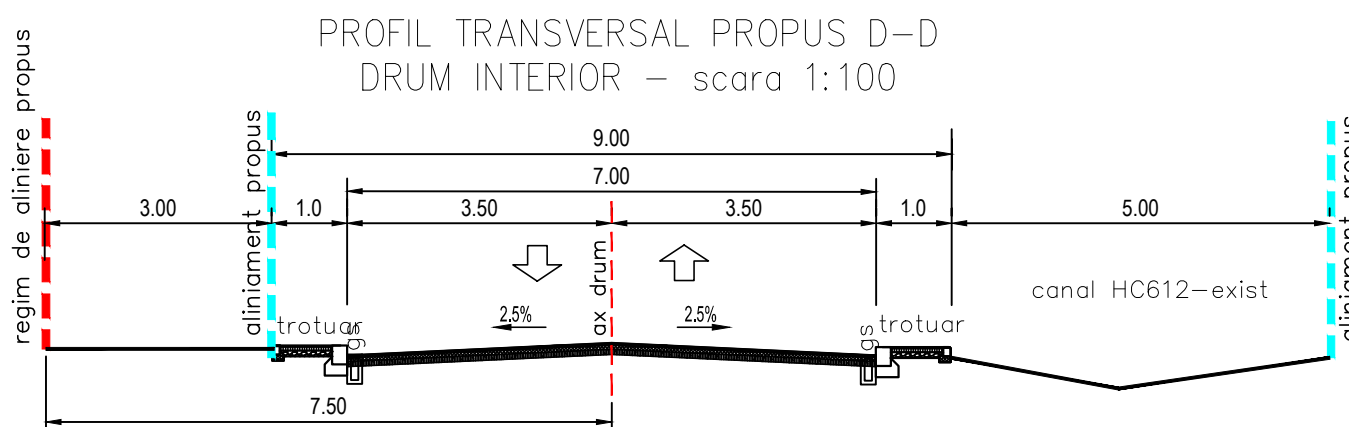
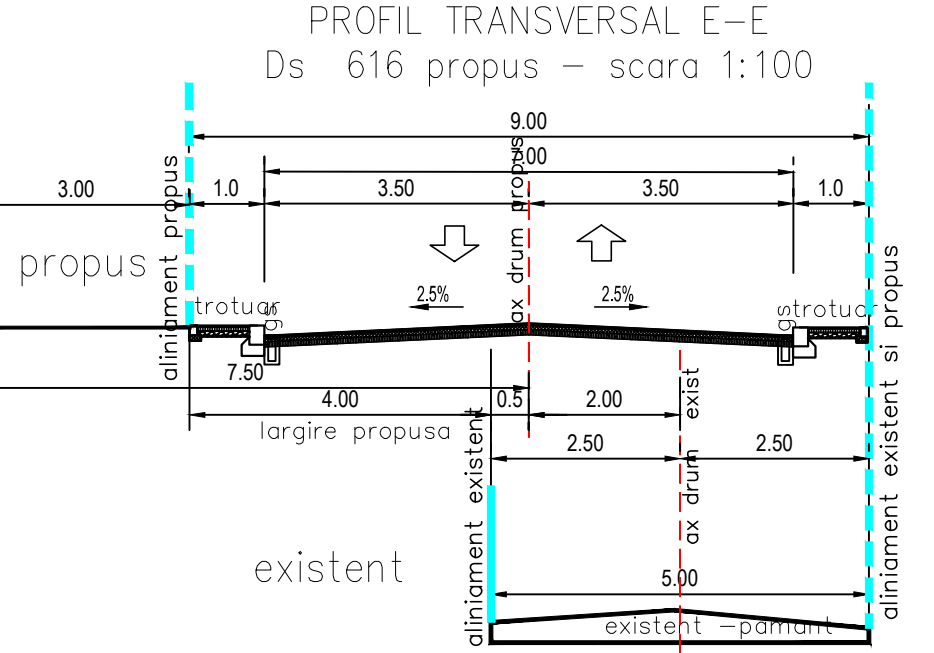
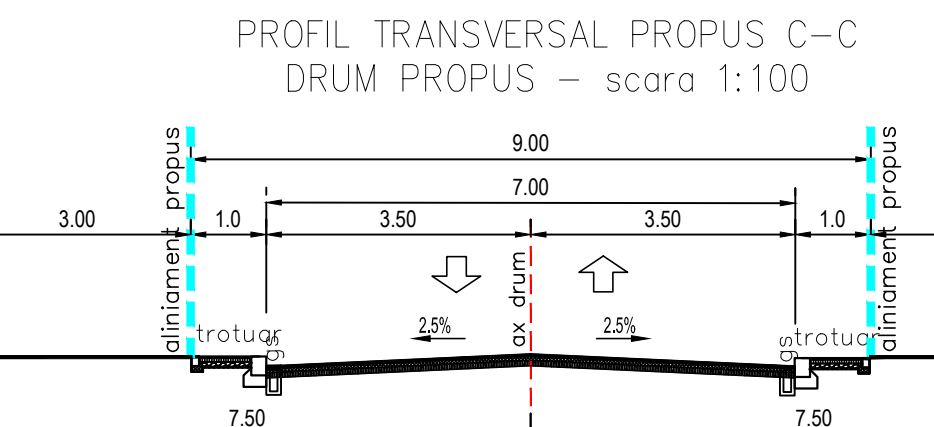
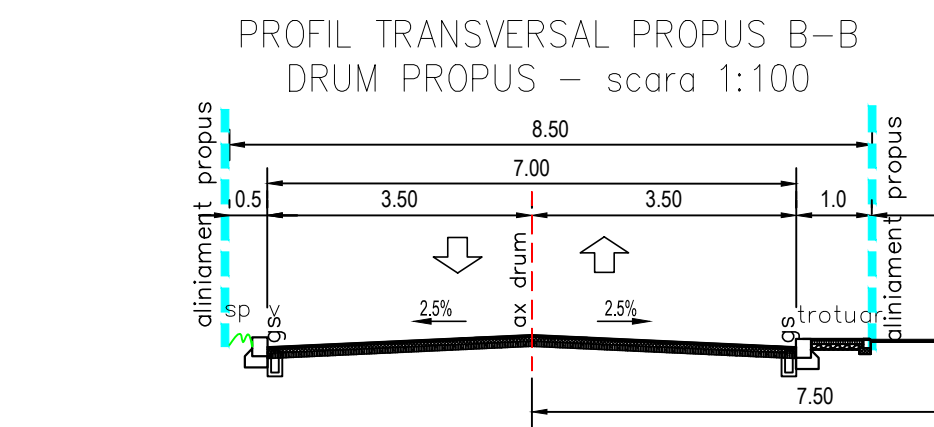
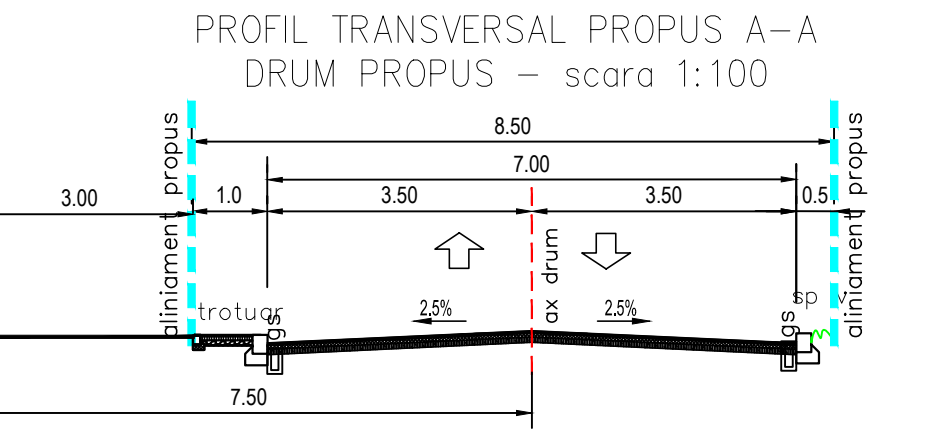
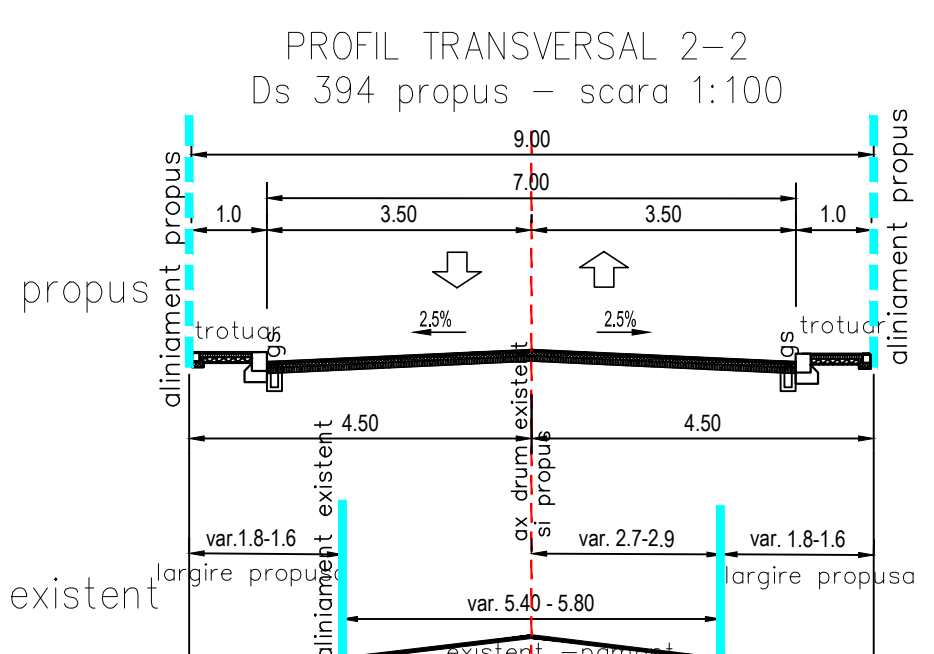
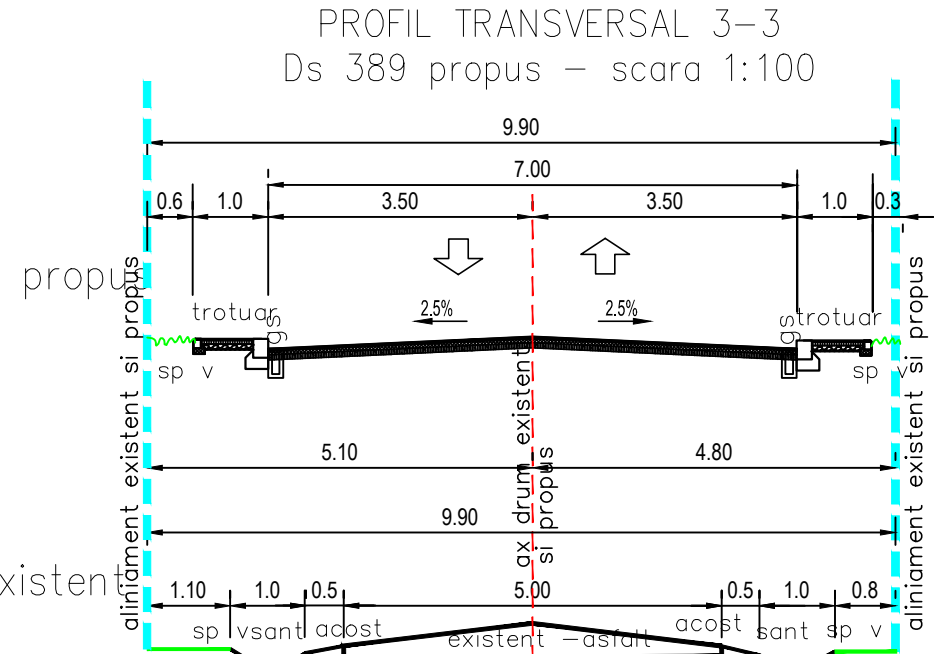
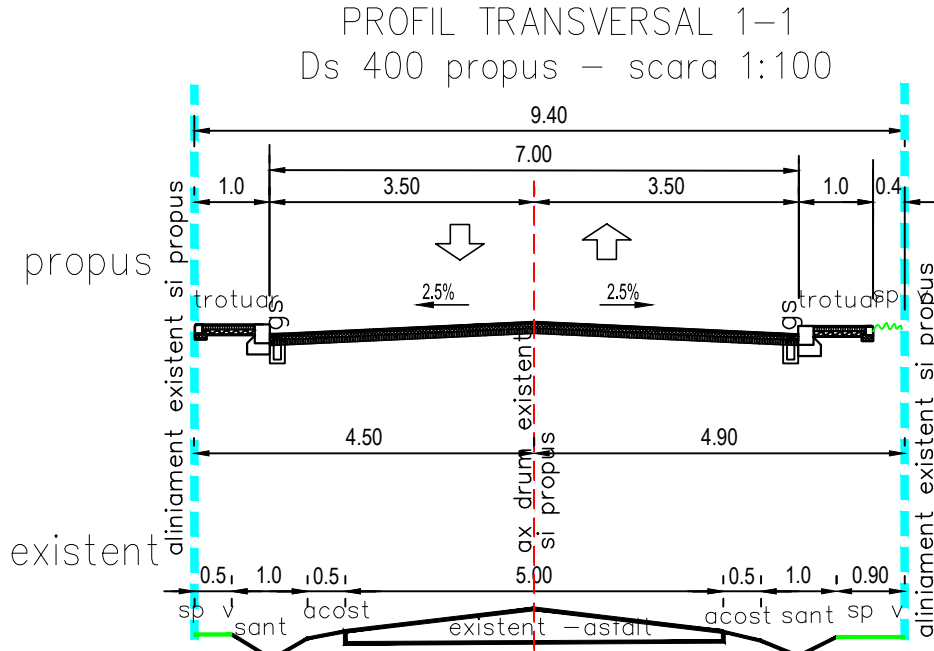
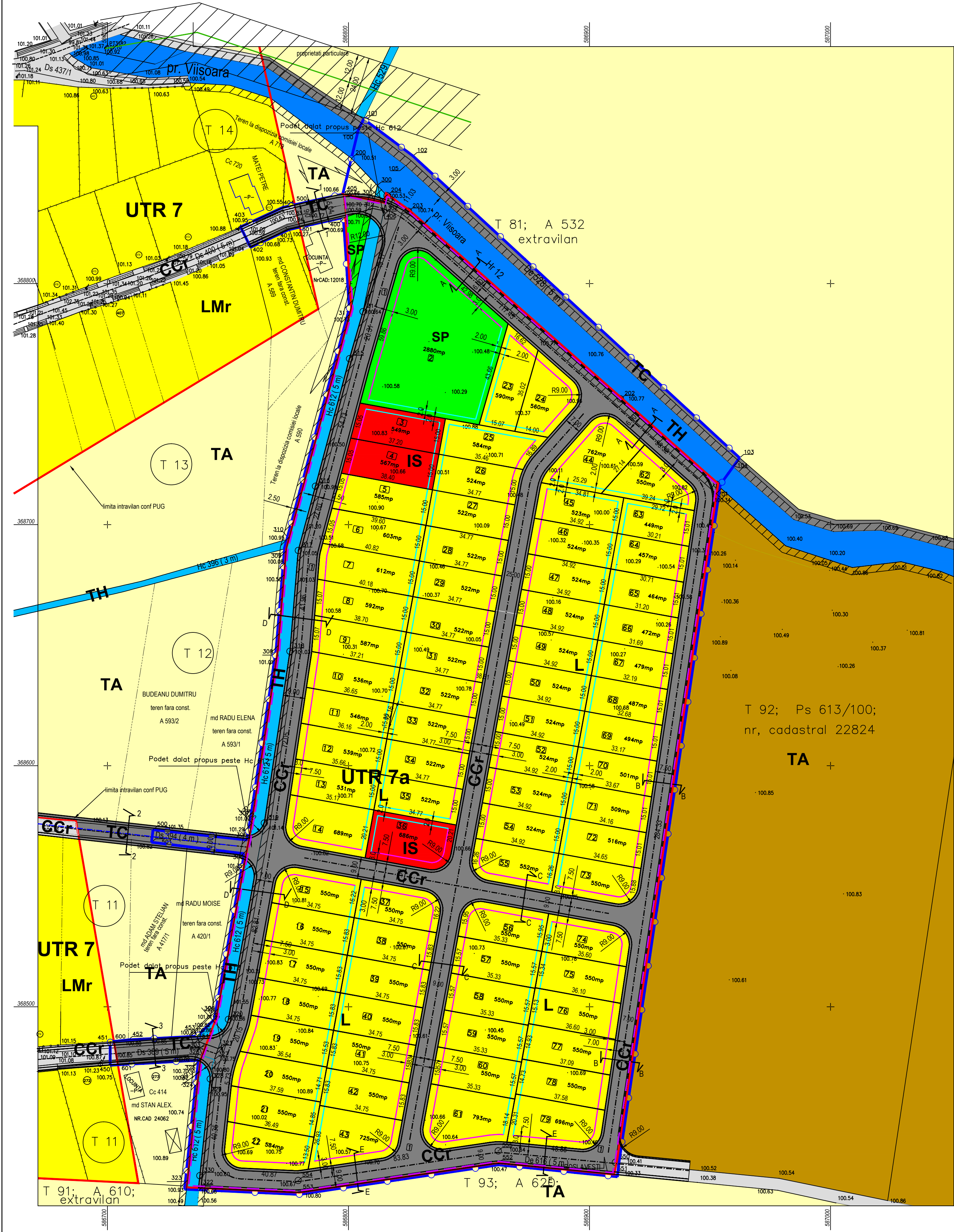


REGLEMENTARI URBANISTICE - ZONIFICARE FUNCTIONALA sc. 1:1 000



LEGENDA:

- LIMITA INTRAVILAN
 - LIMITA ZONEI STUDIATE
 - LIMITA UTR 7a
 - REGIM DE ALINIERE
 - EDIFICABIL
- SUPRAFATA ZONEI STUDIATE S = 65 484 mp din care:**
Suprafata teren aflata in intravilan: S = 243 mp
- suprafata drum Ds 389: S = 23 mp
- suprafata drum Ds 400: S = 220 mp
Suprafata teren aflata in extravilan: S = 65 241 mp din care:
- suprafata nr. cad. 22825: S = 57 600 mp
- suprafata teren aflata la dispozitia comisiei locale A590: S = 218 mp
- suprafata teren aflata la dispozitia comisiei locale A719: S = 143 mp
- suprafata drum De 528: S = 995 mp
- suprafata drum De 616: S = 867 mp
- suprafata drum Ds 389: S = 385 mp
- suprafata drum Ds 394: S = 219 mp
- suprafata drum Ds 400: S = 282 mp
- suprafata canal HC 612: S = 2 058 mp
- suprafata zona canal: S = 32 mp
- suprafata Hr 12 (pr. Viisoara): S = 2 442 mp
- DRUMURI EXISTENTE:**
DRUMURI LOCALE: De 528, De 616, Ds 389, Ds 394, Ds 400
DRUMURI PROPUSE
- ZONIFICARE FUNCTIONALA:**
L - ZONA LOCUINTE SI FUNCTIUNI COMPLEMENTARE
- LMr - PREDOMINANT REZIDENTIALA CU CLADIRI DE TIP RURAL
IS - ZONA INSTITUTII SI SERVICII
SP - ZONA SPATII VERZI
CCr - CAI DE COMUNICATIE RUTIERA
TC - CAI DE COMUNICATIE RUTIERA AFLATE IN EXTRAVILAN
TA - TEREN ARABIL AFLAT IN EXTRAVILAN
TA - PASUNI AFLATE IN EXTRAVILAN
TH - TERENURI AFLATE PERMANENT SUB APE
ZONA DE PROTECTIE CANAL IRIGATII (2,5m stanga-dreapta)
ZONA DE PROTECTIE LEA 20kV EXISTENTA (12m stanga-dreapta)
ZONA DE PROTECTIE SANITARA PARAUL VIISOARA (3,0m stanga-dreapta)

BILANT TERITORIAL - ZONA STUDIATA: S = 65 484 mp

		Existent		Propus	
		mp.	%	mp.	%
Intravilan	L - zona locuinte si functiuni complementare	0	0,00	40 705	62,16
	IS - zona institutii si servicii	0	0,00	1 802	2,75
	CCr - zona cai de comunicatie rutiera	243	0,38	13 365	20,41
	SP - zona spatii verzi	0	0,00	3 088	4,71
	TH - terenuri aflate permanent sub ape	0	0,00	1 880	2,87
Total intravilan		243	0,38	60 840	92,90
Extravilan	TA - teren agricol	57 961	88,51	126	0,19
	TC - terenuri ocupate de cai de comunicatie	2 748	4,19	2 041	3,13
	TH - terenuri aflate permanent sub ape	4 532	6,92	2 477	3,78
Total extravilan		65 241	99,62	4 644	7,10
TOTAL ZONA STUDIATA		65 484	100,00	65 484	100,00

BILANT TERITORIAL - UTR 7a

	mp.	%
UTR 7a	60 840	100,00
L - zona locuinte si functiuni complementare	40 705	66,90
IS - zona institutii si servicii	1 802	2,96
CCr - zona cai de comunicatie rutiera	13 365	21,98
SP - zona zona spatii verzi	3 088	5,07
TH - terenuri aflate permanent sub ape	1 880	3,09

UTR 7 - existent cf. PUG aprobat
POT maxim = 30%
CUT maxim = 0.9

UTR 7a - propus

"L"
POT maxim = 35%
CUT maxim = 0.7
Regim de inaltime maxim = P+1E
H coama maxim = 9 m
H cornisa maxim = 6 m

"IS"
POT maxim = 35%
CUT maxim = 0.7
Regim de inaltime maxim = P+1E
H coama maxim = 9 m
H cornisa maxim = 6 m

"SP"
POT maxim = 10%
CUT maxim = 0.1
Regim de inaltime maxim = P
H coama maxim = 6 m
H cornisa maxim = 3 m

S.C. CONAD INTER PROIECT S.R.L. PLOIESTI, str. Zefirului nr. 21 Reg.Com. J29/783/2016, CUI: 35960015			Beneficiar: COMUNA PUCHENII MARI		Pr. nr. 22 / 2016
SPECIFICATIE	NUME	SEMNATURA	SCARA: 1:1 000	Introducere teren in intravilan S=60 840 mp pentru zona locuinte si functiuni complementare, zona institutii si servicii, zona cai de comunicatie rutiera, zona spatii verzi si zona terenuri aflate permanent sub ape si parcelare teren pentru amplasare locuinte pentru terenul S=65 484 mp	
SEF PROIECT	Arh. Adriana Constantin			FAZA: P.U.Z.	
PROIECTAT	Arh. Adriana Constantin			REGLEMENTARI URBANISTICE	
DESENAT	Arh. Adriana Constantin		DATA: 03.2019	ZONIFICARE FUNCTIONALA	
				PLANSA A4	