

# DOCUMENTATIE PLAN URBANISTIC DETALIU

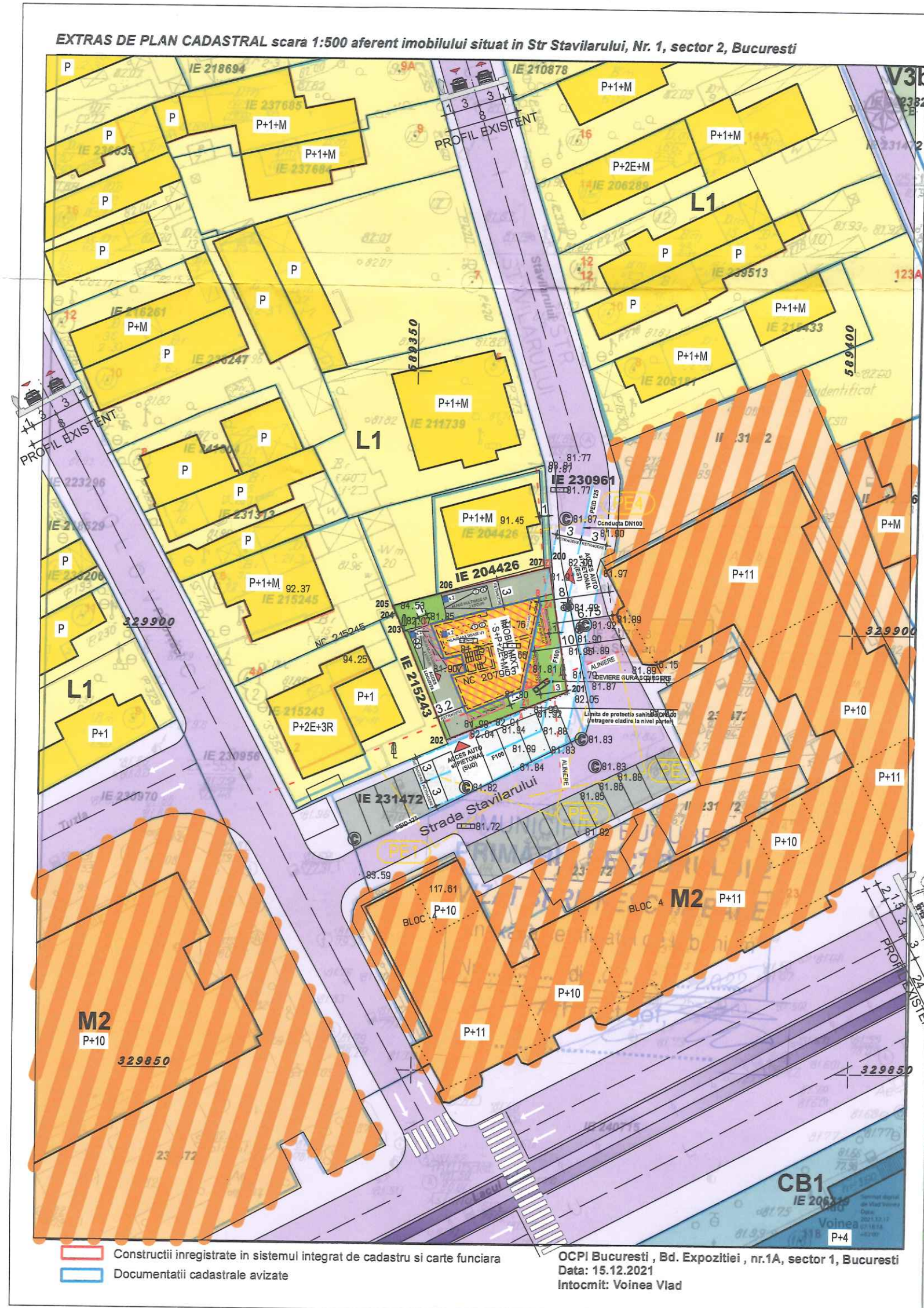
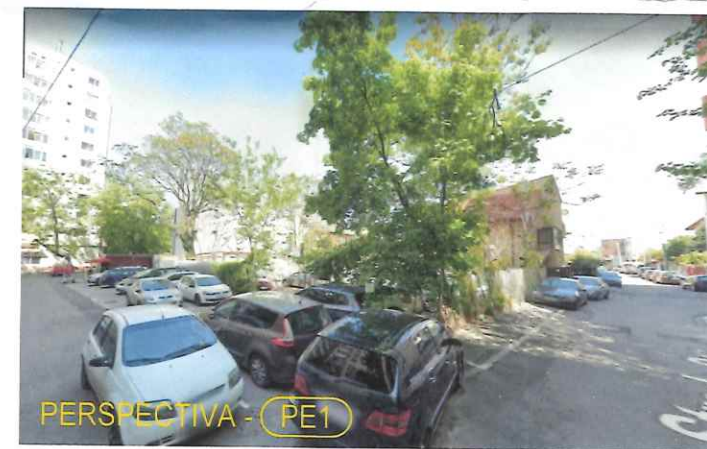
Str. Stavilarului, NR. 1, SECTOR 2, BUCURESTI

## 5. REGLEMENTARI

Parcela (nc207963)

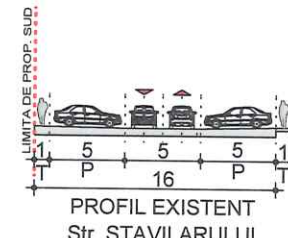
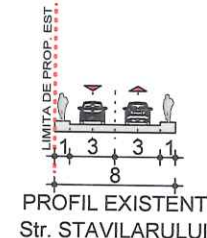
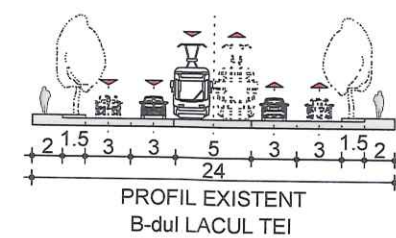
Nr. Pct.	Coordonate pct.de contur		Lungimi laturi D(l,i+1)
	X [m]	Y [m]	
200	329907.362	589365.310	14.290
201	329893.231	589367.437	14.851
202	329887.638	589353.679	14.583
203	329901.117	589348.113	1.021
204	329902.037	589347.670	0.845
206	329904.148	589352.336	5.161
207	329907.218	589364.741	12.779

S(nc207963)=254.07mp P=64.118m



— gard lemn  
— constructie  
— limita cadastrala

Nota: LA CALCULUL P.O.T. S-A CALCULAT PROIECTIA ETAJULUI CURENT  
S teren = 254 mp / S.C. Etaj Curent = 114.30 mp / P.O.T. = 45%



Parcela (constructie\_propusa)

Nr. Pct.	Coordonate pct.de contur		Lungimi laturi D(l,i+1)
	X [m]	Y [m]	
B	329904.066	589364.514	13.355
A	329890.973	589361.882	5.655
C	329888.843	589356.644	12.963
D	329900.824	589351.696	13.222

S(constructie\_propusa)=116.29mp P=45.194m

Parcela (LIMITA\_SANITARA)

Nr. Pct.	Coordonate pct.de contur		Lungimi laturi D(l,i+1)
	X [m]	Y [m]	
Z5	329907.258	589364.900	4.239
Z4	329903.049	589364.398	6.855
Z3	329896.295	589363.226	2.943
Z3	329893.440	589362.512	2.546
Z1	329890.973	589361.894	16.562

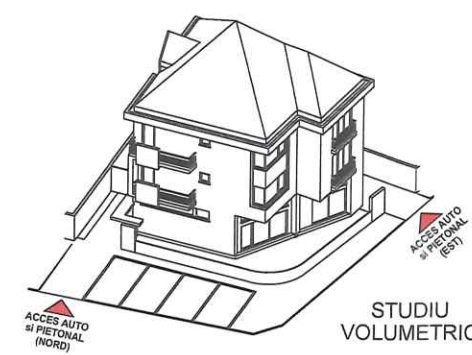
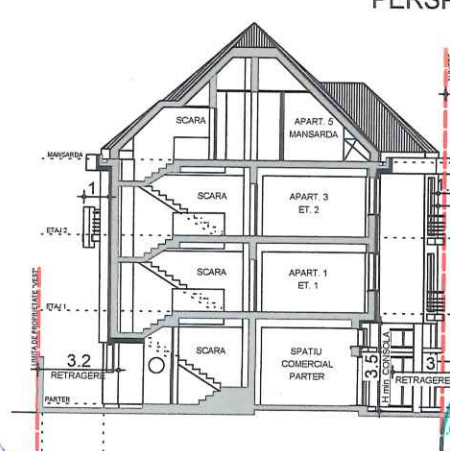
S(LIMITA\_SANITARA)=3.69mp P=33.144m

- LIMITA DE PROP.
- DENUMIRE UTR
- EDIFICABIL MAXIM
- LIMITA BALCOANE, LOGII, CONSOLE
- UTR L1a
- UTR M2
- UTR CB1
- UT3 V3B
- CLADIRE PROPUSA FUNCTIUNE MIXTA LOCUINTA + COMERT
- PARCARE
- TROTUARE
- CAROSABIL
- SPATII VERZI
- LOC DE PARCARE
- SISTEM de PARCARE tip KLAUS
- CONTUR PARTER CTR. PROPUSA
- NR. ARBORI EXISTENTI = 2
- NR. ARBORI PLANTATI = 2

## INDICI URBANISTICI

	EXISTENT	PROPUSS	UTR - L1a
S. TEREN (ACTE)	254.00 MP	254.00 MP	---
P.O.T.	0,00 %	45,00 %	45,00 %
S.C.	---	114.30 MP	114.30 MP
C.U.T.	0,0	1,56	1,3
S.C.D.	---	396.24 MP	330.20 MP
H. max ATIC front stradal	---	10,00 M	10,00 m
H. max ATIC IMOBIL	---	10,00 M	10,00 m
R. INALTIME	---	P+2E+M	P+2
LOC DE PARCARE	0	6	---
SP. VERDE NATURAL	9.45% 24,00 MP	30% 76.20 MP	30% 76.20 MP
CIRCULATII, ALEI, PLATFORME BETONATE	90.55% 230,00 MP	25% 63.50 MP	---

Supraf. Teren	Denum.	Numar Nivele	Sc. nivel retras	Sc. la sol	Sc. desf.	Ap. < 100 mp	Ap. > 100 mp	P.O.T.	C.U.T.
254.00	P+2E+M Sp. Comercial (Parter)	4	0	70.00	396.24	5	0	s. construita la sol/ s. terenului *100	s. construita desfasurata/supraf. totala a terenului
				44.30		1	0	<b>45</b>	<b>1.56</b>
<b>TOTAL</b>				<b>114.3</b>	396.24	<b>6</b>	<b>0</b>		



Verificator	MEITA VASILE	Semnatura	Cerinta: B. Sc. D.E.F.	REFERATI/ EXPERTIZA NR./ DATA	
PROIECTANT	SC GRAPH TRONIC XM SRL			BENEFICIAR:	ENACHE VALTES
Specificatie	Numar	SCARA:		PROIECT:	NR. 02/2022
SEF PROIECT	ARH. RADU POPESCU	1/500		FAZA:	P.U.D.
PROIECTAT	ARH. ALIN COMAN	DATA:	12/2022	TITLUL PLANSEI:	PLAN REGLEMENTARI
DESENAT	ARH. ALIN COMAN			PLANSA:	U5