

SBA str. CALEA MOTILOR 100 A
400370 CLUJ-NAPOCA,
TEL./FAX: 0264 - 590.261
SCRIPCARIU web: www.sit-ba.com
BIROU DE email: office@sit-ba.com
ARHITECTURA

| | |
|-----------------------|--|
| SEF PROIECT | |
| Arh. SORIN SCRIPCARIU | |
| PROIECT | |
| Arh. BOGDAN BLENDEA | |
| DESENAT | |
| Arh. BOGDAN BLENDEA | |
| VERIFICAT | |
| VERIFICAT | |
| VERIFICAT | |

PROIECT
**P.U.D. SI
DOCUMENTATIE PENTRU
AUTORIZAREA
LUCRARILOR DE
AMENAJARE INCINTA**
CALEA MANASTUR, NR. 50
CLUJ-NAPOCA

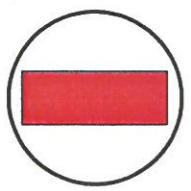
BENEFICIAR
**ONOFREI TEODORA
SI
S.C. OREST IMPEX S.R.L.**

PLANSA
INCADRARE IN ZONA

INDICI
SUPRAFATA TEREN = 579 mp
FRONT LA STRADA = 12,56 mp
P.O.T. propus = 29,83%
P.O.T. maxim admis = 80%
C.U.T. propus = 2,2
C.U.T. maxim admis = 2,2

NUMAR APARTAMENTE = 12
NUMAR LOCURI PARCARE = 14
PARCARI SUBTERANE = 9
PARCARI SUPRATERANE = 5

| | |
|----------------|------------|
| NR. PROIECT | REVIZIE |
| 140/14 | |
| FAZA | NR. PLANSA |
| PUD | 1 |
| DATA | SCARA |
| FEBRUARIE 2019 | 1:250 |



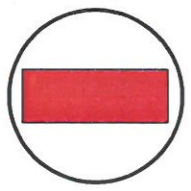
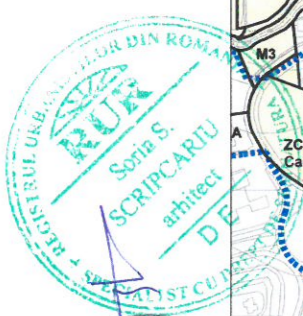
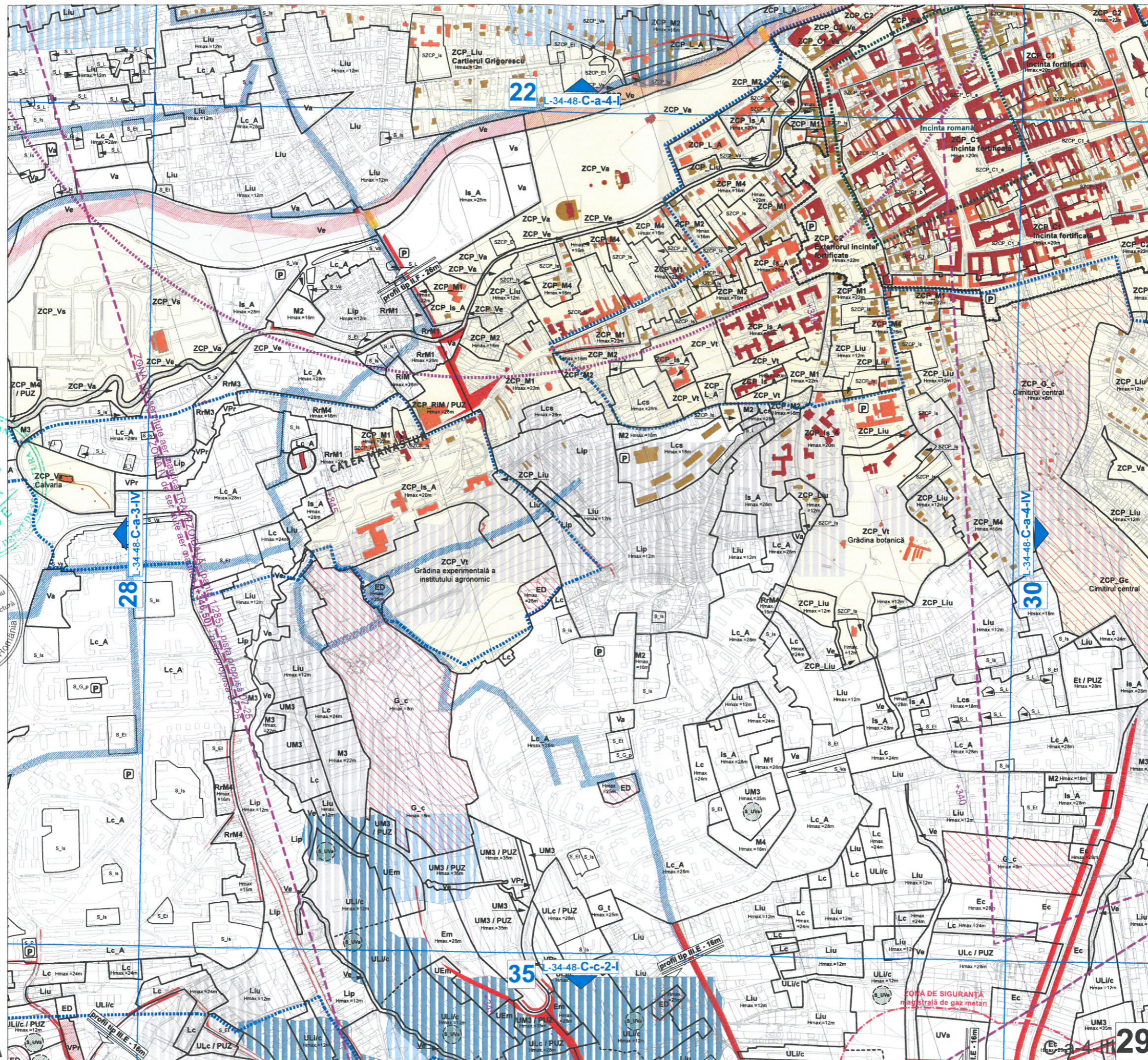
PARCELA STUDIATA



© 2018 Google

Image © 2019 DigitalGlobe

Imagery Date: 5/3/2018 46°45'42.30" N 23°34'01.23" E elev 1185 ft eye alt 3191 ft



PARCELA STUDIATA

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PROIECT
**P.U.D. SI
DOCUMENTATIE PENTRU
AUTORIZAREA
LUCRARILOR DE
AMENAJARE INCINTA
CALEA MANASTUR, NR. 50
CLUJ-NAPOCA**

BENEFICIAR
**ONOFREI TEODORA
SI
S.C. OREST IMPEX S.R.L.**

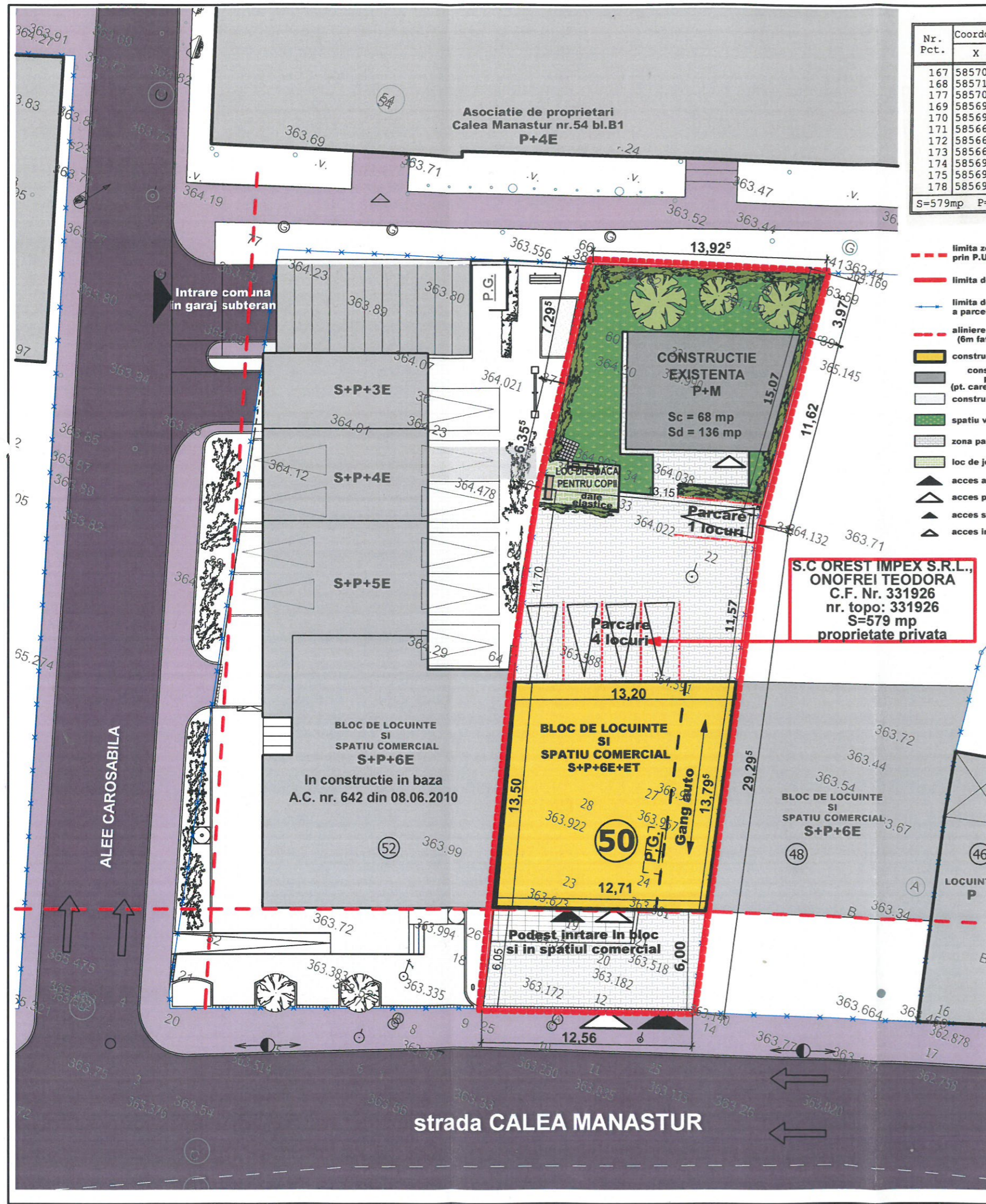
PLANSĂ
INCADRARE IN PUG

INDICI
SUPRAFATA TEREN = 579 mp
FRONT LA STRADA = 12,56 mp

P.O.T. propus = 29,83%
P.O.T. maxim admis = 80%
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NUMAR LOCURI PARCARE = 14
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| NR. PROIECT | REVIZIE |
| 140/14 | |
| FAZA | NR. PLANSĂ |
| PUD | 1.1 |
| DATA | SCARA |
| FEBRUARIE 2019 | 1:250 |



| Nr. Pct. | Coordonate pct.de contur | | Lungimi laturi D(i,i+1) |
|----------|--------------------------|------------|-------------------------|
| | X [m] | Y [m] | |
| 167 | 585706.866 | 390637.795 | 14.347 |
| 168 | 585711.254 | 390651.454 | 4.089 |
| 177 | 585707.166 | 390651.559 | 9.592 |
| 169 | 585697.605 | 390652.332 | 1.914 |
| 170 | 585695.696 | 390652.467 | 29.294 |
| 171 | 585666.987 | 390658.292 | 12.559 |
| 172 | 585663.127 | 390646.341 | 2.782 |
| 173 | 585665.837 | 390645.714 | 28.447 |
| 174 | 585693.622 | 390639.612 | 1.758 |
| 175 | 585695.370 | 390639.428 | 4.593 |
| 178 | 585699.938 | 390638.947 | 7.023 |

S=579mp P=116.398m

- limita zonei reglementate prin P.U.D.
- limita de proprietate
- limita de proprietate a parcelelor invecinate
- aliniere propusa prin PUZ (6m fata de aliniament)
- constructie propusa
- constructie existenta pe proprietate (pt. care se cere mentinerea)
- constructii existente
- spatiu verde amenajat
- zona pavata propusa
- loc de joaca pentru copii
- ▲ acces auto propus
- ▲ acces pietonal propus
- ▲ acces spatiu comercial
- ▲ acces imobil de locuinte



INVENTAR DE COORDONATE

| Nr. Pct. | X [m] | Y [m] | Z [m] |
|----------|------------|------------|--------|
| 3 | 585690.550 | 390649.848 | 363.96 |
| 12 | 585666.722 | 390658.554 | 363.11 |
| 16 | 585666.293 | 390657.569 | 363.13 |
| 18 | 585666.669 | 390658.229 | 363.27 |
| 20 | 585663.537 | 390650.880 | 363.18 |
| 26 | 585660.863 | 390648.503 | 363.06 |
| 27 | 585671.773 | 390654.361 | 363.51 |
| 28 | 585659.137 | 390644.718 | 363.13 |
| 29 | 585667.263 | 390658.067 | 363.61 |
| 30 | 585663.924 | 390642.920 | 363.47 |
| 31 | 585661.991 | 390641.515 | 363.36 |
| 32 | 585664.162 | 390632.063 | 363.58 |
| 33 | 585658.201 | 390640.860 | 363.20 |
| 34 | 585656.967 | 390639.940 | 363.22 |
| 35 | 585663.286 | 390629.262 | 363.62 |
| 36 | 585656.334 | 390636.099 | 363.26 |
| 37 | 585666.228 | 390628.255 | 363.84 |
| 38 | 585657.490 | 390634.814 | 363.47 |
| 39 | 585660.507 | 390633.576 | 363.70 |
| 45 | 585659.053 | 390619.209 | 363.68 |
| 47 | 585657.404 | 390624.368 | 363.46 |
| 49 | 585664.163 | 390622.294 | 363.51 |
| 50 | 585664.193 | 390622.241 | 363.52 |
| 53 | 585656.340 | 390626.011 | 363.47 |
| 56 | 585667.283 | 390622.392 | 363.69 |
| 63 | 585665.030 | 390652.214 | 363.24 |
| 64 | 585671.092 | 390657.280 | 363.55 |
| 67 | 585683.978 | 390651.865 | 363.98 |
| 68 | 585684.345 | 390654.866 | 364.00 |
| 69 | 585682.322 | 390641.523 | 364.21 |
| 70 | 585696.341 | 390650.866 | 363.97 |
| 71 | 585696.818 | 390652.563 | 364.10 |
| 72 | 585699.253 | 390651.301 | 363.90 |
| 73 | 585697.697 | 390651.774 | 364.09 |
| 74 | 585697.295 | 390648.742 | 364.08 |
| 75 | 585697.671 | 390642.167 | 364.04 |
| 76 | 585696.554 | 390642.623 | 364.02 |
| 77 | 585696.740 | 390644.250 | 363.99 |
| 78 | 585680.705 | 390636.637 | 364.19 |
| 79 | 585696.224 | 390640.862 | 363.94 |
| 80 | 585695.877 | 390638.597 | 363.99 |
| 81 | 585697.998 | 390630.485 | 364.20 |
| 82 | 585698.963 | 390633.310 | 364.19 |
| 83 | 585703.344 | 390636.174 | 364.20 |
| 84 | 585700.457 | 390639.661 | 363.90 |
| 85 | 585705.268 | 390632.747 | 364.19 |
| 86 | 585705.743 | 390634.126 | 363.69 |
| 87 | 585704.878 | 390631.257 | 364.17 |
| 88 | 585675.395 | 390628.256 | 364.21 |
| 89 | 585674.299 | 390625.463 | 364.20 |
| 90 | 585694.741 | 390621.570 | 364.27 |
| 95 | 585673.208 | 390619.711 | 363.62 |
| 96 | 585673.652 | 390620.577 | 363.69 |
| 100 | 585680.464 | 390624.209 | 364.18 |

**S.C OREST IMPEX S.R.L.,
ONOFREI TEODORA
C.F. Nr. 331926
nr. topo: 331926
S=579 mp
proprietate privata**

Bilant teritorial

| | Existent | | Propus | |
|---------------------------------|-----------------------------------|---------------------|----------------------------|--------------|
| | mp | % | mp | % |
| Suprafata proprietate | 570,00 mp | | | |
| Frontul la strada | 12,56 m | | | |
| Constructii | 238,00 | 40,87 | 238,00 | 40,87 |
| Platforme auto/pietonale | 218,00 | 39,13 | 218,00 | 39,13 |
| Spatii verzi | 114,00 | 20,00 | 114,00 | 20,00 |
| P.O.T. | Existent 40,87% | | Propus 40,87% | |
| C.U.T. | 2,2 | | 2,2 | |
| Existent | Sc=238,00 mp | Sd=1254,00mp | | |
| Propus | Sc=238,00 mp | Sd=1254,00mp | | |
| Locuri garaj existente | 9 | | | |
| Locuri parcare existente | 5 | | | |
| Locuri garaj propuse | 9 | | Apartamente propuse | 12 |
| Locuri parcare propuse | 5 | | Locuinta | 1 |
| U.T.R. Cca | P.O.T._{max} = 80% | | | |
| | C.U.T._{max} = 2,2 | | | |



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|-----------------------|--|
| SEF PROIECT | |
| Arh. SORIN SCRIPCARIU | |
| PROIECT | |
| Arh. BOGDAN BLENDEA | |
| DESENAT | |
| Arh. BOGDAN BLENDEA | |
| VERIFICAT | |
| VERIFICAT | |
| VERIFICAT | |

PROIECT
ELABORARE PLAN URBANISTIC DE DETALIU SI DOCUMENTATIE PENTRU AUTORIZAREA LUCRARILOR DE AMENAJARE INCINTA CALEA MANASTUR, NR. 50 CLUJ-NAPOCA

BENEFICIAR
ONOFREI TEODORA SI S.C. OREST IMPEX S.R.L.

PLANSĂ
REGLEMENTARI URBANISTICE

INDICI
SUPRAFATA TEREN = 570 mp
FRONT LA STRADA = 12,56 mp
P.O.T. propus = 29,83%
P.O.T. maxim admis = 80%
C.U.T. propus = 2,2
C.U.T. maxim admis = 2,2

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| | |
|-----------------------|--------------|
| NR. PROIECT | REVIZIE |
| 140/14 | |
| FAZA | NR. PLANSĂ |
| PUD | 2 |
| DATA | SCARA |
| FEBRUARIE 2019 | 1:250 |