


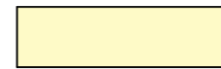
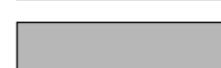
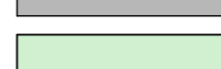
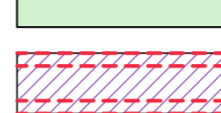








**LEGENDA**

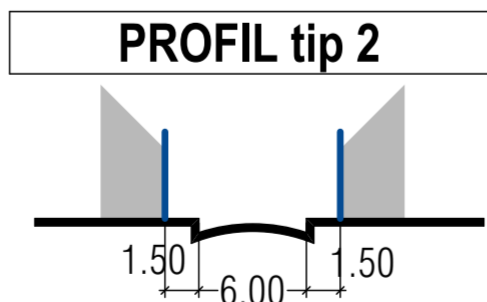
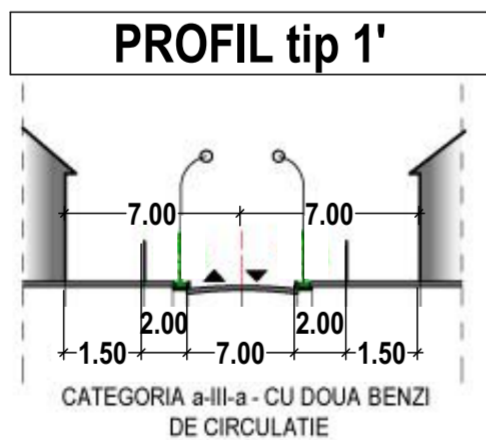
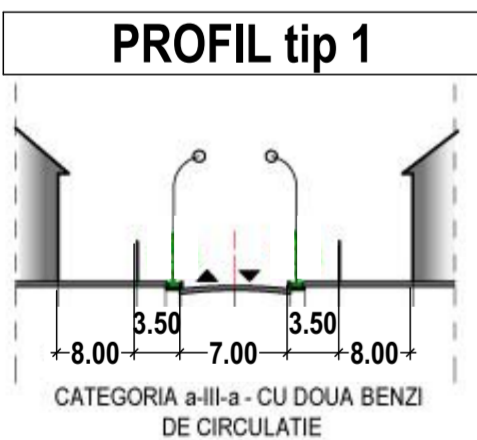
-  limita de proprietate teren studiat
-  terenuri private invecinate
-  teren privat invecinat, cu PUD aprobat
-  constructii existente invecinate
-  circulatii carosabile existente
-  teren UAT Brasov, aferent strazii Fagurului
-  profile stradale conform PUZ aprobat cu HCL 570/2007
-  accese carosabile existente, catre curti
-  retragere minima fata de axul str. Fagurului
-  teren pe care s-a propus servitute de trecere pentru acces carosabil si pietonal catre parcelele invecinate, prin PUD aprobat invecinat
-  constructii propuse pe terenul studiat P, P+E (locuinte individuale)
-  terase
-  spatii verzi amenajate-gradini

S teren = 1500.00mp  
 Ac propus = 405.80mp  
 Ad propus = 490.80 mp  
 POTmax admis = 30%  
 CUTmax admis = 0.9  
 POT rezultat = 27.05%  
 CUTrezultat = 0.33

NOTA:  
 Sistem de proiectie stereo '70  
 Plan de referinta Marea Neagra  
 Nr.cad.174119

Nr. Pct.	Coordonate pct.de contur	Lungimi laturi D(i,i+1)	
	X [m]	Y [m]	
216	466663.069	543933.671	64.869
190	466610.401	543971.540	23.152
218	466596.934	543952.708	64.824
217	466649.590	543914.898	23.111
S = 1500 mp			

JUD. BRASOV  
 TERIT.-ADM BRASOV



PLAN TOPOGRAFIC  
 Nr. cad. 174119 in scris in CF nr. 174119 Brasov  
 SCARA 1:500

Proprietari: PUSCAS IOAN, PUSCAS VIORICA

Intocmit:  
 Ing. David Catalin  
 Seria RO-BV-F, nr. 0135  
 Data: 29.06.2022

Semnat digital de DAVID CATALIN-BOGDAN  
 Data: 2022.06.29  
 09:15:15 +03'00'

Parafa  
 Semnatura si data  
 Stampila BCPI

Radu Bularca  
 2022.07.19  
 12:23:24  
 +03'00'

Bilant teritorial	EXISTENT		PROPOS	
	Suprafata	Procent	Suprafata	Procent
Fond construit	0.00 mp	0.00%	405.80 mp	27.05%
Suprafete verzi	0.00 mp	0.00%	818.00 mp	54.53%
Alei carosabile+pietonale	0.00 mp	0.00%	276.20 mp	18.42%
Teren studiat	1500,00 mp	100,00 %	1500,00 mp	100,00 %

<b>MGM urban proiect</b> BRASOV, str. Carpatilor, nr. 44, bl. Alphaville, corp C, ap. 20 CUI 19298570 j08/2894/2006		<b>Construire 3 CASE UNIFAMILIALE P+1</b> - BRASOV, str. Fagurului, nr. FN -	
desenat urb. Gabriela Micioiu		beneficiar: PUSCAS IOAN	
proiectat urb. Gabriela Micioiu		proiect nr. U15/2022	
sef proiect urb. Gabriela Micioiu		<b>REGLEMENTARI URBANISTICE</b>	
proiectat circulatii ing. Raul Negoita		SCARA 1-500	
		PUD U03	

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