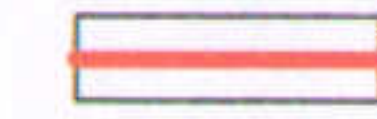

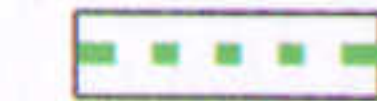


REGLEMENTARI URBANISTICE

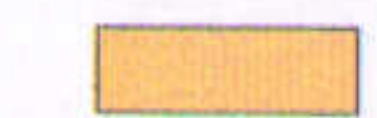
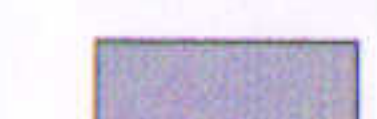


ZONIFICARE FUNCTIONALA  
CAI DE COMUNICATII  
RESTRICTII TEHNICE

LEGENDA

LIMITE


-  Teren reglementat prin PUD
-  Limita de proprietate
-  Limita imobil clasat monument istoric

ZONE FUNCTIONALE



-  Zona mixta M3a
-  Circulatie carosabila
-  Circulatie pietonala
-  Constructii existente

REGLEMENTARI

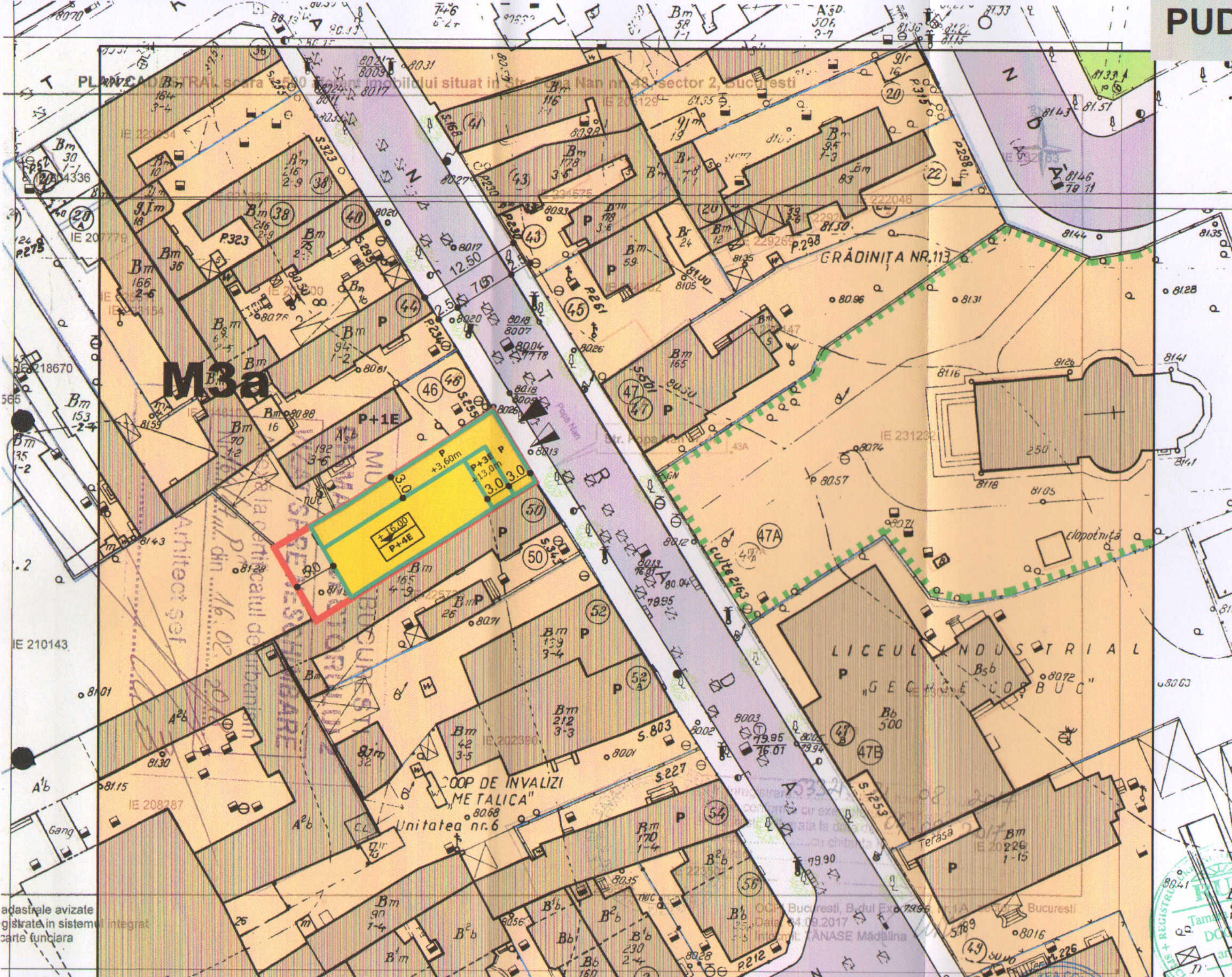
Imobil 8 apartamente

-  Retragere obligatorie impusa de la aliniament si limite laterale parcela

- POT max = 60% (cladire principala)**  
(cu posibilitatea acoperirii restului terenului pana la 75% cu constructie parter)
- CUT max = 2,5**
- Rh max = S+P+3E+4Er**
- H max cornisa +16,00m etaj 4**  
**+13.00m etaj 3**  
**+ 3.60m parter**

-  Acces pietonal
-  Acces auto

Parcarea autovehiculelor se va asigura strict in incinta proprietatii , cu respectarea HCGMB nr 66/2006



BILANT TERITORIAL PROPU

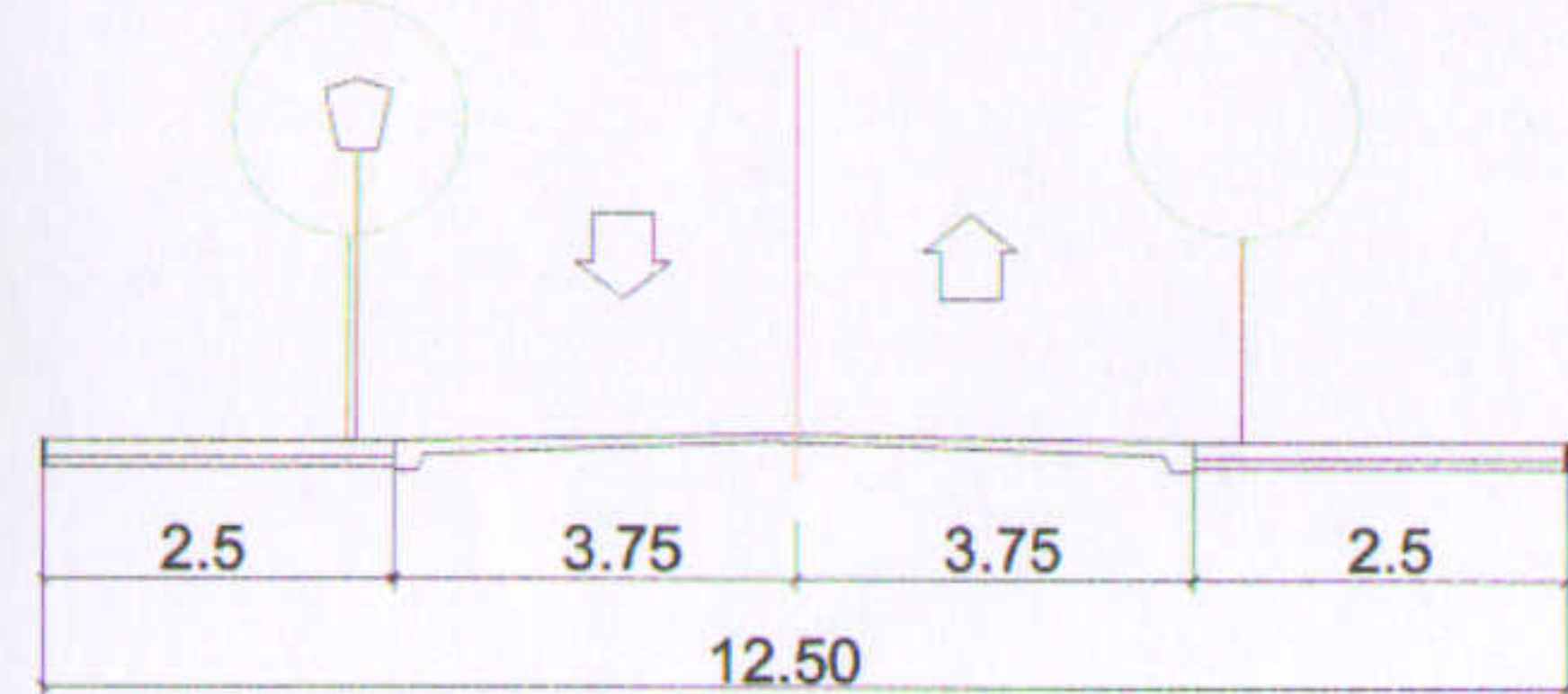
Suprafata teren	300,0 mp
Suprafata construita	150,00 mp
Suprafata construita desfasurata	750,00 mp
Suprafata spatii verzi	60,0mp (20 %)
Suprafata alei carosabile si pietonale	90,0mp (30 %)
POT	50 %
CUT	2,5
Regim de inaltime	P+4E



PROIECTANT URBANISM  
**ANIMA DESIGN & CONSTRUCT**

J40 / 5657 / 1998; R 10667797  
Bucuresti Sos Stefan cel Mare 18  
Tel: 021.210.2510; 0722.431.432

PROIECTAT	
arh. T. Dogariu	
BENEFICIAR: MOHAMMED ALI	Proiect nr.119_U/2018
PROIECT: PLAN URBANISTIC DE DETALIU Str Popa Nan nr 48, sector 2 Bucuresti	FAZA: PUD Sc. 1:500 Data: feb 2018
TITLUL PLANSEI: REGLEMENTARI URBANISTICE	Planșa nr. U_04



Str POPA NAN  
Profilul stradal existent si reglementat