464589.469 546831.222	336 464415.553 546687.253		
406 464548.116 546820.319	337 464476.118 546683.019		
407 464522.808 546813.647	338 464500.302 546689.314		
408 464455.329 546795.856	339 464531.399 546697.409		

S=936mp
S=27638mp
S=1044mp

SISTEM DE PROIECTE: STEREO 70
SISTEM DE REFERINTA: MAREANEAGRA 75

LEGENDA

---	ZONA STUDIATA	---	LIMITA ZONA REGLEMENTATA
---	LIMITA CADASTRALE	---	STR. NICOLAE LABIS (MACADAM SI BORDURI)
---	SUPRAFETE AFERENTE STR. N. LABIS, I.C. BRATIANU, T. EREMIA SI ARGINTULUI - CARE SE VOI CEDA DOMENIUL PUBLIC		

VEICINATATI

---	PROPRIETATI PRIVATE SITUATE IN M2 - SUBZONA MIXTA SITUATA IN AFARA LIMITELOR ZONEI PROTEJATE, CU CLADIRI AVAND REGIM DE CONSTRUIRE CONTINUU SAU DISCONTINUU SI ALTIM MAXIME DE P+14+P+5 CU ACENTE INALTE
---	PROPRIETATI PRIVATE SITUATE IN L3a - SUBZONA LOCUINTELOR INDIVIDUALE SI COLECTIVE MIXTE, CU MAXIM P+2E, SITUATE IN AFARA ZONEI PROTEJATE
---	PROPRIETATI PRIVATE SITUATE IN L3a - SUBZONA LOCUINTELOR COLECTIVE MEDIU CU P+3E+P+4E, FORMAND ANSAMBLURI PREPONDERENT REZIDENTIALE SITUATE IN AFARA ZONEI PROTEJATE

CONFORM PUZ CONSTRUIRE LOCUINTE COLECTIVE STR. IOAN POPASU - IN CURS DE APROBARE

---	ZI2 - ZONA INVATAMANT	---	M2 - LOC COLECTIVE SI FUNCT. COMPLEMENTARE
---	M2 - LOCUINTE COLECTIVE SI FUNCTIUNI COMPLEMENTARE AUTORIZATE - IN CURS DE EXECUTIE		
---	STRADA I.C. BRATIANU	---	STRADA ARGINTULUI

AMPLASAMENT STUDIAT

---	REGIM MINIM DE ALINIERE	---	RETRAGERE FATA DE LIMITELE DE PROPRIETATE
---	ZLD - ZONA LOCUIRE COLECTIVA SI DOTARI COMPLEMENTARE		
---	ZL - ZONA LOCUINTE INDIVIDUALE SI COLECTIVE		
---	ZI2 - ZONA INVATAMANT - CONF. PUZ CONSTRUIRE LOCUINTE COLECTIVE - STR. IOAN POPASU - IN CURS DE APROBARE		
---	ZV - ZONA VERDE AGREMENT		

CC - ZONA CIRCULATII

---	STR. I.C. BRATIANU - PROFIL CONFORM PUG, RESPECTIV PUZ STR. IOAN POPASU
---	STR. TIBERIU EREMIA - PROFIL CONFORM PROIECT VIZAT DE POLITIA MUNICIPIULUI BRASOV - ETAPA I
---	DRUM INCINTA - LEGATURA INTRE STR. N. LABIS SI STR. I.C. BRATIANU
---	PROPRIETATI PRIVATE AFERENTE ZONA CIRCULATII - PROPUSE A FI TRASE IN DOMENIU PUBLIC

BILANT TERITORIAL COMPARATIV

ZONE FUNCTIONALE	EXISTENT	PROPUZ
	mp	mp
	%	%

M2 - conform PUG	12 519.48	42.27		
L1a - conform PUG	12 154.20	41.04		
CC - Zona circulatii: drum de legatura	1 612.46	5.44	1 679.37	5.67
strazile: N. Labis, I.C. Bratianu, Argintului, T. Eremia	3 333.86	11.25	3 331.86	11.25
total	4 944.32	16.69	5 011.23	16.92

ZI2 - Zona invatamant			5 087.26	17.18
ZLD - Zona locuire colectiva si dotari complementare			14 678.49	49.56
ZL - Zona locuinte individuale si colective			1 754.04	5.92
ZV - Zona verde de agrement si suprafete pietonale publice			3 086.98	10.42
TOTAL ZONA STUDIATA	29 618	100	29 618	100

ZONE FUNCTIONALE

ZONE FUNCTIONALE	REGLEMENTARI PROPUSE
ZLD - ZONA LOCUINTE SI FUNCTIUNI COMPLEMENTARE	Regim maxim de inaltime: D+P+4E POT max = 40% CUT max = 2.40
ZL - ZONA LOCUINTE INDIVIDUALE SI COLECTIVE	Regim maxim de inaltime: S+P+4E POT max = 40% CUT max = 2.40
ZI2 - ZONA INVATAMANT	Regim maxim de inaltime: S+P+2E POT max = 20% CUT max = 1.05
ZV - ZONA VERDE AGREMENT [zona agrement, parc, zona pietonala cu acces public, loc de joaca]	POT max = 10% CUT max = 0.10

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proiectant general:

SC MLOAD STUDIO SRL

beneficiar:

VICTORY SUNRISE TOWERS SRL

faza



tel. 0740049969
mload.bia@gmail.com

nume proiect: INTOCMIRE PUZ - CONSTRUIRE LOCUINTE COLECTIVE CU PASTRAREA AVIZELOR OBTINUTE IN BAZA CU NR. 2456/08.09.2022 PRELUNGIT

PUZ

specificatie

amplasament: str. Nicolae Labis FN, mun. Brasov, jud. Brasov

sef proiect: arh.

scara: 1:1000

proiectat: arh.

nume planșă: REGLEMENTARI URBANISTICE

proiectat: arh.

data: februarie 2025

desenat: arh.

format: A3 LE

U-04