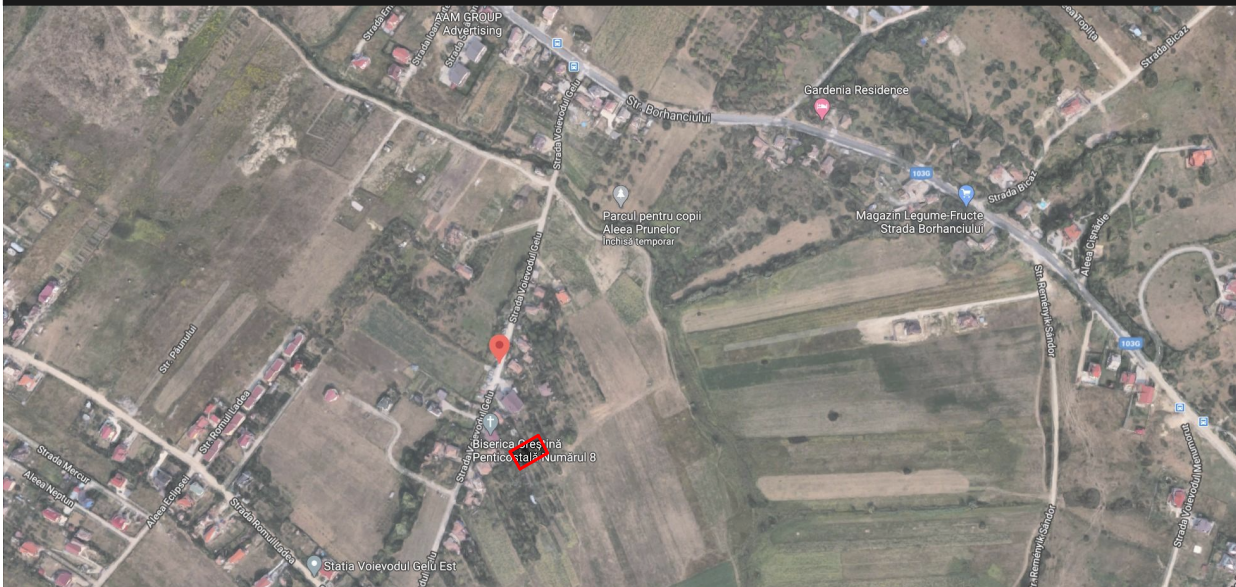


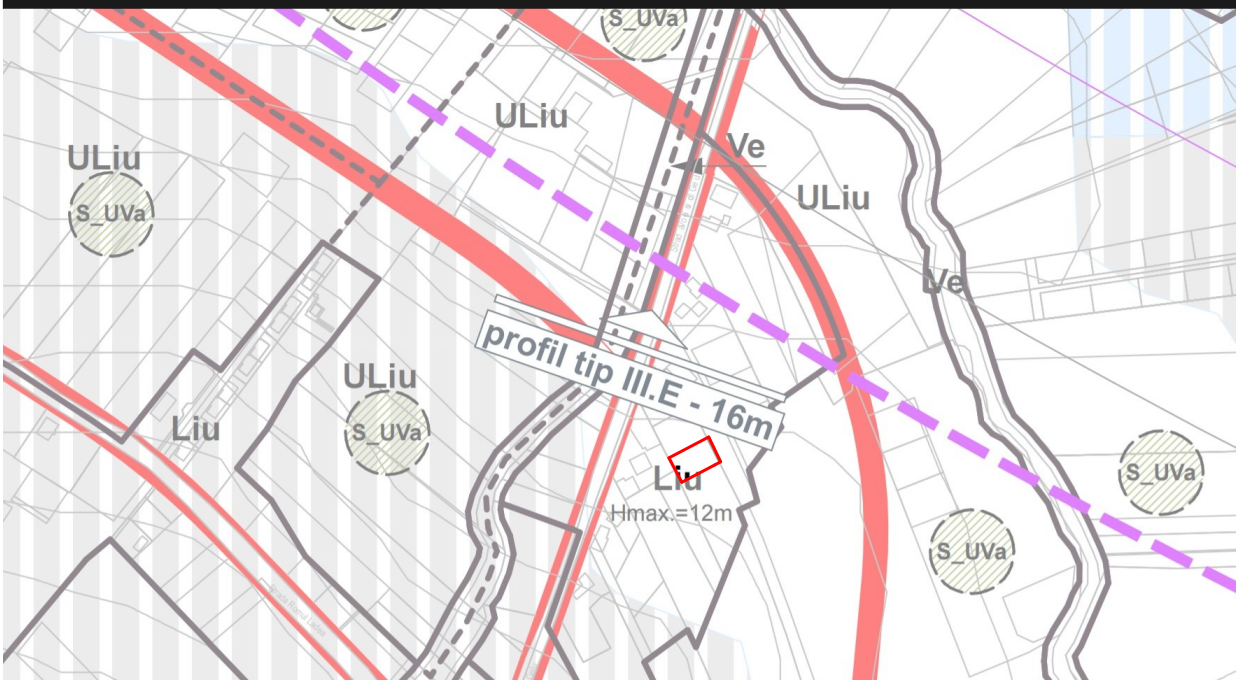
INCADRARE GOOGLE



INCADRARE ANCP



INCADRARE PUG

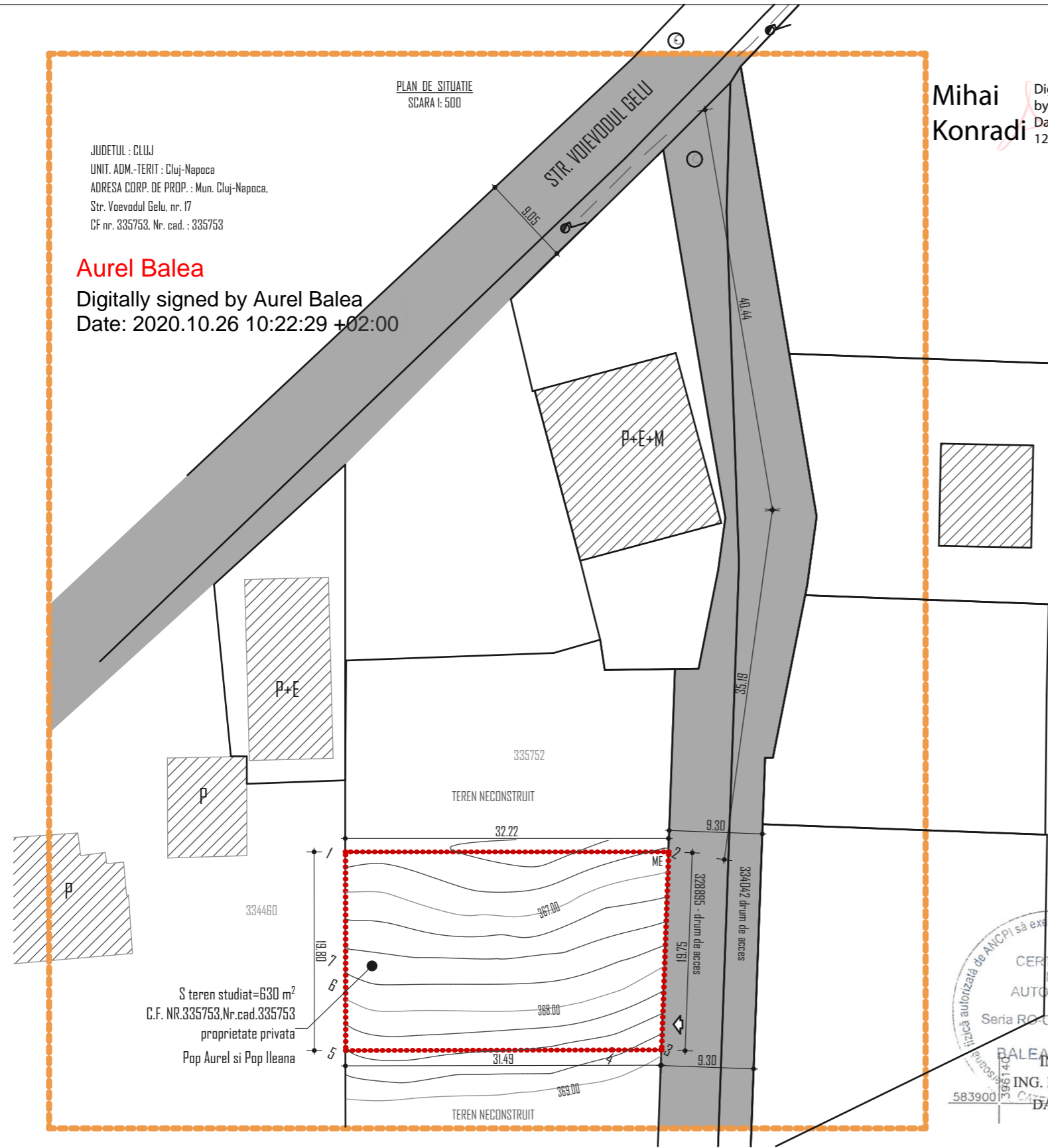


PLAN DE SITUATIE
SCARA 1: 500

Mihai Konradi
Digitally signed by Mihai Konradi
Date: 2020.11.10 12:28:13 +02'00'

JUDETUL : CLUJ
UNIT. ADM.-TERIT : Cluj-Napoca
ADRESA CORP. DE PROP. : Mun. Cluj-Napoca,
Str. Voievodul Gelu, nr. 17
CF nr. 335753, Nr. cad. : 335753

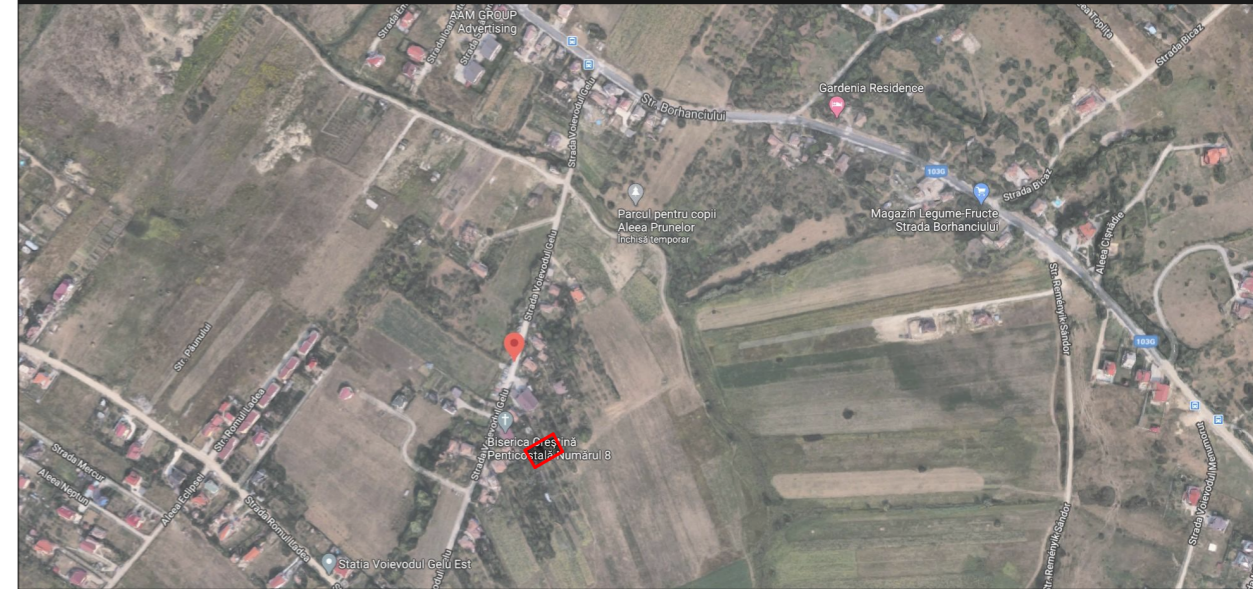
Aurel Balea
Digitally signed by Aurel Balea
Date: 2020.10.26 10:22:29 +02:00



S teren studiat=630 m²
C.F. NR.335753,Nr.cad.335753
proprietate privata
Pop Aurel si Pop Ileana



INCADRARE GOOGLE



LEGENDA

- — — — — ZONA STUDIATA
- - - - - LIMITA PROPRIETATE PARCELA STUDIATA

INDICI TEHNICO URBANISTICI

S teren studiat= 630 m²
proprietate privata
POP AUREL si POP ILEANA
conf.CF nr.335753, nr.cad. 335753

P.O.T. existent=0.00%
C.U.T. existent=0.00%

REGIM TEHNIC

UTR Liu
POT max = 35.00% POT existent = 0.00%
CUT max = 0.90 CUT existent = 0.00

CATEGORIA DE IMPORTANTA "C"
CLASA DE IMPORTANTA IV
GRAD DE REZISTENTA LA FOC IV
ZONA SEISMICA DE CALCUL F

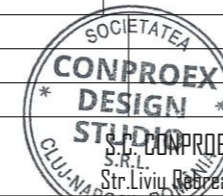
INVENTAR COORDONATE

Nr. Pct.	Coordonate pct.de contur		Lungimi laturi D(i,j+1)
	X [m]	Y [m]	
1	583918.154	396097.330	32.216
2	583932.681	396126.085	19.750
3	583914.745	396134.352	4.948
4	583912.505	396129.940	26.543
5	583900.491	396106.272	8.270
6	583907.865	396102.529	0.916
7	583908.682	396102.114	10.612

S(1)=629.74sq.m P=103.254m

BILANT TERITORIAL

	Proprietate privata EXISTENT	
	mp	%
Teren	630.00	100%
Constructii	-	-
Circulatii alei pietonale	-	-
Circulatii auto	-	-
Spatii verzi	-	-
Teren neamenajat	630.00	100%



Calitatea	Nume	Semnatura	Cerinta
Sef Proiect	Arh.Varga Loredana		
Proiectat:	Arh.NICULA SONIA Arh.Varga Loredana		Data: 2020
Desenat:	Arh.Varga Loredana		Scara: 1: 500



Referat		PR.NR.
Beneficiar:	POP ILEANA si POP AUREL jud. Cluj,mun.Cluj Napoca,str.Voievodul Gelu, nr.17	
Titlu proiect:	ELABORARE PUD SI ELABORARE DTAC LOCUINTA SEMICOLECTIVA, (DOUA UNITATI LOCATIVE) IMPREJMUIRE TEREN, ORGANIZARE SANTIER,RACORDURI SI BRANSAMENTE LA UTILITATI, MICROSTATIE DE EPURARE jud. Cluj,mun.Cluj Napoca,str.Voievodul Gelu, nr.17	Faza: P.U.D.
Titlu plansa:	PLAN SITUATIE EXISTENTA	Plansa 01

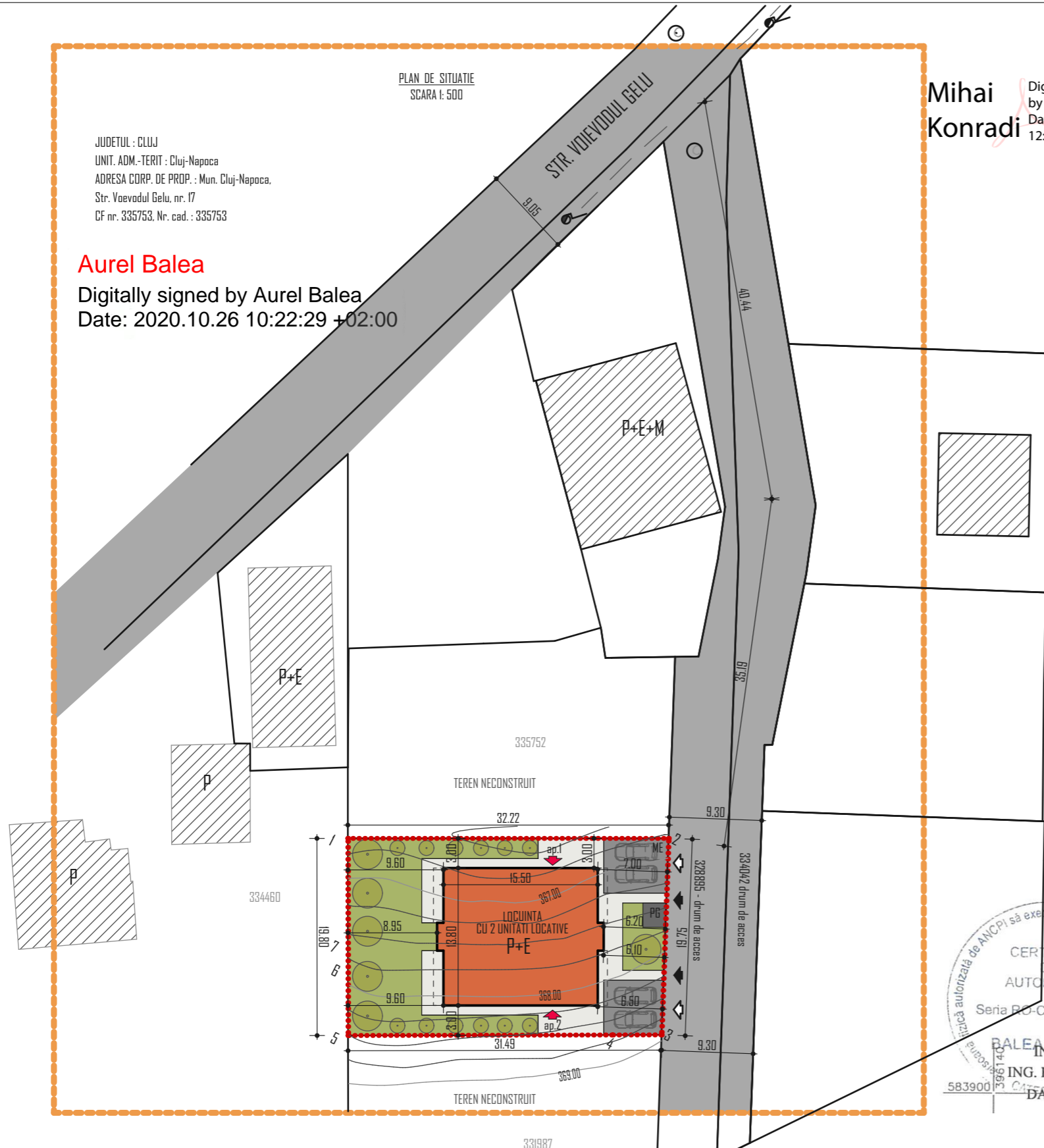
PLAN DE SITUATIE
SCARA 1: 500

JUDETUL : CLUJ
UNIT. ADM.-TERIT : Cluj-Napoca
ADRESA CORP. DE PROP. : Mun. Cluj-Napoca,
Str. Voievodul Gelu, nr. 17
CF nr. 335753, Nr. cad. : 335753

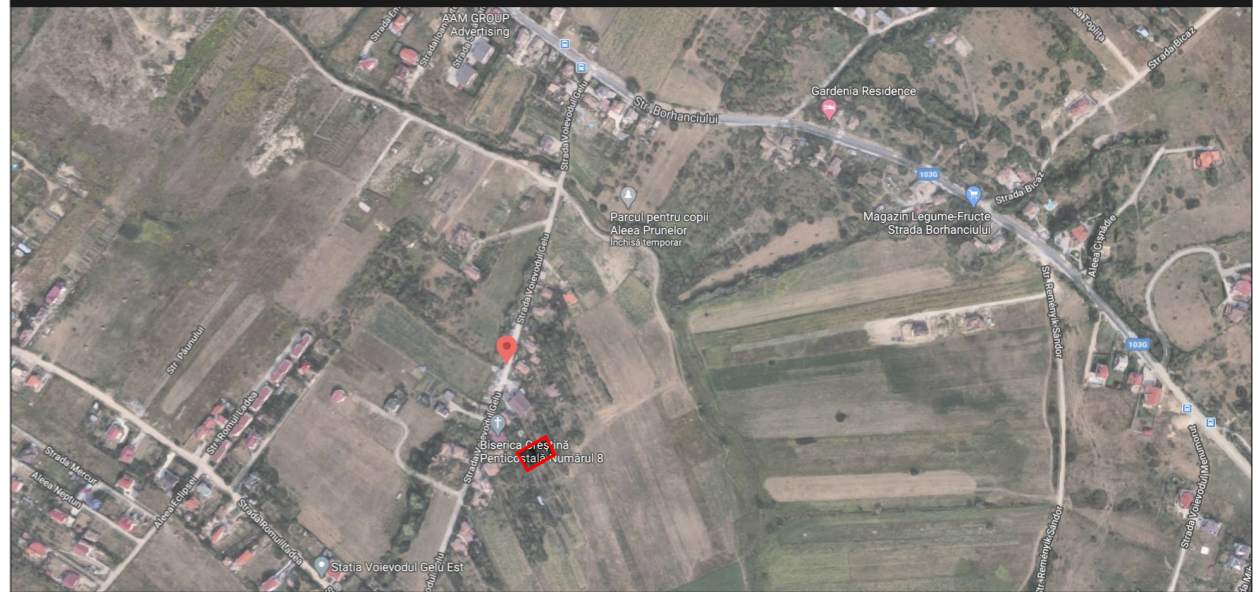
Aurel Balea

Digitally signed by Aurel Balea
Date: 2020.10.26 10:22:29 +02:00

Mihai Konradi
Digitally signed by Mihai Konradi
Date: 2020.11.10 12:28:13 +02'00'



INCADRARE GOOGLE



LEGENDA

- — — — ZONA STUDIATA
- LIMITA PROPRIETATE PARCELA STUDIATA
- ACCES AUTO INCINTA
- ACCES PIETONAL INCINTA
- ACCES PIETONAL IMOBIL
- CONSTRUCTIE PROPUASA LOCUINTA FAMILIALA
- MICROSTATIE EPURARE
- PUNCT GOSPODARESC
- SPATII VERZI
- ALEI PIETONALE
- ALEI AUTO
- PLANTATIE MEDIE SI INALATA

INDICI TEHNICO URBANISTICI

S teren studiat= 630 m²
 proprietate privata
 POP AUREL si POP ILEANA
 conf.CF nr.335753, nr.cad. 335753

S construita totala propusa= 220.00 m²
 S desfasurata totala propusa= 450.00 m²
 S utila totala propusa= 380.00 m²

P.O.T. existent=0.00%
 P.O.T. propus=35.00%

Regim de inaltime propus P+IE
 Nr. unitati locative propuse = 2
 Nr. parcare auto propuse=4

Inaltime maxima la cornisa propusa +6.00 m
 (fata de cota ± 0.00)
 Inaltime maxima la coama propusa +9.00 m
 (fata de cota ± 0.00)

C.U.T. existent=0.00%
 C.U.T. propus=0.90

REGIM TEHNIC

UTR Liu
 POT max = 35.00% POT existent = 0.00% POT propus = 35.00%
 CUT max = 0.90 CUT existent = 0.00 CUT propus = 0.90

CATEGORIA DE IMPORTANTA "C"
 CLASA DE IMPORTANTA IV
 GRAD DE REZISTENTA LA FOC IV
 ZONA SEISMICA DE CALCUL F

INVENTAR COORDONATE

Nr. Pct.	Coordonate pct.de contur		Lungimi laturi D(i,i+1)
	X [m]	Y [m]	
1	583918.154	396097.330	32.216
2	583932.681	396126.085	19.750
3	583914.745	396134.352	4.948
4	583912.505	396129.940	26.543
5	583900.491	396106.272	8.270
6	583907.865	396102.529	0.916
7	583908.682	396102.114	10.612

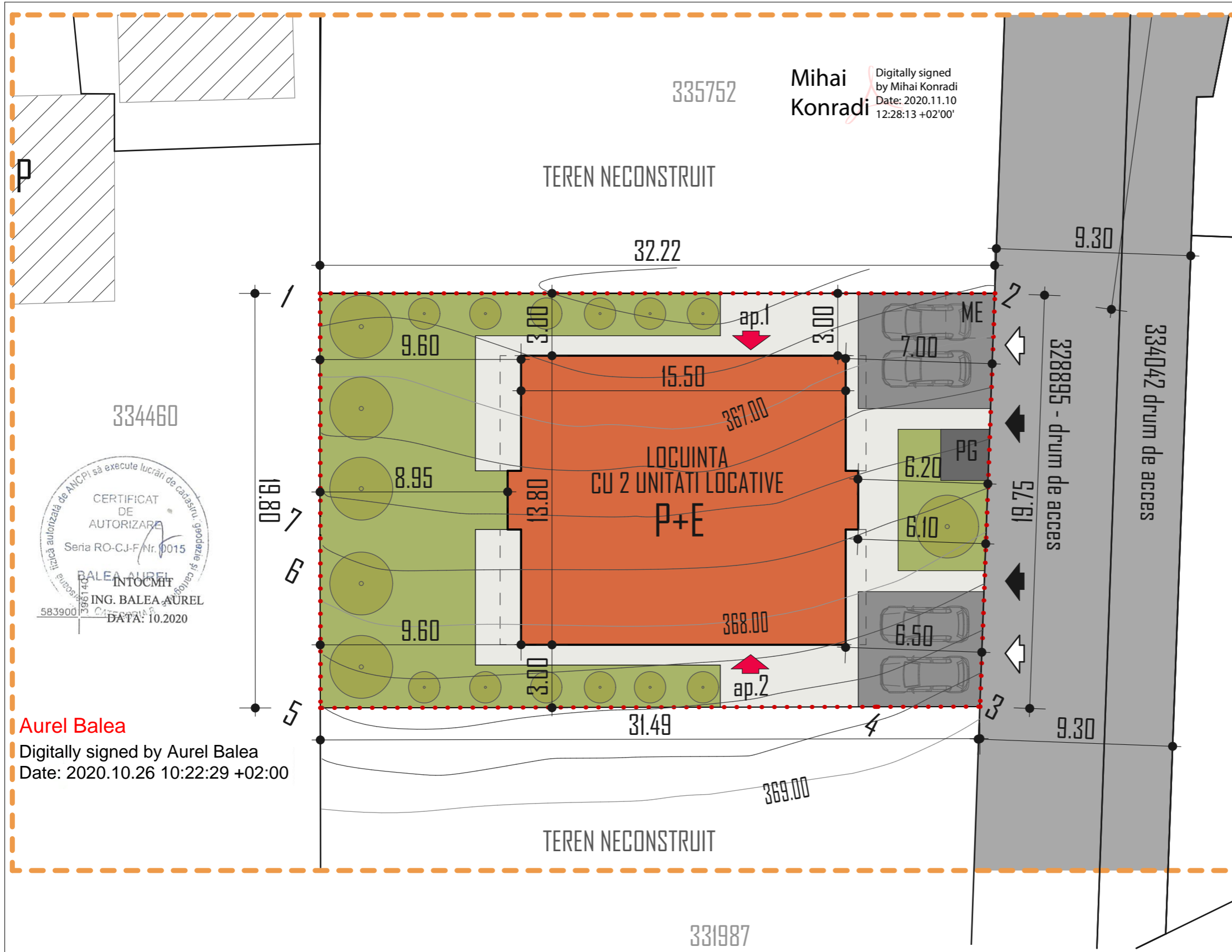
S(0)=629.74sq.m P=103.254m

BILANT TERITORIAL

	Proprietate privata EXISTENT		Proprietate privata PROPUS	
	mp	%	mp	%
Teren	630.00	100%	630.00	100%
Constructii	-	-	220.00	35.00%
Circulatii alei pietonale	-	-	95.00	15.00 %
Circulatii auto	-	-	63.00	10.00 %
Spatii verzi	-	-	252.00	40.00 %
Teren neamenajat	630.00	100%	-	-



SOCIETATEA COMPROEX DESIGN STUDIO S.R.L.		SOCIETATEA COMPROEX DESIGN STUDIO S.R.L.		Referat	
Calitatea	Nume	Semnatura	Cerinta	Beneficiar:	PR.NR.
	Arh.Varga Loredana		CONPROEX DESIGN STUDIO	POP ILEANA si POP AUREL jud. Cluj,mun.Cluj Napoca,str.Voievodul Gelu, nr.17	
Sef Proiect	Arh.NICULA SONIA		DATA: 2020	Titlu proiect: ELABORARE PUD SI ELABORARE DTAC LOCUINTA SEMICOLECTIVA, (DOUA UNITATI LOCATIVE) IMPREJMUIRE TEREN, ORGANIZARE SANTIER,RACORDURI SI BRANSAMENTE LA UTILITATI, MICROSTATIE DE EPURARE jud. Cluj,mun.Cluj Napoca,str.Voievodul Gelu, nr.17	Faza: P.U.D.
Proiectat:	Arh.Varga Loredana		SCARA: 1: 500	Titlu plansa:	Plansa 02
Desenat:	Arh.Varga Loredana			PLAN REGLEMENTARI URBANISTICE	



Mihai Konradi
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Date: 2020.11.10 12:28:13 +02'00'



Aurel Balea
Digitally signed by Aurel Balea
Date: 2020.10.26 10:22:29 +02:00

LEGENDA

- ZONA STUDIATA
- LIMITA PROPRIETATE PARCELA STUDIATA
- ACCES AUTO INCINTA
- ACCES PIETONAL INCINTA
- ACCES PIETONAL IMOBIL
- CONSTRUCTIE PROPUISA LOCUINTA FAMILIALA
- MICROSTATIE EPURARE
- PUNCT GOSPODARESC
- SPATII VERZI
- ALEI PIETONALE
- ALEI AUTO
- PLANTATIE MEDIE SI INALATA

INDICI TEHNICO URBANISTICI	REGIM TEHNIC
<p>S teren studiat= 630 m² proprietate privata POP AUREL si POP ILEANA conf.CF nr.335753, nr.cad. 335753</p> <p>S construita totala propusa= 220.00 m² S desfasurata totala propusa= 450.00 m² S utila totala propusa= 380.00 m²</p> <p>P.O.T. existent=0.00% P.O.T. propus=32.00%</p> <p>Regim de inaltime propus P+IE Nr. unitati locative propuse = 2 Nr. parcare auto propuse=4</p> <p>Inaltime maxima la cornisa propusa +6.00 m (fata de cota ± 0.00) Inaltime maxima la coama propusa +9.00 m (fata de cota ± 0.00)</p> <p>C.U.T. existent=0.00% C.U.T. propus=0.65</p>	<p><u>UTR Liu</u> POT max = 35.00% CUT max = 0.90</p> <p>POT existent = 0.00% CUT existent = 0.00</p> <p>POT propus = 35.00% CUT propus = 0.90</p> <p>CATEGORIA DE IMPORTANTA "C" CLASA DE IMPORTANTA IV GRAD DE REZISTENTA LA FOC IV ZONA SEISMICA DE CALCUL F</p>

INVENTAR COORDONATE

Nr. Pct.	Coordonate pct.de contur		Lungimi laturi D(i,i+1)
	X [m]	Y [m]	
1	583918.154	396097.330	32.216
2	583932.681	396126.085	19.750
3	583914.745	396134.352	4.948
4	583912.505	396129.940	26.543
5	583900.491	396106.272	8.270
6	583907.865	396102.529	0.916
7	583908.682	396102.114	10.612

S(0)=629.74sq.m P=103.254m

BILANT TERITORIAL

	Proprietate privata EXISTENT		Proprietate privata PROPUS	
	mp	%	mp	%
Teren	630.00	100%	630.00	100%
Constructii	-	-	220.00	35.00%
Circulatii alei pietonale	-	-	95.00	15.00 %
Circulatii auto	-	-	63.00	10.00 %
Spatii verzi	-	-	252.00	40.00 %
Teren neamenajat	630.00	100%	-	-



COMPROEX DESIGN STUDIO S.R.L.
Str. Liviu Rebreanu, Nr.4, Ap.3, Cluj-Napoca

Calitatea	Nume	Semnatura	Cerinta	Referat
Sef Proiect	Arh.Varga Loredana			Beneficiar: POP ILEANA si POP AUREL jud. Cluj,mun.Cluj Napoca,str.Voievodul Gelu, nr.17
Proiectat:	Arh.NICULA SONIA Arh.Varga Loredana		Data: 2020	Faza: P.U.D.
Desenat:	Arh.Varga Loredana		Scara: 1: 200	Titlu plansa: PLAN REGLEMENTARI URBANISTICE -detaliu- PR.NR. Faza: P.U.D. Plansa 02.1

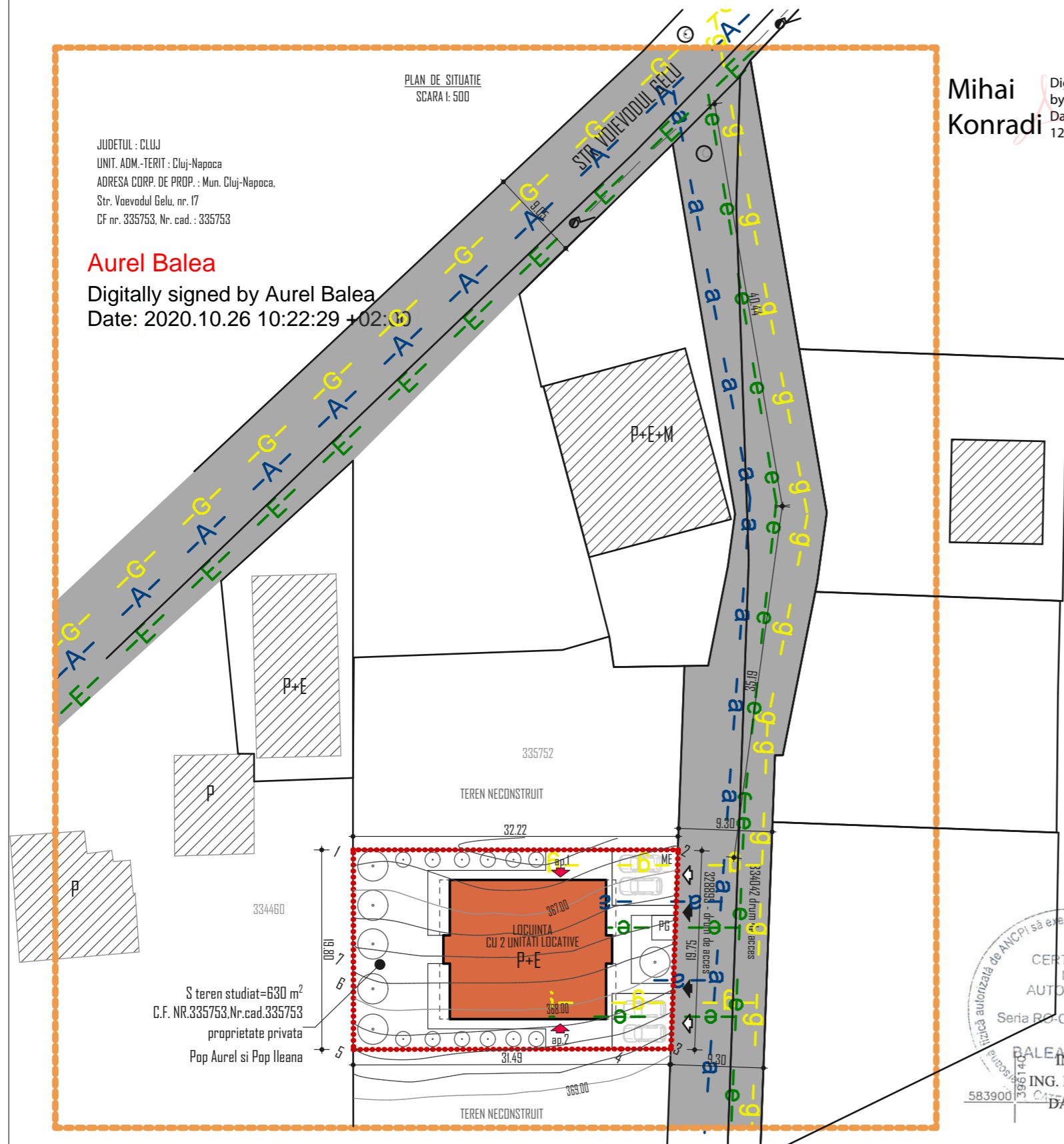
PLAN DE SITUATIE
SCARA 1: 500

JUDETUL : CLUJ
UNIT. ADM.-TERIT : Cluj-Napoca
ADRESA CORP. DE PROP. : Mun. Cluj-Napoca,
Str. Voievodul Gelu, nr. 17
CF nr. 335753, Nr. cad. : 335753

Aurel Balea

Digitally signed by Aurel Balea
Date: 2020.10.26 10:22:29 +02:00

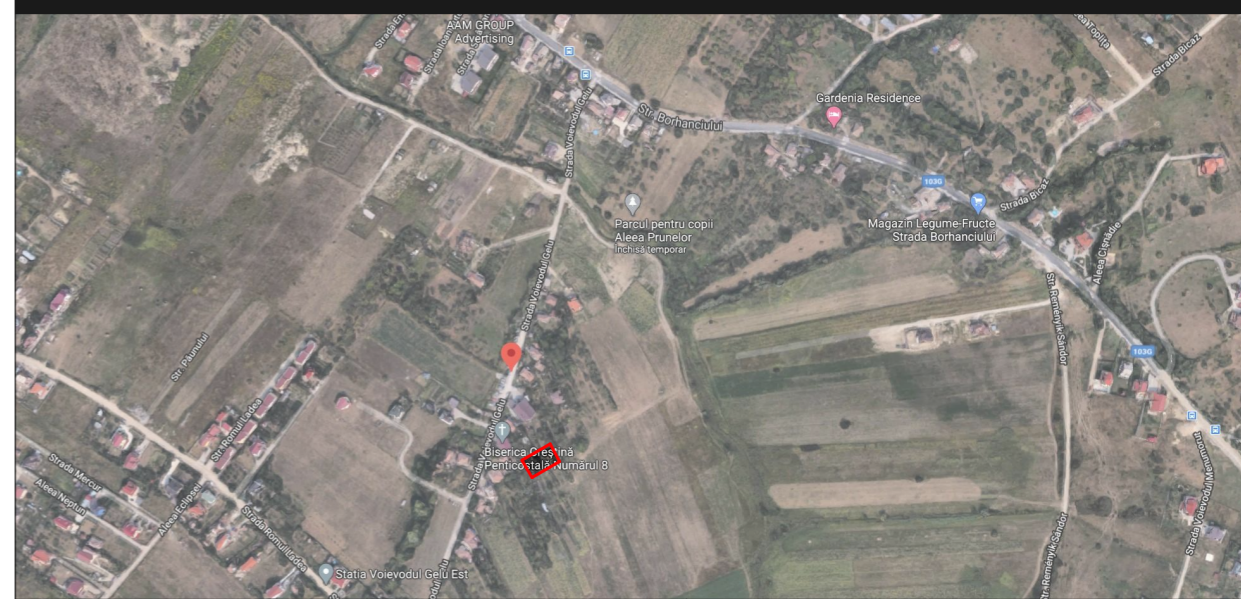
Mihai Konradi
Digitally signed by Mihai Konradi
Date: 2020.11.10 12:28:13 +02:00



S teren studiat=630 m²
C.F. NR.335753,Nr.cad.335753
proprietate privata
Pop Aurel si Pop Ileana



INCADRARE GOOGLE



LEGENDA

- ZONA STUDIATA
- LIMITA PROPRIETATE PARCELA STUDIATA
- ACCES AUTO INCINTA
- ACCES PIETONAL INCINTA
- ACCES PIETONAL IMOBIL
- CONSTRUCTIE PROPUISA - 2 UNITATI LOCATIVE LOCUINTA FAMILIALA
- MICROSTATIE EPURARE
- PUNCT GOSPODARESC
- SPATII VERZI
- ALEI PIETONALE
- ALEI AUTO
- PLANTATIE MEDIE SI INALATA

INDICI TEHNICO URBANISTICI

S teren studiat= 630 m²
proprietate privata
POP AUREL si POP ILEANA
conf.CF nr.335753, nr.cad. 335753

S construita totala propusa= 220.00 m²
S desfasurata totala propusa= 450.00 m²
S utila totala propusa= 380.00 m²

P.O.T. existent=0.00%
P.O.T. propus=35.00%

Regim de inaltime propus P+IE
Nr. unitati locative propuse = 2
Nr. parcare auto propuse=4

Inaltime maxima la cornisa propusa +6.00 m
(fata de cota ± 0.00)
Inaltime maxima la coama propusa +9.00 m
(fata de cota ± 0.00)

C.U.T. existent=0.00%
C.U.T. propus=0.90

EXISTENT

-A-
-G-
-E-

PROPUIS

-a-
-g-
-e-
CONDUCTA APA
CONDUCTA GAZ
LINIE ELECTRICA

REGIM TEHNIC

UTR Liu
POT max = 35.00% POT propus = 35.00%
CUT max = 0.90 CUT propus = 0.90

POT existent = 0.00%
CUT existent = 0.00

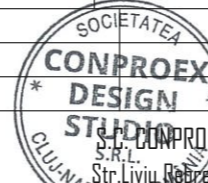
INVENTAR COORDONATE

Nr. Pct.	Coordonate pct.de contur		Lungimi laturi D(i,i+1)
	X [m]	Y [m]	
1	583918.154	396097.330	32.216
2	583932.681	396126.085	19.750
3	583914.745	396134.352	4.948
4	583912.505	396129.940	26.543
5	583900.491	396106.272	8.270
6	583907.865	396102.529	0.916
7	583908.682	396102.114	10.612

S(1)=629.74sq.m P=103.254m

BILANT TERITORIAL

	Proprietate privata EXISTENT		Proprietate privata PROPUIS	
	mp	%	mp	%
Teren	630.00	100%	630.00	100%
Constructii	-	-	220.00	35.00%
Circulatii alei pietonale	-	-	95.00	15.00 %
Circulatii auto	-	-	63.00	10.00 %
Spatii verzi	-	-	252.00	40.00 %
Teren neamenajat	630.00	100%	-	-



Calitatea	Nume	Semnatura	Cerinta
Sef Proiect	Arh.Varga Loredana		2020
Proiectat:	Arh.NICULA SONIA Arh.Varga Loredana		Scara: 1: 500
Desenat:	Arh.Varga Loredana		

Referat

Beneficiar:	PR.NR.
POP ILEANA si POP AUREL jud. Cluj,mun.Cluj Napoca,str.Voievodul Gelu, nr.17	
Titlu proiect:	Faza:
ELABORARE PUD SI ELABORARE DTAC LOCUINTA SEMICOLECTIVA, (DOUA UNITATI LOCATIVE) IMPREJMUIRE TEREN, ORGANIZARE SANTIER,RACORDURI SI BRANSAMENTE LA UTILITATI, MICROSTATIE DE EPURARE jud. Cluj,mun.Cluj Napoca,str.Voievodul Gelu, nr.17	P.U.D.
Titlu plansa:	Plansa
PLAN REGLEMENTARI EDILITARE	03

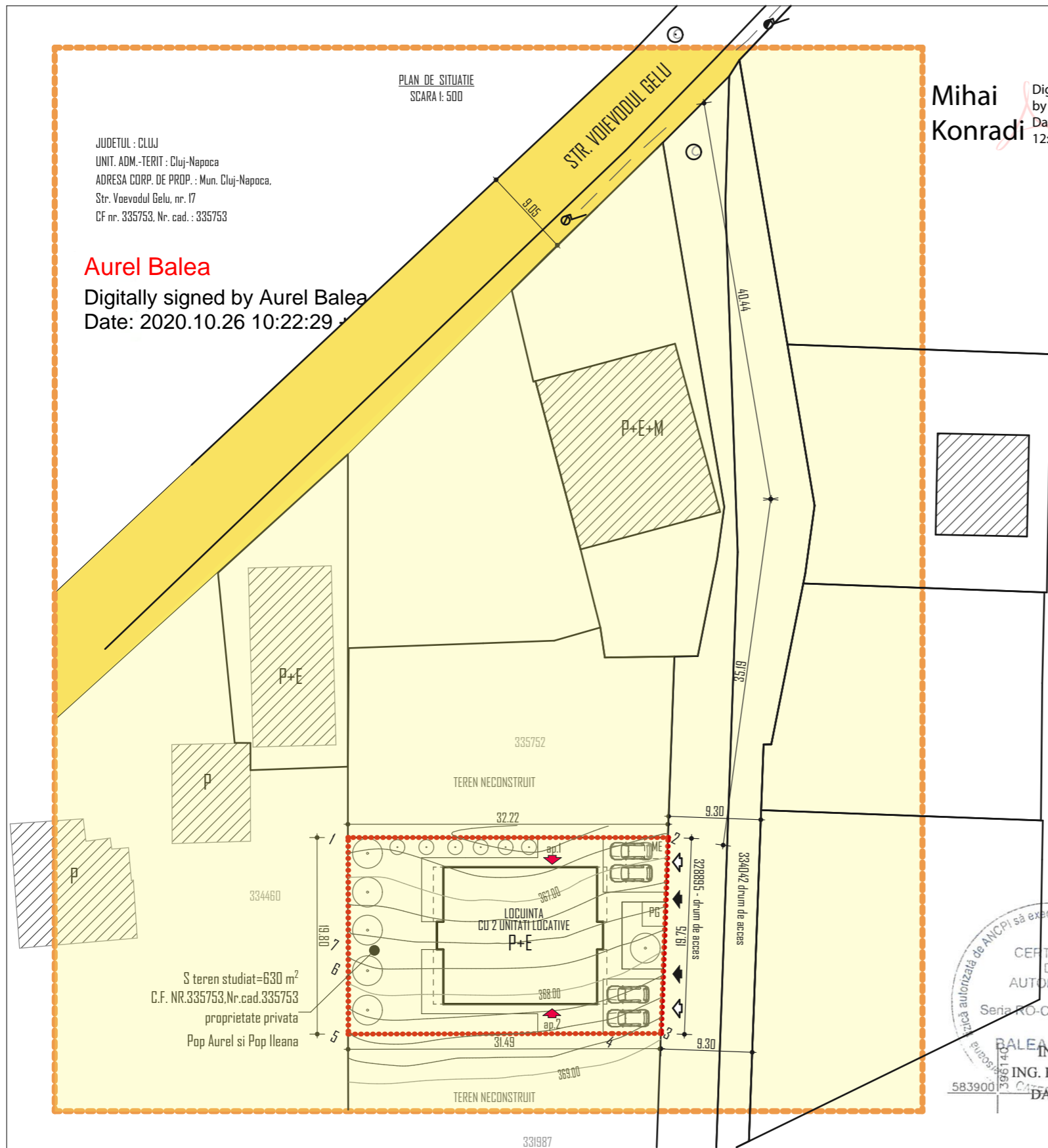
PLAN DE SITUATIE
SCARA 1: 500

JUDETUL : CLUJ
UNIT. ADM.-TERIT : Cluj-Napoca
ADRESA CORP. DE PROP. : Mun. Cluj-Napoca,
Str. Voievodul Gelu, nr. 17
CF nr. 335753, Nr. cad. : 335753

Aurel Balea

Digitally signed by Aurel Balea
Date: 2020.10.26 10:22:29

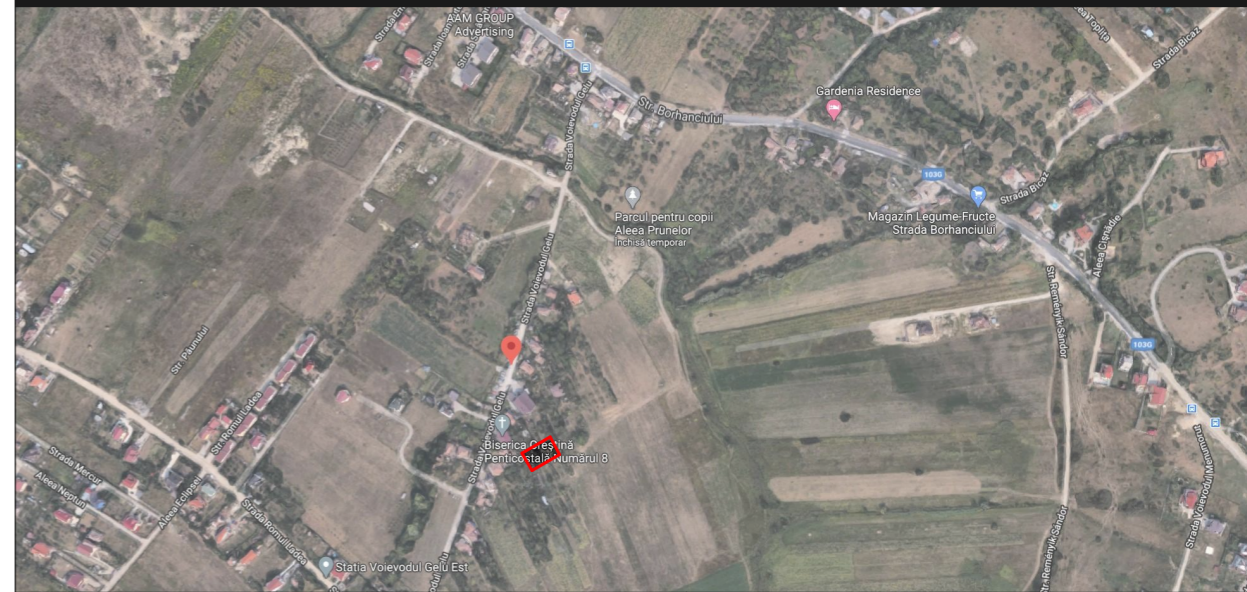
Mihai Konradi
Digitally signed by Mihai Konradi
Date: 2020.11.10 12:28:13 +02'00'



S teren studiat=630 m²
C.F. NR.335753,Nr.cad.335753
proprietate privata
Pop Aurel si Pop Ileana



INCADRARE GOOGLE



LEGENDA

- ZONA STUDIATA
- LIMITA PROPRIETATE PARCELA STUDIATA
- ACCES AUTO INCINTA
- ACCES PIETONAL INCINTA
- ACCES PIETONAL IMOBIL
- CONSTRUCTIE PROPUISA - 2 UNITATI LOCATIVE
LOCUINTA FAMILIALA
- MICROSTATIE EPURARE
- PUNCT GOSPODARESC
- SPATII VERZI
- ALEI PIETONALE
- ALEI AUTO
- PLANTATIE MEDIE SI INALATA

INDICI TEHNICO URBANISTICI

S teren studiat= 630 m²
proprietate privata
POP AUREL si POP ILEANA
conf.CF nr.335753, nr.cad. 335753

S construita totala propusa= 220.00 m²
S desfasurata totala propusa= 450.00 m²
S utila totala propusa= 380.00 m²

P.O.T. existent=0.00%
P.O.T. propus=35.00%

Regim de inaltime propus P+1E
Nr. unitati locative propuse = 2
Nr. parcare auto propuse=4

Inaltime maxima la cornisa propusa +6.00 m
(fata de cota ± 0.00)
Inaltime maxima la coama propusa +9.00 m
(fata de cota ± 0.00)

C.U.T. existent=0.00%
C.U.T. propus=0.90

PROPRIETATE ASUPRA TERENURILOR

- DOMENIUL PUBLIC
TERENURI DIN DOMENIUL PUBLIC AL MUNICIPIULUI
- PROPRIETATE PRIVATA
TERENURI PROPRIETATE PRIVATA A PERSOANELOR FIZICE SAU JURIDICE

REGIM TEHNIC

UTR Liu
POT max = 35.00% POT propus = 35.00%
CUT max = 0.90 CUT propus = 0.90

POT existent = 0.00%
CUT existent = 0.00

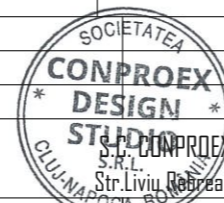
INVENTAR COORDONATE

Nr. Pct.	Coordonate pct.de contur		Lungimi laturi D(i,i+1)
	X [m]	Y [m]	
1	583918.154	396097.330	32.216
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3	583914.745	396134.352	4.948
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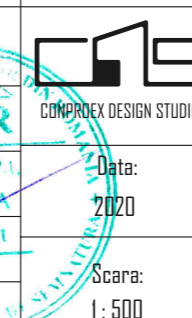
S(1)=629.74sq.m P=103.254m

BILANT TERITORIAL

	Proprietate privata EXISTENT		Proprietate privata PROPUIS	
	mp	%	mp	%
Teren	630.00	100%	630.00	100%
Constructii	-	-	220.00	35.00%
Circulatii alei pietonale	-	-	95.00	15.00 %
Circulatii auto	-	-	63.00	10.00 %
Spatii verzi	-	-	252.00	40.00 %
Teren neamenajat	630.00	100%	-	-



Calitatea	Nume	Semnatura	Cerinta
Sef Proiect	Arh.Varga Loredana		
Proiectat:	Arh.NICULA SONIA Arh.Varga Loredana		
Desenat:	Arh.Varga Loredana		



Referat		PR.NR.
Beneficiar:	POP ILEANA si POP AUREL jud. Cluj,mun.Cluj Napoca,str.Voievodul Gelu, nr.17	
Titlu proiect:	ELABORARE PUD SI ELABORARE DTAC LOCUINTA SEMICOLECTIVA, (DOUA UNITATI LOCATIVE) IMPREJMUIRE TEREN, ORGANIZARE SANTIER,RACORDURI SI BRANSAMENTE LA UTILITATI, MICROSTATIE DE EPURARE jud. Cluj,mun.Cluj Napoca,str.Voievodul Gelu, nr.17	Faza: P.U.D.
Titlu plansa:	PLAN PROPRIETATE ASUPRA TERENURILOR	Plansa 04



PERSPECTIVA SUD-EST



PERSPECTIVA SUD-VEST



PERSPECTIVA NORD-EST



PERSPECTIVA NORD-VEST

		Numele	Semnatura	Cerinta	Referat	
					Beneficiar:	PR.NR.
Calitatea	Nume	Semnatura			POP ILEANA si POP AUREL jud. Cluj, mun. Cluj Napoca, str. Voievodul Gelu, nr.17	
Sef Proiect	Arh. Varga Loredana			Data:	Titlu proiect:	
Proiectat:	Arh. NICULA SONIA Arh. Varga Loredana			2020	ELABORARE PUD SI ELABORARE DTAC LOCUINTA SEMICOLECTIVA, (DOUA UNITATI LOCATIVE) IMPREJMUIRE TEREN, ORGANIZARE SANTIER, RACORDURI SI BRANSAMENTE LA UTILITATI, MICROSTATIE DE EPURARE jud. Cluj, mun. Cluj Napoca, str. Voievodul Gelu, nr.17	
Desenat:	Arh. Varga Loredana			Scara:	Titlu plansa:	
					PERSPECTIVE VOLUMETRICE	
					Plansa 05	