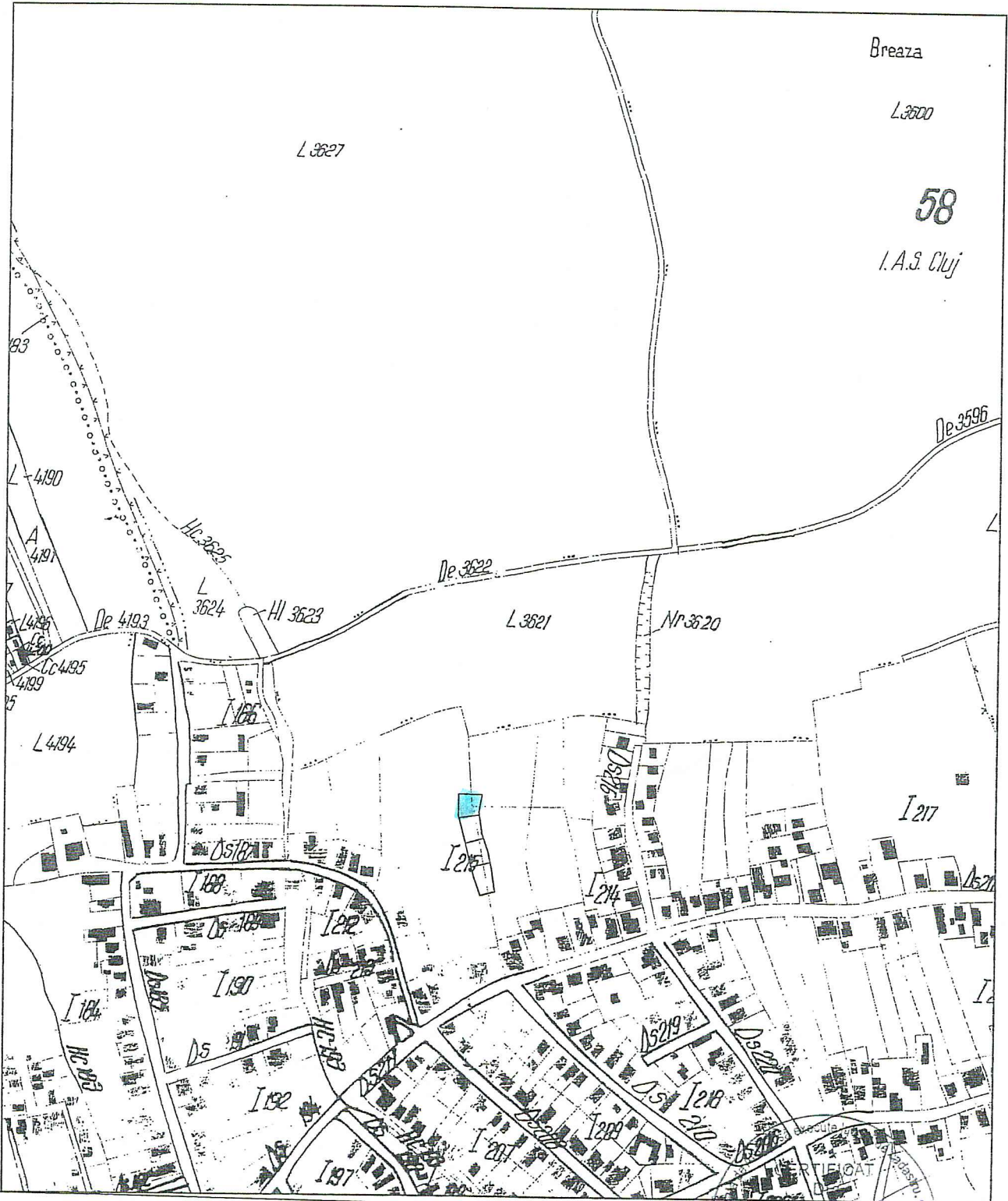


PLAN DE ÎNCADRARE ÎN ZONĂ
SCARA 1:5000
L-34-48-C-a-2-III
PENTRU CORPUL DE PROPRIETATE SITUAT ÎN
mun. Cluj-Napoca, str. Doinei, nr. 47, 47A, 49, UAT Cluj-Napoca, jud. Cluj



Presedinte Autoritate
AUTORIZAȚIE
Seria RC-CJ/7
Nr. 0207/10.01.2019
SECARU
CRISTIAN
CATEGORIA B

PLAN URBANISTIC DE DETALIU
P.U.D.
 LOCUINTA UNIFAMILIALA
 Sp+P+E
 STR. DOINEI
 NR. CAD. 334089

INCADRARE IN ZONA

LEGENDA:

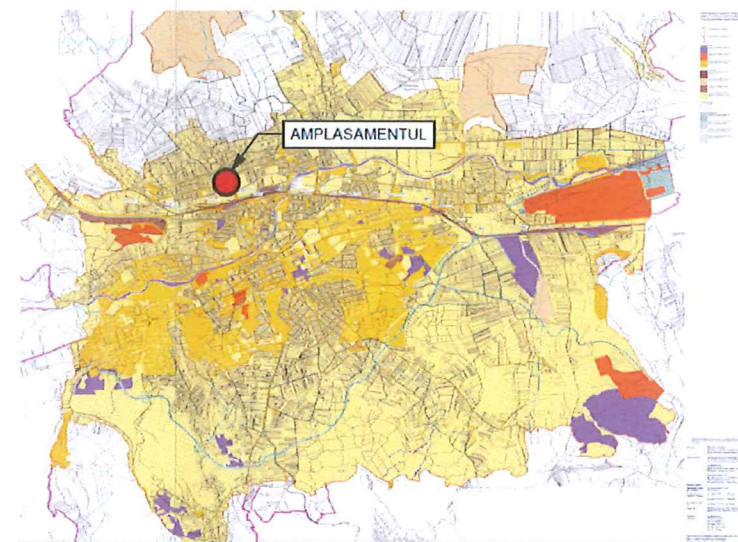
- ZONA STUDIATA
- ZONA REGLEMENTATA PRIN P.U.D.

SITUATIA REGLEMENTATA PRIN P.U.G:

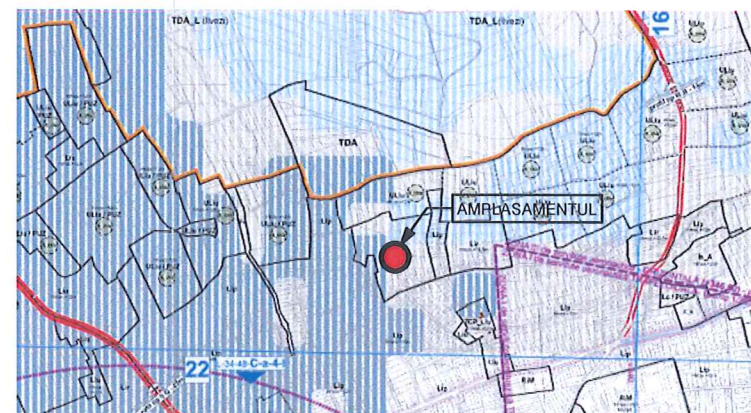
U.T.R. = Lir
 P.O.T. max = 35(25)% ; C.U.T. max = 0,9(0,5)

PARCELA STUDIATA

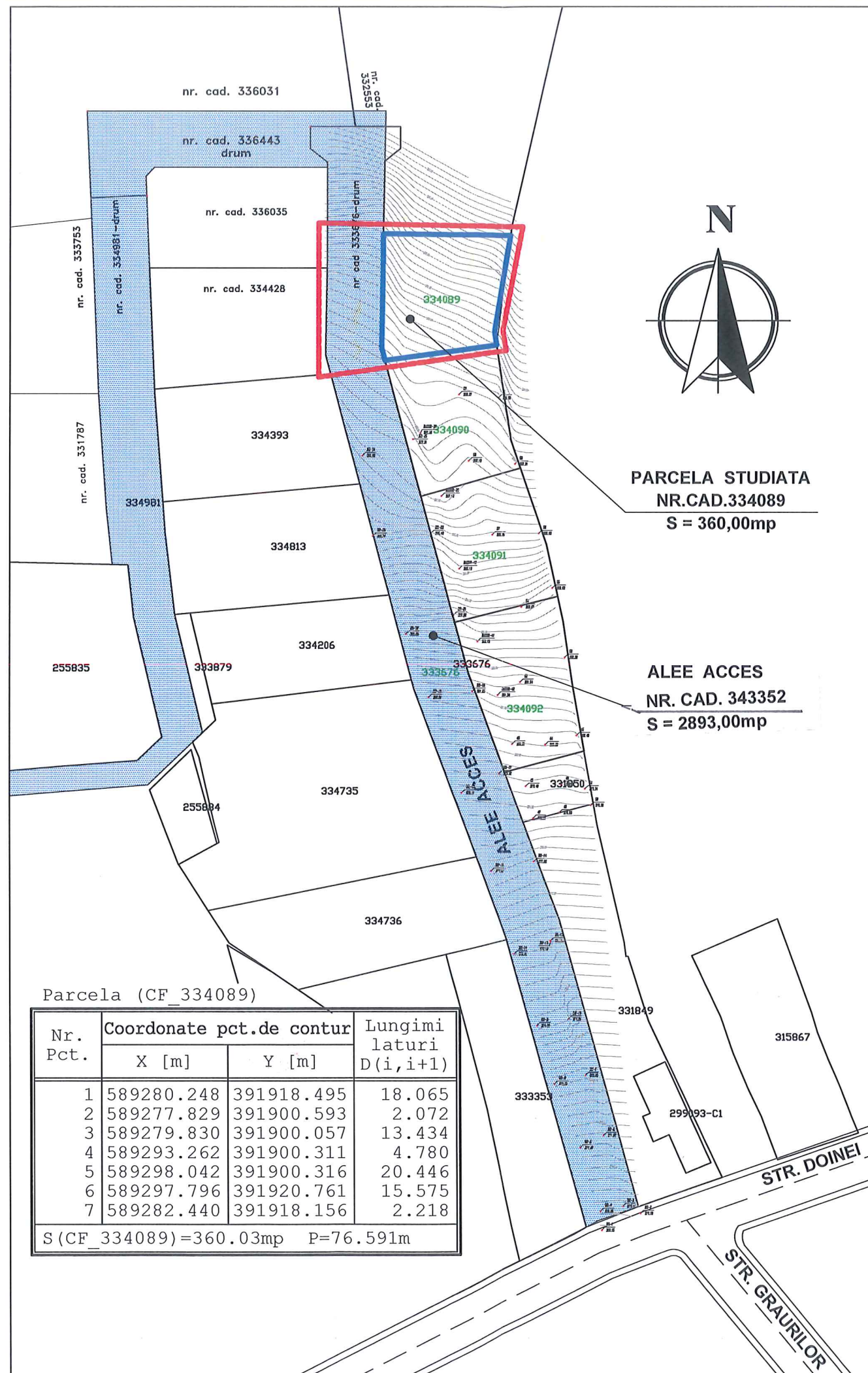
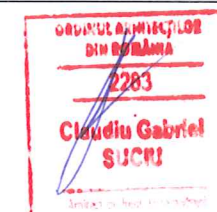
C.F. NR. 334089; NR.CAD. 334089
 Steren = 360,00 mp
 Sc existent = 0,00 mp
 Sd existent = 0,00 mp
 P.O.T. ex = 0,00%
 C.U.T. ex = 0,0



INCADRARE IN LOCALITATE

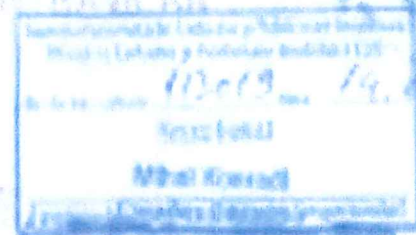


INCADRARE IN P.U.G.



| | | | |
|-----------------------------------|--------------------|---|---------------------------------|
| Coordonator R.U.R. | | arh. MARINA Stefan | |
| Verif./Expert | Nume | Semnatura | Cerinta Referat Nr./Data |
| SC ACS CONSTRUCT SRL | | Beneficiar: NAPOCA REGAL S.R.L. Cluj - Napoca | |
| CLUJ - NAPOCA | | Titlu proiect: ELABORARE P.U.D. LOCUINTA UNIFAMILIALA | |
| CUI RO 21896516 NRC J12/2613/2007 | | Sp+P+E - STR. DOINEI | |
| TEL. 0723-390585, | | NR. CAD. 334089 | |
| TEL. / FAX 0364-147405 | | Amplasament MUN. CLUJ-NAPOCA, STR.DOINEI, NR.47,47A,49, JUD. CLUJ | |
| Sef proiect | arh. SUCIU Claudiu | Scara: | Obiectul: |
| Proiectat | arh. SUCIU Claudiu | 1:200 | PLAN INCADRARE IN ZONA, |
| Desenat | arh. SUCIU Claudiu | Data: | RELATIA CU VECINATATILE |
| | | 02/2021 | P0 |

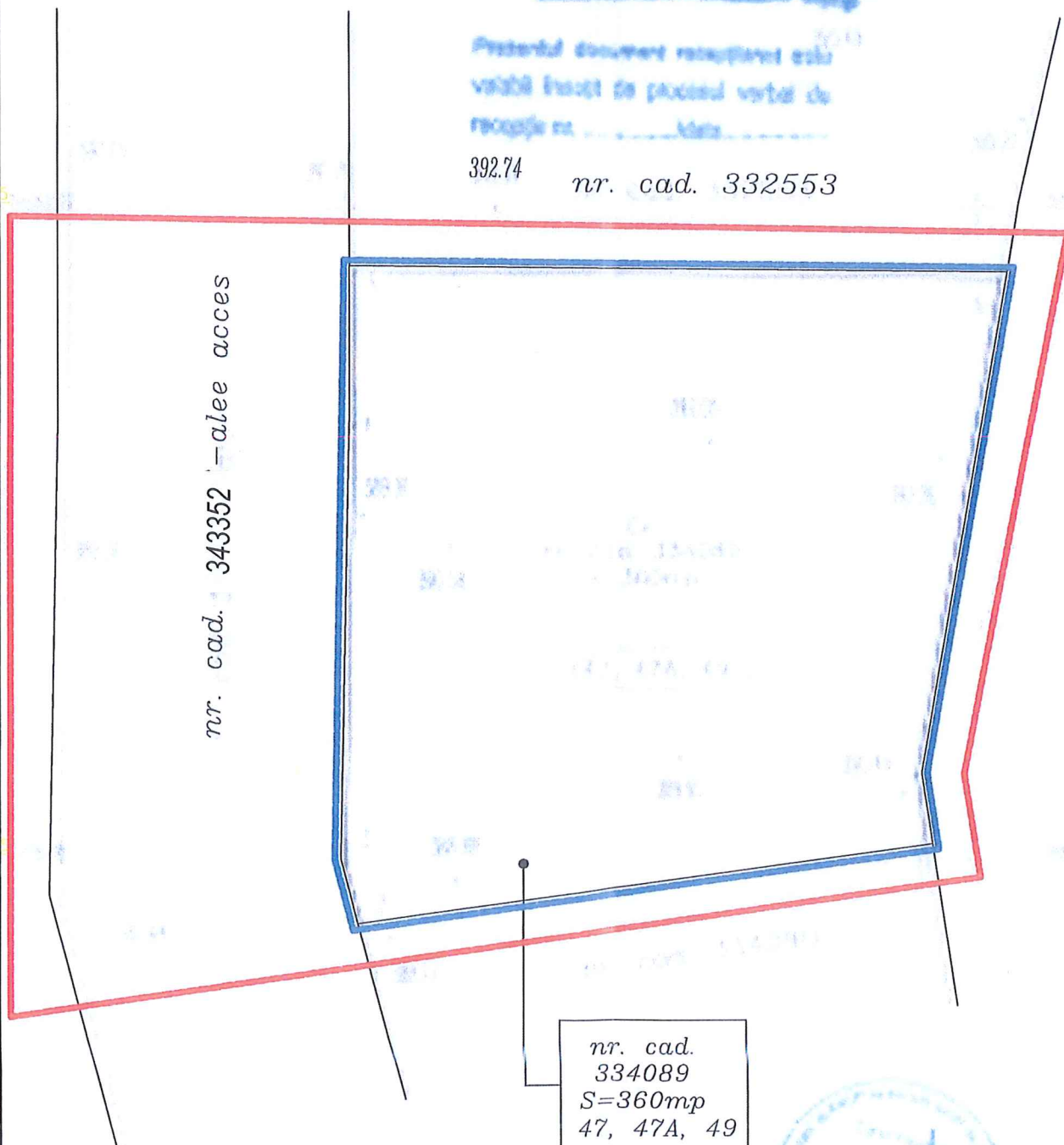
PLAN TOPOGRAFIC PENTRU
ELABORARE PUD



Pentru document recepție este
valabil înscris de peșteră verbal de
recepție nr.

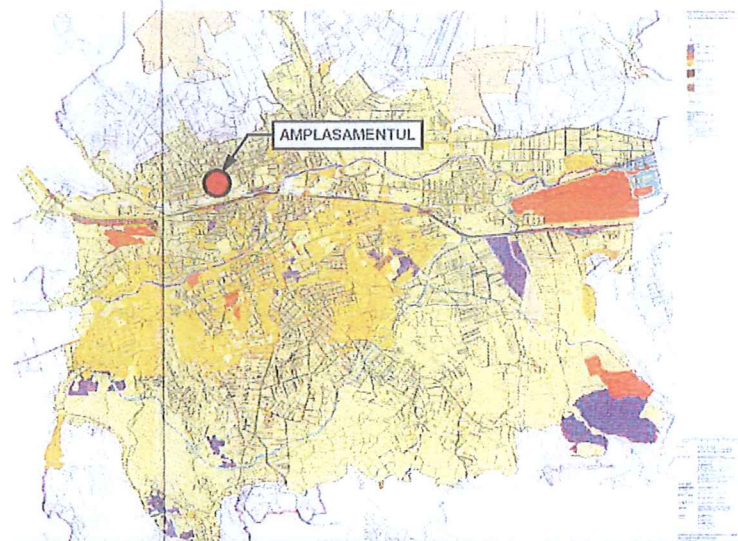
392.74 nr. cad. 332553

nr. cad. 343352 - alee acces

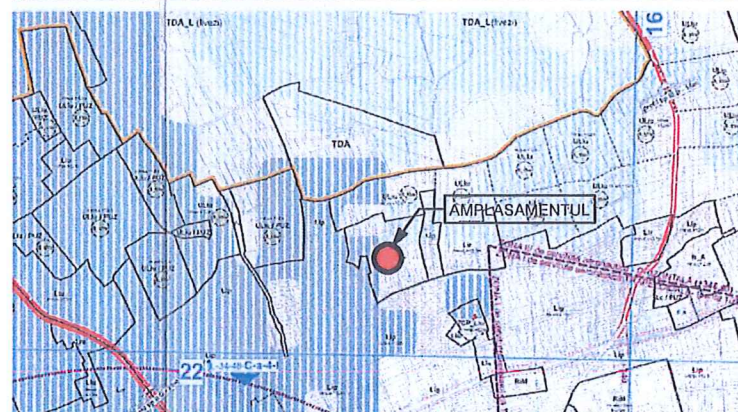


Sistem de Proiecție : STEREO 1970
Sistem de cote : MAREA NEAGRA 1975

Executant : SECARA CRISTIAN
Data : Iunie, 2019



INCADRARE IN LOCALITATE



INCADRARE IN P.U.G.



FOTO AMPLASAMENT



PLAN URBANISTIC DE DETALIU
P.U.D.
LOCUINTA UNIFAMILIALA
Sp+P+E
STR. DOINEI
NR. CAD. 334089

SITUATIA EXISTENTA

LEGENDA:

- ZONA STUDIATA
- ZONA REGLEMENTATA PRIN P.U.D.

SITUATIA REGLEMENTATA PRIN P.U.G.:

U.T.R. = Lir
P.O.T. max = 35(25)% ; C.U.T. max = 0,9(0,5)

SITUATIA EXISTENTA

C.F. NR. 334089; NR.CAD. 334089

Steren = 360,00 mp
Sc existent = 0,00 mp
Sd existent = 0,00 mp
P.O.T. ex = 0,00%
C.U.T. ex = 0,0

STRATIFICATIE TEREN:

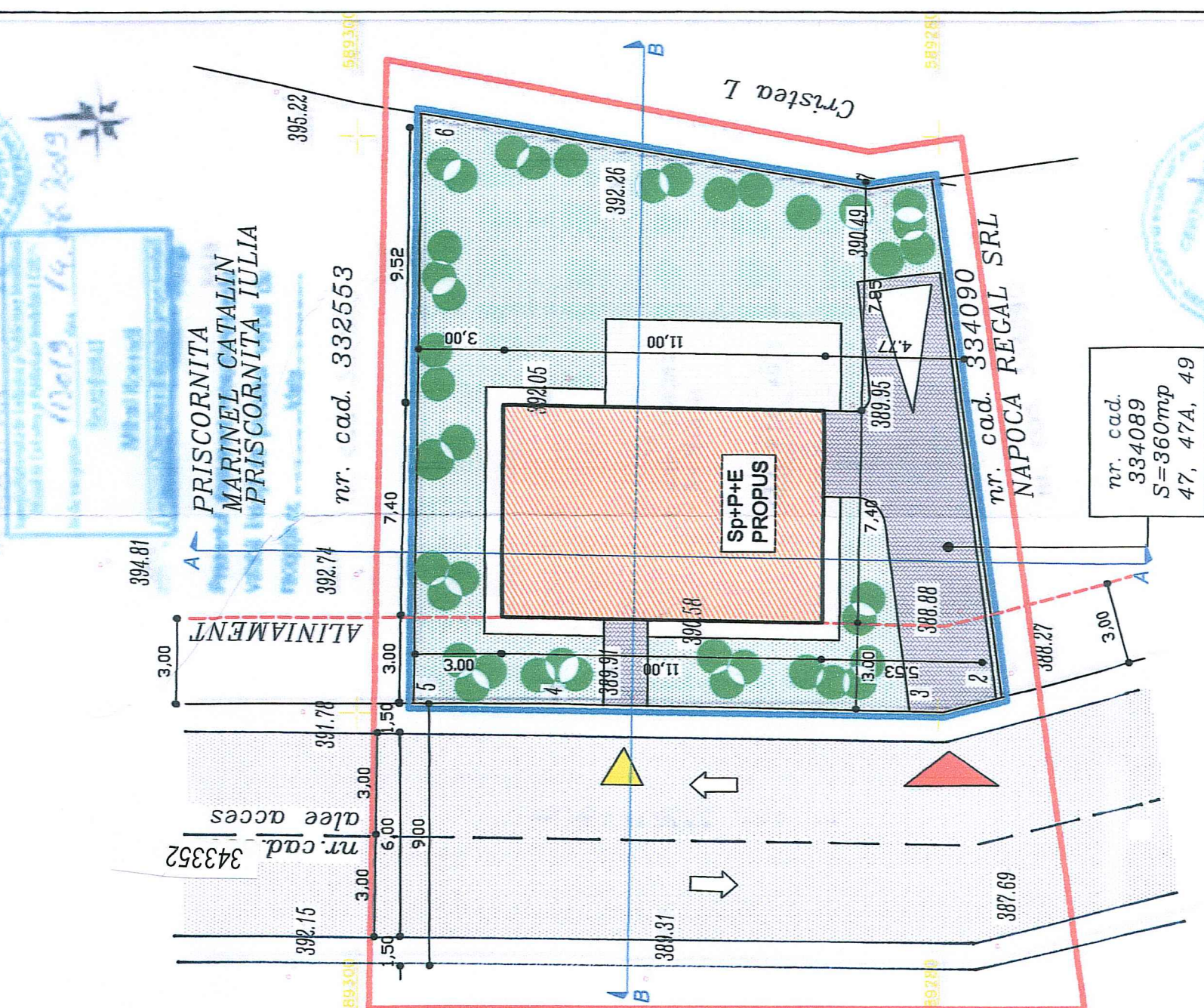
1. 0,20 - 0,20m - SOL VEGETAL
2. 0,20 - 0,90m - ARGILA PRAFOASA, UMEDA, PLASTIC CONSISTENTA
3. 0,90 - 6,00m - PRAF / PRAF ARGILOS, UMED, PLASTIC CONSISTENT - VIRTOS, CU LENTILE DE NISIP SI RAR MATERIAL CARBONIZAT

CONCLUZIILE STUDIULUI GEOTEHNIC:

- SE VA OPTA PENTRU UN SISTEM DE FUNDARE DIRECTA, IN NIVELUL DE PRAF/PRAF ARGILOS, UMED, PLASTIC CONSISTENT-VIRTOS;
- SE VA LUA IN CALCUL CA VALOARE DE BAZA O PRESIUNE CONVENTIONALA $P_{conv} = 220 \text{ kPa}$ (conf.NP112/04);
- ADINCIMEA MINIMA DE FUNDARE D_{fmin} ESTE DE 2,00m FATA DE COTA TERENULUI SISTEMATIZAT (conf.NP112/04)

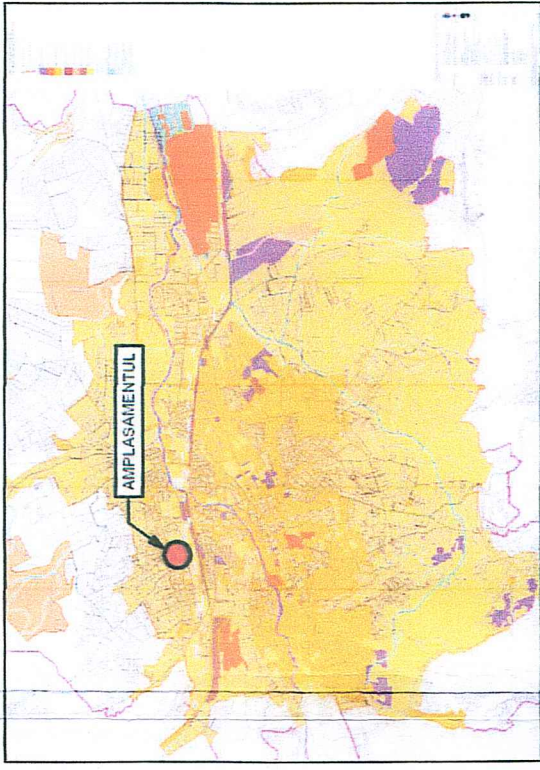
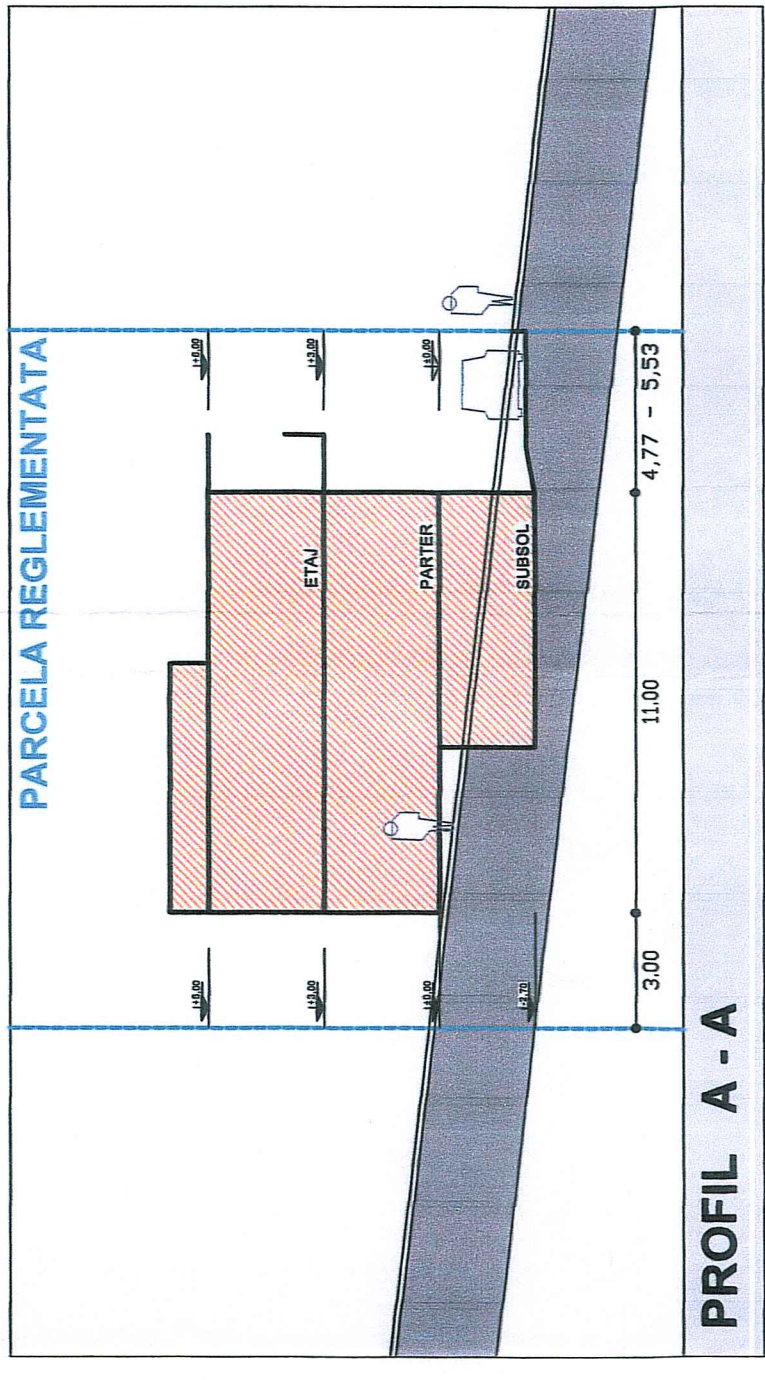
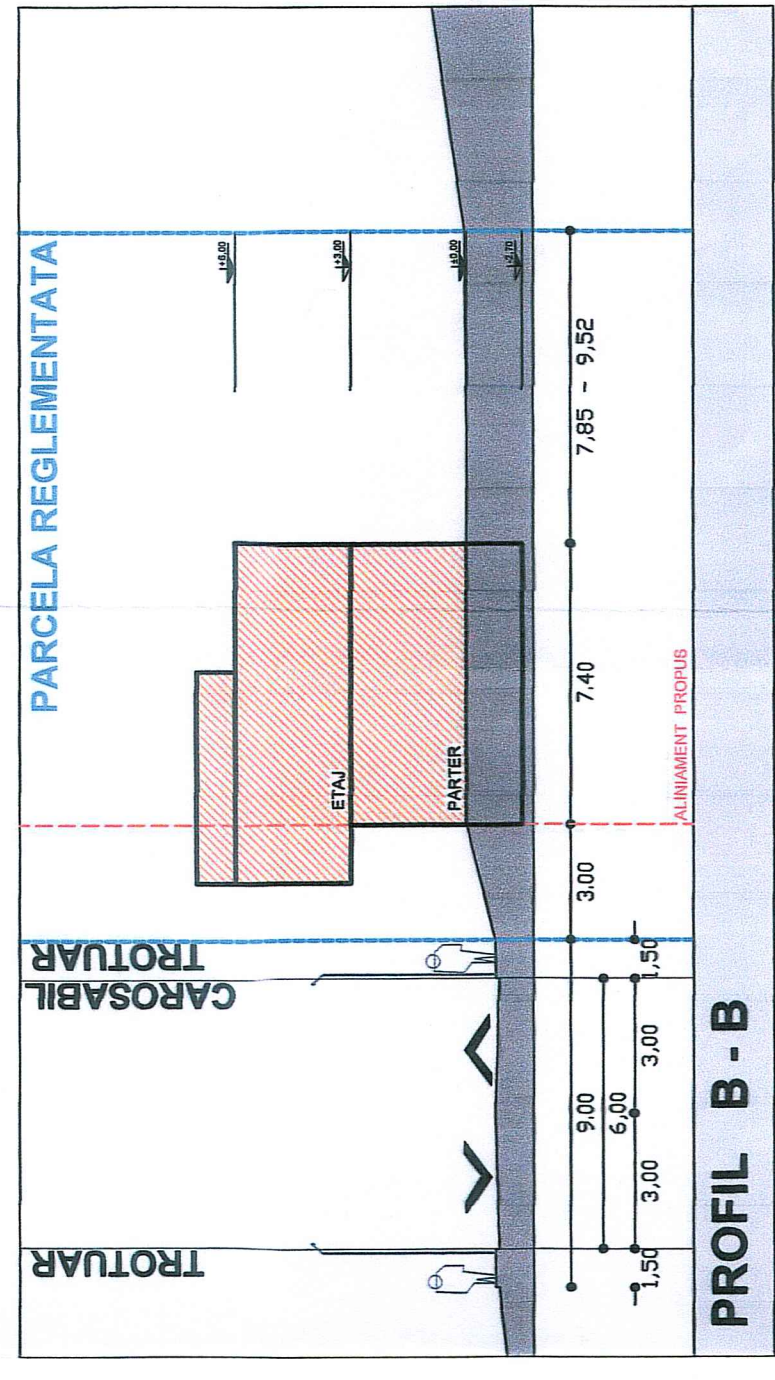
| | | | |
|-----------------------------------|--------------------|--|--------------------------|
| Coordonator R.U.R. | | arh. MARINA Stefan | |
| Verif./Expert | Nume | Semnatura | Cerinta Referat Nr./Data |
| SC ACS CONSTRUCT SRL | | | |
| CLUJ - NAPOCA | | Beneficiar: NAPOCA REGAL S.R.L. Cluj - Napoca | |
| CUI RO 21896516 NRC 012/2613/2017 | | Nr. proiect: 2-05/1/2019 | |
| TEL. 0723-390585, | | Titlu proiect: ELABORARE P.U.D. LOCUINTA UNIFAMILIALA | |
| TEL. / FAX 0364-147405 | | Sp+P+E - STR. DOINEI | |
| | | NR. CAD. 334089 | |
| | | Amplasament: MUN. CLUJ-NAPOCA, STR.DOINEI, NR.47,47A,49, JUD. CLUJ | |
| Sef proiect | arh. SUCIU Claudiu | Scara: | Obiectul: |
| Proiectat | arh. SUCIU Claudiu | 1:200 | PLAN DE SITUATIE |
| Desenat | arh. SUCIU Claudiu | Data: | SITUATIA EXISTENTA |
| | | 02/2021 | P1 |

PLAN TOPOGRAFIC PENTRU
ELABORARE PUD
SC. 1:200
INTRAVILAN



Sistem de Proiectie : STEREO 1970
Sistem de cote : MAREA NEAGRA 1975

Executant : SECARA CRISTIAN
Data : Iunie, 2019



INCADRARE IN LOCALITATE

PLAN URBANISTIC DE DETALIU
P.U.D.
LOCUINTA UNIFAMILIALA
Sp+P+E
STR. DOINEI
NR. CAD. 334089

REGLEMENTARI

LEGENDA:

- ZONA STUDIATA
- ZONA REGLEMENTATA PRIN P.U.D.
- CONSTRUCTIE PROPUSA Sp+P+E
LOCUINTA UNIFAMILIALA;
Ac propus = 81,40mp
- CAROSABIL ALEE ACCES
- TROTUARE CIRCULATII PUBLICE
- SUPRAFETE PAVATE INCINTA
(circuli auto si pietonale)
- SPATII VERZI AMENAJATE
- ALINIAMENT PROPUS
- ▲ ACESSE AUTO INCINTA
- ▲ ACCES PIETONAL INCINTA

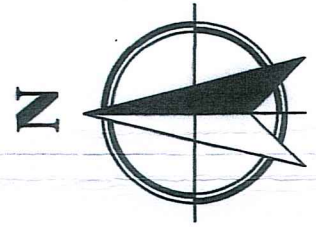
BILANT TERITORIAL PROPUS

| | MP | % |
|----------------------|--------|-------|
| TOTAL TEREN | 360 | 100 |
| CONSTRUCTII | 81,40 | 22,61 |
| CIRCULATII AUTO | 52,00 | 14,45 |
| CIRCULATII PIETONALE | 44,65 | 12,40 |
| SPATII VERZI | 181,95 | 50,54 |

P.O.T. max. propus = 25,00 %

C.U.T. max. propus = 0,80

GRATULAMENT
pentru
realizarea
planului
3383
Cristian Secara
6.1.19



Coordonator R.U.R. orh. MARINA Stefan

Verif./Expert Nume: **SC ACS CONSTRUCT SRL**
CLUJ - NAPOCA CO.
CLUJ RO 21896516, BRG.112/2611/2007
TEL. 0723-390585, FAX 0723-390585
TEL. / FAX 0364-147405

Semnatura

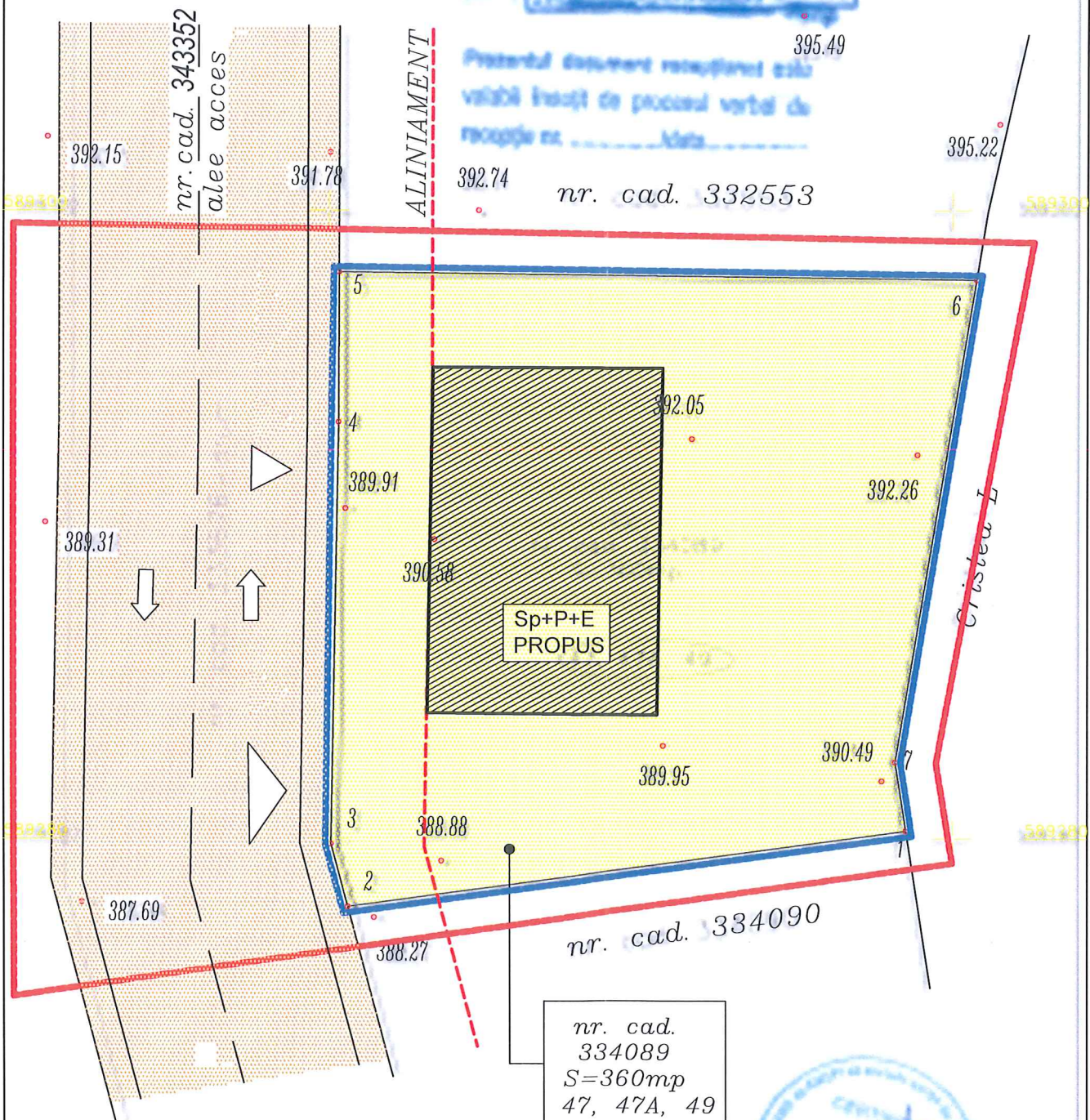
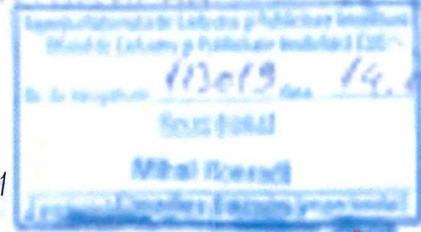
Cerinta Referat Nr./Data
Beneficiar: NAPOCA REGAL S.R.L. Cluj - Napoca
Nr. proiect: 2-05/1/2019
Faza: P.U.D.
Amplasament: CLUJ-NAPOCA, STR.DOINEI, NR.47A,49, JUD. CLUJ

Obiectul:
Scale: 1:200
Data: 02/2021

Sef proiect orh. SUCIU Claudiu
Proiectat orh. SUCIU Claudiu
Desenat orh. SUCIU Claudiu

PLAN DE SITUATIE
REGLEMENTARI URBANISTICE
P2

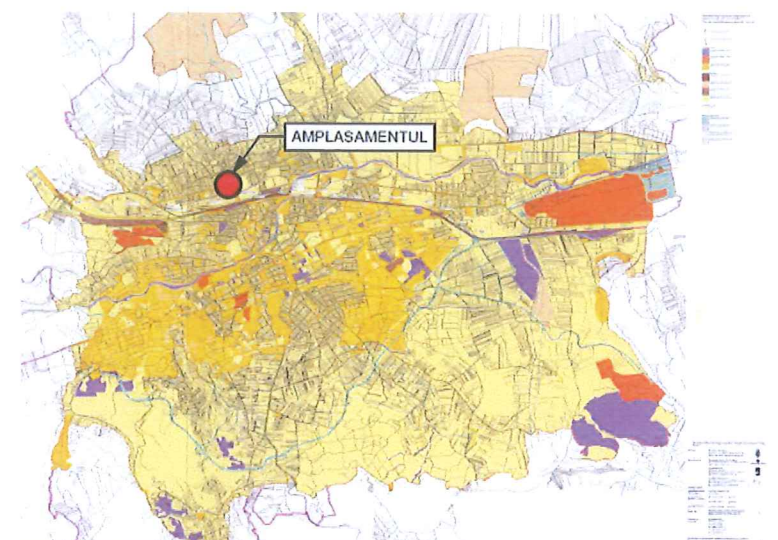
PLAN TOPOGRAFIC PENTRU
ELABORARE PUD
SC. 1:200
INTRAVILAN



nr. cad.
334089
S=360mp
47, 47A, 49

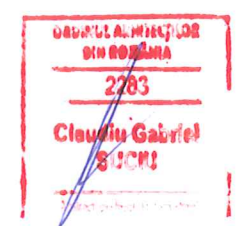
Sistem de Proiectie : STEREO 1970
Sistem de cote : MAREA NEAGRA 1975

Executant : SECARA CRISTIAN
Data : Iunie, 2019



INCADRARE IN LOCALITATE

- LEGENDA:**
- ZONA STUDIATA
 - ZONA REGLEMENTATA PRIN P.U.D.
 - CONSTRUCTIE PROPUSA Sp+P+E
LOCUINTA UNIFAMILIALA; Ac propus = 81,40mp
 - DOMENIUL PRIVAT AL PERSOANELOR FIZICE
JURIDICE
 - DOMENIUL PRIVAT AL PERSOANELOR FIZICE
SI JURIDICE DESTINAT CIRCULATIEI PUBLICE
AUTO SI PIETONAL



| | | | |
|--|---|--------------------|---|
| Coordonator R.U.R. | | arh. MARINA Stefan | |
| Verif./Expert | Nume | Semnatura | Cerinta Referat Nr./Data |
| SC ACS CONSTRUCT SRL CLUJ - NAPOCA CUI RO 21896516 NRC012/2613/2007 TEL. 0723-390585, TEL. / FAX 0364-147405 | | | Beneficiar: NAPOCA REGAL S.R.L. Cluj - Napoca |
| Sef proiect arh. SUCIU Claudiu | | | Nr. proiect: 2-05/1/2019 |
| Proiectat arh. SUCIU Claudiu | Data: 02/2021 | | Faza: P.U.D. |
| Desenat arh. SUCIU Claudiu | Obiectul: PLAN DE SITUATIE PROPRIETATEA ASUPRA TERENURILOR | | P3 |

PLAN URBANISTIC DE DETALIU
P.U.D.
LOCUINTA UNIFAMILIALA
Sp+P+E
STR. DOINEI
NR. CAD. 334089

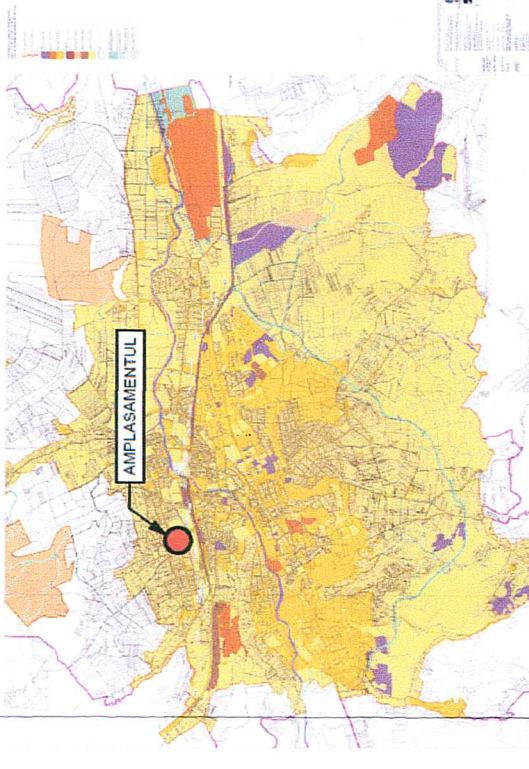
PROPRIETATEA ASUPRA
TERENURILOR

SITUATIA REGLEMENTATA PRIN P.U.G:
U.T.R. = Lir
P.O.T. max = 35(25)% ; C.U.T. max = 0,9(0,5)
C.F. NR. 334089; NR.CAD. 334089
Stereon = 360,00 mp

PLAN URBANISTIC DE DETALIU
P.U.D.
 LOCUINTA UNIFAMILIALA
 Sp+P+E
 STR. DOINEI
 NR. CAD. 334089

**REGLEMENTARI
 ECHIPARE EDILITARA**

SITUATIA REGLEMENTATA PRIN P.U.G:
 U.T.R. = Lir
 P.O.T. max = 35(25)% ; C.U.T. max = 0,9(0,5)
 C.F. NR. 334089; NR.CAD. 334089
 Steren = 360,00 mp



INCADRARE IN LOCALITATE

- LEGENDA:**
- ZONA STUDIATA
 - ZONA REGLEMENTATA PRIN P.U.D.
 - CONSTRUCTII PROPUSE P+E+Mp
 LOCUINTA UNIFAMILIALA; Ac propus = 81,40mp

RETELE EXISTENTE :

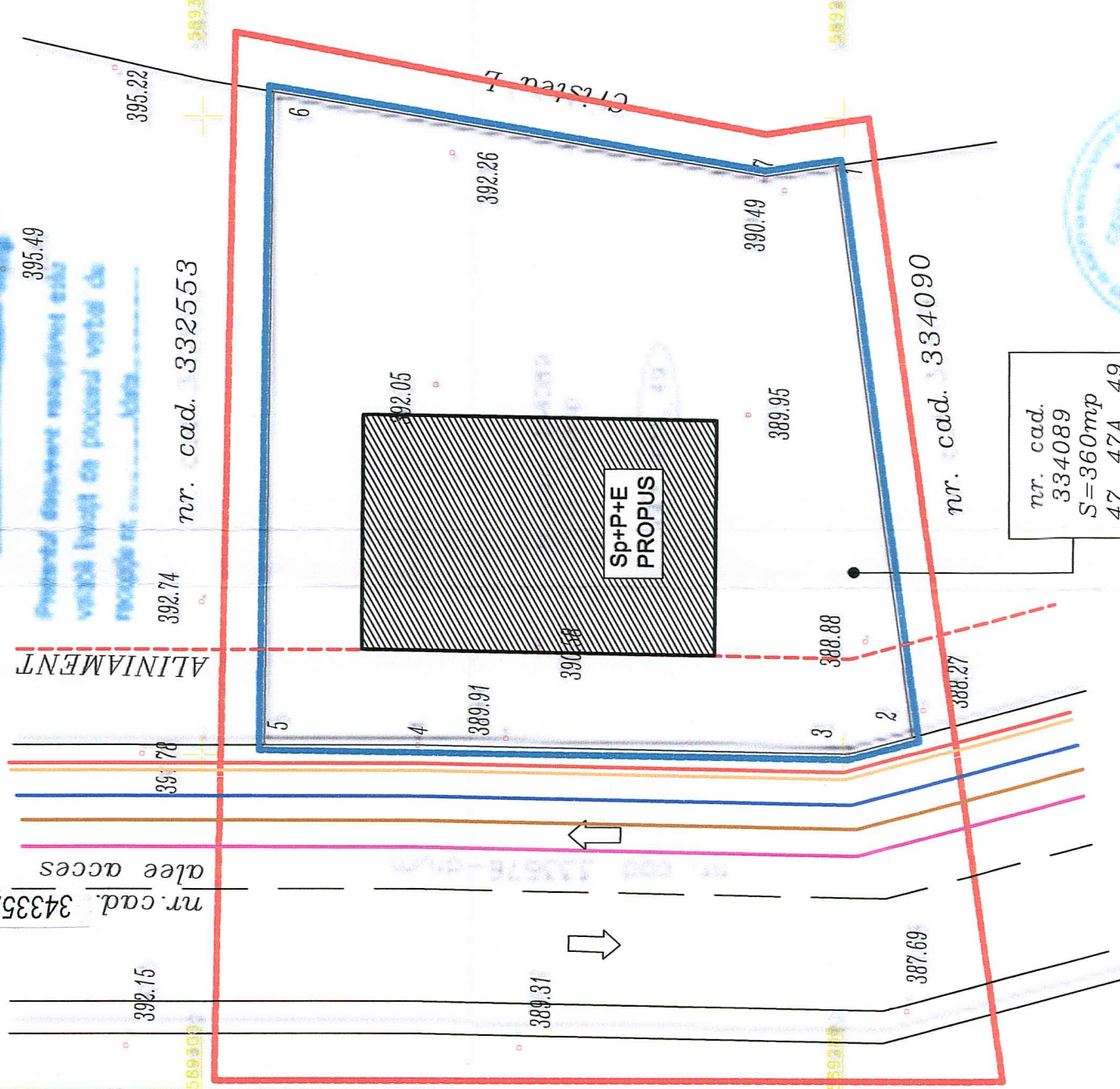
- RETEA ELECTRICA PUBLICA EXISTENTA
- RETEA APA PUBLICA EXISTENTA
- RETEA CANALIZARE PUBLICA EXISTENTA
- RETEA CURENTI SLABI EXISTENTA
- RETEA GAZE NATURALE EXISTENTA

RETELE PROPUSE :

- RETEA ELECTRICA PROPUSA - SUBTERANA
- RETEA APA PROPUSA - SUBTERANA
- RETEA CANALIZARE PROPUSA - SUBTERANA
- RETEA CURENTI SLABI PROPUSA - SUBTERANA
- RETEA GAZE NATURALE PROPUSA - SUBTERANA

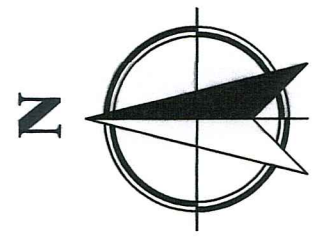
| | | | | |
|--|--------------------|--|-------------|--------------|
| Coordonator R.U.R. | | Cerinta | | Nr. proiect: |
| Verif./Expert | Nume | Referat Nr./Data | Beneficiar: | 2-05/1/2019 |
| SC ACS CONSTRUCT SRL | | MAPOCA REGAL S.R.L. Cluj - Napoca | | Faza: |
| CLUJ - NAPOCA | | Tytu proiect: | | P.U.D. |
| CUI RO 21896516 NRCV12/2613/2007 | | ELABORARE P.U.D. LOCUINTA UNIFAMILIALA | | |
| TEL. 0723-390585, | | Sp+P+E - STR. DOINEI | | |
| TEL. / FAX 0364-147405 | | NR. CAD. 334089 | | |
| amplasament MUN. CLUJ-NAPOCA, STR.DOINEI, NR.47A-49, JUD. CLUJ | | | | |
| Scara: | 1:200 | Obiectiv: | | |
| Proiectat | arh. SUCIU Claudiu | PLAN DE SITUATIE | | |
| Desenat | arh. SUCIU Claudiu | REGLEMENTARI | | |
| | arh. SUCIU Claudiu | ECHIPARE EDILITARA | | P4 |
| | | Data: | | 02/2021 |

PLAN TOPOGRAFIC PENTRU
 ELABORARE PUD
 SC. 1:200
 INTRAVILAN



Sistem de Proiectie : STEREO 1970
 Sistem de cote : MAREA NEAGRA 1975

Executant : SECARA CRISTIAN
 Data : Iunie, 2019



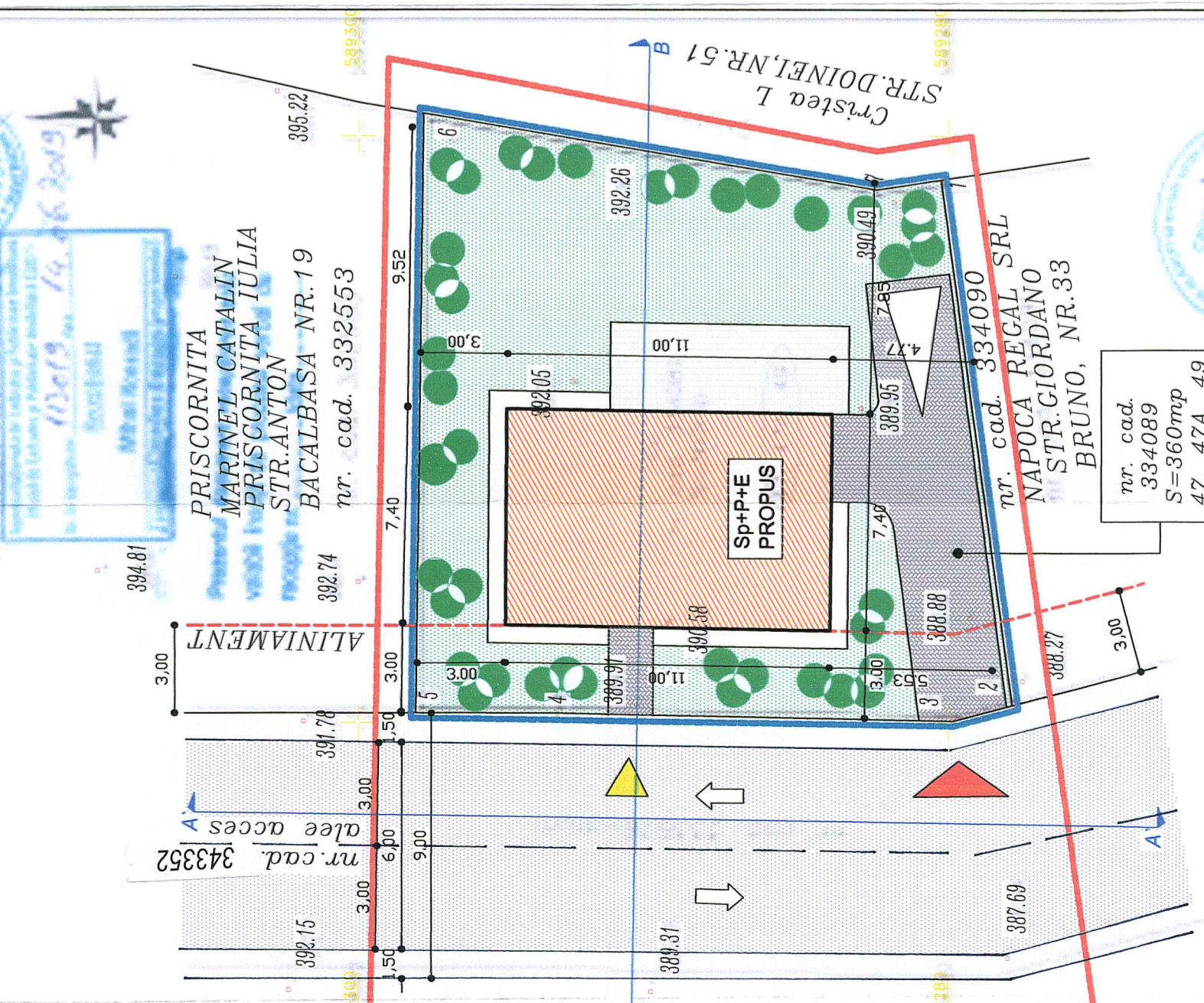
PARCELA STUDIATA
 NR.CAD.334089
 S = 360,00mp

ALEE ACCES
 NR. CAD. 343352
 S = 2893,00mp

Parcela (CF 334089)

| Nr. Pct. | Coordonate pct.de contur | X [m] | Y [m] | Lungimi latari D(i, i+1) |
|--------------------------|--------------------------|------------|--------|--------------------------|
| 1 | 589280.248 | 391918.495 | 18.065 | |
| 2 | 589277.829 | 391900.593 | 2.072 | |
| 3 | 589279.830 | 391900.057 | 13.434 | |
| 4 | 589293.262 | 391900.311 | 4.780 | |
| 5 | 589298.042 | 391900.316 | 20.446 | |
| 6 | 589297.796 | 391920.761 | 15.575 | |
| 7 | 589282.440 | 391918.156 | 2.218 | |
| S (CF 334089) = 360.03mp | | | | P = 76.591m |

PLAN TOPOGRAFIC PENTRU
ELABORARE PUD
SC. 1:200
INTRAVILAN



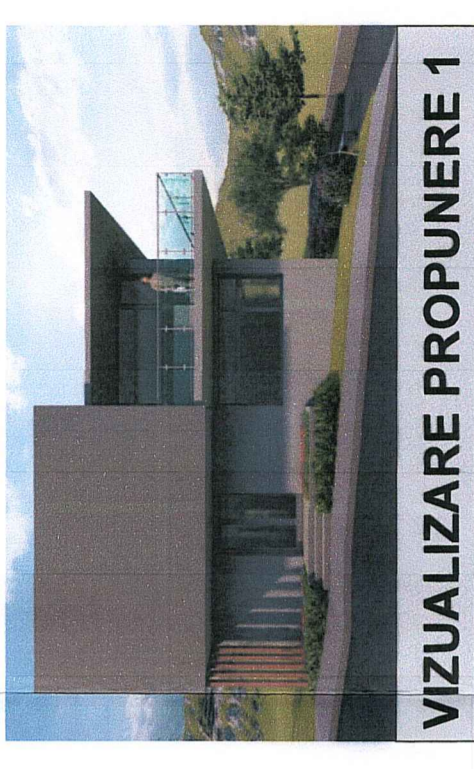
Sistem de Proiectie : STEREO 1970
Sistem de cote : MAREA NEAGRA 1975

Executant : SECARA CRISTIAN
Data : Iunie, 2019

PLAN URBANISTIC DE DETALIU
P.U.D.
LOCUINTA UNIFAMILIALA
Sp+P+E
STR. DOINEI
NR. CAD. 334089

MOBILARE URBANA

- LEGENDA:**
- ZONA STUDIATA
 - ZONA REGLEMENTATA PRIN P.U.D.
 - CONSTRUCTIE PROPUSA Sp+P+E
LOCUINTA UNIFAMILIALA;
Ac propus = 81,40mp
 - CAROSABIL ALEE ACCES
 - TROTUARE CIRCULATII PUBLICE
 - SUPRAFETE PAVATE INCINTA
(circulatii auto si pietonale)
 - SPATII VERZI AMENAJATE
 - ALINIAMENT PROPUS
 - ACCES AUTO INCINTA
 - ACCES PIETONAL INCINTA



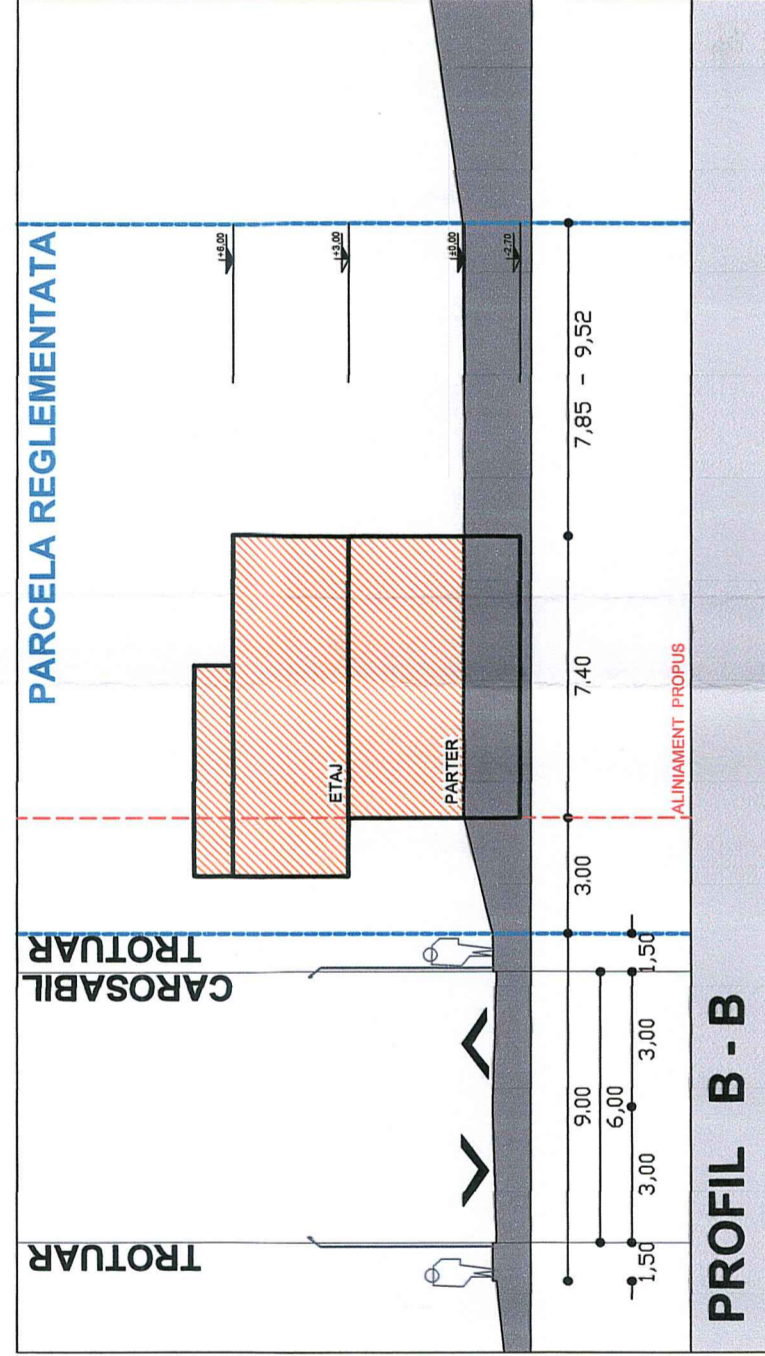
VIZUALIZARE PROPUNERE 1



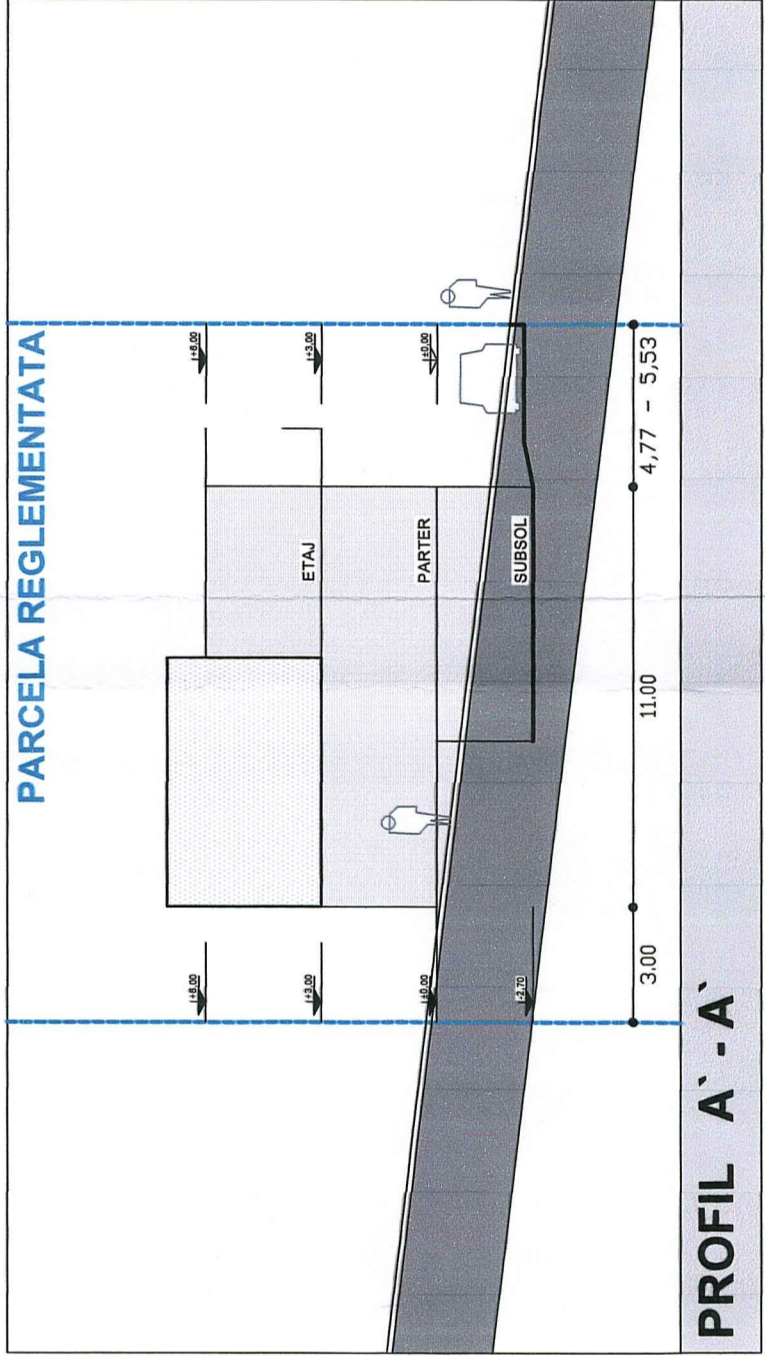
VIZUALIZARE PROPUNERE 2



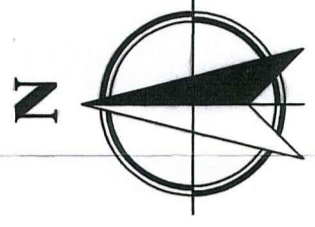
VIZUALIZARE PROPUNERE 3



PROFIL B - B



PROFIL A' - A'



| | | | |
|--------------------|-----------------------------|---|----------------------|
| Coordonator R.U.R. | Verif./Expert | Nume | Semnatura |
| arh. MARINA Stefan | SC ACS CONSTRUCT SRL | TEACOMAN | |
| | Beneficiar: | NAPOCA REGAL S.R.L. Cluj - Napoca | Nr. proiect: |
| | Titlu proiect: | ELABORARE P.U.D. LOCUINTA UNIFAMILIALA Sp+P+E - STR. DOINEI NR. CAD. 334089 | 2-05/1/2019 |
| | Amplasament: | MUN. CLUJ-NAPOCA, STR. DOINEI, NR. 47A, 48, JUD. CLUJ | Faza: |
| | Scara: | 1:200 | P.U.D. |
| | Proiectat | arh. SUCIU Claudiu | Obiectiv: |
| | Desenat | arh. SUCIU Claudiu | PLAN DE SITUATIE |
| | | arh. SUCIU Claudiu | POSIBILITATI DE |
| | | | MOBILARE URBANISTICA |
| | | | P5 |
| | | | Data: 02/2021 |



PLAN TOPOGRAFIC PENTRU
ELABORARE PUD
SC. 1:200
INTRAVILAN

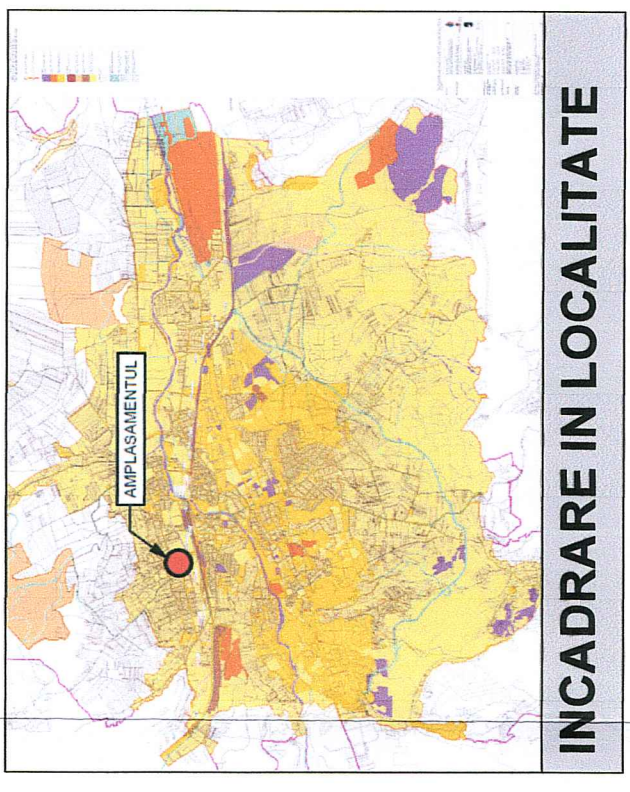
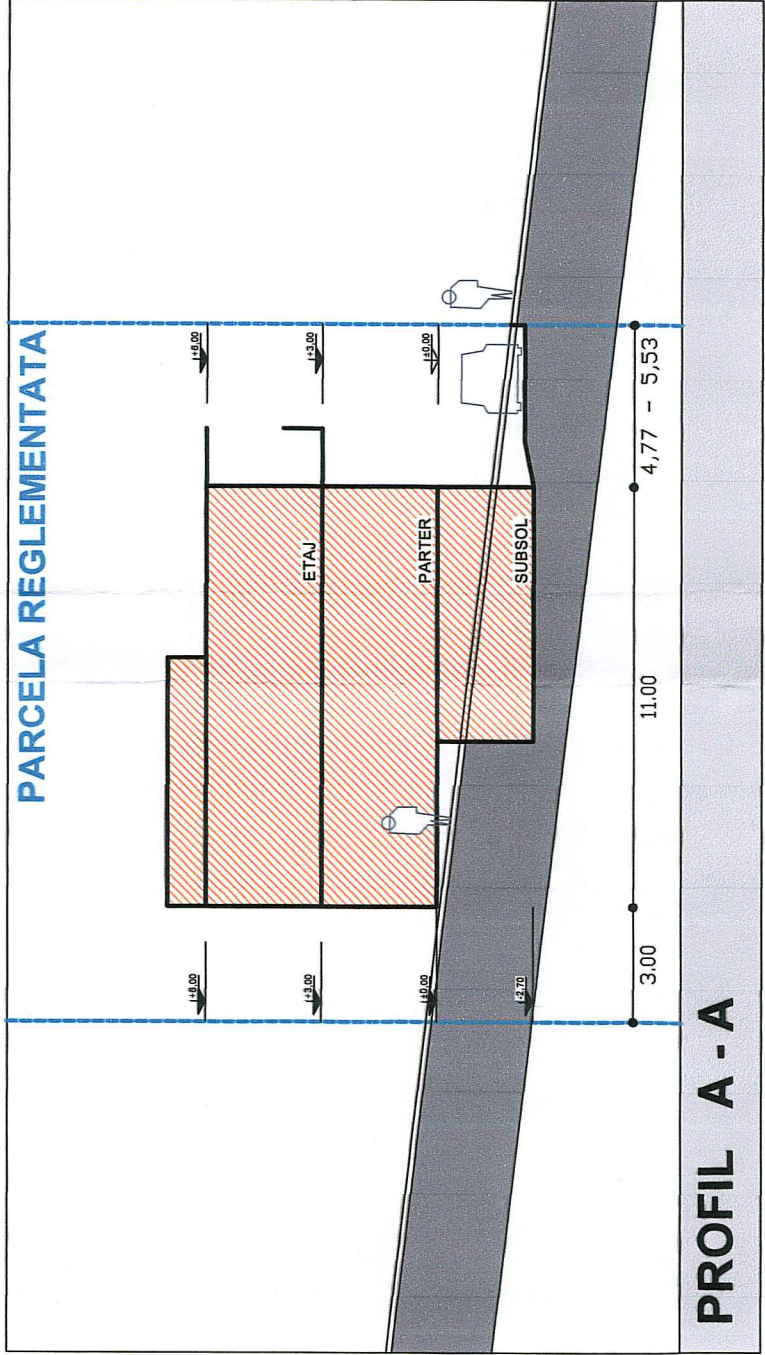
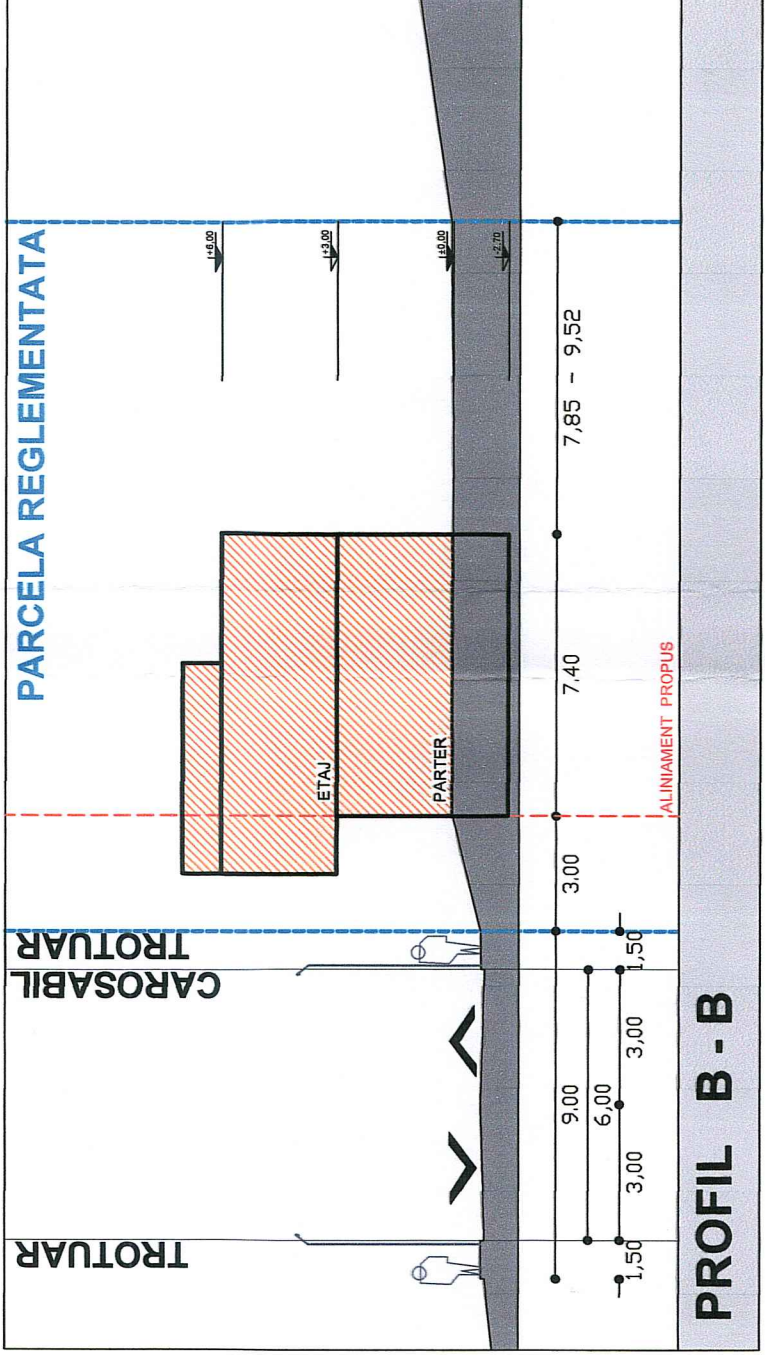
PRISCORNITA
MARINEL CATALIN
PRISCORNITA IULIA
STR. ANTON
BACALBASA NR. 19
nr. cad. 332553

nr. cad. 334090
NAPOCA REGAL SRL
STR. GIORDANO
BRUNO, NR. 33

nr. cad.
334089
S=360mp
47, 47A, 49

Sistem de Proiectie : STEREO 1970
Sistem de cote : MAREA NEAGRA 1975

Executant : SECARA CRISTIAN
Data : Iunie, 2019



INCADRARE IN LOCALITATE

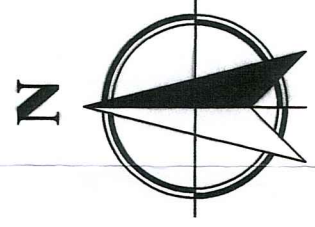
- LEGENDA:**
- ZONA STUDIATA
 - ZONA REGLEMENTATA PRIN P.U.D.
 - CONSTRUCTIE PROPUSA Sp+P+E
LOCUINTA UNIFAMILIALA;
Ac propus = 81,40mp
 - CAROSABIL ALEEE ACCES
 - TROTUARE CIRCULATII PUBLICE
 - SUPRAFETE PAVATE INCINTA
(circulatii auto si pietonale)
 - SPATII VERZI AMENAJATE
 - ALINIAMENT PROPUS
 - ACCES AUTO INCINTA
 - ACCES PIETONAL INCINTA

BILANT TERITORIAL PROPOS

| | MP | % |
|----------------------|--------|-------|
| TOTAL TEREN | 360 | 100 |
| CONSTRUCTII | 81,40 | 22,61 |
| CIRCULATII AUTO | 52,00 | 14,45 |
| CIRCULATII PIETONALE | 44,65 | 12,40 |
| SPATII VERZI | 181,95 | 50,54 |

P.O.T. max. propus = 25,00 %

C.U.T. max. propus = 0,80



PLAN URBANISTIC DE DETALIU
P.U.D.
LOCUINTA UNIFAMILIALA
Sp+P+E
STR. DOINEI
NR. CAD. 334089

REGLEMENTARI

Coordonator R.U.R. arh. MARINA SIEFAN

Verif./Expert Nume Nume Semnatura
SC ACS CONSTRUCTSRL

CLUJ - NAPOCA
CUJ RO 21896516 NRC 112/2613/2007
TEL. 0723-390585,
TEL. / FAX 0364-147405

Beneficiar: NAPOCA REGAL S.R.L. Cluj - Napoca
Titlu proiect: ELABORARE P.U.D. LOCUINTA UNIFAMILIALA Sp+P+E - STR. DOINEI NR. CAD. 334089
Nr. proiect: 2-05/1/2019
Faza: P.U.D.

Amplasament/MUN. CLUJ-NAPOCA, STR. DOINEI, NR.47,47A,49, JUD. CLUJ

Scara: 1:200
Data: 02/2021

Sef proiect arh. SUCIU Claudiu
Proiectat arh. SUCIU Claudiu
Desenat arh. SUCIU Claudiu

Obiectul: **PLAN DE SITUATIE
REGLEMENTARI
INFORMAREA POPULATIEI**

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