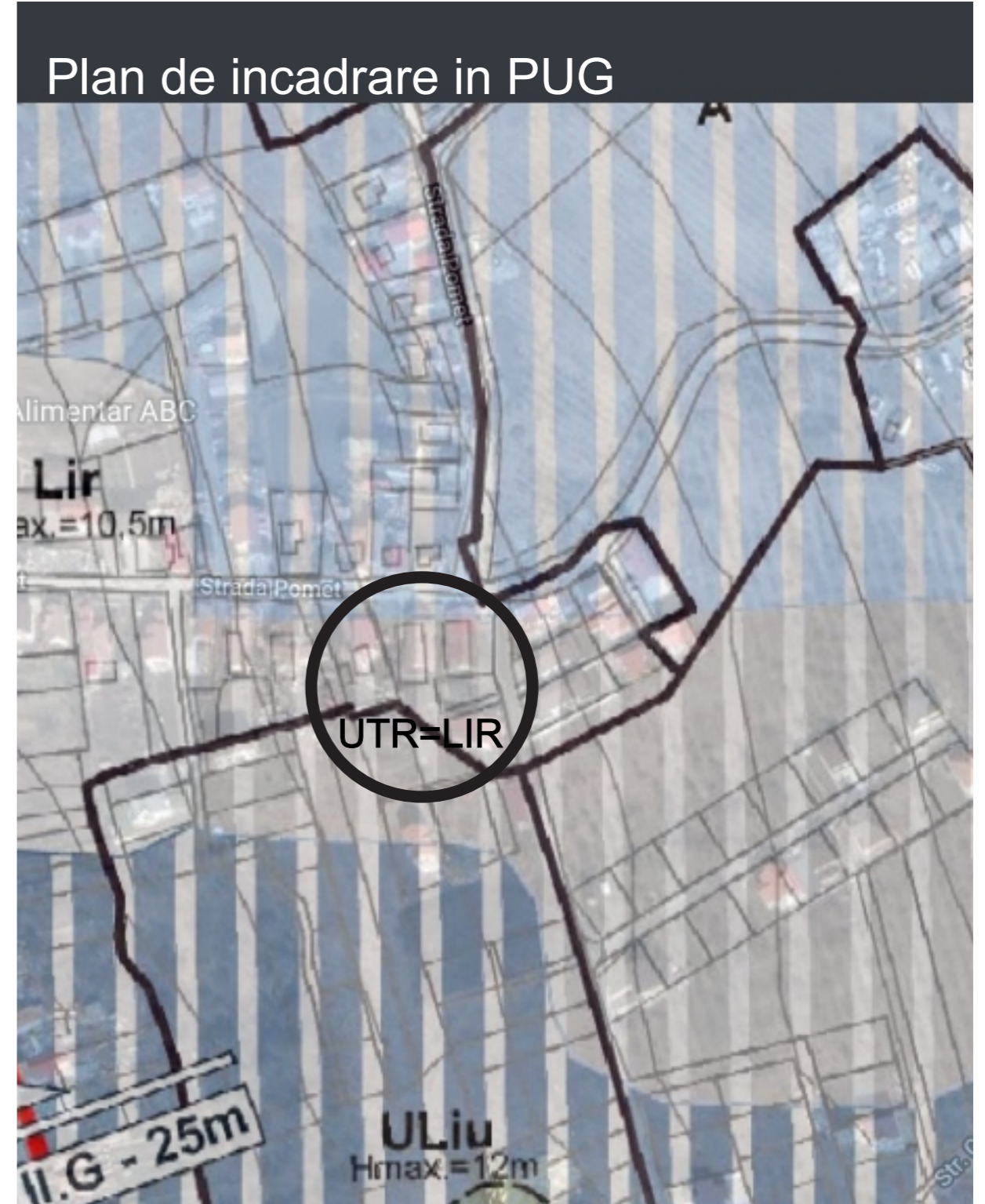


# Plan de incadrare in zona - extras cadastral



Parcela (1)

Nr. Pct.	Coordonate pct.de contur		Lungimi laturi D(i,i+1)
	X [m]	Y [m]	
6	590598.487	394010.504	3.580
7	590595.002	394011.325	22.711
15	590589.821	393989.213	1.686
37	590589.454	393987.567	25.540
22	590583.894	393962.640	7.284
21	590582.126	393955.574	10.379
45	590592.086	393952.653	19.663
30	590596.746	393971.756	9.955
18	590606.386	393969.270	16.164
17	590606.443	393985.434	13.548
16	590592.973	393986.889	24.250
S(1)=563.93mp P=154.762m			

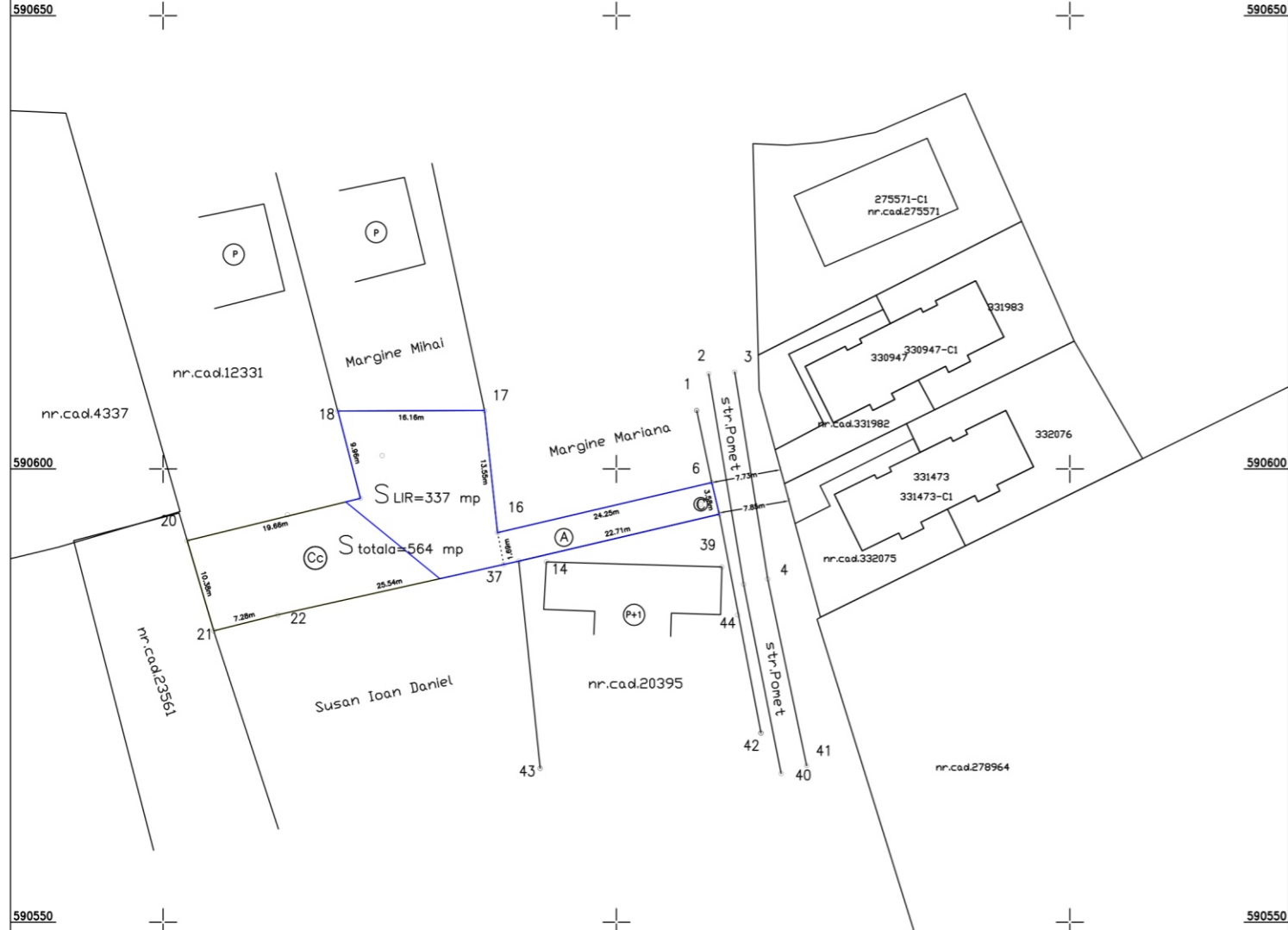


VERIFICATOR EXPERT	NUME	SEMNTURA	CERINTA	REFERAT / EXPERTIZA NR./DATA
<b>stil proiect</b> Birou de proiectare Arhitectură, Urbanism și Design Interior TEL: 0745-194297				Certificat de urbanism PUD și DTAC REALIZARE LOCUINTA FAMILIALA -BRANSAMENTE UTILITATI -REALIZARE IMPREJUMIRE
SPECIFICATIE SEF PROIECT PROIECTAT DESENAT	NUME ARH. UNGUR CRISTIANA ARH. UNGUR CRISTIANA ARH. UNGUR CRISTIANA	SEMNTURA [Signature] [Signature] [Signature]	SCARA BENEFICIAR VATCA BIANCA SI VATCA COSMIN STR. POMET NR.14-16	NR. PR. PUD PLAN DE INCADRARE

# Plan topografic - situatia existenta

Plan Situatie  
intravilan  
Scara 1:500

Adresa: loc. Cluj Napoca, str.Pomet, nr.14-16, jud. Cluj  
Nr.Cad.339507



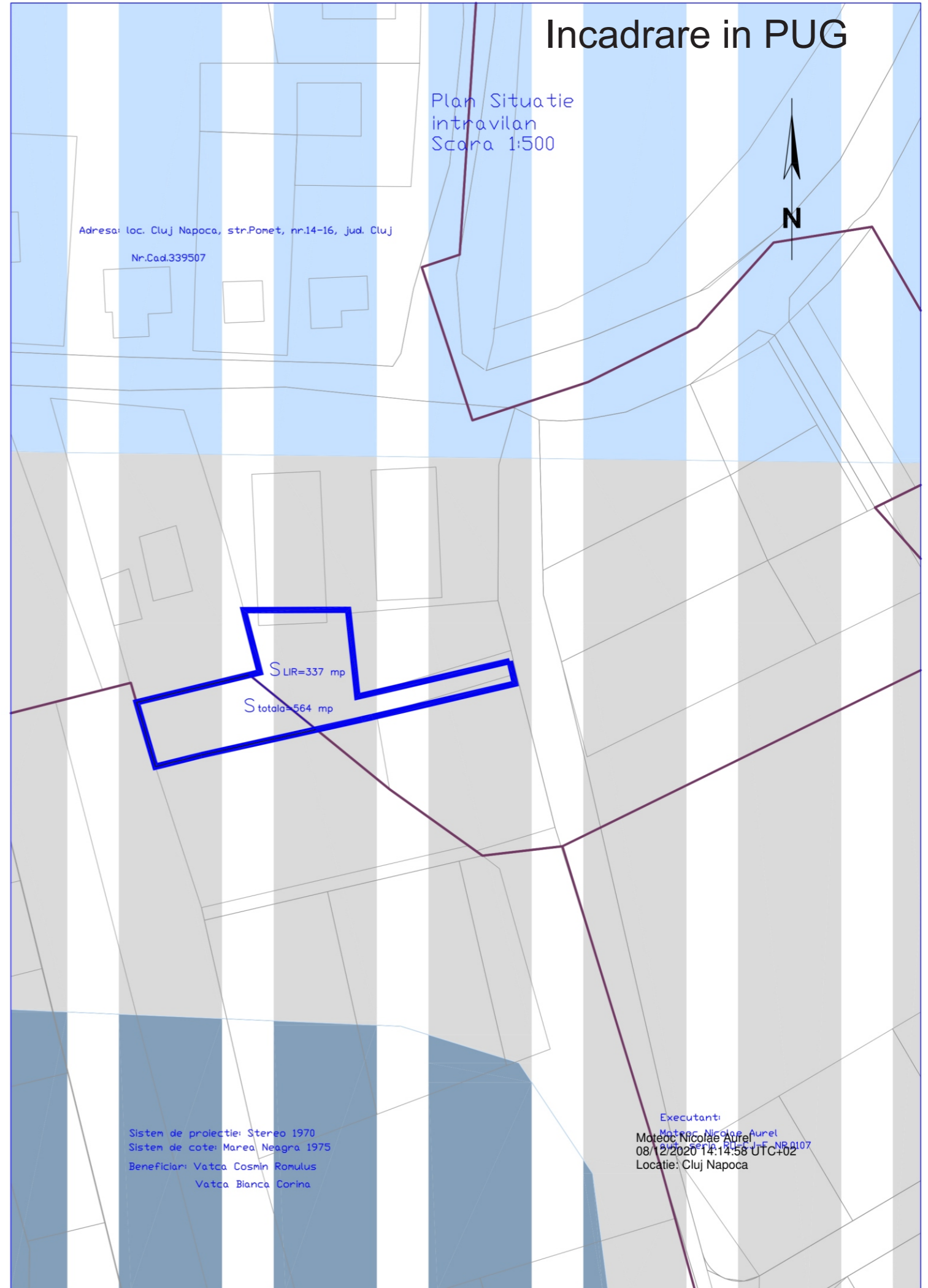
Sistem de proiectie: Stereo 1970  
Sistem de cote: Marea Neagra 1975  
Beneficiar: Vatica Cosmin Romulus  
Vatica Bianca Corina

Executanti:  
Mateoc Nicolae Aurel  
Nr.Cad. NR 0107  
08/12/2020 14:14:01 UTC+02  
Locatie: Cluj Napoca

# Incadrare in PUG

Plan Situatie  
intravilan  
Scara 1:500

Adresa: loc. Cluj Napoca, str.Pomet, nr.14-16, jud. Cluj  
Nr.Cad.339507



Sistem de proiectie: Stereo 1970  
Sistem de cote: Marea Neagra 1975  
Beneficiar: Vatica Cosmin Romulus  
Vatica Bianca Corina

Executanti:  
Mateoc Nicolae Aurel  
Nr.Cad. NR 0107  
08/12/2020 14:14:58 UTC+02  
Locatie: Cluj Napoca

Adresa: loc. Cluj Napoca, str.Pomet, nr.14-16, Jud. Cluj

Nr.Cad.339507

# Plan topografic vizat de cadastru

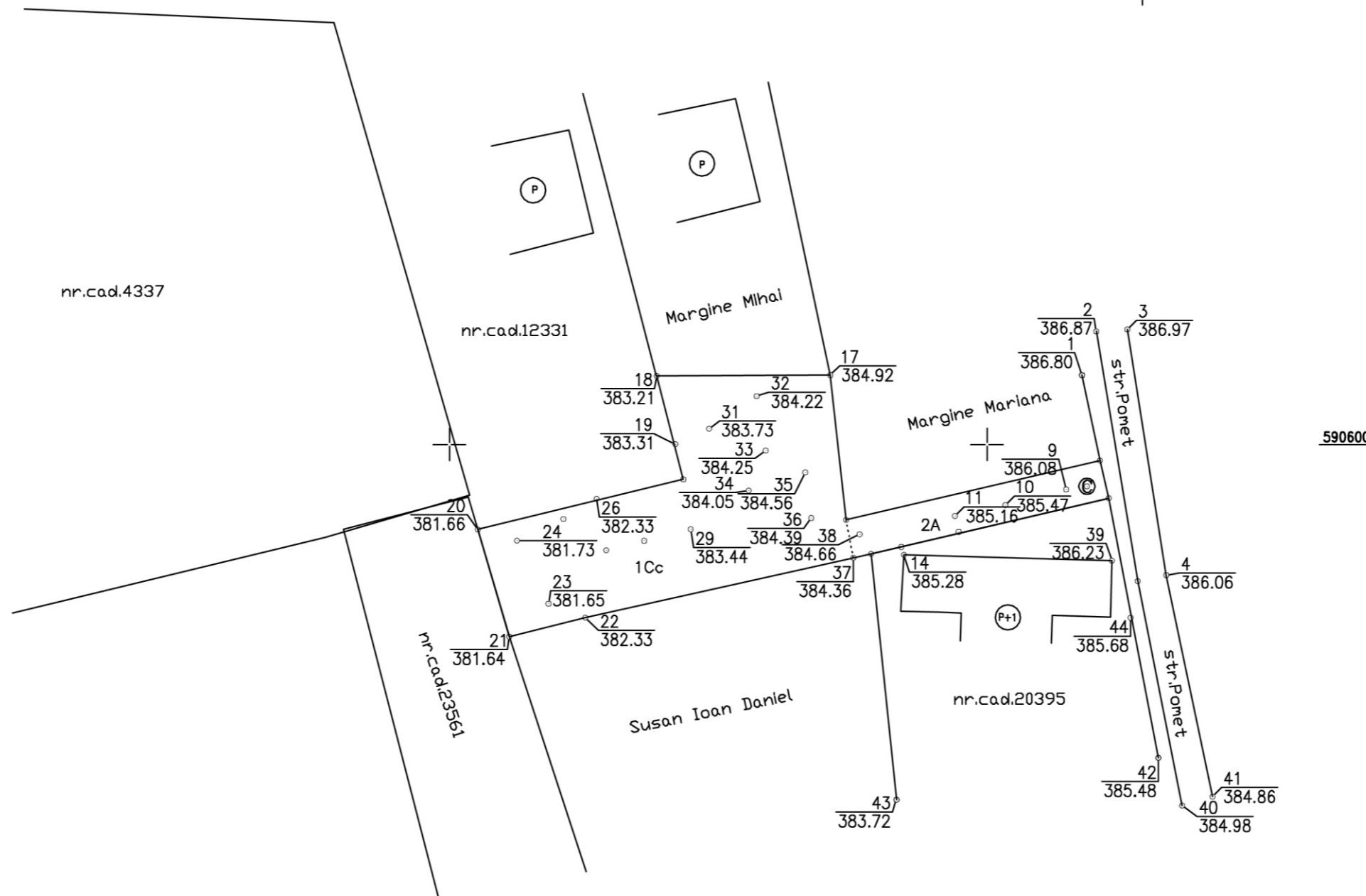
90650

590650

90600

590600

90550



Sistem de proiectie: Stereo 1970  
Sistem de cote: Marea Neagra 1975  
Beneficiar: Vatca Cosmin Romulus  
Vatca Blanca Corina

**Mihai Konradi**  
Digitally signed  
by Mihai Konradi  
Date: 2020.11.10  
12:30:44 +02'00'

Executanti:  
BRUMA D. Simion  
aut, seria RD-C.I-F NR.0206  
Semnat digital de  
**BRUMA SIMION**  
BRUMA SIMION  
Data: 2020.11.09  
14:33:47 +02'00'

**BILANT TERITORIAL EXISTENT**

NR.	Zona functionala	SUPRAFATA (MP)	% DIN TOTAL
1	Imobile		
2	cai de comunicatie -Alei acces		
3	Zona verde	564.00	100.00
4	pct.gosp.com.		
5			
6	Total teren studiat	564.00	100.00

**INDICATORI PARCELARI:**

Parcela existenta :

S.T.=564mp

**UTR - LIR = 337.00**

UTR - ULIU = 227.00

Parter  
nr.12

Parter

Parter

Parter

P+1

S LIR=337 mp

S totala=564 mp

nr.cad.12331

nr.cad.4337

275571-C1  
nr.cad.27557

330947 330

nr.cad.331982

3314

nr.cad.332075

nr.cad.20395

nr.cad.23561

**LEGENDA**

- LIMITA ZONEI STUDIATE
- LIMITE PROPRIETATI
- ALINIAMENT
- TEREN STUDIAT PROPRIETATI
- ZONA CONSTRUIBILA

CONSTRUCTII EXISTENTE

**CAI DE COMUNICATIE**

- STRADA
- TROTUAR
- NUMAR CASUTA POSTALA
- ACCES PIETONAL IN INCINTA

**ZONE VERZI**

- ZONE VERZI PROPUSE

**ECHIPARE TEHNICO-EDILITARA PROPUSA**

- LINIE ELECTRICA AERIANA DE JOASA TENSIIUNE
- RETEA ALIMENTARE CU APA
- RETEA GAZE NATURALE
- RETEA TELEFONIE
- RETEA CANALIZARE

ZONA GOSPODARIE COMUNALA

POZITIE AX  
DRUM  
EXISTENT  
(MIJLOCUL DISTANTEI  
DINTRE LIMITELE DE  
PROPRIETATI  
CADASTRATE)

POZITIE AX DRUM  
EXISTENT  
(MIJLOCUL DISTANTEI  
DINTRE LIMITELE DE  
PROPRIETATI  
CADASTRATE)

str.Pomet

str.Pomet

**Situatia existenta**

Mihai Konradi  
Digitally signed  
by Mihai Konradi  
Date: 2020.11.10  
12:30:44 +02'00'

Executanti:  
BRUMA D. Simion  
aut, seria RD-CJ-F NR.0206  
Semnat digital de  
BRUMA SIMION  
Data: 2020.11.09  
14:33:47 +02'00'

		PUD SI DTAC REALIZARE LOCUINTA FAMILIALA -BRANSAMENTE UTILITATI -REALIZARE IMPREMIURE		NR. PR.
SPECIFICATIE	NUME	SEMNATURA	SCARA	
SEF PROIECT	ARH. UNGUR CRISTIANA		1-250	BENEFICIAR VATCA BIANCA SI VATCA COSMIN STR. POMET NR.14-16
PROIECTAT	ARH. UNGUR CRISTIANA			SITUATIA EXISTENTA
DESENAT	ARH. UNGUR CRISTIANA			A1

**INDICATORI PARCELARI PE LOTUL 1:**

Parcela existenta :  
 S.T.=256.04mp  
 SITUATIA EXISTENTA:  
 C1 corp existent  
 imobil locuinta familiala pe str. lemn  
 S.C.=35.39 mp  
 S.D. =35.39mp  
 P.O.T. existent=13.80%  
 C.U.T. existent = 0.13  
 Zone verzi = 220.65 = 86.20%

**INDICATORI PARCELARI PE LOTUL STUDIAT 2:**

Parcela existenta :  
 S.T.=564mp  
**UTR - LIR = 337.00**  
 UTR - ULIU = 227.00  
 SITUATIA PROPUASA:  
 C1 corp nou propus  
 imobil locuinta familiala  
 S.C.=106.41 mp propus  
 S.D. =212.82mp propus  
 P.O.T. propus=18.86% (calculat la mp UTR=LIR+ULIU)  
 C.U.T. propus = 0.63 (calculat la mp UTR=LIR)  
 Zone verzi propuse = 358.61mp = 63.75%  
 +384.80=+0.00  
**Parcari:**  
**1 locuri parcari propuse**  
 circulatii auto 97.98mp

nr.cad.12331  
 Delia Pataki  
 STR. POMET NR.12

nr.cad.4337

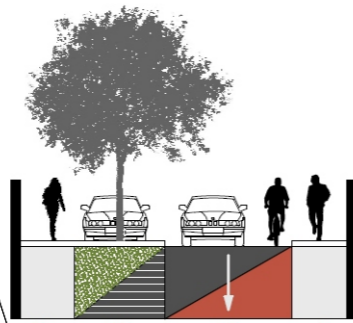
MEZEI ROZALIA  
 STR. POMET NR. 9

nr.cad.23561

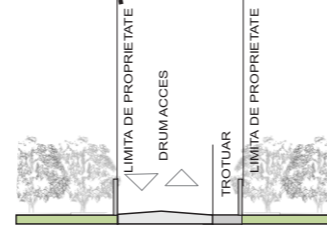
Susan Ioan Daniel  
 STR. POMET NR. 18-20

**LEGENDA**

- LIMITA ZONEI STUDIATE
- LIMITE PROPRIETATI
- ALINIAMENT
- TEREN STUDIAT PROPRIETATI
- ZONA CONSTRUIBILA
- CONSTRUCTII PROPUSE
- CONSTRUCTII EXISTENTE
- CAI DE COMUNICATIE**
- STRADA
- TROTUAR
- NUMAR CASUTA POSTALA
- ACCES PIETONAL IN INCINTA
- ZONE VERZI**
- ZONE VERZI PROPUSE
- ECHIPARE TEHNICO-EDILITARA PROPUASA**
- LINIE ELECTRICA AERIANA DE JOASA TENSIUNE
- RETEA ALIMENTARE CU APA
- RETEA GAZE NATURALE
- RETEA TELEFONIE
- RETEA CANALIZARE
- ZONA GOSPODARIE COMUNALA



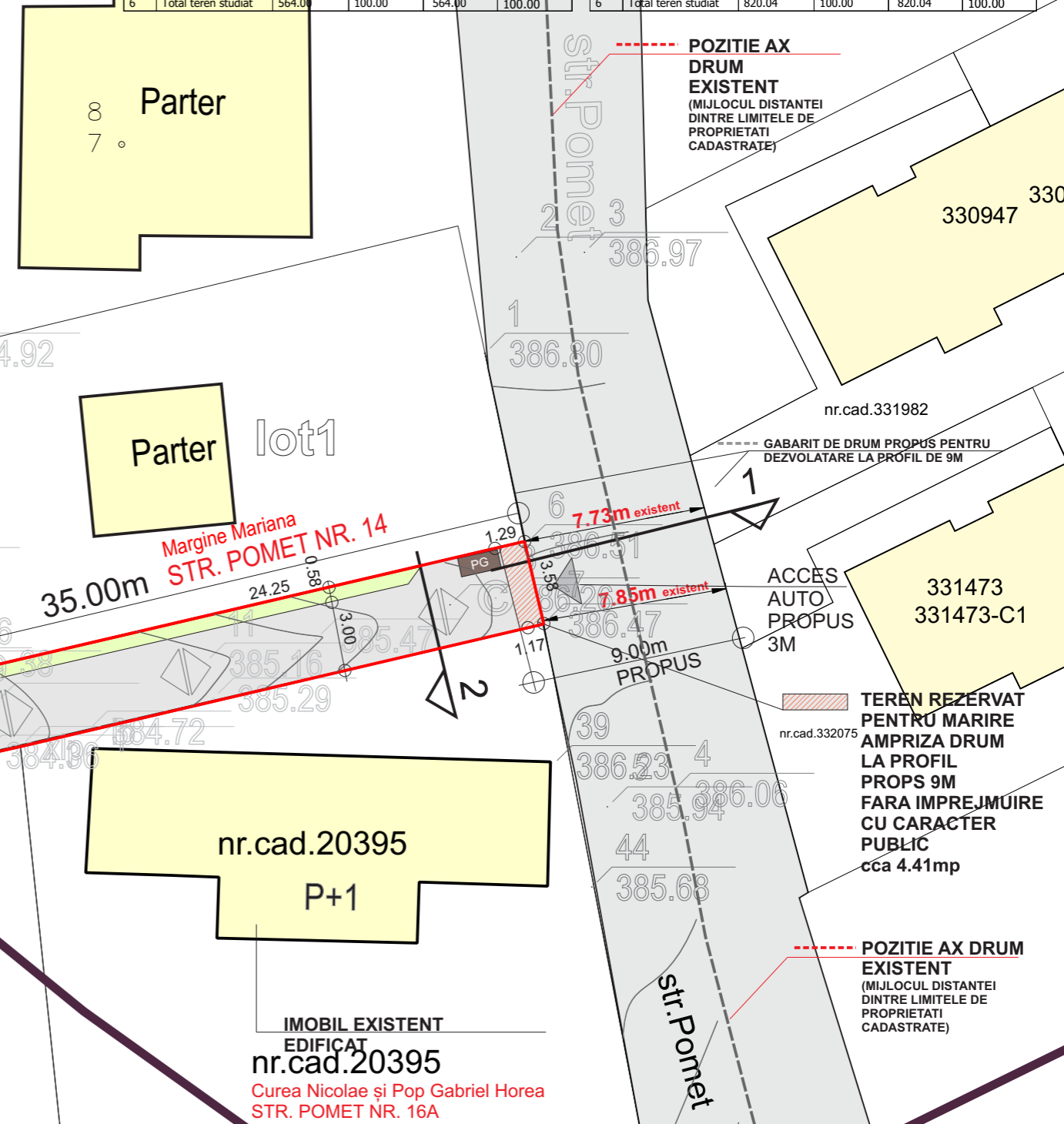
PROFIL 1-1 propus scara 1-250  
 PRELUAT DIN PUG



PROFIL 2-2 scara 1-250  
 profil drum interior de acces propus

BILANT TERITORIAL Pe parcela		EXISTENT		PROPUS	
NR.	Zona functionala	SUPRAFATA (MP)	% DIN TOTAL	SUPRAFATA (MP)	% DIN TOTAL
1	Imobile	106.41	18.86		
2	cai de comunicatie -Alei acces	97.98	17.38		
3	Zona verde	564.00	100.00	358.61	63.75
4	pct.gosp.com.			1	0.01
5					
6	Total teren studiat	564.00	100.00	564.00	100.00

BILANT TERITORIAL Total in inteles urban		EXISTENT		PROPUS	
NR.	Zona functionala	SUPRAFATA (MP)	% DIN TOTAL	SUPRAFATA (MP)	% DIN TOTAL
1	Imobile	35.39	4.31	141.80	17.29
2	cai de comunicatie -Alei acces			97.98	11.94
3	Zona verde	784.65	95.69	579.26	70.76
4	pct.gosp.com.			1	0.01
5					
6	Total teren studiat	820.04	100.00	820.04	100.00



Mihai Konradi  
 BRUMA SIMION  
 Semnat digital de BRUMA SIMION  
 Data: 2020.11.09  
 14:33:47 +02'00'

**Informarea publicului**

<b>stilproiect</b>			PUD SI DTAC REALIZARE LOCUINTA FAMILIALA -BRANSAMENTE UTILITATI -REALIZARE IMPREJMUIRE		NR. PR.
SPECIFICATIE	NUME	SEMNATURA	SCARA	BENEFICIAR	PUD
SEF PROIECT	ARH. UNGUR CRISTIANA		1-250	VATCA BIANCA SI VATCA COSMIN STR. POMET NR.14-16	
PROIECTAT	ARH. UNGUR CRISTIANA			INFORMAREA PUBLICULUI	A2.1
DESENAT	ARH. UNGUR CRISTIANA				

**INDICATORI PARCELARI PE LOTUL 1:**

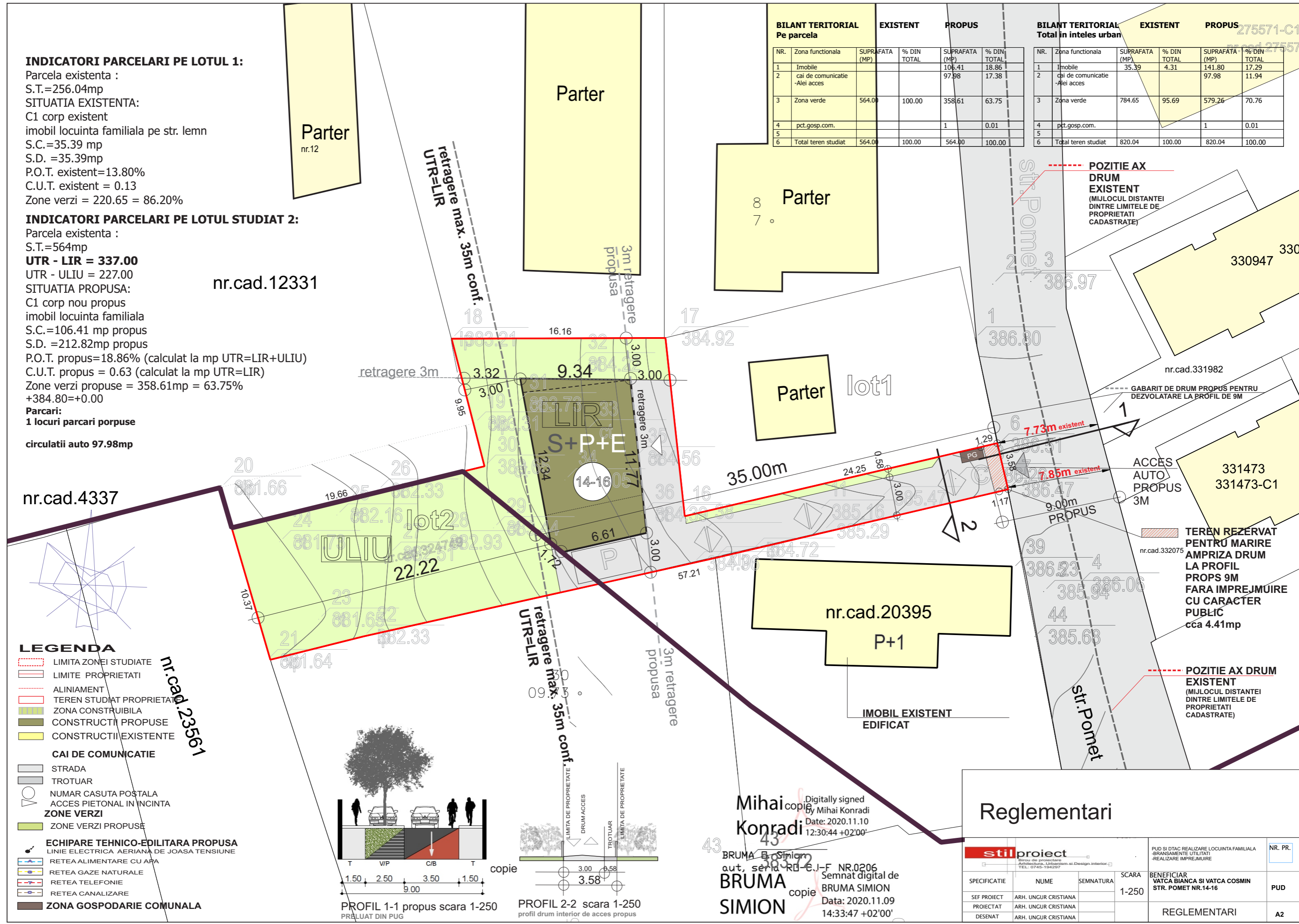
Parcela existenta :  
 S.T.=256.04mp  
 SITUATIA EXISTENTA:  
 C1 corp existent  
 imobil locuinta familiala pe str. lemn  
 S.C.=35.39 mp  
 S.D. =35.39mp  
 P.O.T. existent=13.80%  
 C.U.T. existent = 0.13  
 Zone verzi = 220.65 = 86.20%

**INDICATORI PARCELARI PE LOTUL STUDIAT 2:**

Parcela existenta :  
 S.T.=564mp  
**UTR - LIR = 337.00**  
 UTR - ULIU = 227.00  
 SITUATIA PROPUA:  
 C1 corp nou propus  
 imobil locuinta familiala  
 S.C.=106.41 mp propus  
 S.D. =212.82mp propus  
 P.O.T. propus=18.86% (calculat la mp UTR=LIR+ULIU)  
 C.U.T. propus = 0.63 (calculat la mp UTR=LIR)  
 Zone verzi propuse = 358.61mp = 63.75%  
 +384.80=+0.00  
**Parcari:**  
**1 locuri parcari propuse**  
 circulatii auto 97.98mp

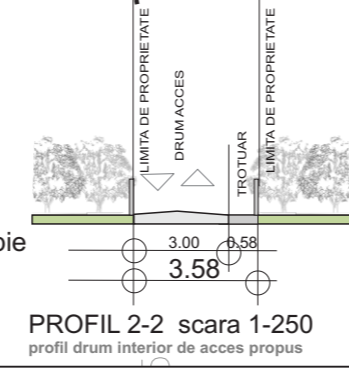
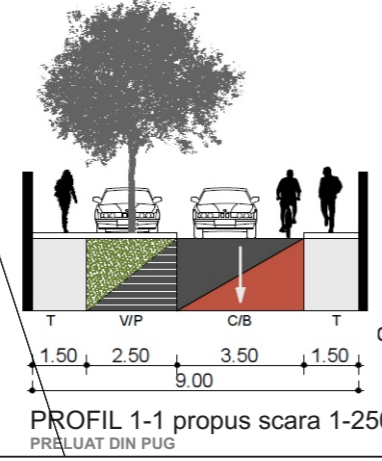
BILANT TERITORIAL Pe parcela		EXISTENT		PROPUS	
NR.	Zona functionala	SUPRAFATA (MP)	% DIN TOTAL	SUPRAFATA (MP)	% DIN TOTAL
1	Imobile	106.41	18.86		
2	cai de comunicatie -Alei acces	97.98	17.38		
3	Zona verde	564.00	100.00	358.61	63.75
4	pct.gosp.com.			1	0.01
5					
6	Total teren studiat	564.00	100.00	564.00	100.00

BILANT TERITORIAL Total in inteles urban		EXISTENT		PROPUS	
NR.	Zona functionala	SUPRAFATA (MP)	% DIN TOTAL	SUPRAFATA (MP)	% DIN TOTAL
1	Imobile	35.39	4.31	141.80	17.29
2	cai de comunicatie -Alei acces			97.98	11.94
3	Zona verde	784.65	95.69	579.26	70.76
4	pct.gosp.com.			1	0.01
5					
6	Total teren studiat	820.04	100.00	820.04	100.00



**LEGENDA**

- LIMITA ZONEI STUDIATE
- LIMITE PROPRIETATI
- ALINIAMENT
- TEREN STUDIAT PROPRIETATI
- ZONA CONSTRUIBILA
- CONSTRUCTII PROPUSE
- CONSTRUCTII EXISTENTE
- CAI DE COMUNICATIE**
- STRADA
- TROTUAR
- NUMAR CASUTA POSTALA
- ACCES PIETONAL IN INCINTA
- ZONE VERZI**
- ZONE VERZI PROPUSE
- ECHIPARE TEHNICO-EDILITARA PROPUA**
- LINIE ELECTRICA AERIANA DE JOASA TENSIVNE
- RETEA ALIMENTARE CU APA
- RETEA GAZE NATURALE
- RETEA TELEFONIE
- RETEA CANALIZARE
- ZONA GOSPODARIE COMUNALA



Mihai Konradi  
 Digitally signed by Mihai Konradi  
 Date: 2020.11.10 12:30:44 +02'00'

BRUMA SIMION  
 Semnat digital de BRUMA SIMION  
 Data: 2020.11.09 14:33:47 +02'00'

**Reglementari**

<b>stilproiect</b>			PUD SI DTAC REALIZARE LOCUINTA FAMILIALA -BRANSAMENTE UTILITATI -REALIZARE IMPREJMUIRE		NR. PR.
SPECIFICATIE	NUME	SEMNATURA	SCARA	BENEFICIAR	PUD
SEF PROIECT	ARH. UNGUR CRISTIANA		1-250	VATCA BIANCA SI VATCA COSMIN STR. POMET NR.14-16	
PROIECTAT	ARH. UNGUR CRISTIANA			REGLEMENTARI	A2
DESENAT	ARH. UNGUR CRISTIANA				

**INDICATORI PARCELARI PE LOTUL 1:**

Parcela existenta :  
 S.T.=256.04mp  
 SITUATIA EXISTENTA:  
 C1 corp existent  
 imobil locuinta familiala pe str. lem  
 S.C.=35.39 mp  
 S.D. =35.39mp  
 P.O.T. existent=13.80%  
 C.U.T. existent = 0.13  
 Zone verzi = 220.65 = 86.20%

**INDICATORI PARCELARI PE LOTUL STUDIAT 2:**

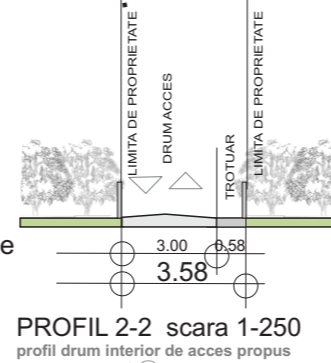
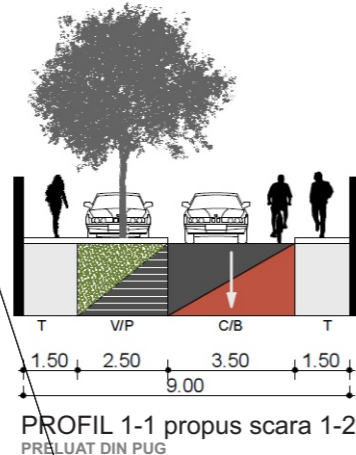
Parcela existenta :  
 S.T.=564mp  
**UTR - LIR = 337.00**  
 UTR - ULIU = 227.00  
 SITUATIA PROPUA:  
 C1 corp nou propus  
 imobil locuinta familiala  
 S.C.=106.41 mp propus  
 S.D. =212.82mp propus  
 P.O.T. propus=18.86% (calculat la mp UTR=LIR+ULIU)  
 C.U.T. propus = 0.63 (calculat la mp UTR=LIR)  
 Zone verzi propuse = 358.61mp = 63.75%  
 +384.80=+0.00  
**Parcari:**  
**1 locuri parcari propuse**  
 circulatii auto 97.98mp

nr.cad.4337

nr.cad.12331

**LEGENDA**

- LIMITE**
- LIMITA TERENULUI STUDIAT
  - LIMITA DE PROPRIETATI
  - LIMITA DE PROPRIETATE PROPUA AFERENT DEZMEMBRARE TEREN
  - ALINIERE
  - ARIE TEREN PROPUSE PENTRU DEZMEMBRARE
- CONSTRUCTII**
- IMOBIL PROPUSE
  - REGIM DE INALTIME D+P+E
  - CONSTRUCTII EXISTENTE
- PROPRIETATI**
- TEREN STUDIAT DOMENIUL PUBLIC
  - TEREN STUDIAT PROPRIETATE PRIVATA
  - TEREN REZERVAT PENTRU SERVITUTE DE UTILITATE PUBLICA

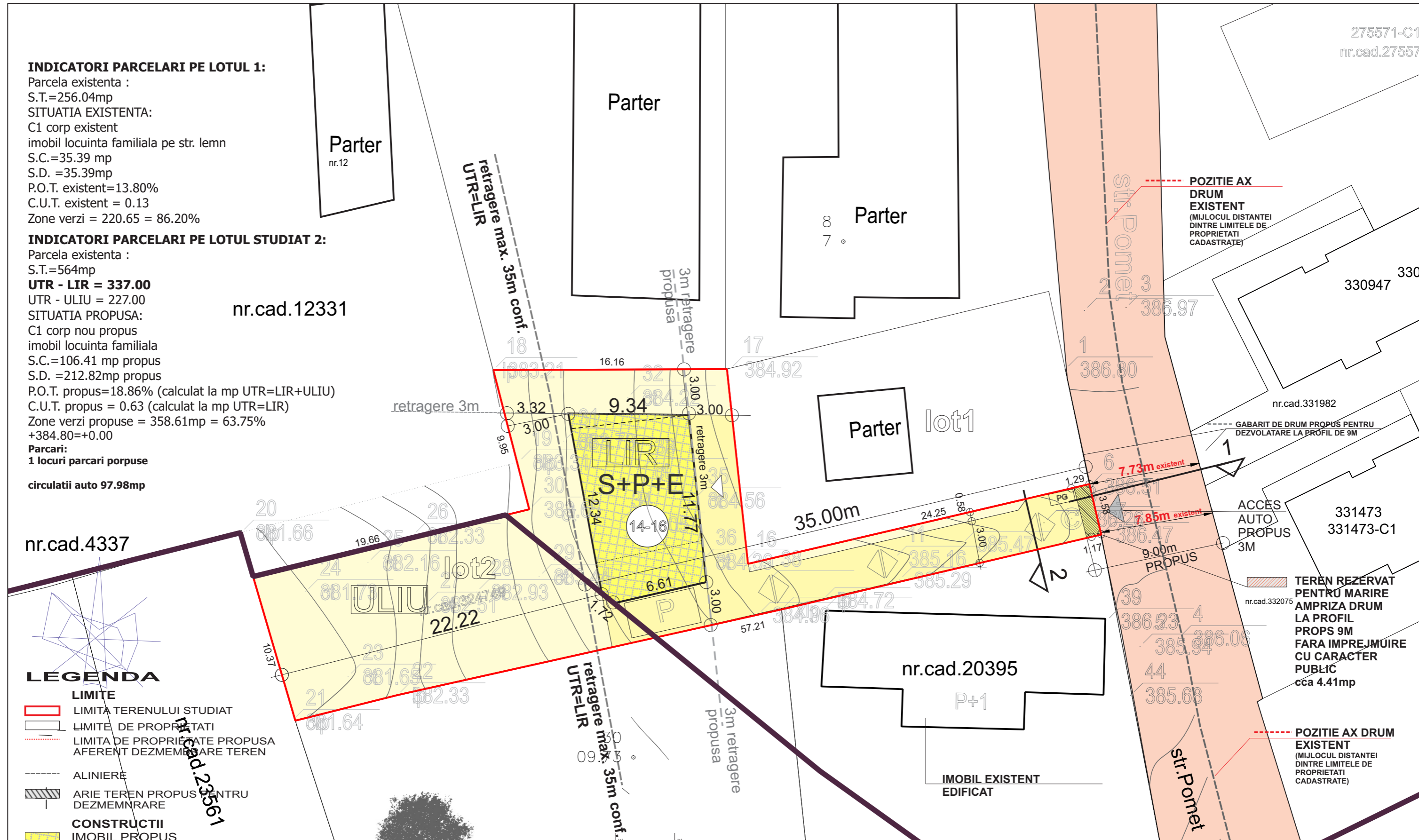


Mihai Konradi  
 Digitally signed by Mihai Konradi  
 Date: 2020.11.10 12:30:44 +02'00'

BRUMA SIMION  
 Semnat digital de BRUMA SIMION  
 Date: 2020.11.09 14:33:47 +02'00'

**Plan ob. de utilitate publica**

<b>stilproiect</b>			PUD SI DTAC REALIZARE LOCUINTA FAMILIALA -BRANSAMENTE UTILITATI -REALIZARE IMPREJMUIRE		NR. PR.
SPECIFICATIE	NUME	SEMNATURA	SCARA	BENEFICIAR VATCA BIANCA SI VATCA COSMIN STR. POMET NR.14-16	PUD
SEF PROIECT	ARH. UNGUR CRISTIANA		1-250		
PROIECTAT	ARH. UNGUR CRISTIANA			PLAN OB. DE UTILITATE PUBLICA	A3
DESENAT	ARH. UNGUR CRISTIANA				



**INDICATORI PARCELARI PE LOTUL 1:**

Parcela existenta :  
 S.T.=256.04mp  
 SITUATIA EXISTENTA:  
 C1 corp existent  
 imobil locuinta familiala pe str. lem  
 S.C.=35.39 mp  
 S.D. =35.39mp  
 P.O.T. existent=13.80%  
 C.U.T. existent = 0.13  
 Zone verzi = 220.65 = 86.20%

**INDICATORI PARCELARI PE LOTUL STUDIAT 2:**

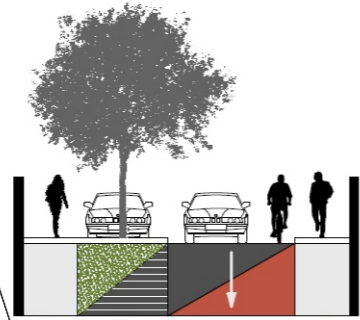
Parcela existenta :  
 S.T.=564mp  
**UTR - LIR = 337.00**  
 UTR - ULIU = 227.00  
 SITUATIA PROPUA:  
 C1 corp nou propus  
 imobil locuinta familiala  
 S.C.=106.41 mp propus  
 S.D. =212.82mp propus  
 P.O.T. propus=18.86% (calculat la mp UTR=LIR+ULIU)  
 C.U.T. propus = 0.63 (calculat la mp UTR=LIR)  
 Zone verzi propuse = 358.61mp = 63.75%  
 +384.80=+0.00  
**Parcari:**  
**1 locuri parcari propuse**  
 circulatii auto 97.98mp

nr.cad.4337

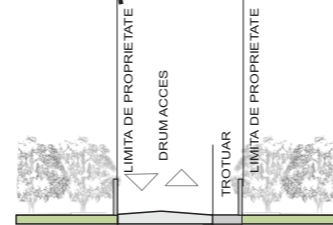
**LEGENDA**

- LIMITA ZONEI STUDIATE
- LIMITE PROPRIETATI
- ALINIAMENT
- TEREN STUDIAT PROPRIETATE
- ZONA CONSTRUIBILA
- CONSTRUCTII PROPUSE
- CONSTRUCTII EXISTENTE
- CAI DE COMUNICATIE**
- STRADA
- TROTUAR
- NUMAR CASUTA POSTALA
- ACCES PIETONAL IN INCINTA
- ZONE VERZI**
- ZONE VERZI PROPUSE
- ECHIPARE TEHNICO-EDILITARA PROPUA**
- LINIE ELECTRICA AERIANA DE JOASA TENSIUNE
- RETEA ALIMENTARE CU APA
- RETEA GAZE NATURALE
- RETEA TELEFONIE
- RETEA CANALIZARE
- ZONA GOSPODARIE COMUNALA
- FOSA ETANS VIDANJABILA  
POSSIBILITATE DE BRANSARE  
LA RETEA DE CANALIZARE

nr.cad.235661



PROFIL 1-1 propus scara 1-250  
 PRELUAT DIN PUG



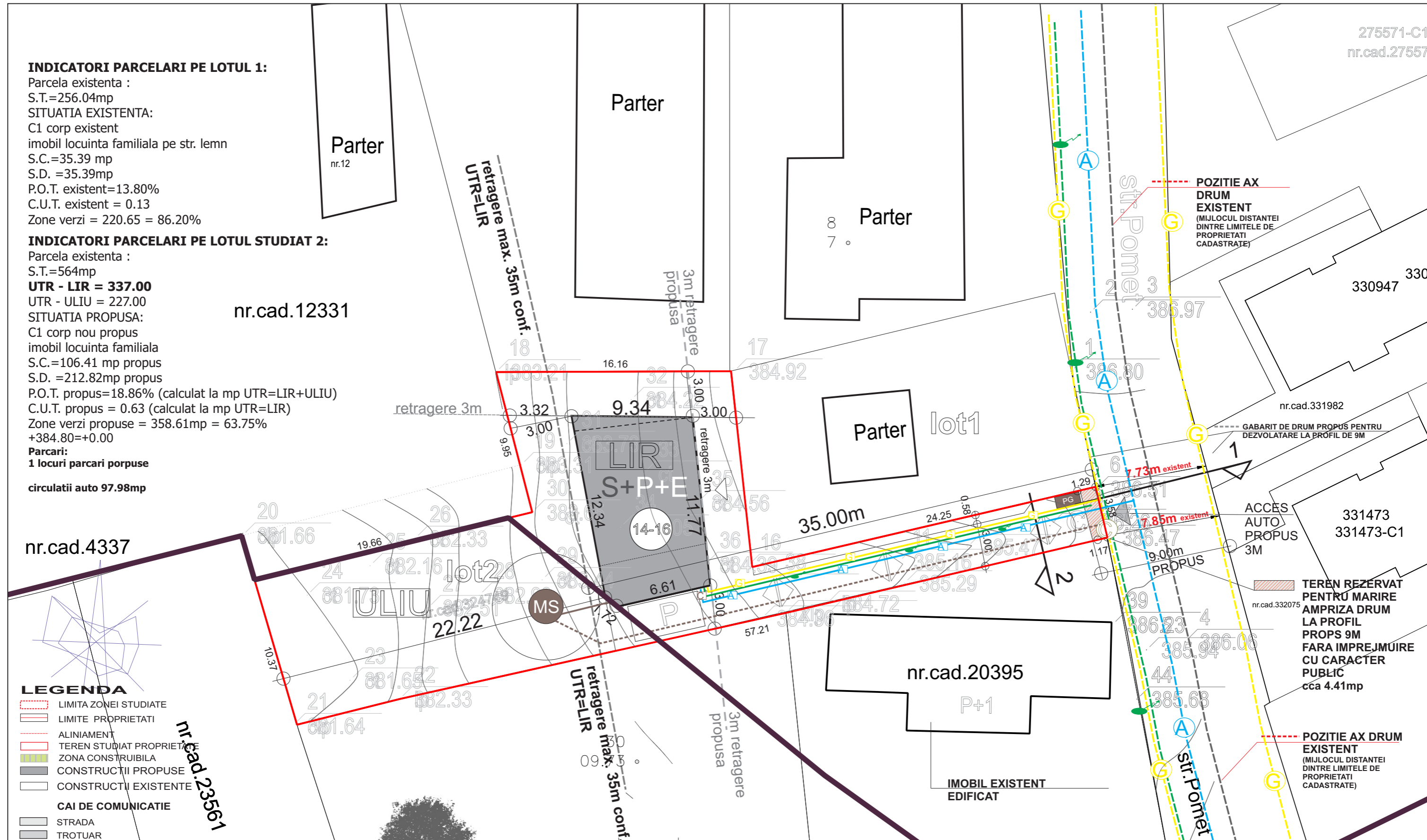
PROFIL 2-2 scara 1-250  
 profil drum interior de acces propus

Mihai Konradi  
 Digitally signed by Mihai Konradi  
 Date: 2020.11.10 12:30:44 +02'00'

BRUMA SIMION  
 Semnat digital de BRUMA SIMION  
 Data: 2020.11.09 14:33:47 +02'00'

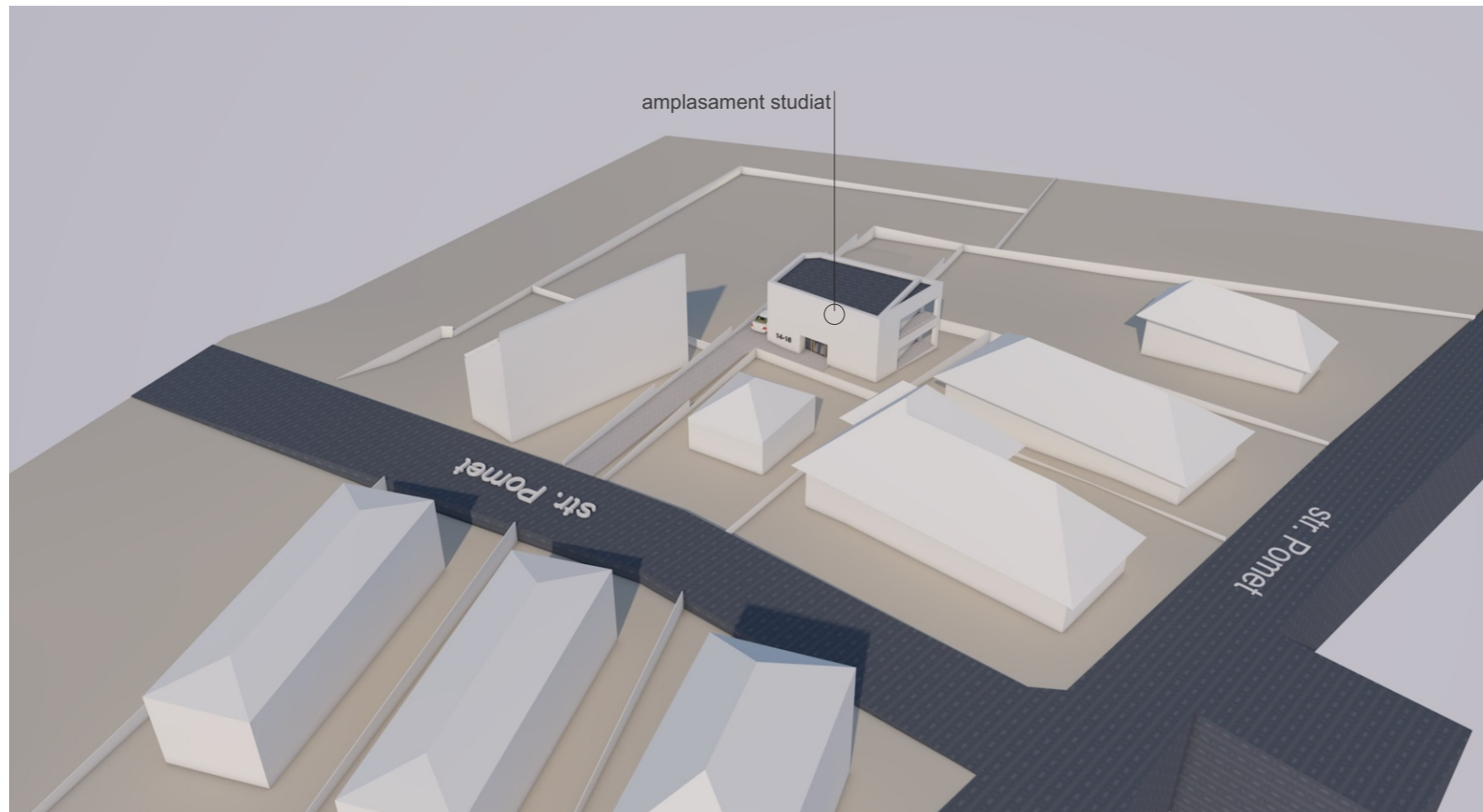
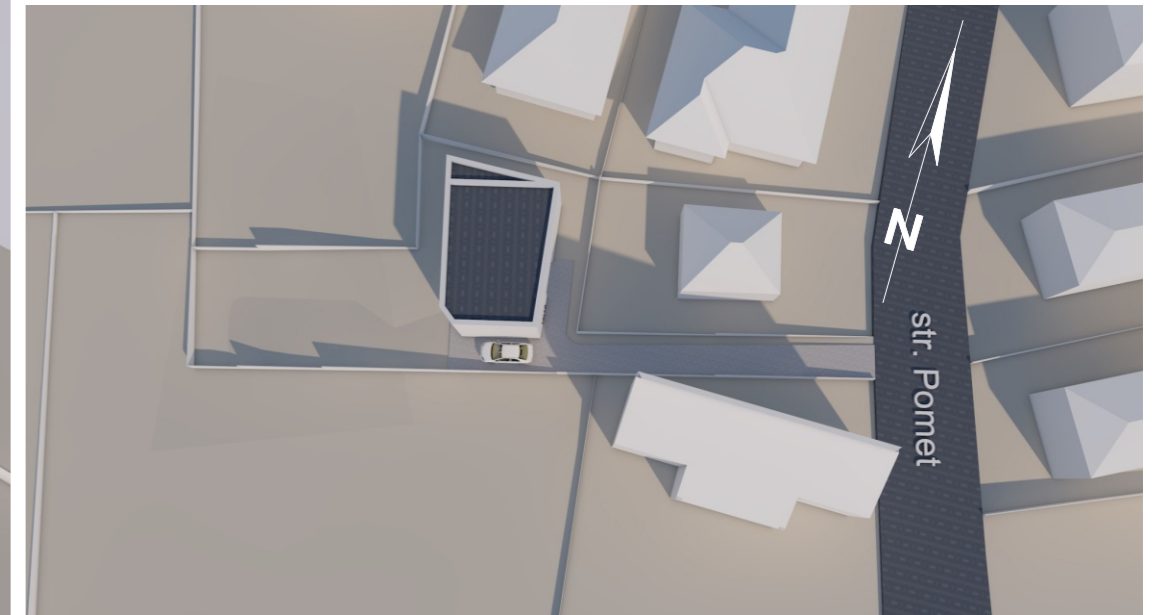
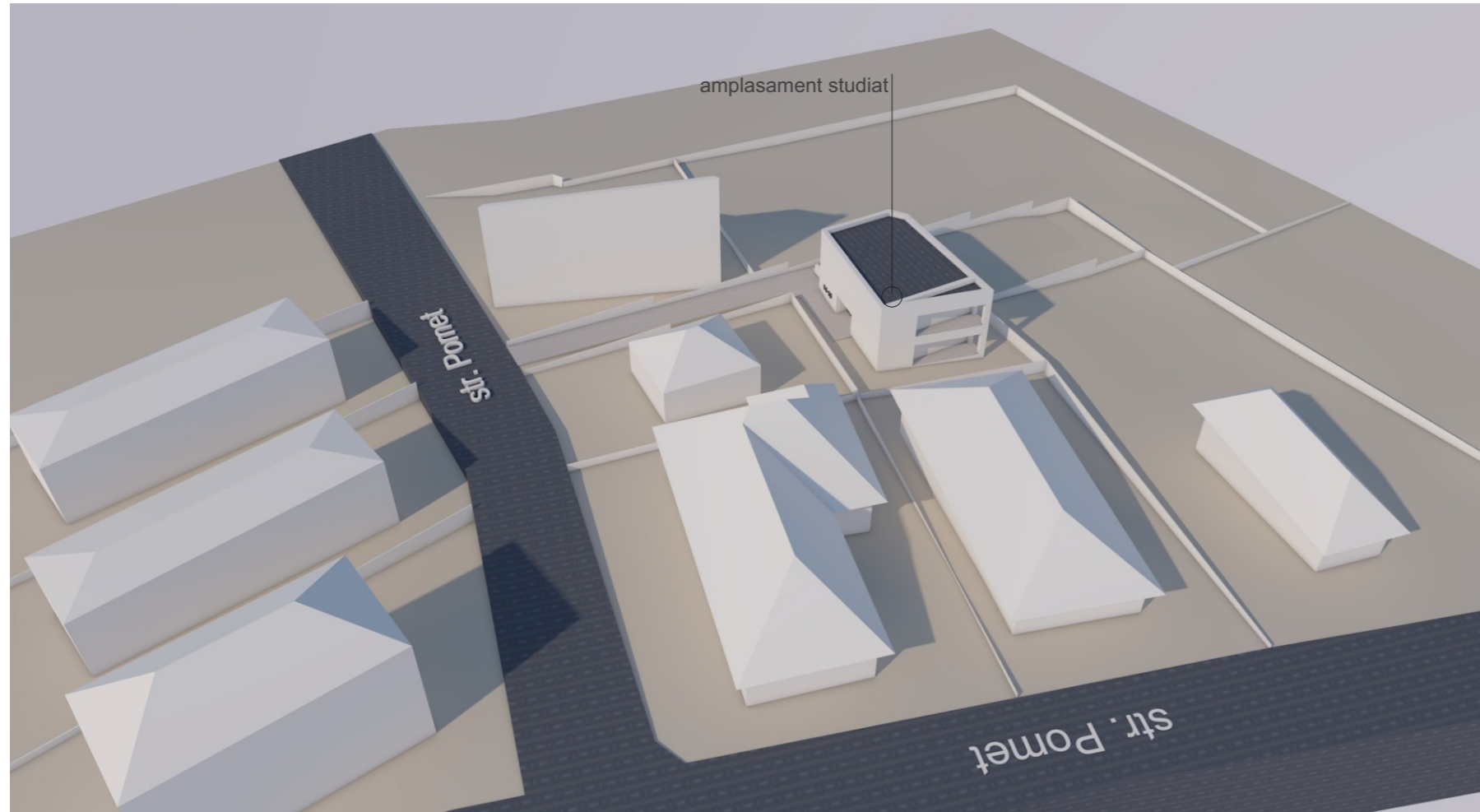
**Echipare edilitara**

<b>stilproiect</b>			PUD SI DTAC REALIZARE LOCUINTA FAMILIALA BRANSAMENTE UTILITATI REALIZARE IMPREJMUIRE		NR. PR.
SPECIFICATIE	NUME	SEMNATURA	SCARA	BENEFICIAR VATCA BIANCA SI VATCA COSMIN STR. POMET NR.14-16	PUD
SEF PROIECT	ARH. UNGUR CRISTIANA		1-250		
PROIECTAT	ARH. UNGUR CRISTIANA				
DESENAT	ARH. UNGUR CRISTIANA			ECHIPARE EDILITARA	A4

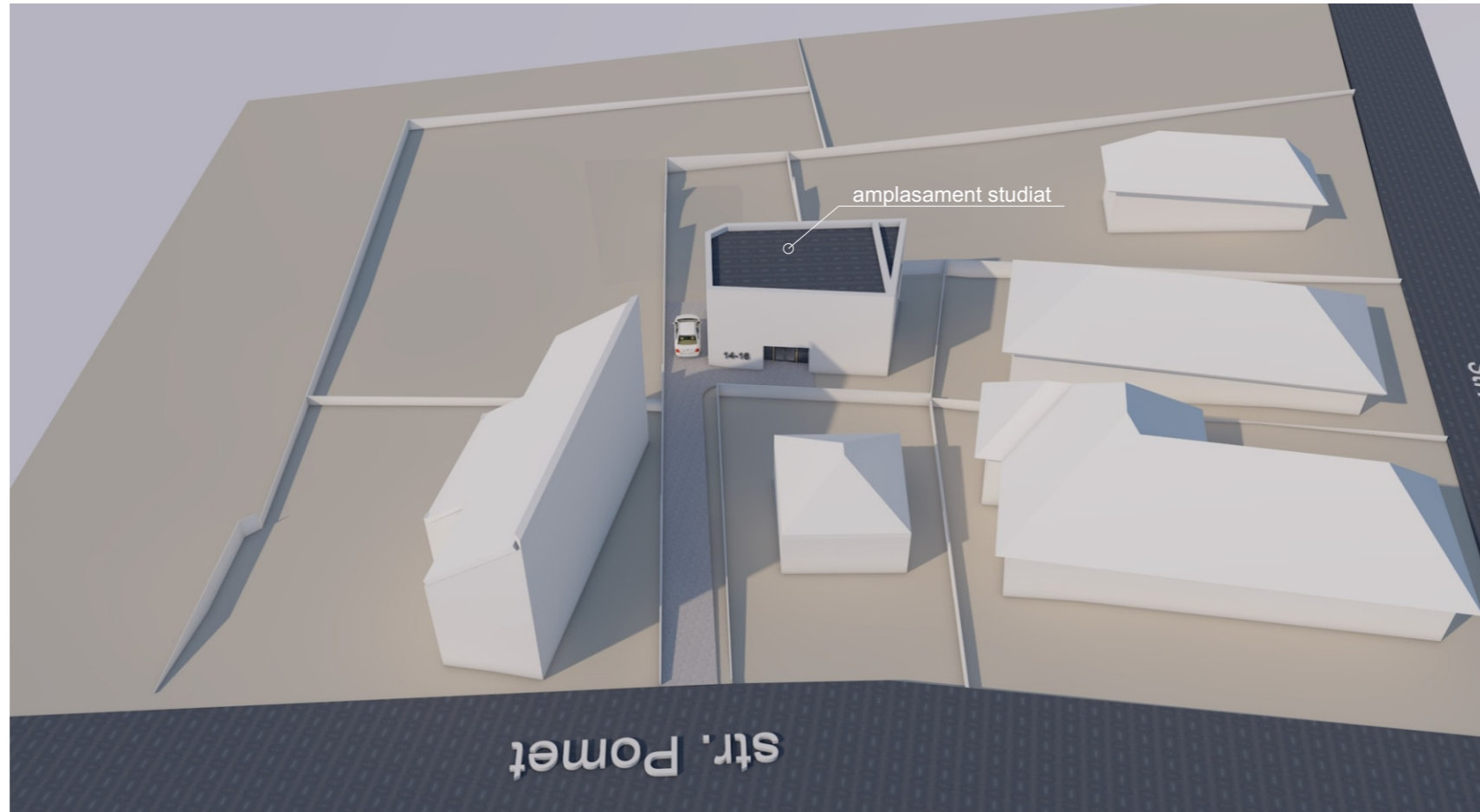




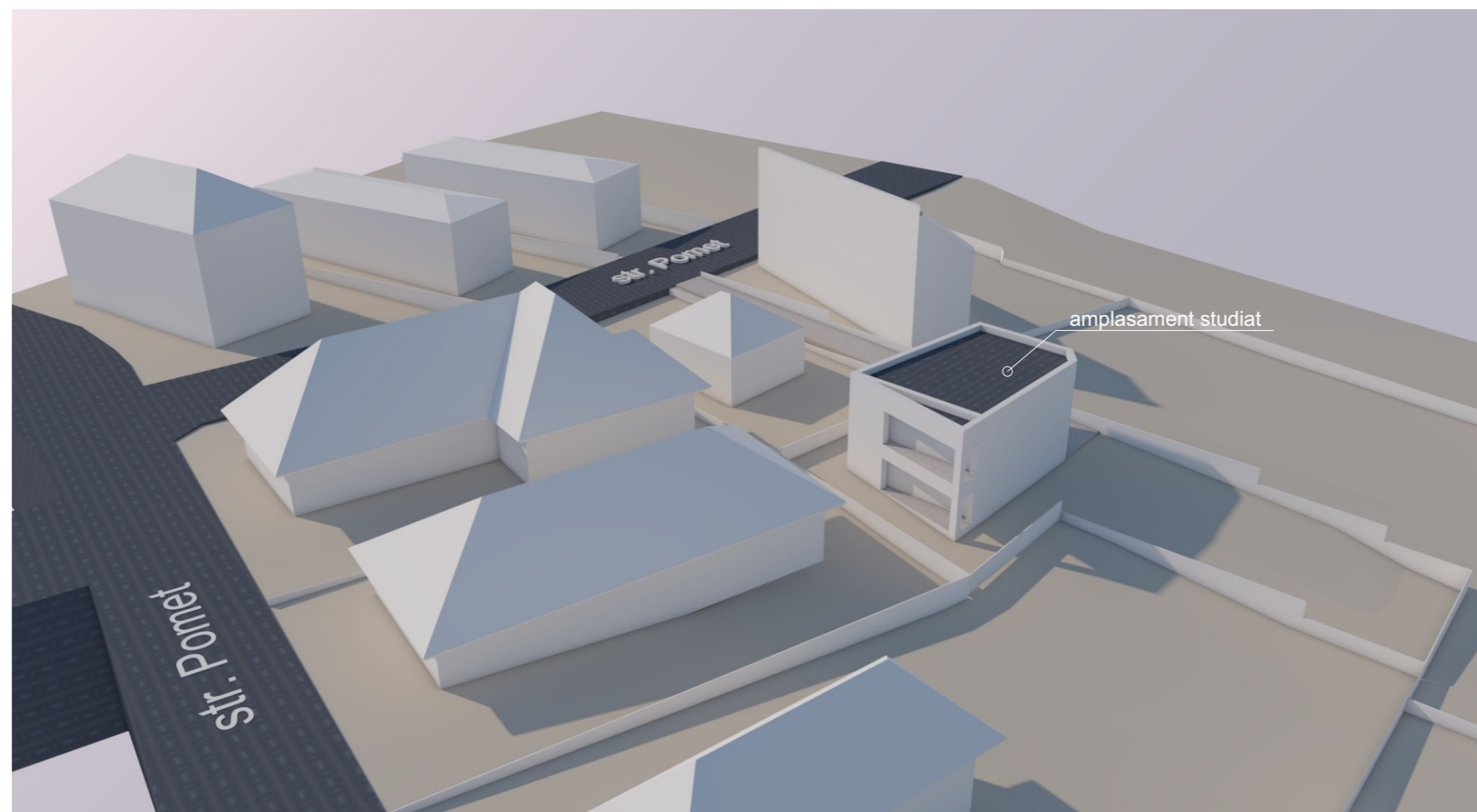
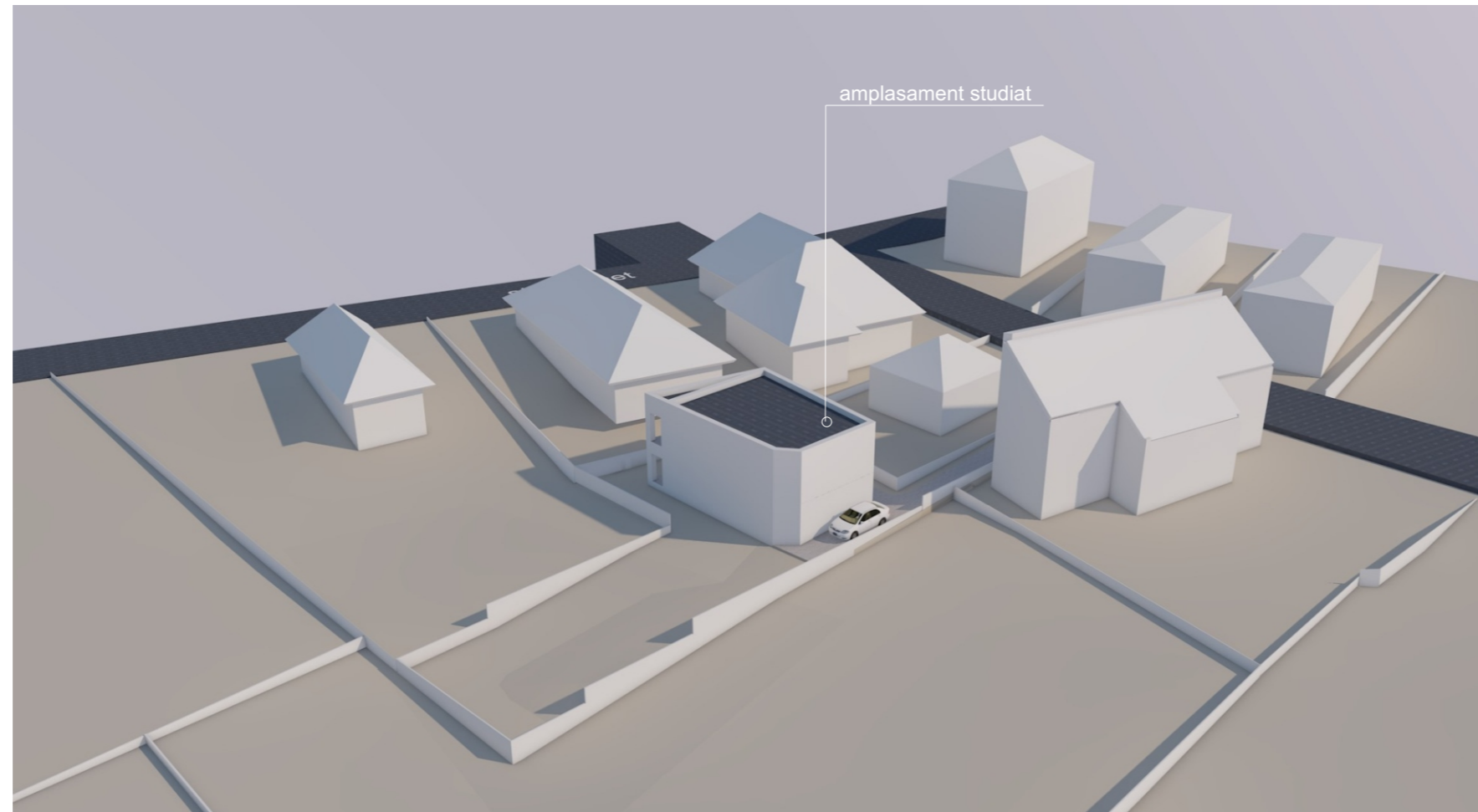
# Ilustrare urbanistica



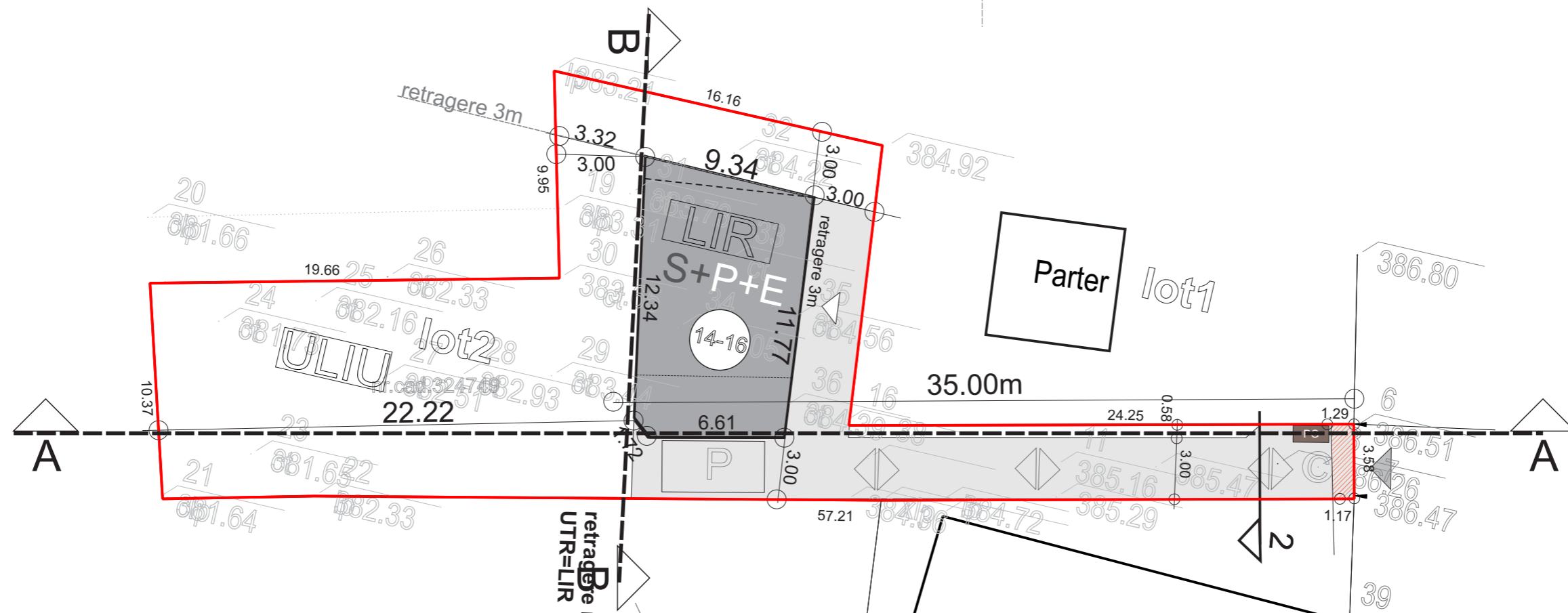
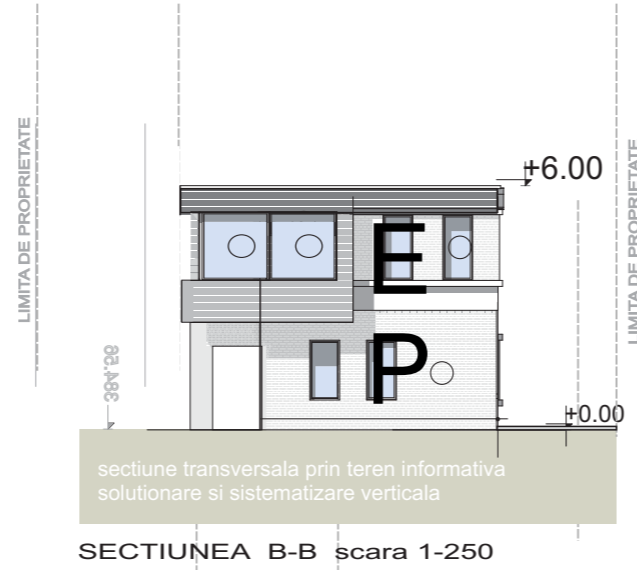
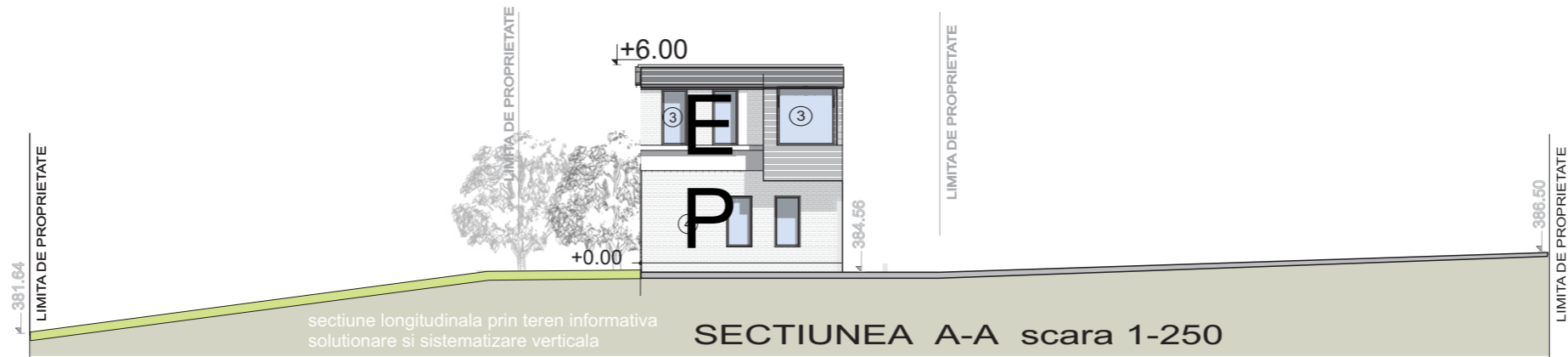
# Ilustrare urbanistica



# Ilustrare urbanistica



# Sectiuni informative



# Fotografii amplasament

