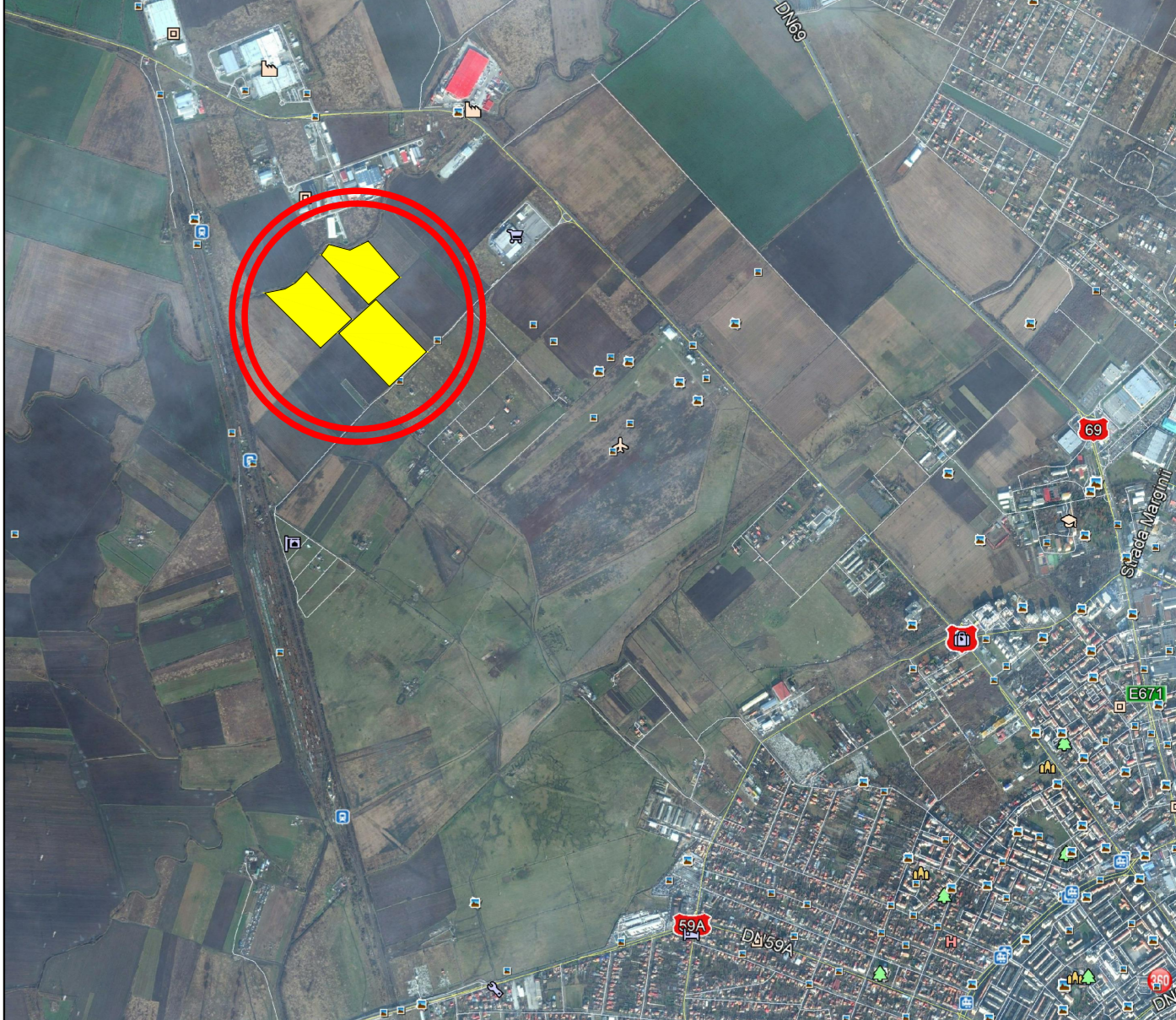


**PUZ in Lucru**  
**Aviz de oportunitate**  
**49/04.10.2018**

**PUZ in Lucru**  
**Aviz de oportunitate**  
**03/01.02.2018**

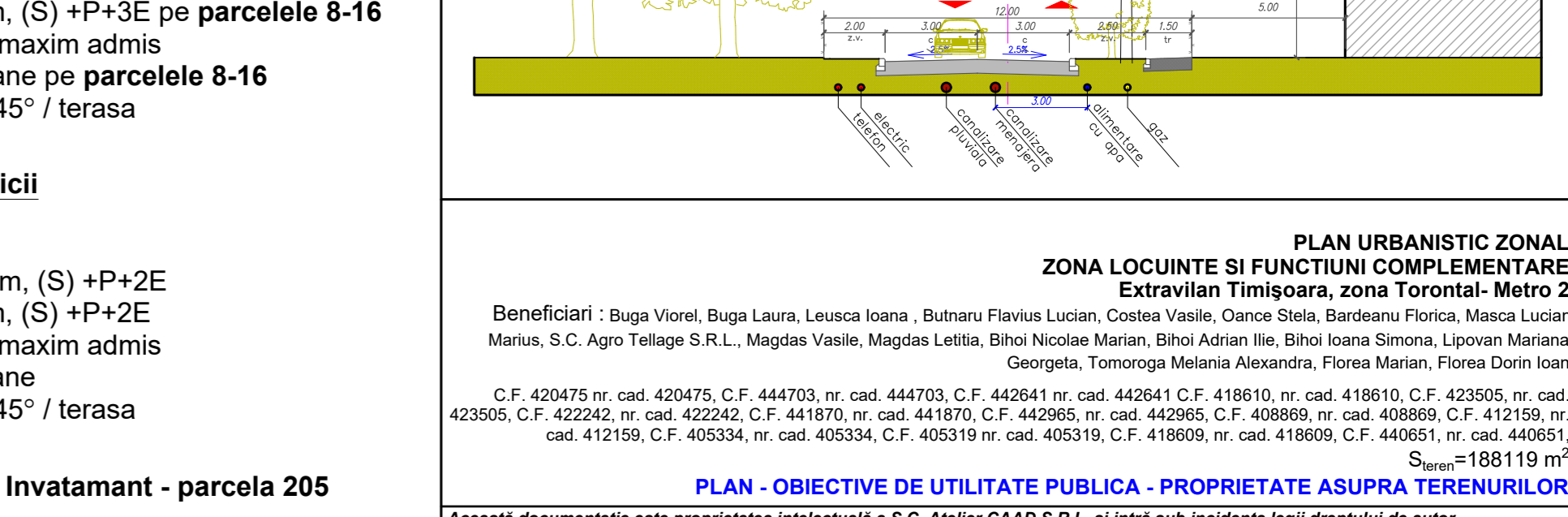
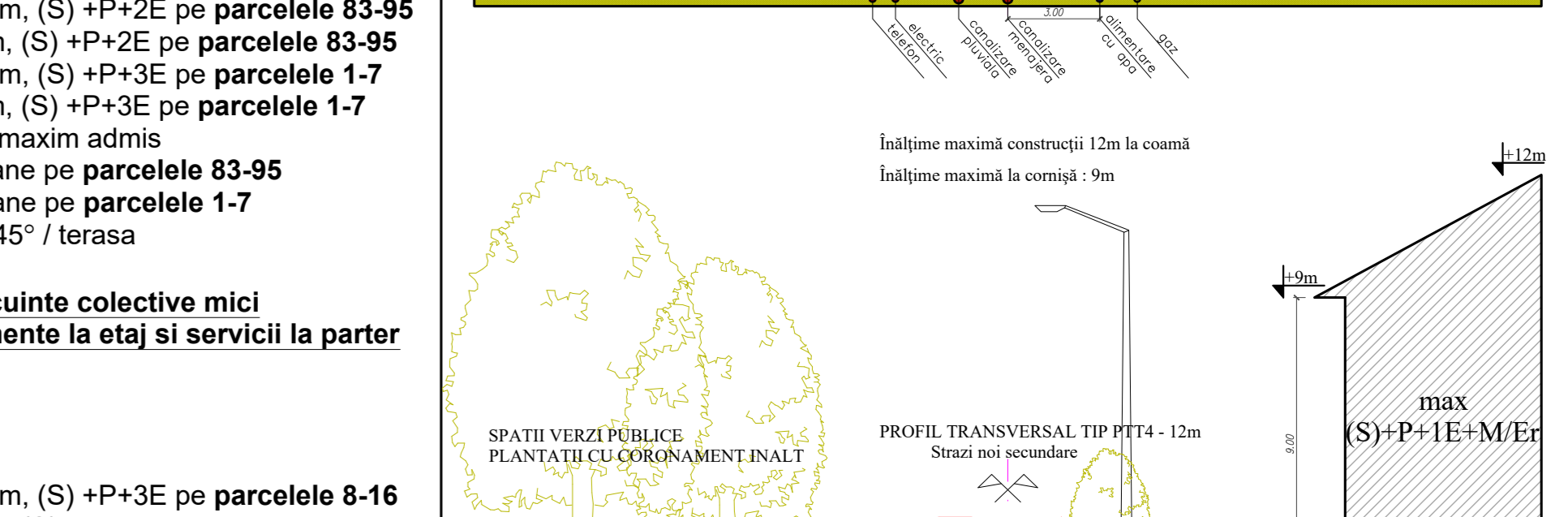
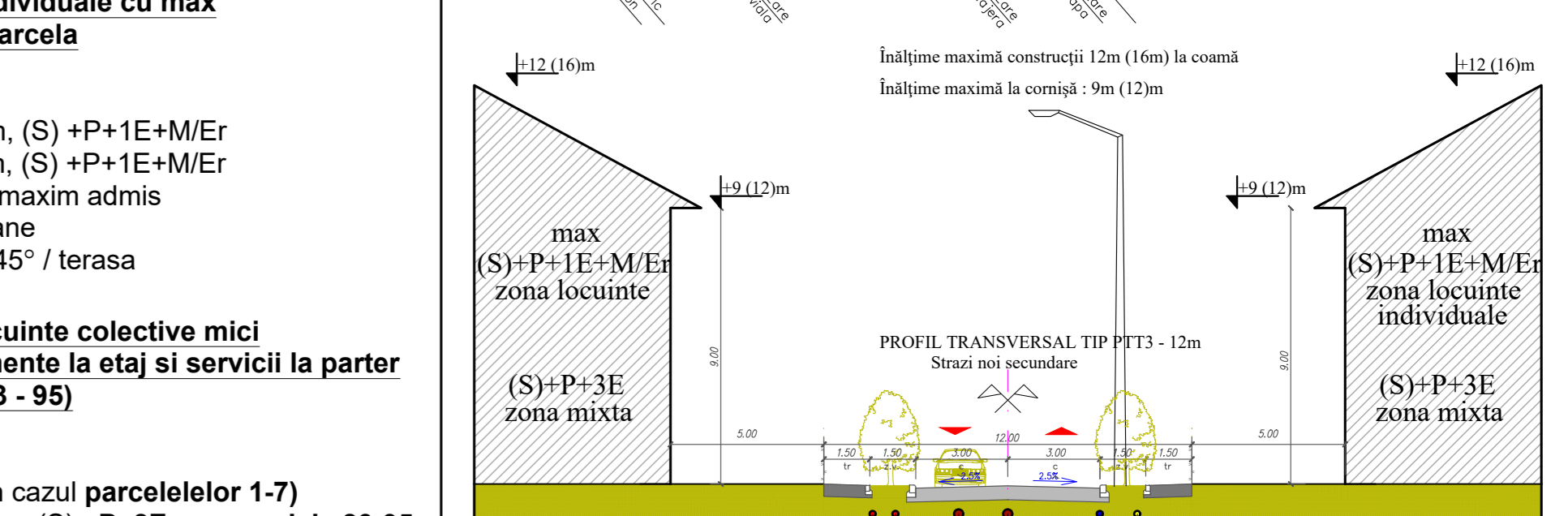
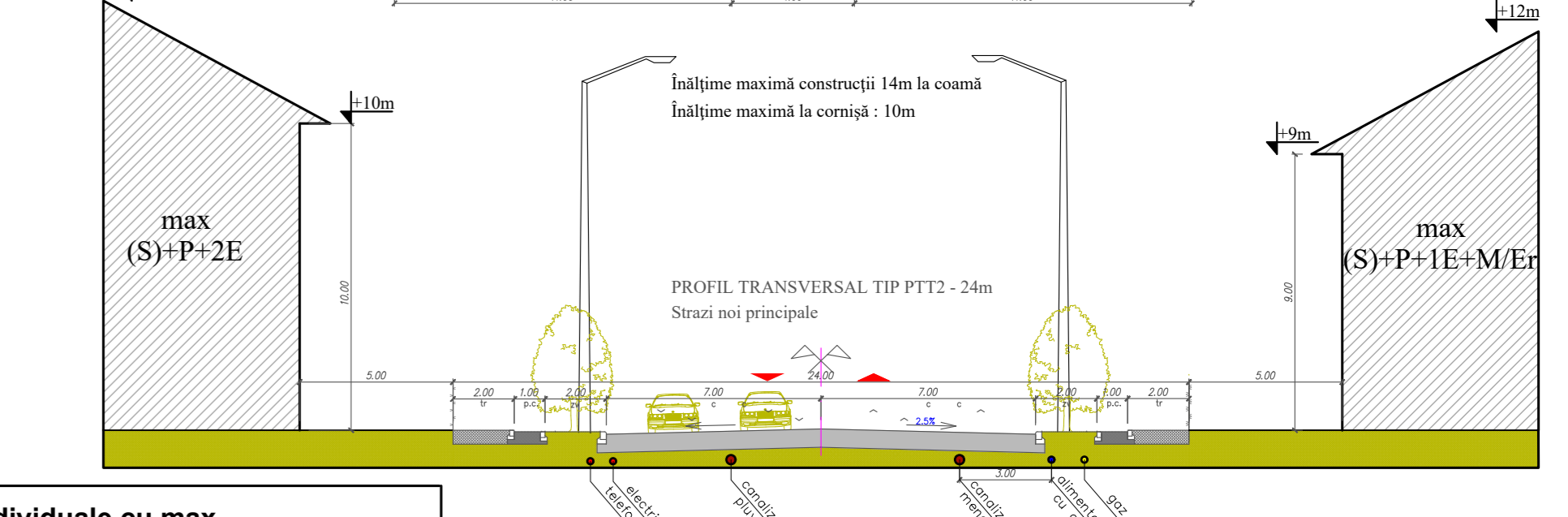
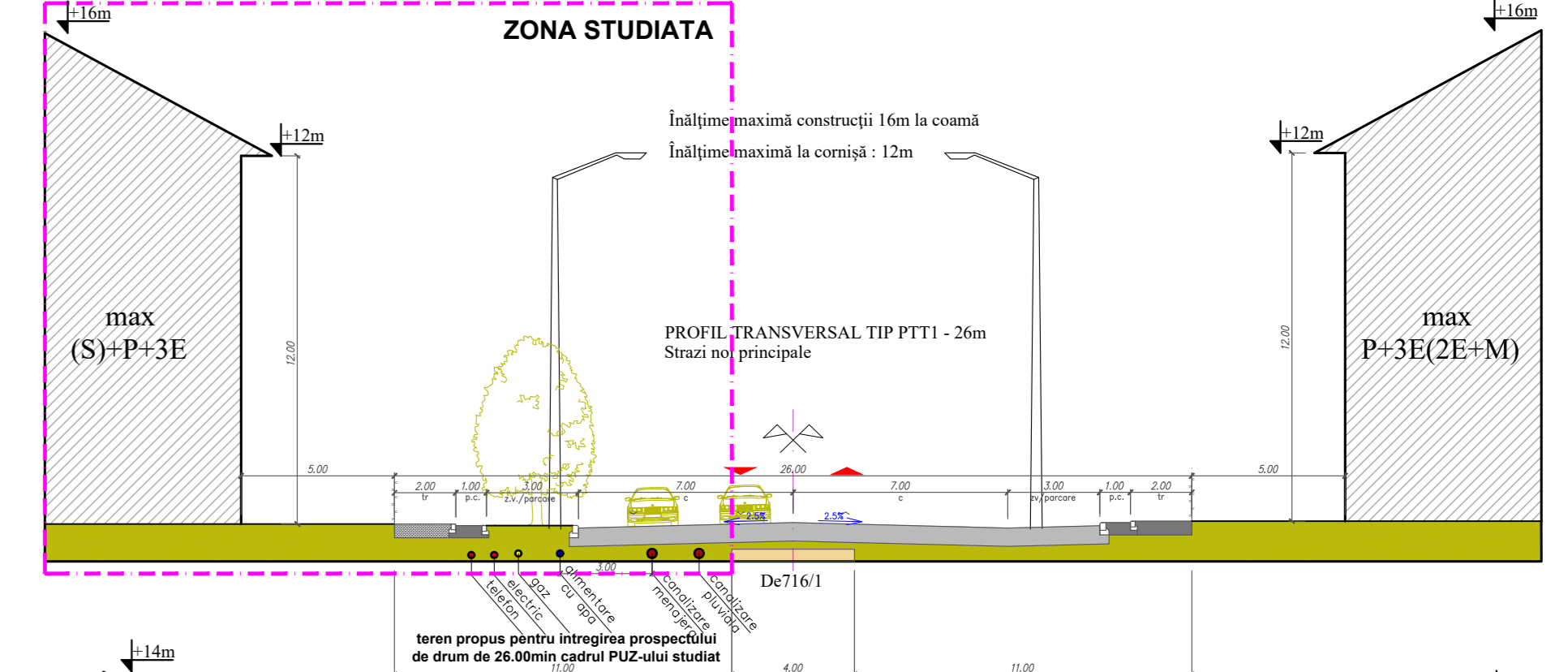
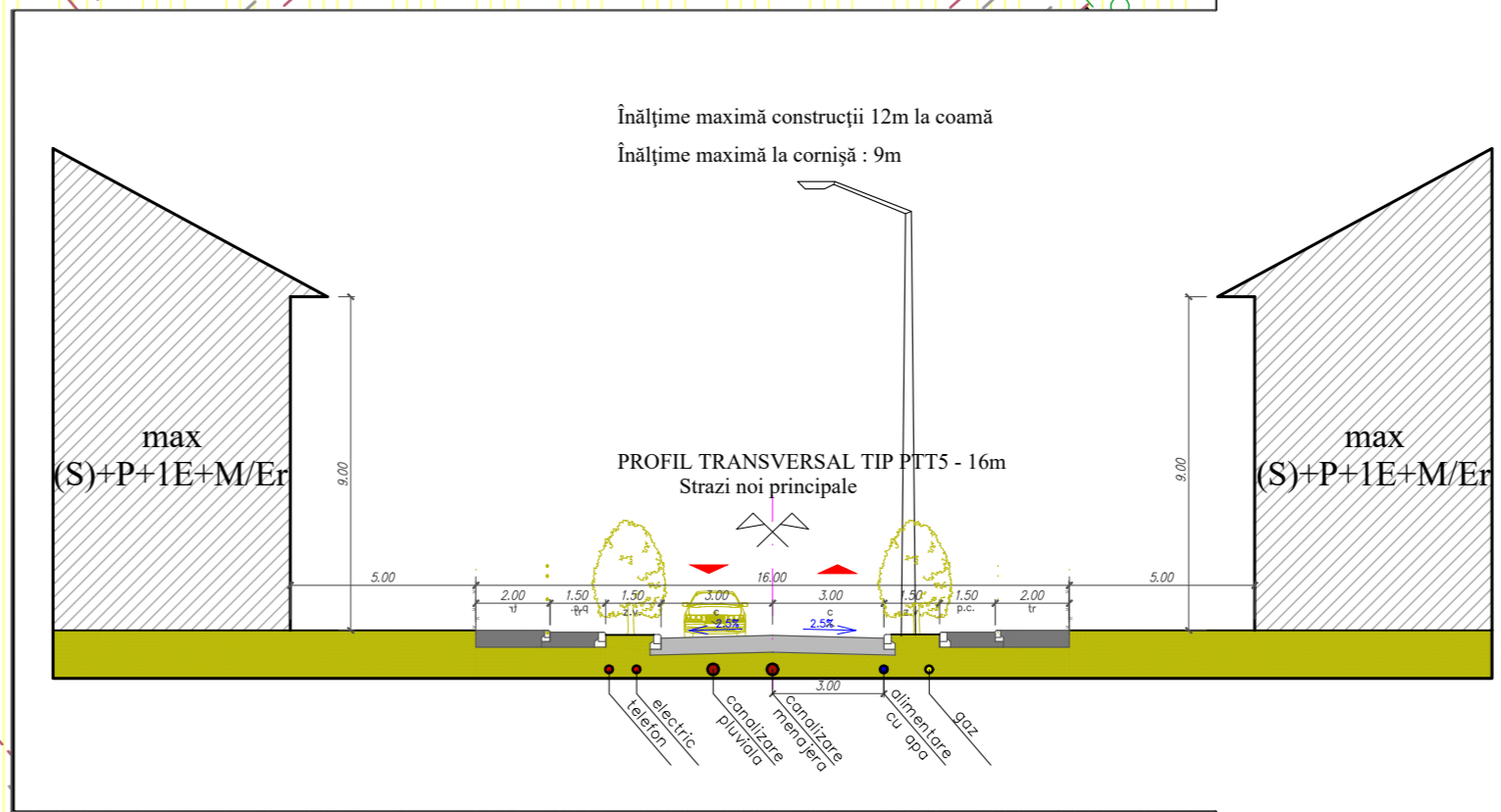
**PUZ in Lucru**  
**Etapa I**

- DELIMITARI**
- Limita zona studiata
  - Limite cadastrale existente
  - Limite cadastrale aferente PUZ
  - Limite teren propus a fi introdus in intravilan
  - Limite parcele propuse
  - Limite parcele propuse in afara P.U.Z.-ului studiata
  - Limite intravilan aprobat
  - Limite zona incarcata arheologic
- CIRCULATII**
- Strazi si alei de deservire locala propuse prin PUZ studiata
  - Strazi si alei de deservire locala propuse prin PUZ-uri aprobate anterior
  - Strazi si alei de deservire locala propuse in perspectiva
- DESTINATIE**
- Puz-uri aprobate prin HCL
  - Puz-uri aflate in lucru
  - Teren proprietate privata a persoanelor fizice sau juridice
  - Teren proprietate publica de interes national (HCN)
  - Teren proprietate publica de interes local (DE)
  - Teren ce va deveni domeniu public
  - Teren proprietate privata a persoanelor fizice sau juridice cu destinatia de spatiu verde in intravilan ce se va intabula in extras CF
  - Teren proprietate privata cu destinatia de drum reglementat prin PUZ-uri aprobate
- SIMBOLURI**
- Numar parcele
  - Suprafata parcele propuse



**BILANT TERITORIAL PROPRIETATE ASUPRA TERENURILOR**

SUPRAFETE TEREN	SITUATIE EXISTENTA mp	SITUATIE PROPUZA mp
TEREN PROPRIETATE PRIVATA	188.119	133.087 70,75%
TEREN CE VA DEVENI DOMENIU PUBLIC	-	55.032 29,25%
<b>TOTAL</b>	<b>188.119</b>	<b>188.119 100%</b>



**Zona Locuinte Individuale cu max 2 apartamente / parcela**  
P.O.T. max = 35%  
C.U.T. max = 0,9  
H MAX. CORNISA = 9 m, (S) +P+1E+M/Er  
H MAX. COAMA = 14 m, (S) +P+1E+M/Er  
Regim de inaltime maxim admis 3 niveluri supraparane  
Acoperis  $\angle 25^\circ - 45^\circ$  / terasa

**Zona Mixte cu locuinte colective mici cu max 4 apartamente la etaj si servicii la parter (parcelele 1 - 7, 83 - 95)**  
P.O.T. max = 40%  
C.U.T. max = 1,6  
C.U.T. min = 0,8 (in cazul parcelelor 1-7)  
H MAX. CORNISA = 10 m, (S) +P+2E pe parcelele 83-95  
H MAX. COAMA = 14 m, (S) +P+2E pe parcelele 83-95  
Regim de inaltime maxim admis 3 niveluri supraparane  
Acoperis  $\angle 25^\circ - 45^\circ$  / terasa

**Zona Mixte cu locuinte colective mici cu max 6 apartamente la etaj si servicii la parter (parcelele 8 - 16)**  
P.O.T. max = 40%  
C.U.T. max = 0,8  
C.U.T. min = 1,6  
H MAX. CORNISA = 12 m, (S) +P+3E pe parcelele 8-16  
H MAX. COAMA = 16 m, (S) +P+3E pe parcelele 8-16  
Regim de inaltime maxim admis 4 niveluri supraparane pe parcelele 8-16  
Acoperis  $\angle 25^\circ - 45^\circ$  / terasa

**Zona Dotari, Servicii**  
P.O.T. max = 40%  
C.U.T. max = 1,5  
H MAX. CORNISA = 10 m, (S) +P+2E  
H MAX. COAMA = 16 m, (S) +P+2E  
Regim de inaltime maxim admis 3 niveluri supraparane  
Acoperis  $\angle 25^\circ - 45^\circ$  / terasa

**Instituti publice - Invatamant - parcela 205**  
P.O.T. max = 40%  
C.U.T. max = 1,5  
H MAX. CORNISA = 10 m, (S) +P+2E  
H MAX. COAMA = 16 m, (S) +P+2E  
Regim de inaltime maxim admis 3 niveluri supraparane  
Acoperis  $\angle 25^\circ - 45^\circ$  / terasa

**NOTA** : Cota absoluta maxima a coamei este de 107,75m (90,75m cota absoluta fata de nivelul Marii Negre a terenului natural + 17m inaltime maxima a constructiilor propuse, (valabili in toate subzonele functionale)

**PLAN - OBIECTIVE DE UTILITATE PUBLICA - PROPRIETATE ASUPRA TERENURILOR**

Beneficiarii : Buga Violen, Buga Laura, Luca Ioana, Bulhari Flavia Ludovic, Costea Violen, Doros Stela, Barboian Florica, Maresa Lucian Marius, S.C. Agro Teluga S.R.L., Magdas Vasilia, Magdas Letitia, Bocu Nicolae Marian, Bocu Adrian Ilie, Bocu Ioana Simona, Livoran Mariana Georgiana, Tomozoga Melania Alexandra, Flores Marian, Flores Dorin Ioan

CF. 420475, nr. cad. 420475, C.F. 444703, nr. cad. 444703, C.F. 442041, nr. cad. 442041, C.F. 419610, nr. cad. 419610, C.F. 423000, nr. cad. 423000, C.F. 422042, nr. cad. 422042, C.F. 441870, nr. cad. 441870, C.F. 442060, nr. cad. 442060, C.F. 408060, nr. cad. 408060, C.F. 412150, nr. cad. 412150, C.F. 405334, nr. cad. 405334, C.F. 405319, nr. cad. 405319, nr. cad. 405319, C.F. 418609, nr. cad. 418609, C.F. 440551, nr. cad. 440551, C.F. 418619, nr. cad. 418619

**PLAN - OBIECTIVE DE UTILITATE PUBLICA - PROPRIETATE ASUPRA TERENURILOR**

VERIFICATOR	NUME	SEMANTURA	CEPERNA	REPERAT (EXPERTIZA NR. DATA)	DATA
EXPERT	NUME	SEMANTURA	CEPERNA	REPERAT (EXPERTIZA NR. DATA)	DATA

**atelier CAAD**  
S. R. L.

PROIECTANT: IN. BOSCAN CATALINA  
DESEINAT: IN. BOSCAN CATALINA