
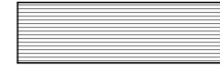

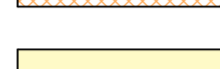
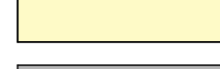

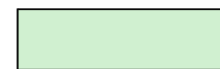
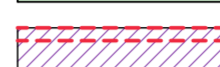





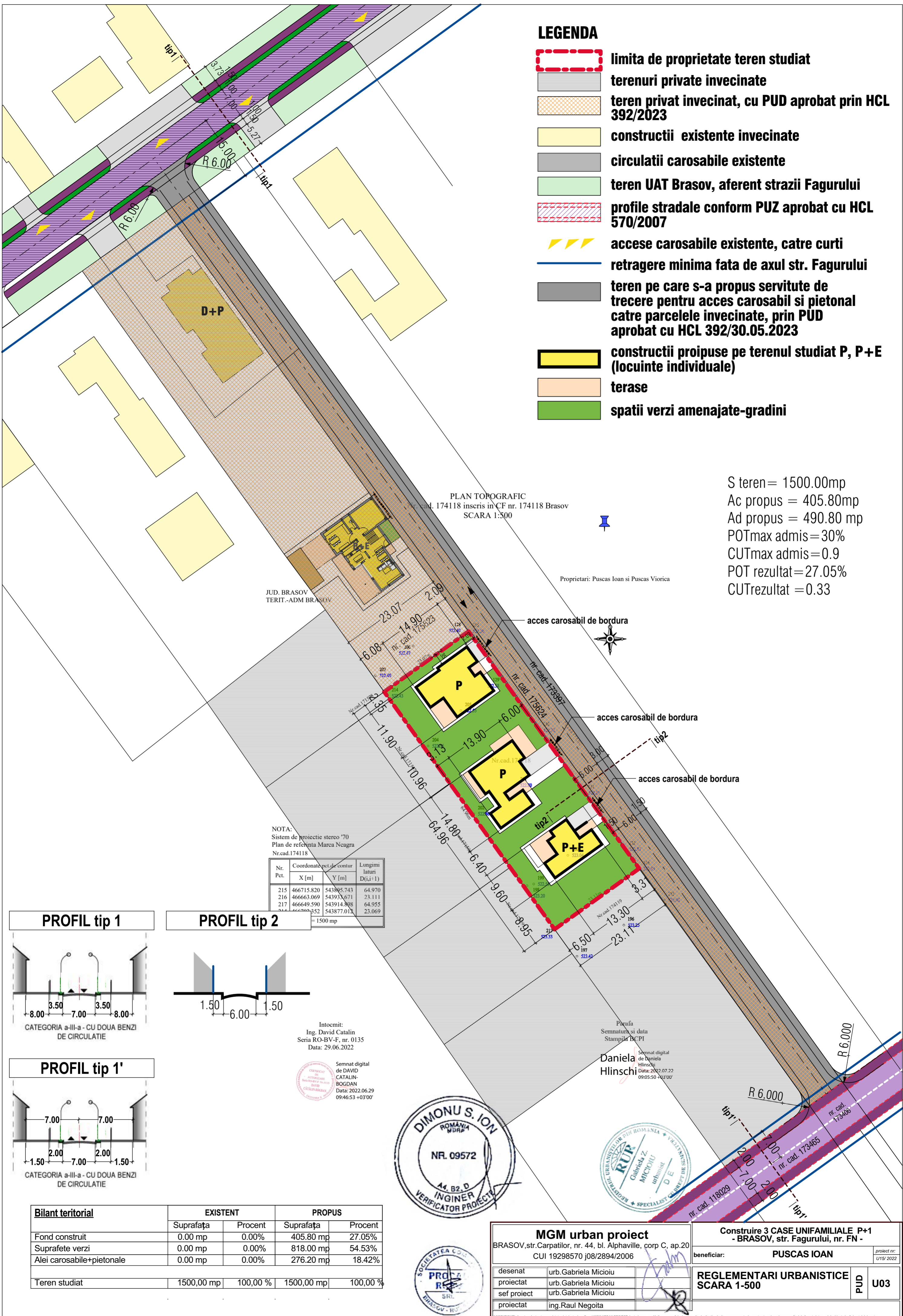


LEGENDA

-  limita de proprietate teren studiat
-  terenuri private invecinate
-  teren privat invecinat, cu PUD aprobat prin HCL 392/2023
-  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 cu HCL 392/30.05.2023
-  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



PLAN TOPOGRAFIC
 Nr. cad. 174118 in scris in CF nr. 174118 Brasov
 SCARA 1:500

Proprietari: Puscas Ioan si Puscas Viorica

JUD. BRASOV
 TERIT.-ADM BRASOV

NOTA:
 Sistem de proiectie stereo '70
 Plan de referinta Marca Neagra
 Nr.cad.174118

Nr. Pct.	Coordonate pol. de contur		Lungimi laturi D(i,i+1)
	X [m]	Y [m]	
215	466715.820	543885.743	64.970
216	466663.069	543923.671	23.111
217	466649.590	543914.808	64.955
218	466603.352	543877.012	23.069

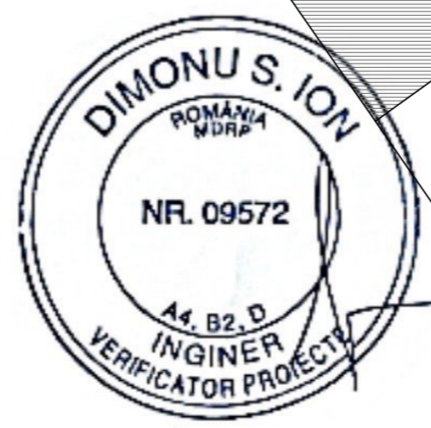
1500 mp

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

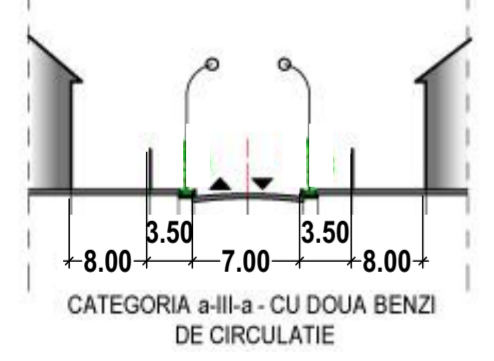
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 09:46:53 +03'00'

Parafa Semnatura si data Stampila BCPI

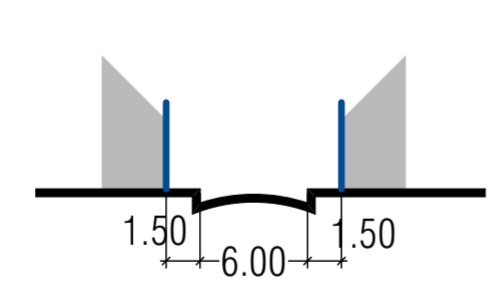
Daniela Hlinschi
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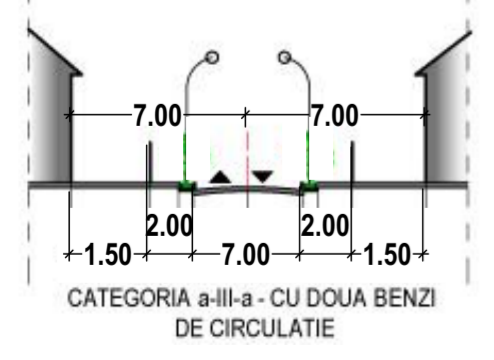
PROFIL tip 1



PROFIL tip 2



PROFIL tip 1'



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 %

MGM urban proiect BRASOV, str. Carpatilor, nr. 44, bl. Alphaville, corp C, ap.20 CUI 19298570 j08/2894/2006		Construire 3 CASE UNIFAMILIALE P+1 - 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		REGLEMENTARI URBANISTICE	
proiectat ing. Raul Negoita		SCARA 1-500	
		PUD	U03



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