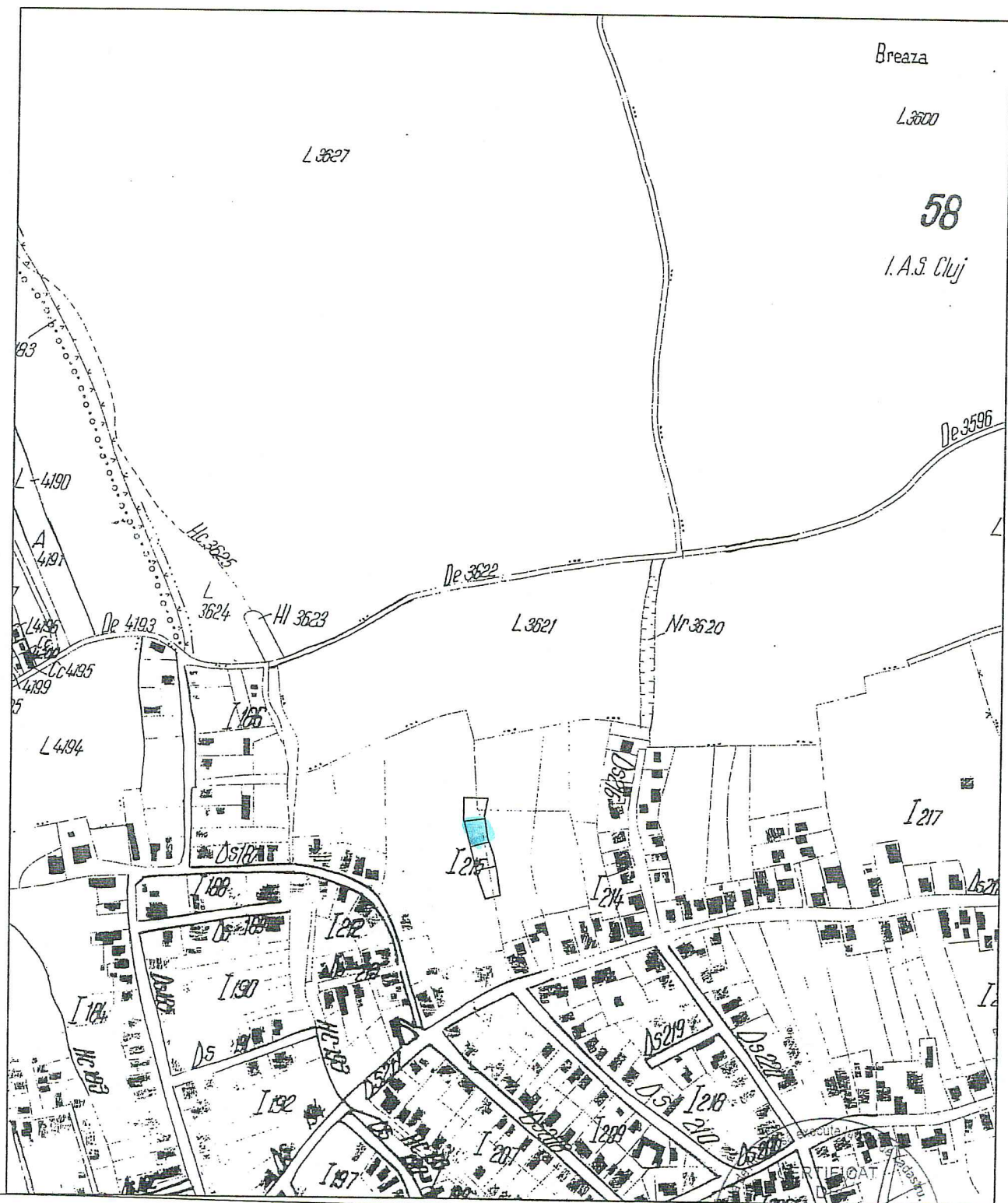


PLAN DE ÎNCADRARE ÎN ZONĂ
SCARA 1:5000
L-34-48-C-a-2-III
PENTRU CORPUL DE PROPRIETATE SITUAT IN
mun. Cluj-Napoca, str. Doinei,, nr. 47, 47A, 49, UAT Cluj-Napoca, jud. Cluj



Presedinta Autoritatii
Autoritatei
Seria RZ-CJ
Nr. 0207/10.01.2019
SECARA
CRISTIAN
CATEGORIA B

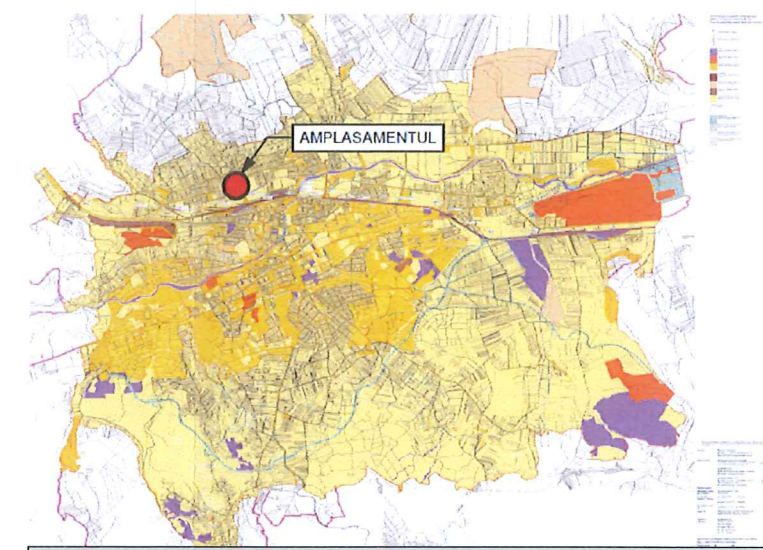
PLAN URBANISTIC DE DETALIU
P.U.D.
 LOCUINTA UNIFAMILIALA
 Sp+P+E
 STR. DOINEI
 NR. CAD. 334090

INCADRARE IN ZONA

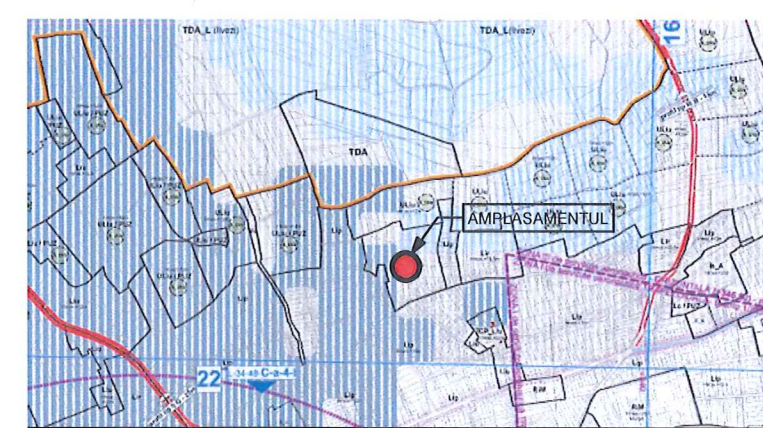
LEGENDA:
 ZONA STUDIATA
 ZONA REGLEMENTATA PRIN P.U.D.

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

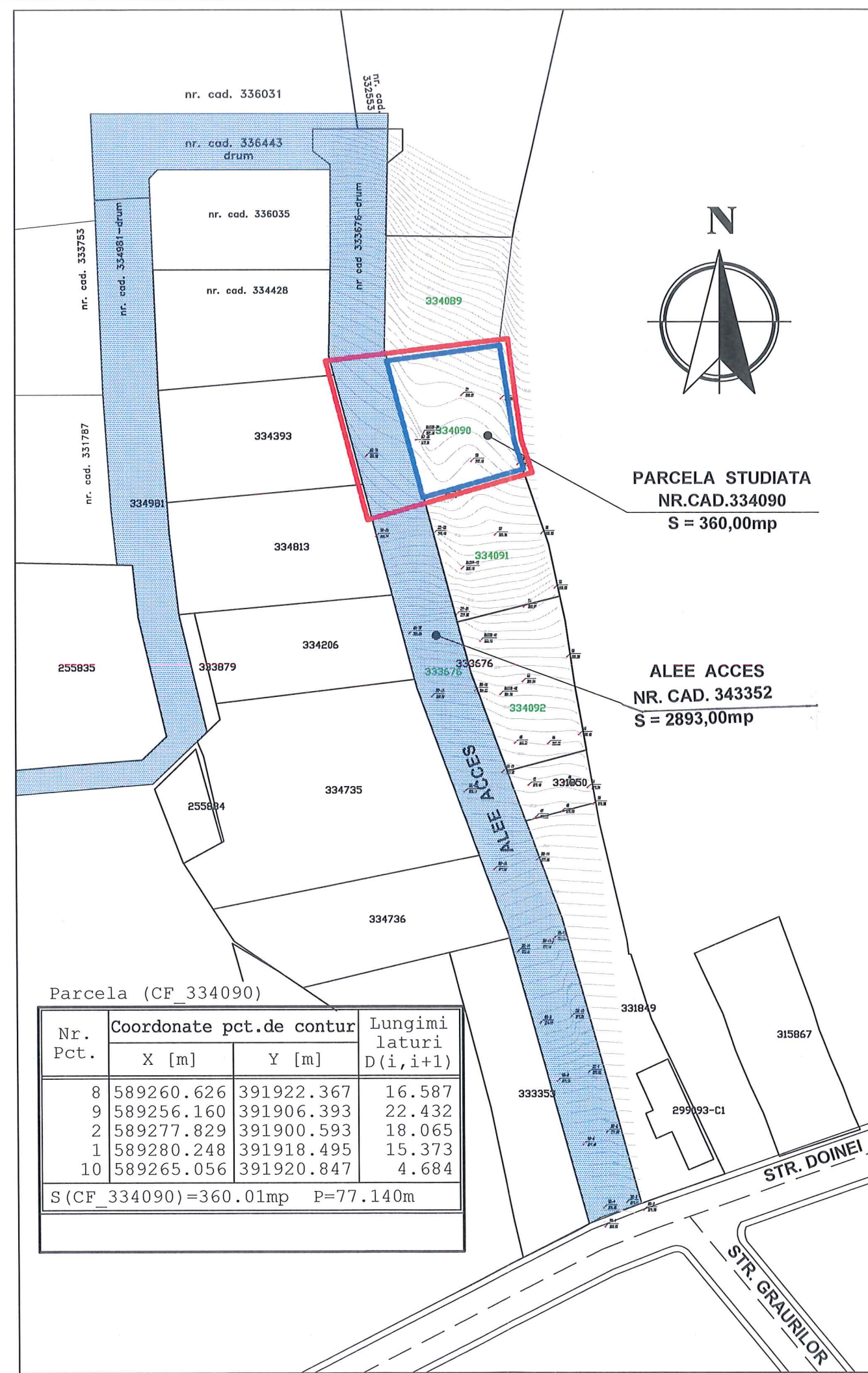
PARCELA STUDIATA
 C.F. NR. 334090; NR.CAD. 334090
 Steren = 360,00 mp
 Sc existent = 0,00 mp
 Sd existent = 0,00 mp
 P.O.T. ex = 0,00%
 C.U.T. ex = 0,0



INCADRARE IN LOCALITATE



INCADRARE IN P.U.G.



PARCELA STUDIATA
 NR.CAD.334090
 S = 360,00mp

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

Parcela (CF_334090)

| Nr. Pct. | Coordonate pct.de contur | | Lungimi laturi D(i,i+1) |
|----------|--------------------------|------------|-------------------------|
| | X [m] | Y [m] | |
| 8 | 589260.626 | 391922.367 | 16.587 |
| 9 | 589256.160 | 391906.393 | 22.432 |
| 2 | 589277.829 | 391900.593 | 18.065 |
| 1 | 589280.248 | 391918.495 | 15.373 |
| 10 | 589265.056 | 391920.847 | 4.684 |

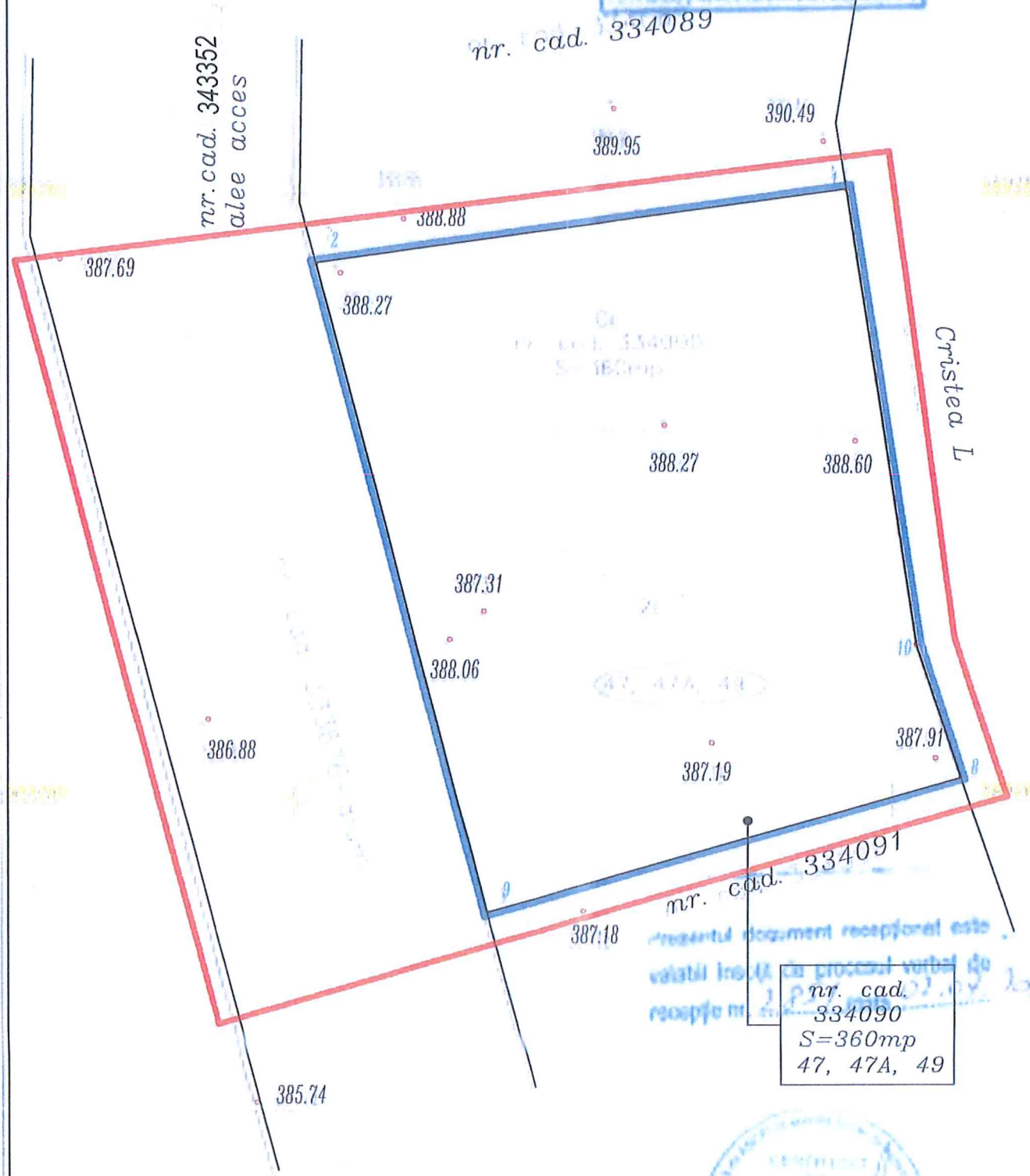
S (CF_334090) = 360.01mp P=77.140m

SECRETAR GENERAL
 2283
 Claudiu Gabriel SUCIU



| | | | |
|--|--------------------|--|---|
| Coordonator R.U.R. | | arh. MARINA Stefan | |
| Verif./Expert | Nume | Semnatura | Cerinta Referat Nr./Data |
| SC ACS CONSTRUCT SRL CLUJ - NAPOCA CUI RO 21896516 NRC 112/2613/2007 TEL. 0723-390585, TEL. / FAX 0364-147405 | | | Beneficiar: NAPOCA REGAL S.R.L. Cluj - Napoca |
| Sef proiect | arh. SUCIU Claudiu | | Nr. proiect: 2-05/2/2019 |
| Proiectat | arh. SUCIU Claudiu | Faza: | P.U.D. |
| Desenat | arh. SUCIU Claudiu | PLAN INCADRARE IN ZONA, RELATIA CU VECINATATILE | |
| Scara: 1:200 | | Obiectul: | |
| Data: 01/2021 | | P.O. | |

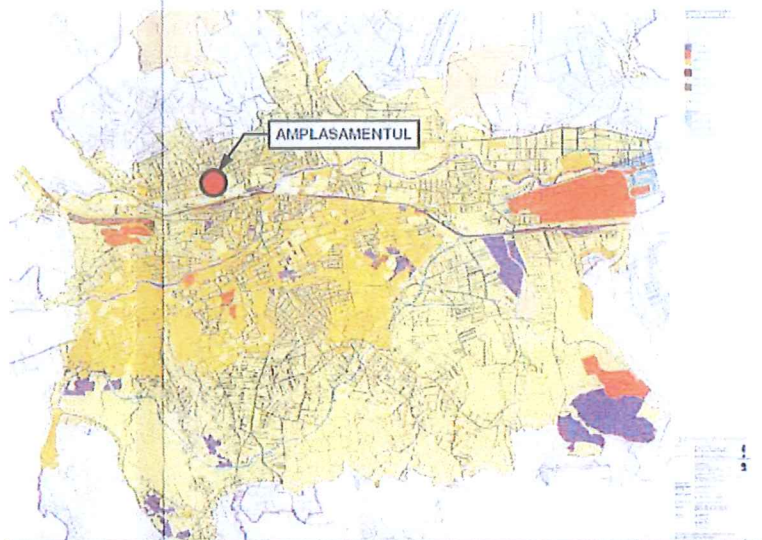
PLAN TOPOGRAFIC PENTRU
ELABORARE PUD
SC. 1:200
INTRAVILAN



nr. cad.
334090
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



INCADRARE IN P.U.G.



FOTO AMPLASAMENT



PLAN URBANISTIC DE DETALIU
P.U.D.
LOCUINTA UNIFAMILIALA
Sp+P+E
STR. DOINEI
NR. CAD. 334090

SITUATIA EXISTENTA

LEGENDA:
 ZONA STUDIATA
 ZONA REGLEMENTATA PRIN P.U.D.

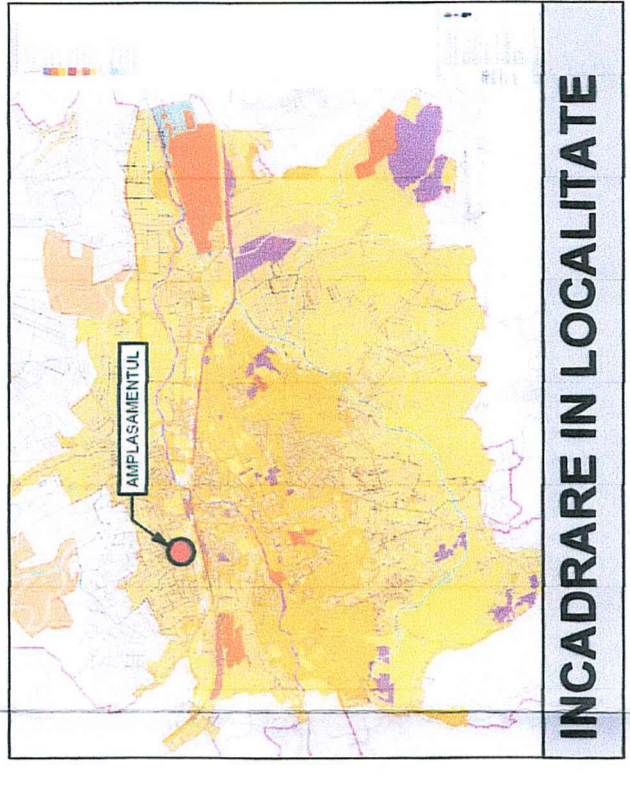
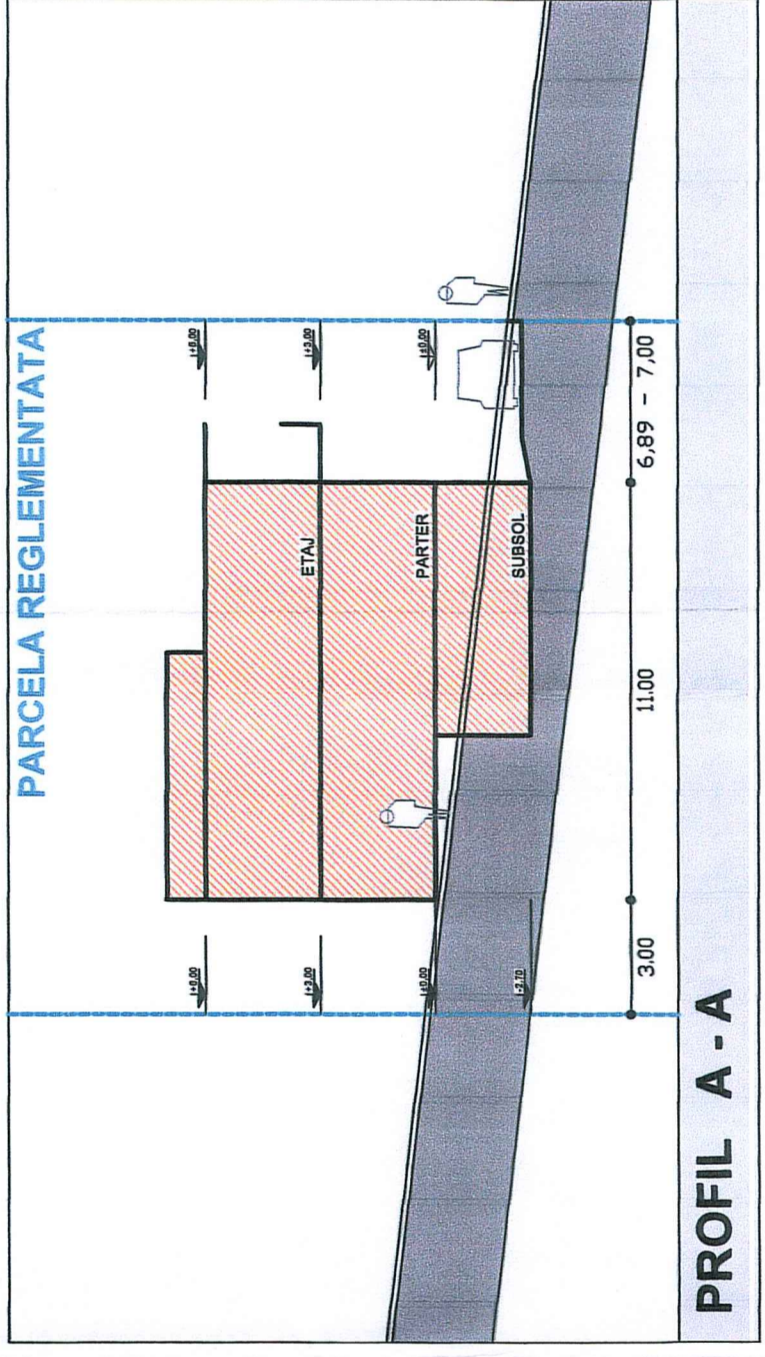
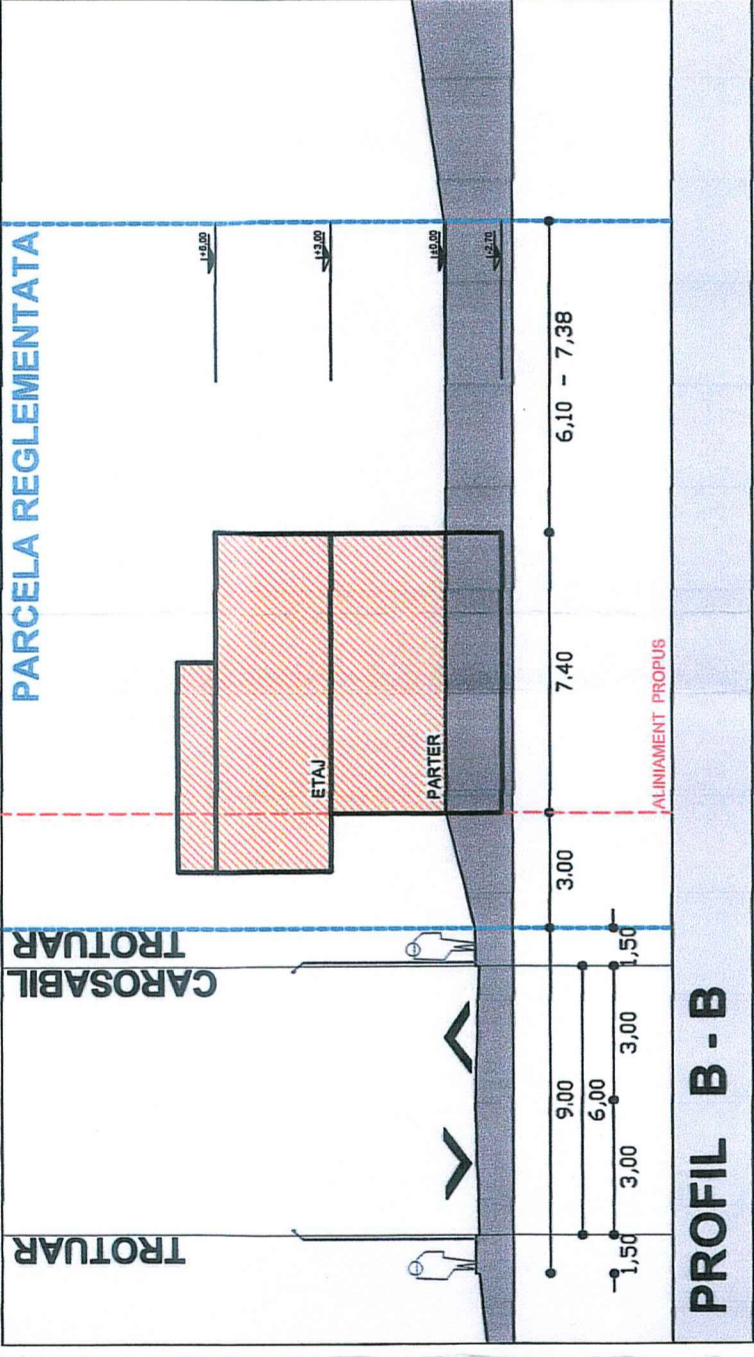
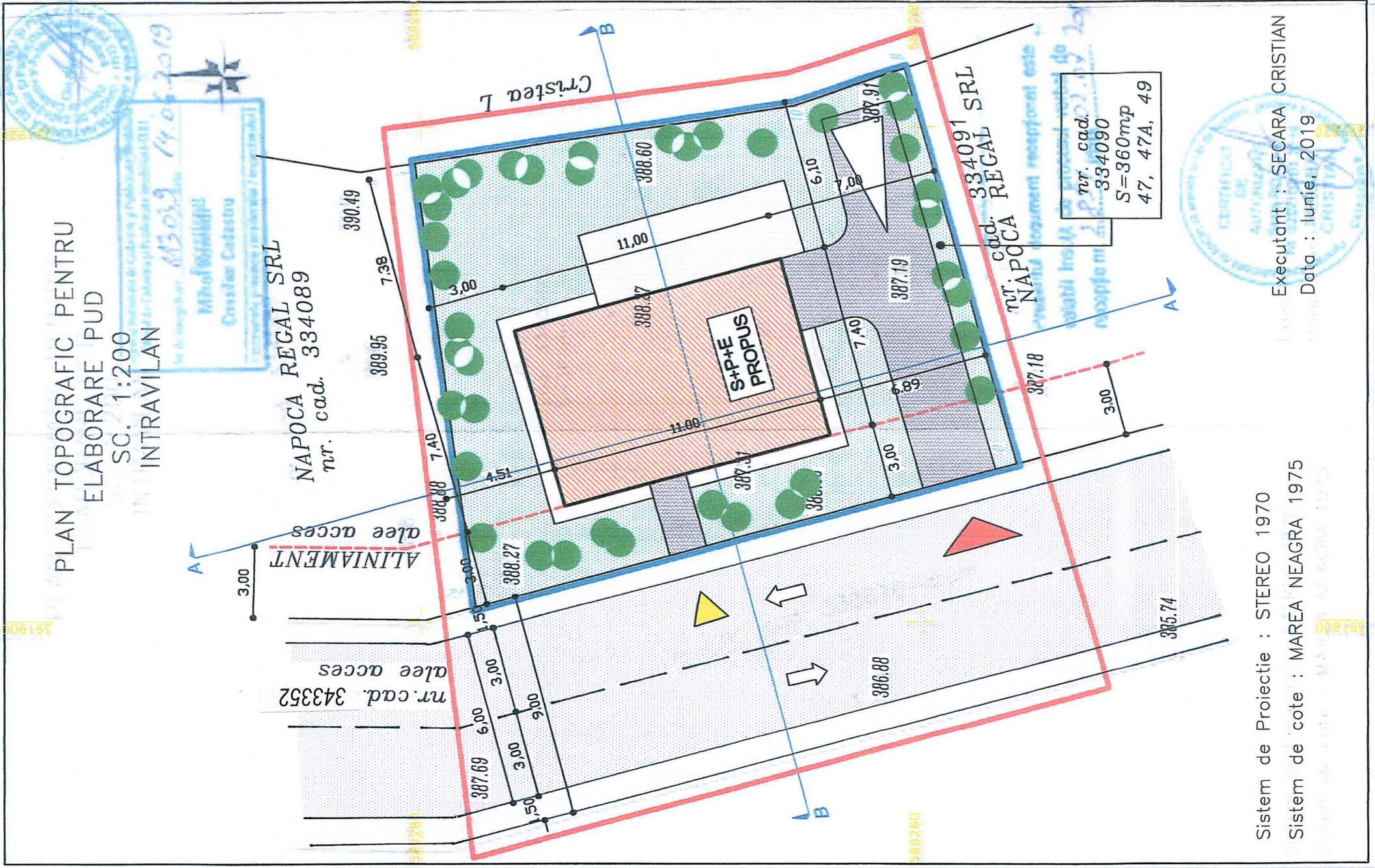
SITUATIA REGLEMENTATA PRIN P.U.G.:
 U.T.R. = Lir
 P.O.T. max = 35(25)% ; C.U.T. max = 0,9(0,5)

SITUATIA EXISTENTA
 C.F. NR. 334090; NR.CAD. 334090
 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_f min ESTE DE 2,00m FATA DE COTA TERENULUI SISTEMATIZAT (conf.NP112/04)

| | | | |
|--|---------------------|---------------------|---|
| Coordonator R.U.R. | | arch. MARINA Stefan | |
| Verif./Expert | Nume | Semnatura | Cerinta Referat Nr./Data |
| SC ACS CONSTRUCT SRL | | | Beneficiar: NAPOCA REGAL S.R.L. Cluj - Napoca Titlu proiect: ELABORARE P.U.D. LOCUINTA UNIFAMILIALA Sp+P+E - STRD. DOINEI NR.CAD. 334090 Amplasament: MUN. CLUJ-NAPOCA, STR.DOINEI, NR.47,47A,49, JUD. CLUJ |
| CLUJ - NAPOCA | | | |
| CUI RO 21896516 NRC J12/2613/2007 | | | |
| TEL. 0723-390585, TEL. / FAX 0364-147405 | | Scara: | Obiectul: |
| Sef proiect | arch. SUCIU Claudiu | 1:200 | PLAN DE SITUATIE SITUATIA EXISTENTA |
| Proiectat | arch. SUCIU Claudiu | Data: | |
| Desenat | arch. SUCIU Claudiu | 01/2021 | |
| | | | P1 |

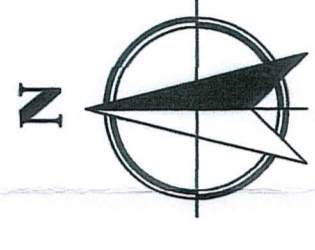


BILANT TERITORIAL PROPIUS

| | MP | % |
|----------------------|--------|-------|
| TOTAL TEREN | 360 | 100 |
| CONSTRUCTII | 81,40 | 22,61 |
| CIRCULATII AUTO | 55,50 | 15,41 |
| CIRCULATII PIETONALE | 44,65 | 12,40 |
| SPATII VERZI | 178,45 | 49,58 |

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. 334090

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
(circulatii auto si pietonale)
 - SPATII VERZI AMENAJATE
 - ALINIAMENT PROPIUS
 - ▲ ACCES AUTO INCINTA
 - ▲ ACCES PIETONAL INCINTA



Coordonator R.U.R.

Verif./Expert: Nume **SC ACS CONSTRUIGT SRL**
CLUJ - NAPOCA
CUI RO 21896516 NRC 312/2613/2007
TEL. 0723-390585
TEL. / FAX 0364-147405

Cerinta Referat Nr./Data
Beneficiar: NAPOCA REGAL SRL, Cluj Napoca
Titlu proiect: ELABORARE P.U.D. LOCUINTA UNIFAMILIALA Sp+P+E - STR. DOINEI NR.CAD. 334090
Faza: P.U.D.

Nr. proiect: 2-05/2019

Scara: 1:200
Data: 01/2021

Obiectul: PLAN DE SITUATIE
REGLEMENTARI URBANISTICE

P2

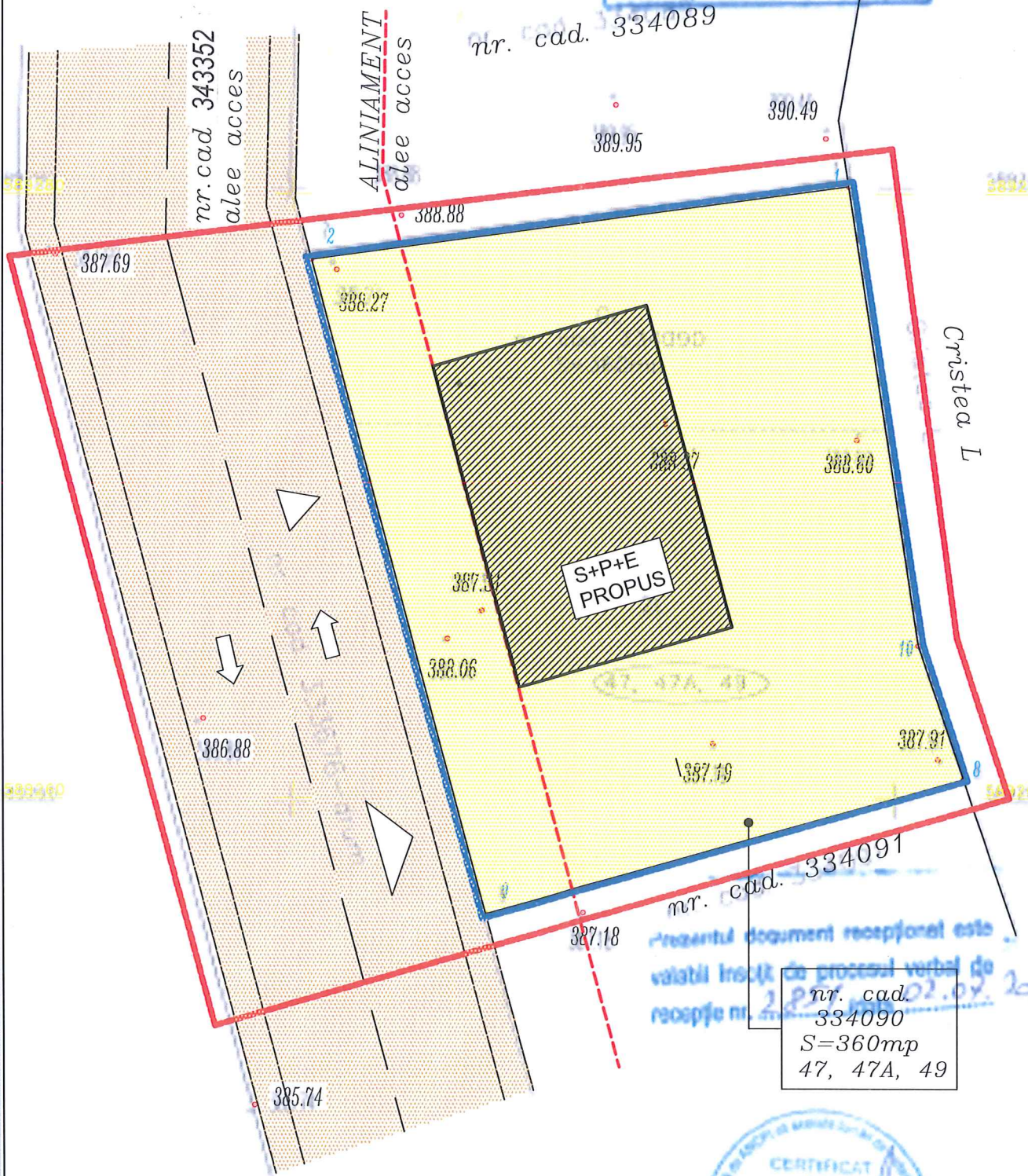
Sistem de Proiectie : STEREO 1970
Sistem de cote : MAREA NEAGRA 1975

Executant : SECARA CRISTIAN
Data : Iunie, 2019

PLAN TOPOGRAFIC PENTRU
ELABORARE PUD
SC. 1:200
INTRAVILAN



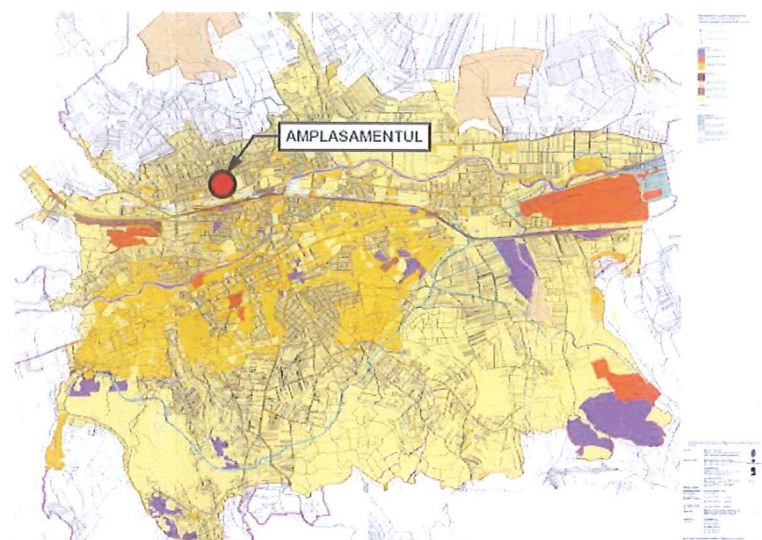
nr. cad. 334089
113039 14.06.2019
Mihail Vitan
Consilier Cadastru



nr. cad. 334090
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

ORDINUL ARHITECTUR
DIN ROMANIA
2283
Claudiu Gabriel
SUCIU



| | | | |
|---|--------------------|------------------------|---|
| Coordonator R.U.R. | | arh. MARINA Stefan | |
| Verif./Expert | Nume | Semnatura | Cerinta Referat Nr./Data |
| SC ACS CONSTRUCT SRL CLUJ - NAPOCA CUI RO 21896516 NRC 312/2613/2007 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 - STRD. DOINEI NR.CAD. 334090 Amplasament: MUN. CLUJ-NAPOCA, STR.DOINEI, NR.47,47A,49, JUD. CLUJ |
| Sef proiect | arh. SUCIU Claudiu | Scara: 1:200 | Obiectul: PLAN DE SITUATIE PROPRIETATEA ASUPRA TERENURILOR |
| Proiectat | arh. SUCIU Claudiu | Data: 01/2021 | |
| Desenat | arh. SUCIU Claudiu | | |
| | | Nr. proiect: 2-05/2019 | Faza: P.U.D. |
| | | P3 | |

PLAN URBANISTIC DE DETALIU
P.U.D.
LOCUINTA UNIFAMILIALA
Sp+P+E
STR. DOINEI
NR. CAD. 334090

PROPRIETATEA ASUPRA
TERENURILOR

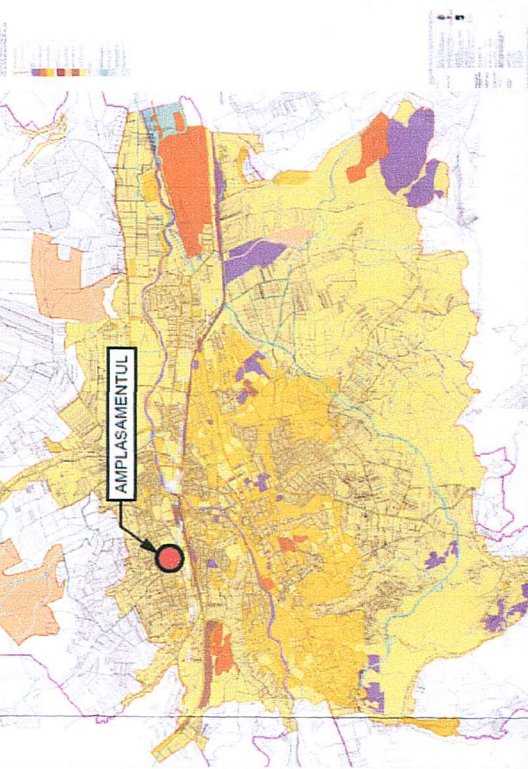
SITUATIA REGLEMENTATA PRIN P.U.G:
U.T.R. = Lir
P.O.T. max = 35(25)% ; C.U.T. max = 0,9(0,5)
C.F. NR. 334090; NR.CAD. 334090
Stere = 360,00 mp



PLAN URBANISTIC DE DETALIU
P.U.D.
 LOCUINTA UNIFAMILIALA
 Sp+P+E
 STR. DOINEI
 NR. CAD. 334090

**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. 334090; NR. CAD. 334090
 Steren = 360,00 mp



INCADRARE IN LOCALITATE

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

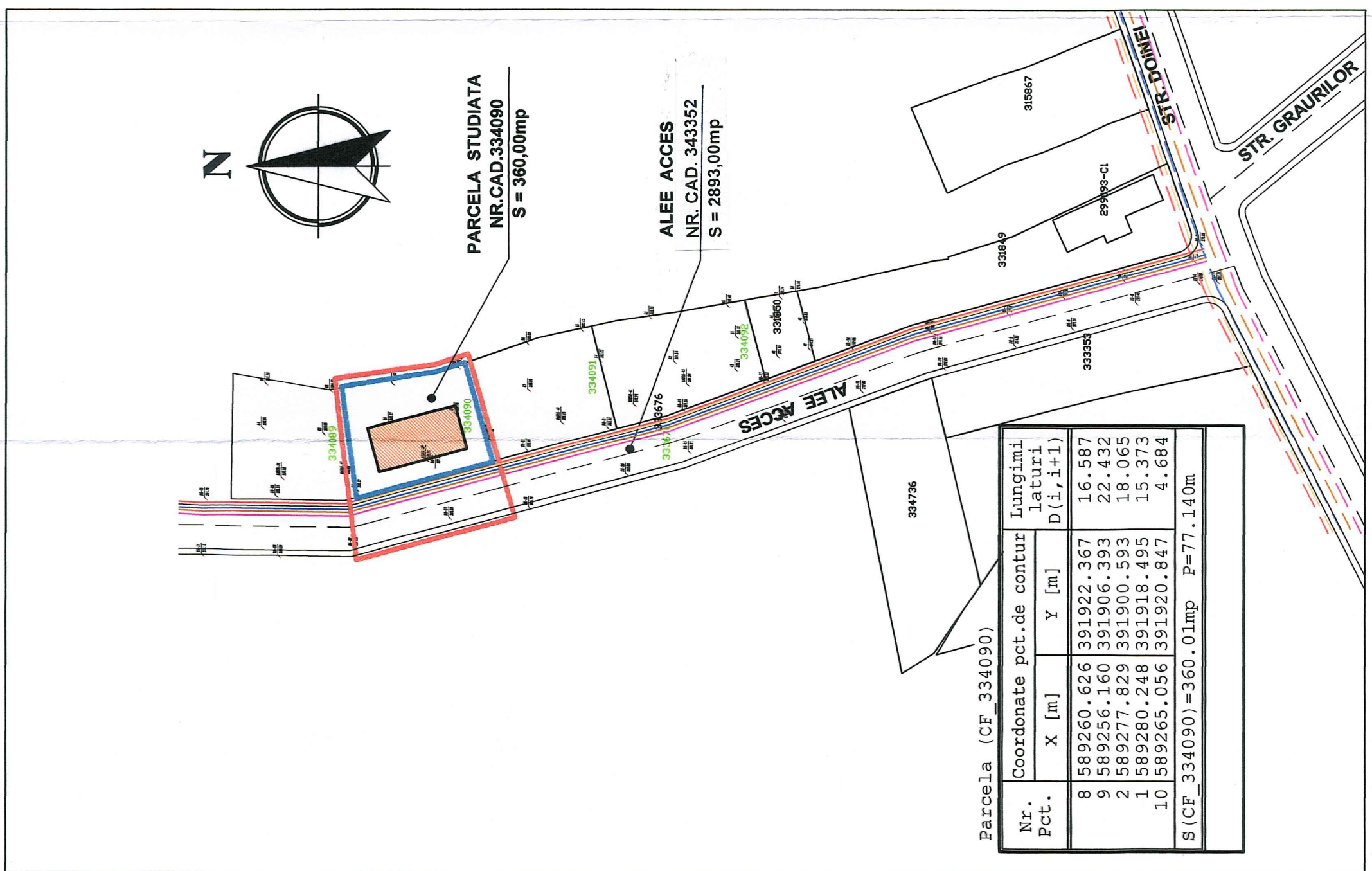
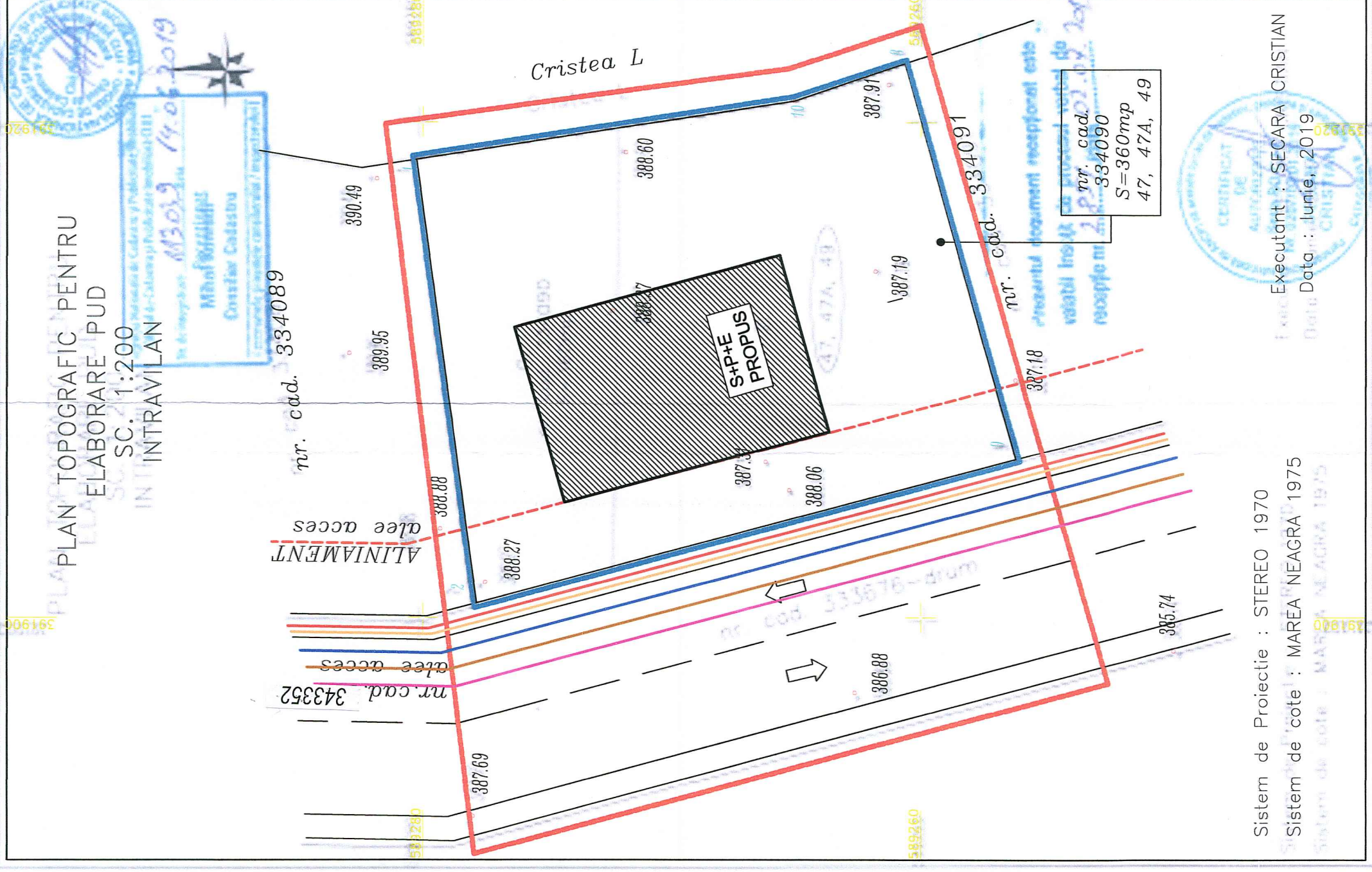
RETELE EXISTENTE :

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

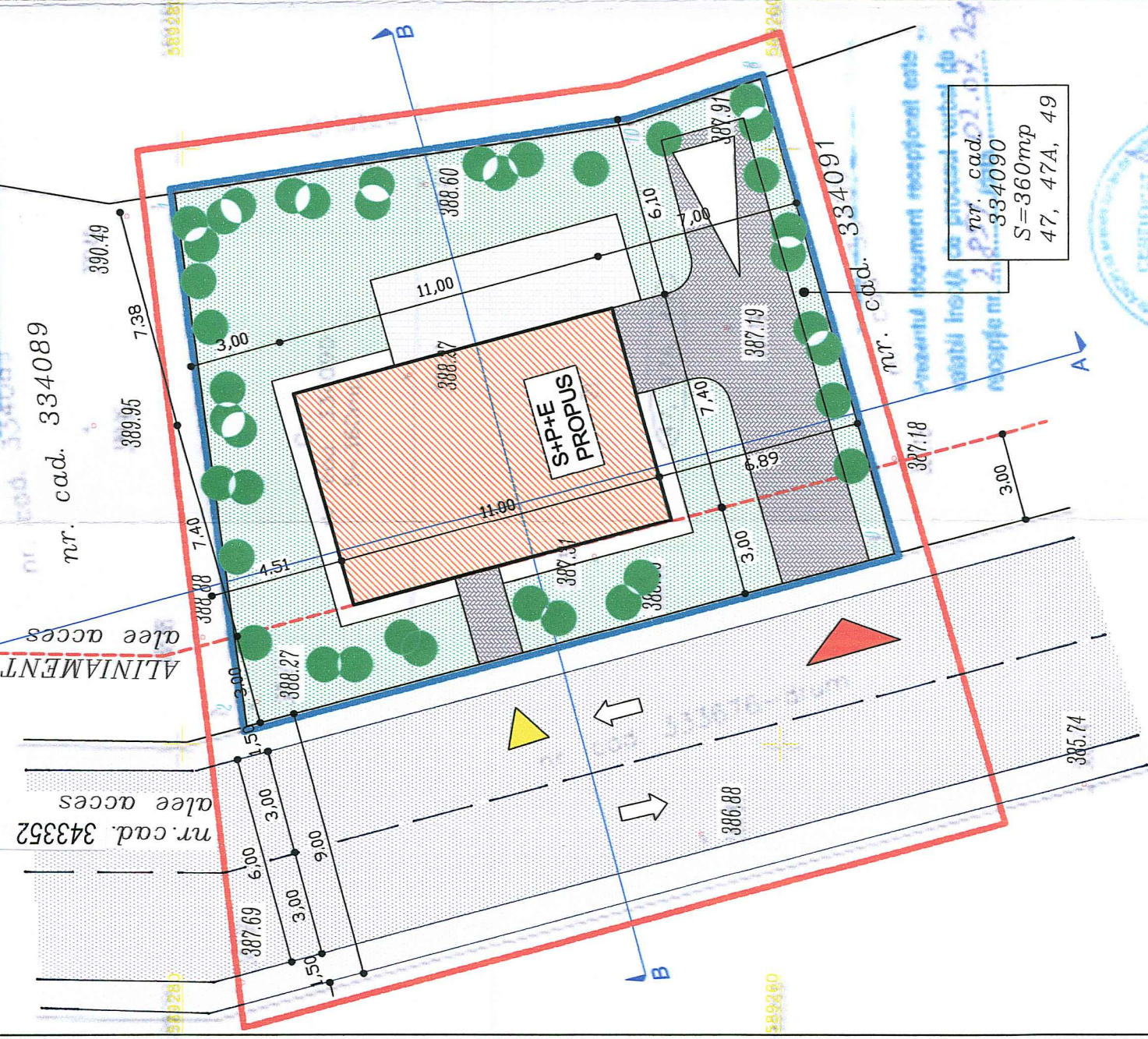
RETELE PROPUSE :

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

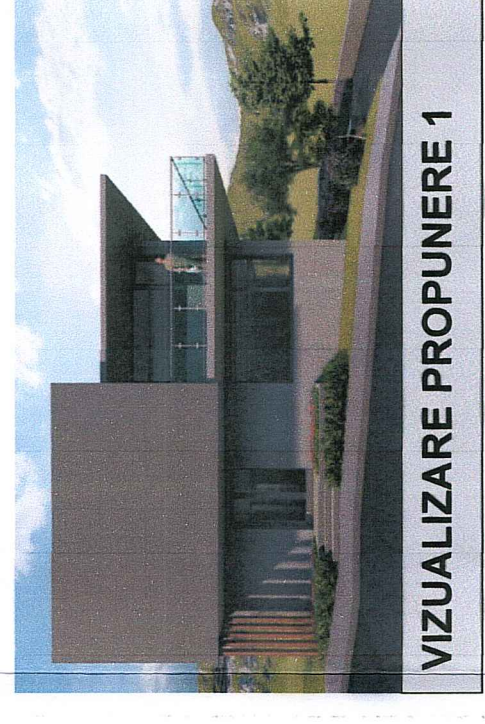
| | |
|--|---|
| Coordonator R.U.R. | arh. MARINA Stiefan |
| Verif./Expert | Nume SC ACS CONSTRUCT SRL |
| Beneficiar | MAPOCA REGAL S.R.L. Cluj - Napoca |
| Nr. proiect | 2-05/2/2019 |
| Faza | ELABORARE P.U.D. LOCUINTA UNIFAMILIALA Sp+P+E - STRD. DOINEI NR.CAD. 334090 |
| Obiectul | Amplasament MUN. CLUJ-NAPOCA, STR.DOINEI, NR.47A,49, JUD. CLUJ |
| Scale | 1:200 |
| Data | 01/2021 |
| Sef proiect | arh. SUCIU Claudiu |
| Proiectat | arh. SUCIU Claudiu |
| Desenat | arh. SUCIU Claudiu |
| PLAN DE SITUATIE REGLEMENTARI ECHIPARE EDILITARA | P4 |



PLAN TOPOGRAFIC PENTRU
ELABORARE PUD
IN TRAVILAN
SC. 1:200
nr. cad. 334089
nr. cad. 343352
nr. cad. 334091
nr. cad. 334090
S = 360mp
47, 47A, 49



Sistem de Proiectie : STEREO 1970
Sistem de cote : MAREA NEAGRA 1975
Executant : SECARA CRISTIAN
Data : Iunie, 2019



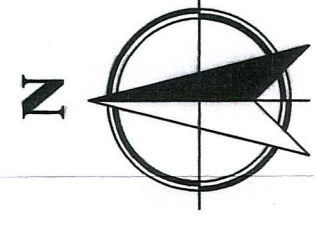
VIZUALIZARE PROPUNERE 1



VIZUALIZARE PROPUNERE 2



VIZUALIZARE PROPUNERE 3



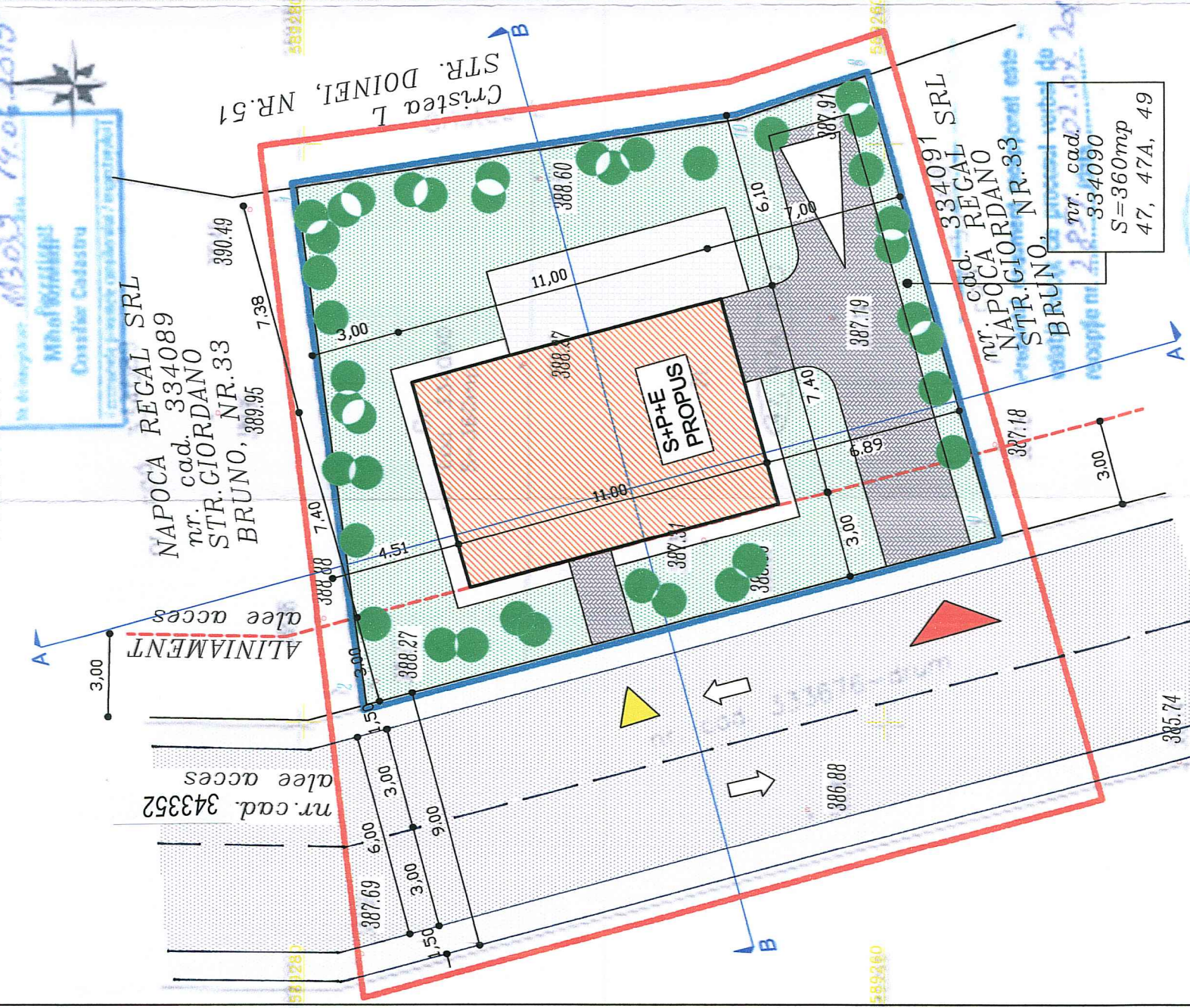
PLAN URBANISTIC DE DETALIU
P.U.D.
LOCUINTA UNIFAMILIALA
Sp+P+E
STR. DOINEI
NR. CAD. 334090
MOBILARE URBANA

- 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

| | | | |
|--|-----------------------------------|-----------------------|--|
| Coordonator R.U.R. | | arh. MARINA Ștefănița | |
| Verif./Expert | Nume | Semnatura | |
| SC ACS CONSTRUCT SRL CLUJ - NAPOCA CUI RO 21896516 NR. REG. 276.152/2007 TEL. 0723-390585, TEL. / FAX 0364-147403 | | | |
| Sef proiect | arh. SUCIU Claudiu | | |
| Proiectat | arh. SUCIU Claudiu | | |
| Desenat | arh. SUCIU Claudiu | | |
| Cerinta | Referat Nr./Data | Nr. proiect: | |
| Beneficiar: | NAPOCA REGAL S.R.L. Cluj - Napoca | 2-05/2/2019 | |
| Elaborare P.U.D. Locuinta Unifamiliala Sp+P+E - STRD. DOINEI NR.CAD. 334090 | | Faza: | |
| Amplasament: MUN. CLUJ-NAPOCA, STR. DOINEI, NR.47A,49, JUD. CLUJ | | P.U.D. | |
| Scara: | 1:200 | Obiectul: | |
| PLAN DE SITUATIE | | P5 | |
| POSIBILITATI DE MOBILARE URBANISTICA | | 01/2021 | |



PLAN TOPOGRAFIC PENTRU
ELABORARE PUD
SC. 1:200
INTRAVILAN

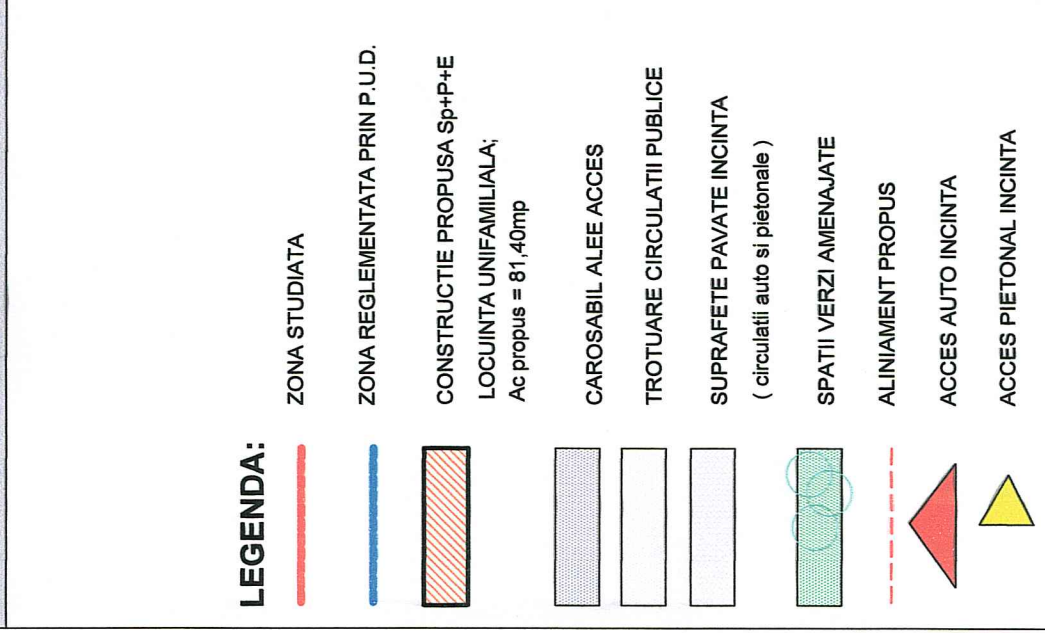


nr. cad. 343352
nr. cad. 334089
nr. cad. 334090
S = 360mp
47, 47A, 49

Exec. Executant : SECARA CRISTIAN
Data : : luni, 2019

PLAN URBANISTIC DE DETALIU
P.U.D.
LOCUINTA UNIFAMILIALA
Sp+P+E
STR. DOINEI
NR. CAD. 334090

REGLEMENTARI



LEGENDA:

Coordonator R.U.R.
Verif./Expert Nume Semnat
SC ACS CONSTRUCT SRL
CLUJ - NAPOCA CONSTRUCT
CUJ RO 21896516 NR. 912/26/3/2007
TEL. 0723-390585
TEL. / FAX 0364-147405

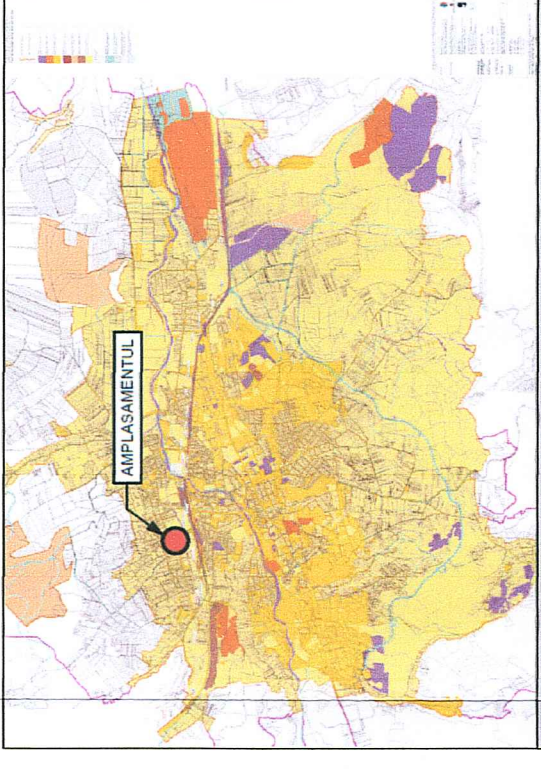
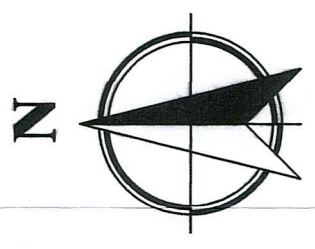
Referat Nr./Data
Beneficiar: NAPOCA REGAL S.R.L. Cluj, Napoca
Titlu proiect: ELABORARE P.U.D. LOCUINTA UNIFAMILIALA Sp+P+E - STRD. DOINEI NR.CAD. 334090
Amplasament: MUN. CLUJ-NAPOCA, STR.DOINEI, NR.47A-49, JUD. CLUJ

Nr. proiect: 2-05/2/2019
Faza: P.U.D.

Scara: 1:200
Data: 01/2021

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

P6



INCADRARE IN LOCALITATE

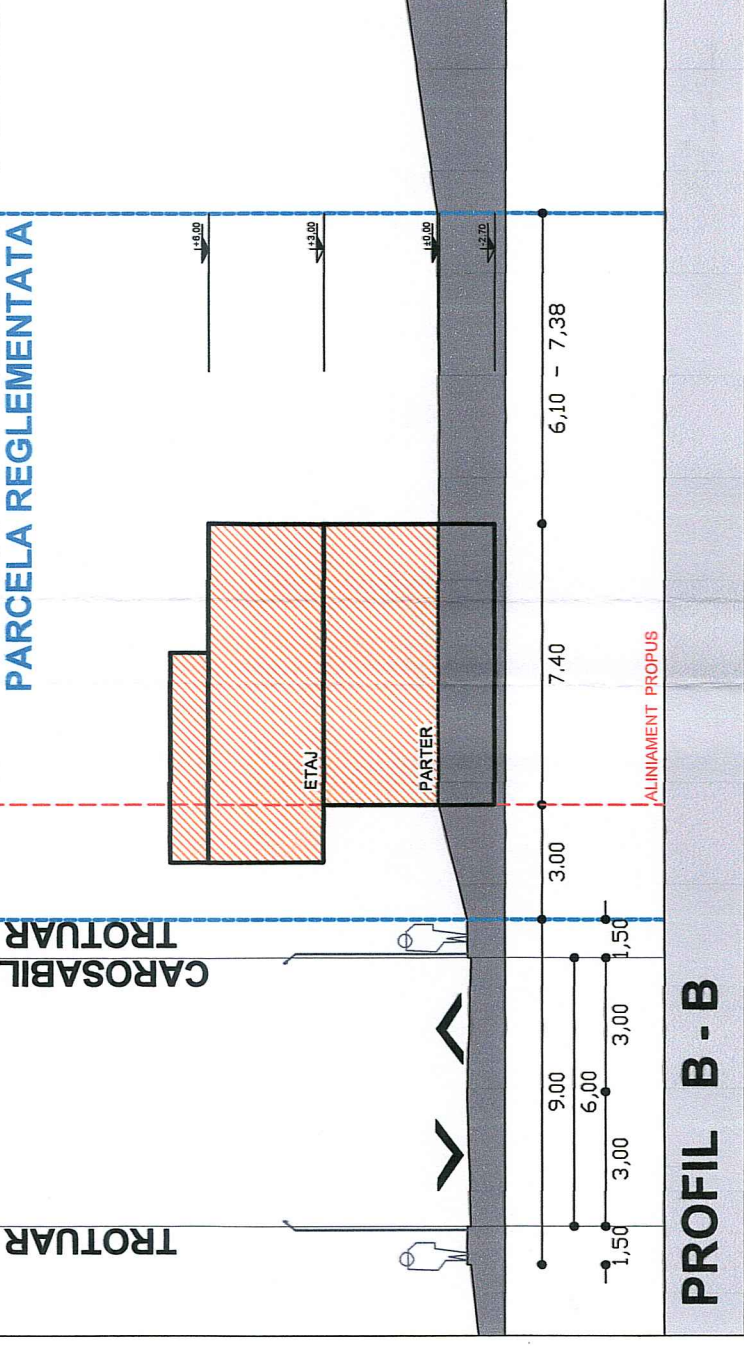
BILANT TERITORIAL PROPUS

| | MP | % |
|----------------------|--------|-------|
| TOTAL TEREN | 360 | 100 |
| CONSTRUCTII | 81,40 | 22,61 |
| CIRCULATII AUTO | 55,50 | 15,41 |
| CIRCULATII PIETONALE | 44,65 | 12,40 |
| SPATII VERZI | 178,45 | 49,58 |

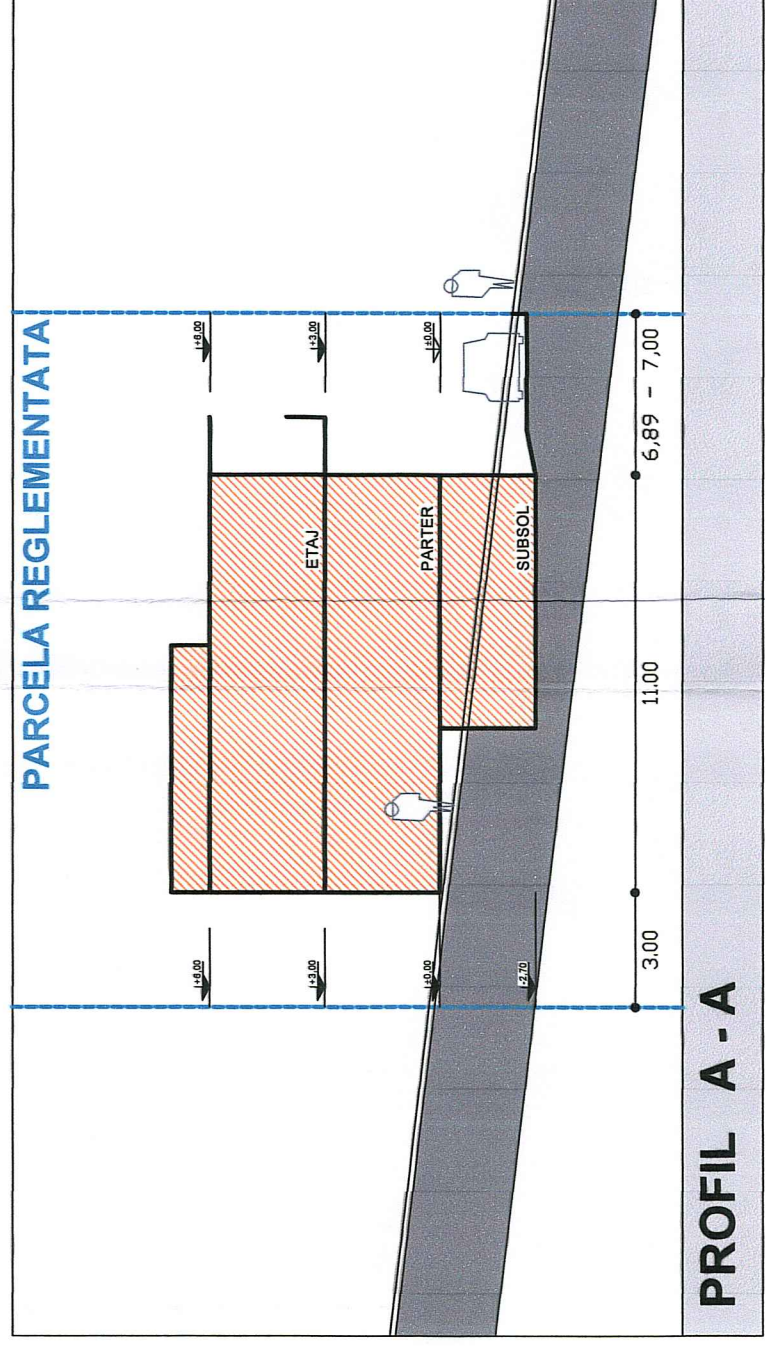
P.O.T. max. propus = 25,00 %

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

Claudiu Gabriel
SRL



PROFIL B - B



PROFIL A - A