

2. REGLEMENTARI URBANISTICE



UTR 3A	35%
	1.05

LEGENDA

LIMITE

- Limita Intravilan
- Limita zona studiu
- Teren care genereaza PUZ- zona studiu
- Limita UTR 3
- Limita UTR 3A
- Aliniament
- Regim de aliniere
- Edificabil

FOLOSINTA TERENURILOR

- Teren agricol extravilan "TA"

ZONIFICARE FUNCTIONALA

- Zona mixta locuinte, Institutii si servicii "LI/IS"
- Zona mixta institutii si servicii/Cai de comunicare aeriene "IS/Cca"
- Zona unitati industriale si depozitare "ID"

REGLEMENTARI

- Culoare de protectie retele

RETELE EDILITARE

- Plantatii de protectie

- Zona non edificabil 400m Interdictie de construire pe durata existentei echipamentului DVOR/DME
- Zona de protectie echipament DVOR/DME 600m Orice interventie urbanistica se face numai cu avizul AACR

- Zona II cf RACR-CADT R4500m, panta 1:150

CAI DE COMUNICATIE "Ccr"

- Drum Judetean (DJ129)
- Drumuri
- De "TC"
- Teren ce se va ceda pentru constituire drum=3862mp

COEFICIENTI URBANISTICI		
POT%	PROPUSE	PRIN PUG
	35	35
CUT	1,05	1,05
R.L.	S+P+I	P+2

REGIM DE ALINIERE:

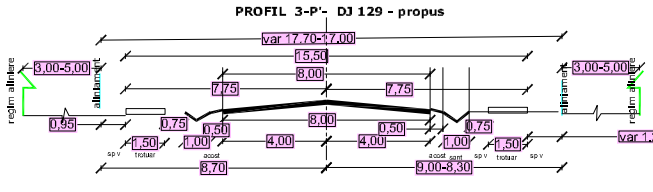
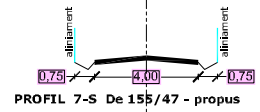
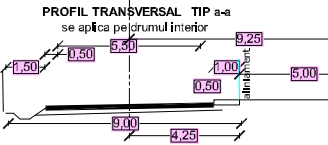
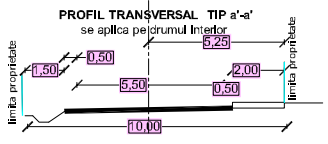
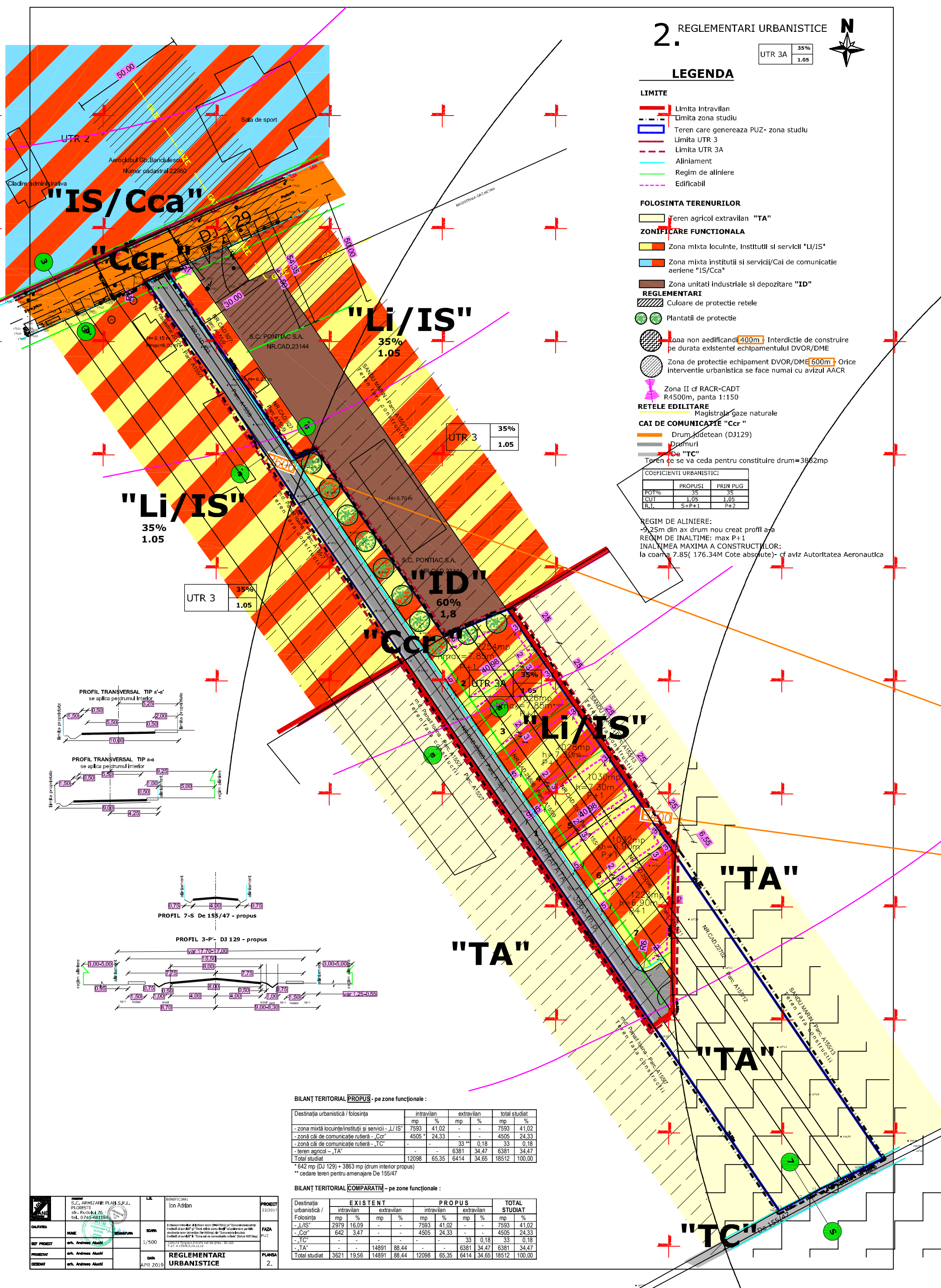
-9,25m din ax drum nou creat profil a-a

REGIM DE INALTIME:

max P+1

INALTIMEA MAXIMA A CONSTRUCTIILOR:

la coama 7.85(176.34m Cote absolute)- cf aviz Autoritatea Aeronautica



BILANT TERITORIAL PROPUSE - pe zone functionale :

Destinatia urbanistica / folosinta	intravilan		extravilan		total studiat	
	mp	%	mp	%	mp	%
- zona mixta locuinte/institutii si servicii - LI/IS*	7593	41,02	-	-	7593	41,02
- zona cai de comunicatie rutiera - Ccr	4505	24,33	-	-	4505	24,33
- zona cai de comunicatie rutiera - TC	-	-	33**	0,18	33	0,18
- teren agricol - TA*	-	-	6381	34,47	6381	34,47
Total studiat	12098	65,35	6414	34,65	18512	100,00

* 642 mp (DJ 129) + 3863 mp (drum interior propus)
** cedere teren pentru amenajare De 155/47

BILANT TERITORIAL COMPARATIV - pe zone functionale :

Destinatia urbanistica / folosinta	EXISTENT		PROPUSE		TOTAL STUDIAT	
	mp	%	mp	%	mp	%
- LI/IS*	2979	16,09	-	-	7593	41,02
- Ccr	642	3,47	-	-	4505	24,33
- TC	-	-	-	-	33	0,18
- TA*	-	-	14891	88,44	6381	34,47
Total studiat	3621	19,56	14891	88,44	12098	65,35

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SCALA	1/500	DATA	APR 2019	FAZA PLANSA 2.
PROIECTANT	ing. Andrei Alupei	REGLEMENTARI URBANISTICE		
REZERVAT	ing. Andrei Alupei			