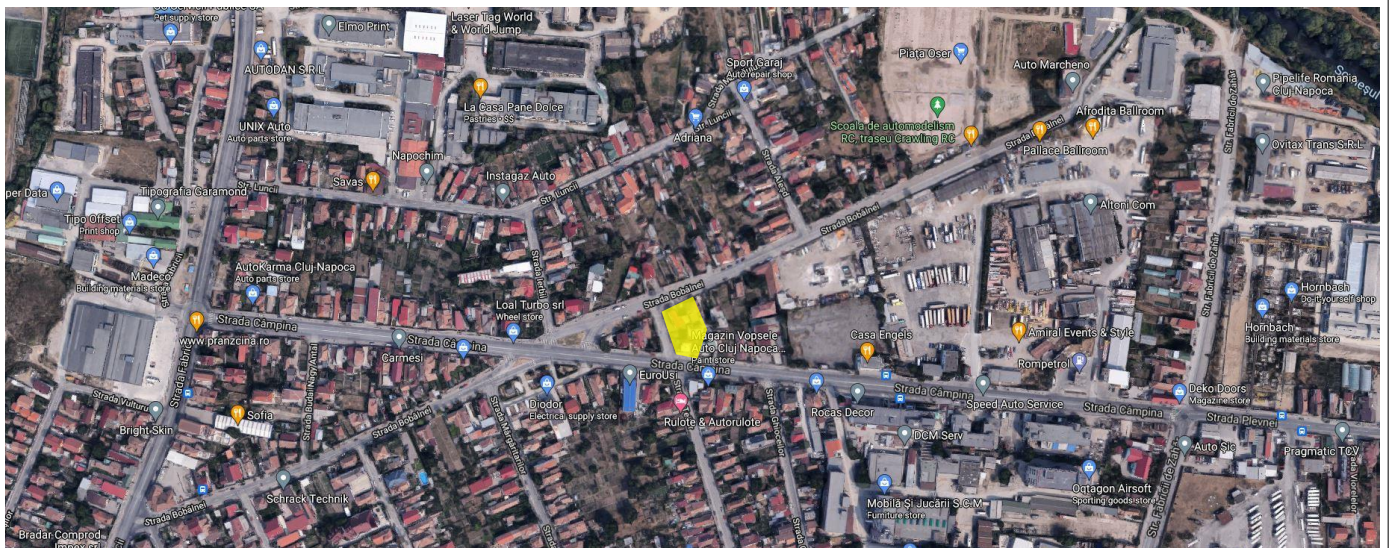
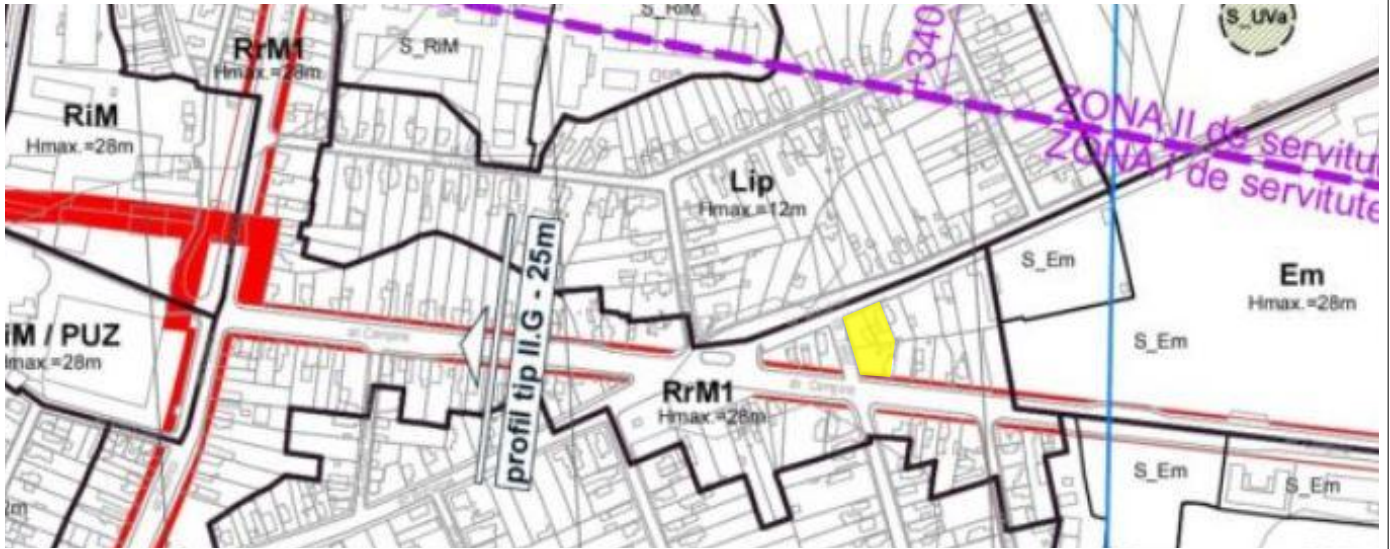


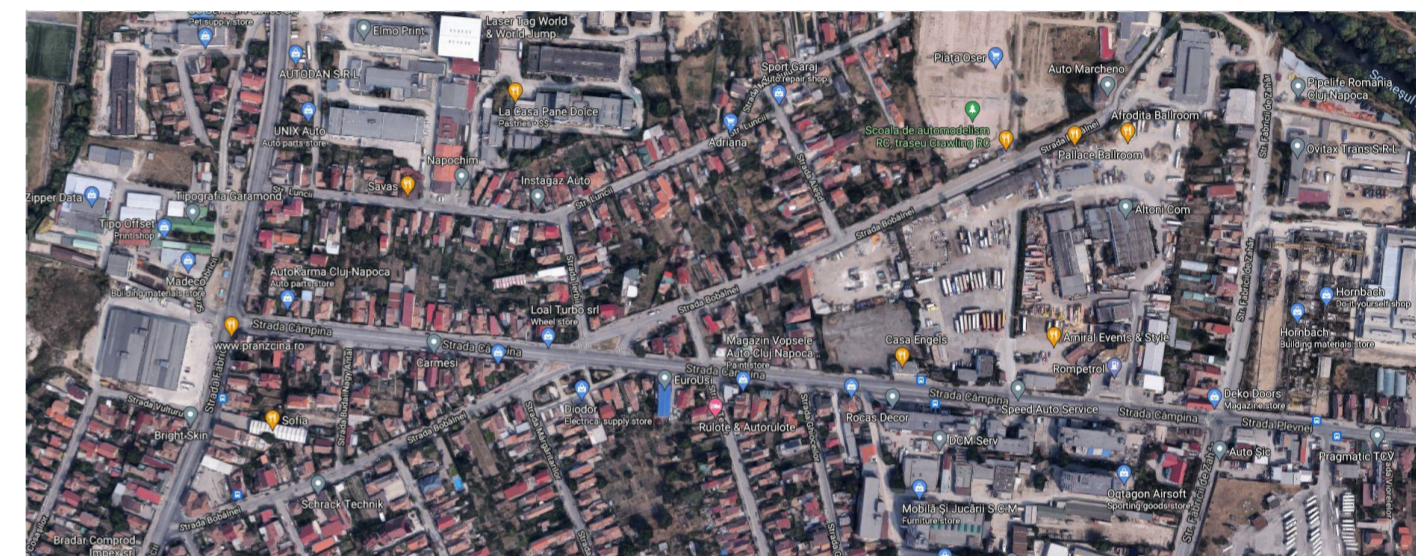
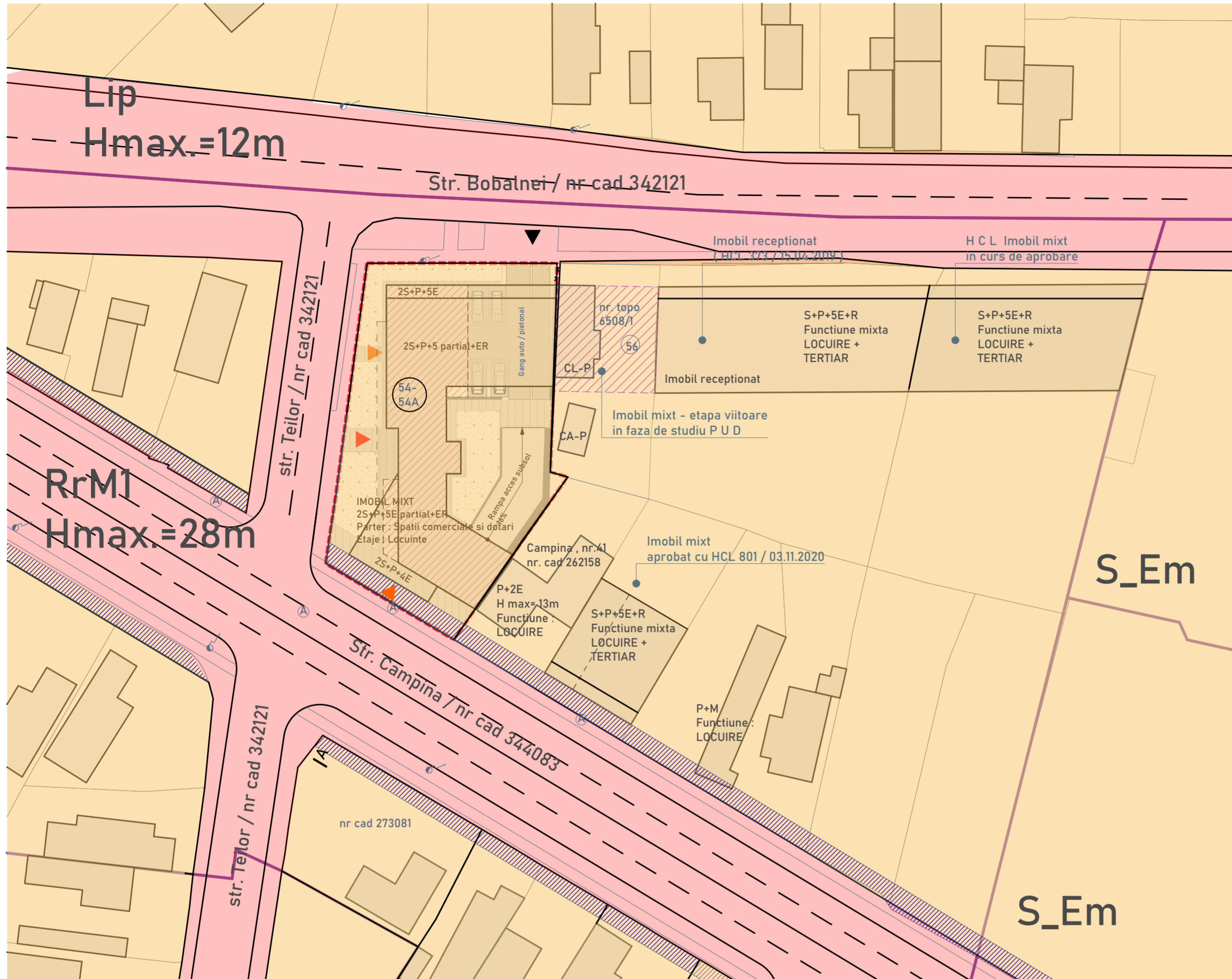
P U D IMOBIL MIXT - STR. BOBALNEI



ZONA STUDIATA



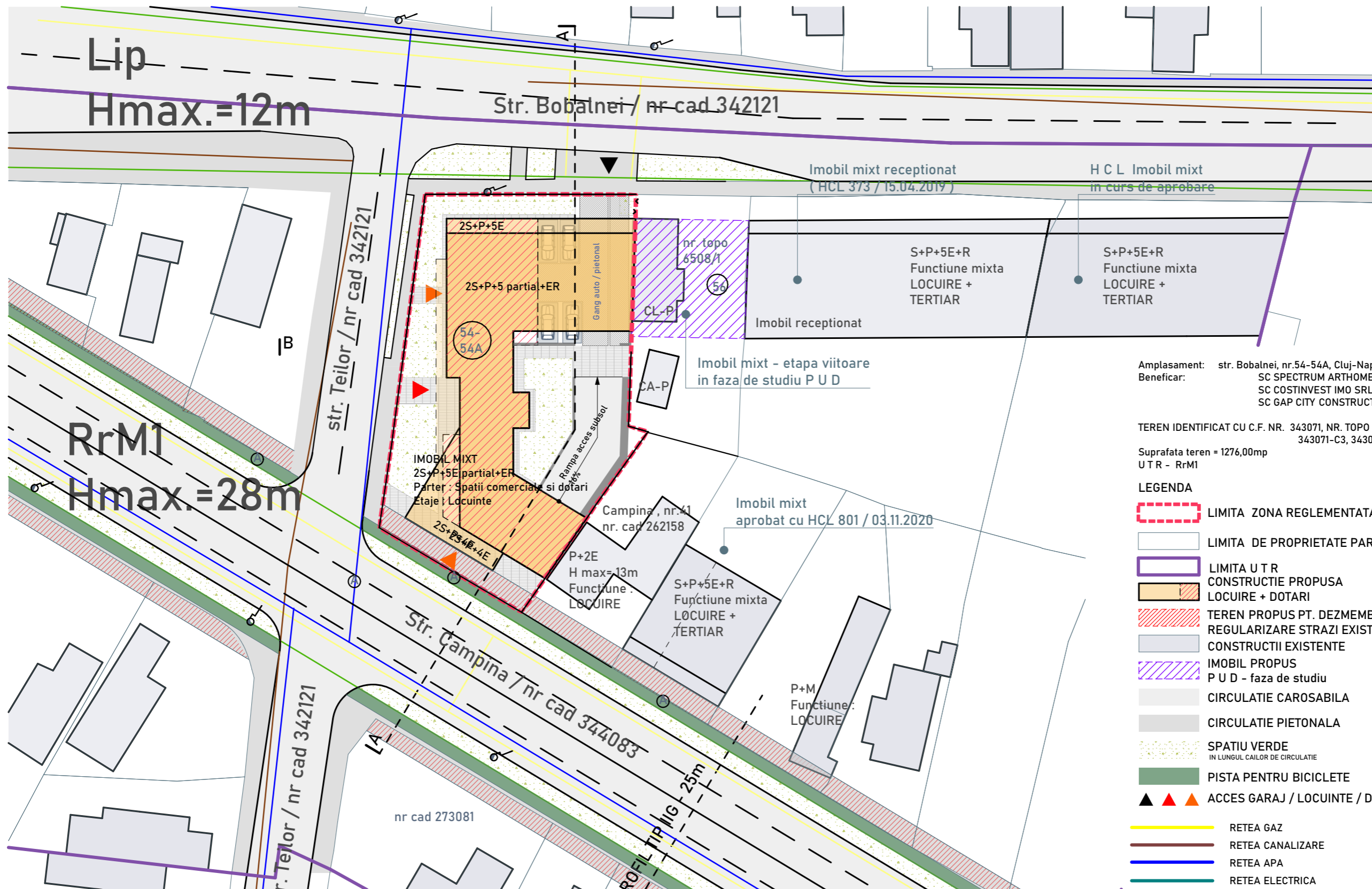
	arh. SORIN SCRIPCARIU		P U D - CONSTRUIRE IMOBIL MIXT, GARAJ SUBTERAN, LOCUINTE SI DOTARI 2S+P+5E partial+ER Amplasament: Municipiul Cluj-Napoca, str. Bobalnei, nr. 54-54A	FAZA P U D
	S.C. SCRIPCARIU BIROU DE ARHITECTURĂ S.R.L. Str. Calea Motilor, nr. 100A 400370 CLUJ-NAPOCA, TEL./FAX: 0264-590.261 CUI: 30239221, ORC J12/1426/2012			
SEF PROIECT	Arh. Sorin Scripcariu		PLAN INCADRARE	1
PROIECTAT	Arh. Diana Holirca			
VERIFICAT	Arh. Sorin Scripcariu			



- LEGENDA**
- LIMITA ZONA REGLEMENTATA
 - ALINIERE
 - LIMITA DE PROPRIETATE PARCELE INVECINATE
 - LIMITA U T R
 - Terenuri aflate in proprietatea publica de interes local
 - Terenuri aflate in proprietatea persoanelor fizice si juridice
 - Terenuri aflate in proprietatea persoanelor fizice sau juridice propuse pentru dezmembrare ce se intentioneaza a fi trecute in proprietatea privata a unitatilor administrativ- teritoriale



	arh. SORIN SCRIPCARIU	P U D - CONSTRUIRE IMOBIL MIXT, GARAJ SUBTERAN, LOCUINTE SI DOTARI	FAZA
	S.C. SCRIPCARIU BIROU DE ARHITECTURĂ S.R.L. Str. Galea Motilor, nr. 100A 400370 CLUJ-NAPOCA, TEL/FAX: 0264-590.261 CUI: 30239221, ORC J12/1426/2012	2S+P+5E partial+ER	P U D
Amplasament: Municipiul Cluj-Napoca, str. Bobalnei, nr. 54-54A		Beneficiar: SC SPECTRUM ART HOME SRL si Asociatii	487/2021
SEF PROIECT	Arh. Sorin Scripcariu	PROPRIETATEA ASUPRA TERENURILOR	6
PROIECTAT	Arh. Diana Holirca		
VERIFICAT	Arh. Sorin Scripcariu		
		scara 1:1500 oct.2021	



Amplasament: str. Bobalnei, nr.54-54A, Cluj-Napoca
 Beneficiar: SC SPECTRUM ARTHOME SRL
 SC COSTINVEST IMO SRL
 SC GAP CITY CONSTRUCT SA



TEREN IDENTIFICAT CU C.F. NR. 343071, NR. TOPO : 343071, 343071-C1, 343071-C3, 343071-C4

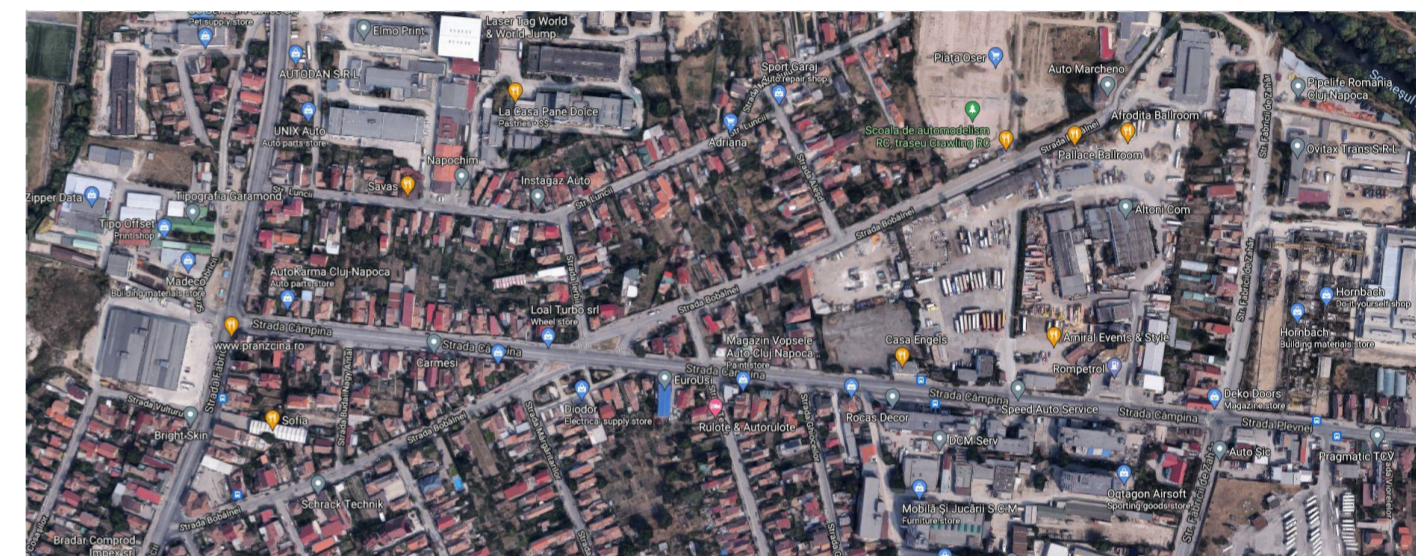
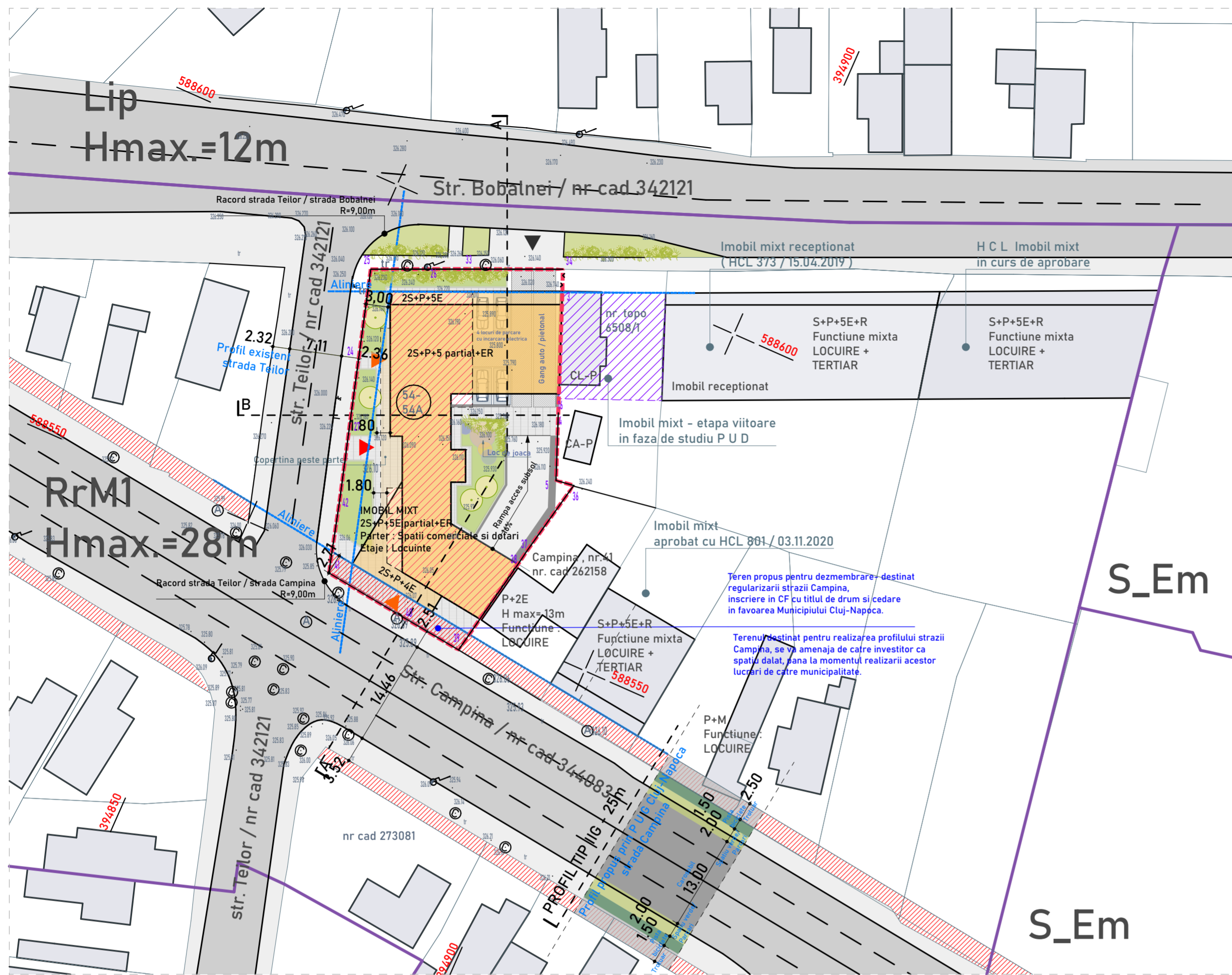
Suprafata teren = 1276,00mp
 UTR - RrM1

LEGENDA

- LIMITA ZONA REGLEMENTATA
- LIMITA DE PROPRIETATE PARCELE INVECINATE
- LIMITA UTR
- CONSTRUCTIE PROPUSA
- LOCUIRE + DOTARI
- TEREN PROPUȘ PT. DEZMEMBRARE, REGULARIZARE STRAZI EXISTENTE
- CONSTRUCTII EXISTENTE
- IMOBIL PROPUȘ P U D - faza de studiu
- CIRCULATIE CAROSABILA
- CIRCULATIE PIETONALA
- SPATIU VERDE IN LUNGUL CAILOR DE CIRCULATIE
- PISTA PENTRU BICICLETE
- ▲ ACCES GARAJ / LOCUINTE / DOTARI
- RETEA GAZ
- RETEA CANALIZARE
- RETEA APA
- RETEA ELECTRICA



	arch. SORIN SCRIPCARIU		P U D - CONSTRUIRE IMOBIL MIXT, GARAJ SUBTERAN, LOCUINTE SI DOTARI		FAZA P U D
	S.C. SCRIPCARIU BIROU DE ARHITECTURĂ S.R.L. Str. Calea Motilor, nr. 100A 400370 CLUJ-NAPOCA, TEL./FAX: 0264-590.261 CUI: 30239221, ORC J12/1426/2012		2S+P+5E partial+ER Amplasament: Municipiul Cluj-Napoca, str. Bobalnei, nr. 54-54A		Beneficiar: SC SPECTRUM ART HOME SRL si Asociatii
SEF PROIECT	Arh. Sorin Scripcariu		scara 1 500	REGLEMENTARI EDILITARE	
PROIECTAT	Arh. Diana Holirca			5	
VERIFICAT	Arh. Sorin Scripcariu			oct.2021	



Amplasament: str. Bobalnei, nr.54-54A, Cluj-Napoca
 Beneficiar: SC SPECTRUM ARTHOME SRL
 SC COSTINVEST IMO SRL
 SC GAP CITY CONSTRUCT SA

Necesar Locuri de Parcare
 Imobil Bobalnei | nr. 54-54A
 - 46 apartamente
 - 200mp - spatii comerciale
 46 locuri de parcare
 4 locuri de parcare
 cca. 50 locuri de parcare

TEREN IDENTIFICAT CU C.F. NR. 343071, NR. TOPO : 343071, 343071-C1, 343071-C3, 343071-C4

Suprafata teren = 1276,00mp
 U T R - RrM1
 S TOTALA teren = 1 276,00mp
 IMOBIL MIXT
 2S+P+5E partial+ER - GARAJ, DOTARI, LOCUINTE
 Numar apartamente = cca. 46 => 46 locuri de parcare
 Suprafata dotari+spatii comerciale = cca. 310,00mp
 (200mp/ spatiu de vanzare) => 4 locuri de parcare
 S construita max= 893,20mp
 S construita = 420,00mp
 S construita max locuinte = 638,00mp
 S construita locuinte = 637,85mp
 S desfasurata max = 4083,20mp
 S desfasurata = 4050,00mp

POT admis =70,00% (50,00% in cazul locuintelor)
 CUT admis =3,20

POT propus = 33,00%
 CUT propus = 3,20

Locuri de parcare __50 din care:
 Garaj = 46 locuri
 Parcare exterioara = 4 locuri

- LEGENDA**
- LIMITA ZONA REGLEMENTATA
 - ALINIERE
 - LIMITA DE PROPRIETATE PARCELE INVECINATE
 - LIMITA U T R
 - CONSTRUCTIE PROPUSA
 - LOCUIRE + DOTARI
 - TEREN PROPUS PT. DEZMEMBRARE, REGULARIZARE STRAZI EXISTENTE
 - CONSTRUCTII EXISTENTE
 - IMOBIL PROPOS
 - P U D - faza de studiu
 - CIRCULATIE CAROSABILA
 - CIRCULATIE PIETONALA
 - SPATIU VERDE
 - IN LUNGUL CAILOR DE CIRCULATIE
 - PISTA PENTRU BICICLETE

Parcela (TOTAL)

Nr. Pct.	Coordonate pct.de contur		Lungimi laturi D(i,i+1)
	X [m]	Y [m]	
25	598598.061	394851.376	10.440
24	598578.035	394854.287	10.441
27	598568.008	394857.197	10.647
42	598557.791	394860.193	10.078
41	598548.075	394862.870	11.631
40	598546.673	394874.416	8.847
39	598545.648	394883.203	14.532
38	598559.918	394885.949	1.725
37	598561.619	394886.237	10.999
36	598572.392	394888.454	2.490
5	598572.046	394885.988	8.326
4	598579.767	394882.873	17.379
3	598595.884	394876.371	2.973
34	598598.624	394875.216	13.334
33	598593.258	394863.009	4.265
26	598591.519	394859.115	8.476

S (TOTAL) = 1275.73mp P = 146.583m

Mihai Konradi
 Digitally signed by Mihai Konradi
 Date: 2021.08.10 12:38:13 +03'00'

CRISTIAN SECARA
 Semnat digital de CRISTIAN SECARA
 Date: 2021.07.22 10:30:34 +03'00'

BILANT TERITORIAL P U D

NR. CRT.	ZONE FUNCTIONALE	EXISTENT		PROPOS	
		mp	%	mp	%
1	CLADIRE EXISTENTA	317,09	24,85	-	-
2	CLADIRE PROPUSA	-	-	452,20	35,43
3	SPATIU VERDE PE SOL NATURAL	255,20	20	216,37	16,95
4	CIRCULATIE PIETONALA	703,71	55,15	214,41	16,80
5	RAMPA AUTO + PARCARI PARTER	-	-	393,02	30,82
6	TOTAL	1276,00	100,00	1276,00	100,00



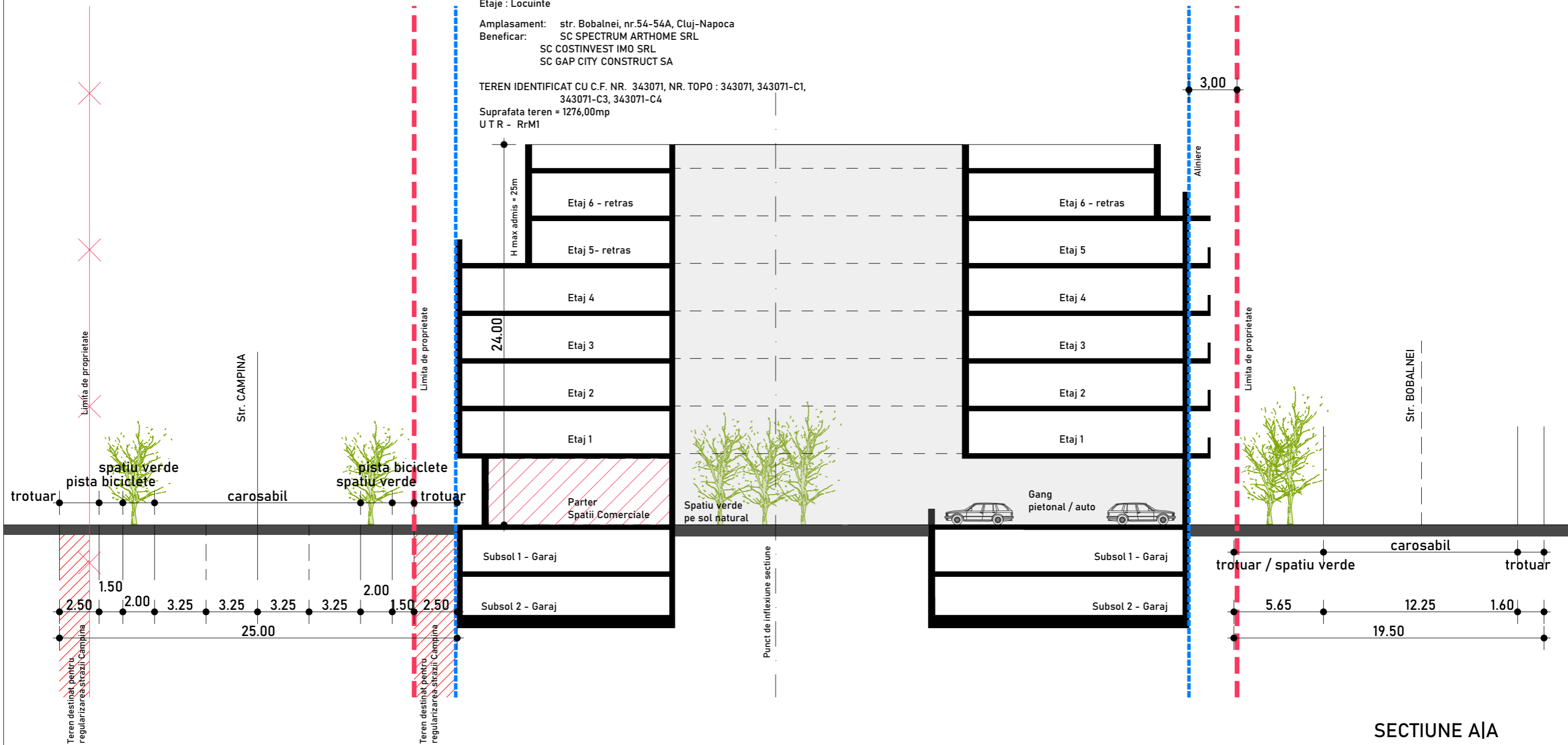
		P U D - CONSTRUIRE IMOBIL MIXT, GARAJ SUBTERAN, LOCUINTE SI DOTARI		FAZA P U D
		2S+P+5E partial+ER		
SEF PROIECT		Arh. Sorin Scripcariu	Beneficiar: SC SPECTRUM ART HOME SRL si Asociatii	
PROIECTAT	Arh. Diana Holirca	scara 11/500		REGLEMENTARI P U D
VERIFICAT	Arh. Sorin Scripcariu	oct.2021		



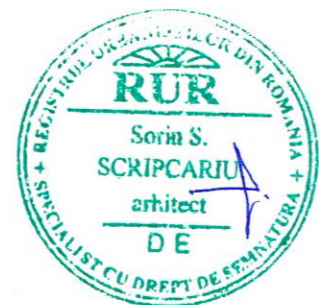
IMOBIL MIXT
2S+P+4E+2ER
Parter : Spatii comerciale si dotari
Etaje : Locuinte

Amplasament: str. Bobalnei, nr.54-54A, Cluj-Napoca
Beneficiar: SC SPECTRUM ARTHOME SRL
SC COSTINVEST IMO SRL
SC GAP CITY CONSTRUCT SA

TEREN IDENTIFICAT CU C.F. NR. 343071, NR. TOPO : 343071, 343071-C1,
343071-C3, 343071-C4
Suprafata teren = 1276,00mp
U T R - RrM1



SECTIUNE A/A



	arh. SORIN SCRIPCARIU S.C. SCRIPCARIU BIROU DE ARHITECTURĂ S.R.L. Str. Calea Motilor, nr. 100A 400370 CLUJ-NAPOCA, TEL./FAX: 0264-590.261 CUI: 30239221, ORC J12/1426/2012		P U D - CONSTRUIRE IMOBIL MIXT, GARAJ SUBTERAN, LOCUINTE SI DOTARI 2S+P+5E partial+ER Amplasament: Municipiul Cluj-Napoca, str. Bobalnei , nr. 54-54A	FAZA P U D
	SEF PROIECT Arh. Sorin Scripcariu PROIECTAT Arh. Diana Holirca VERIFICAT Arh. Sorin Scripcariu		Beneficiar: SC SPECTRUM ART HOME SRL si Asociatii	487/2021
scara 1 250 oct.2021			SECTIUNI CARACTERISTICE PROFILE STRADALE	
			4	

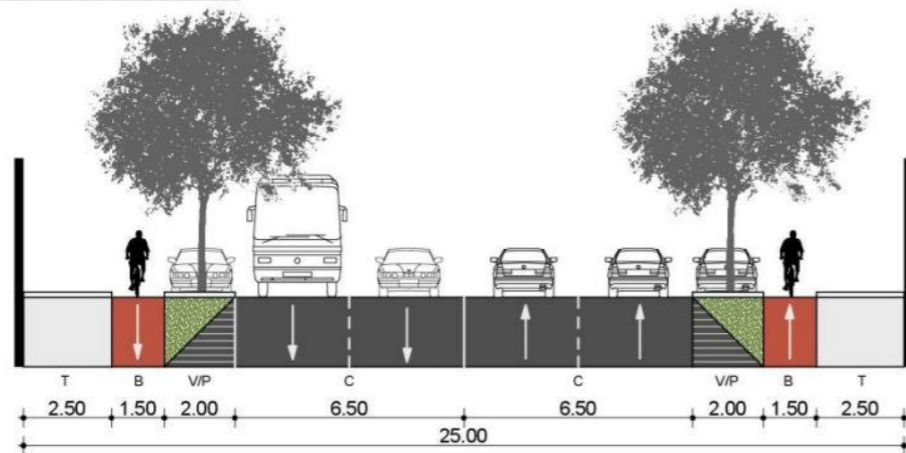


IMOBIL MIXT
2S+P+4E+2ER
Parter : Spatii comerciale si dotari
Etaje : Locuinte

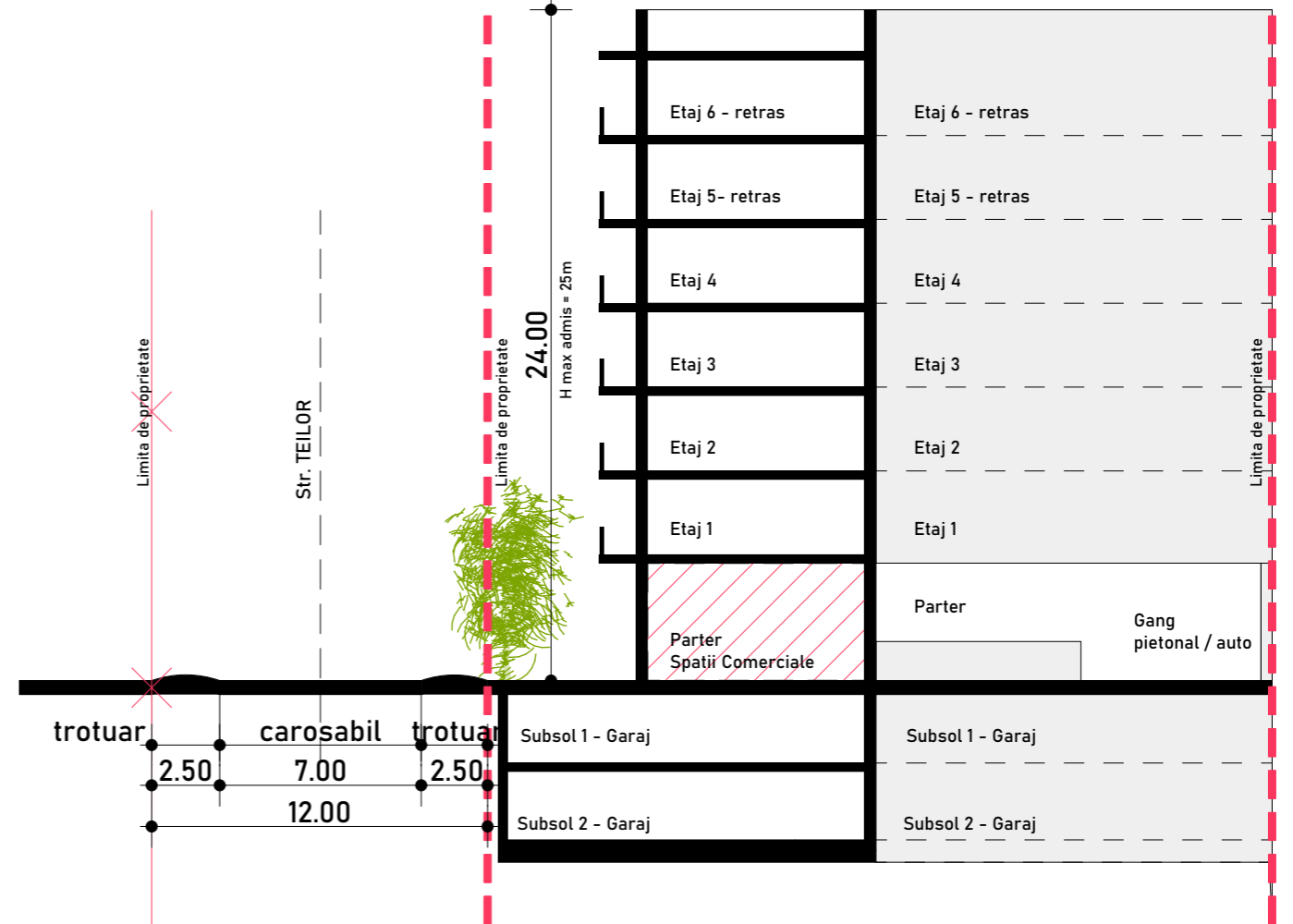
Amplasament: str. Bobalnei, nr.54-54A, Cluj-Napoca
Beneficiar: SC SPECTRUM ARTHOME SRL
SC COSTINVEST IMO SRL
SC GAP CITY CONSTRUCT SA

TEREN IDENTIFICAT CU C.F. NR. 343071, NR. TOPO : 343071, 343071-C1,
343071-C3, 343071-C4
Suprafata teren = 1276,00mp
U T R - RrM1

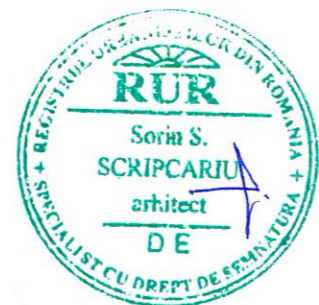
II.G 25m- zonă rezidențială / mixtă / activități



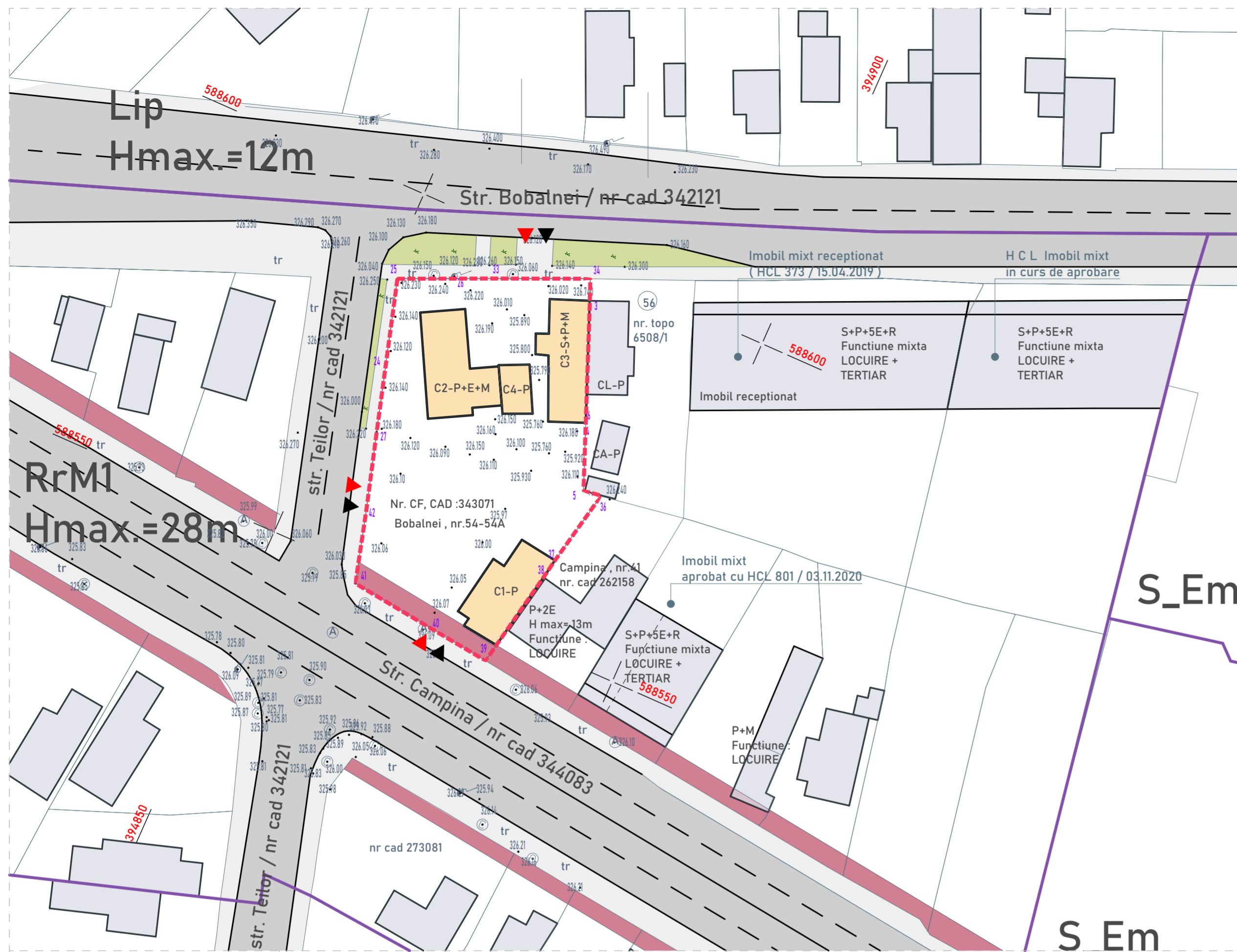
PROFIL PROPUS str. CAMPINA



SECTIUNE B|B



	arh. SORIN SCRIPCARIU S.C. SCRIPCARIU BIROU DE ARHITECTURĂ S.R.L. Str. Calea Motilor, nr. 100A 400370 CLUJ-NAPOCA, TEL./FAX: 0264-590.261 CUI: 30239221, ORC J12/1426/2012		P U D - CONSTRUIRE IMOBIL MIXT, GARAJ SUBTERAN, LOCUINTE SI DOTARI 2S+P+5E partial+ER Amplasament: Municipiul Cluj-Napoca, str. Bobalnei, nr. 54-54A	FAZA P U D
	SEF PROIECT Arh. Sorin Scripcariu PROIECTAT Arh. Diana Holirca VERIFICAT Arh. Sorin Scripcariu		Beneficiar: SC SPECTRUM ART HOME SRL si Asociatii	487/2021
oct.2021			SECTIUNI CARACTERISTICE PROFILE STRADALE	
			4.1	



S construita existenta = 317,10mp
S desfasurata existenta = 628,20mp

POT existent = 24.85%
CUT existent = 0,49

Amplasament: str. Bobalnei, nr.54-54A, Cluj-Napoca
Beneficiar: SC SPECTRUM ARTHOME SRL
SC COSTINVEST IMO SRL
SC GAP CITY CONSTRUCT SA

TEREN IDENTIFICAT CU C.F. NR. 343071, NR. TOPO : 343071, 343071-C1,
343071-C3, 343071-C4

Suprafata teren = 1276,00mp
U T R - RrM1

LEGENDA

- LIMITA ZONA REGLEMENTATA
- LIMITA DE PROPRIETATE PARCELE INVECINATE
- LIMITA U T R
- CONSTRUCTIE EXISTENTA propusa spre demolare
- TEREN PROPUȘ PT. DEZMEMBRARE, REGULARIZARE STRAZI EXISTENTE
- CONSTRUCTII EXISTENTE
- CIRCULATIE CAROSABILA
- CIRCULATIE PIETONALA
- SPATIU VERDE IN LUNGUL CAILOR DE CIRCULATIE
- PISTA PENTRU BICICLETE
- ▲ ▲ ▲ ACCES GARAJ / LOCUINTE / DOTARI

Parcela (TOTAL)

Nr. Pct.	Coordonate pct.de contur	Lungimi laturi D (i, i+1)	
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3	588595.884	394876.371	2.973
34	588598.624	394875.216	13.334
33	588593.258	394863.009	4.265
26	588591.519	394859.115	8.476

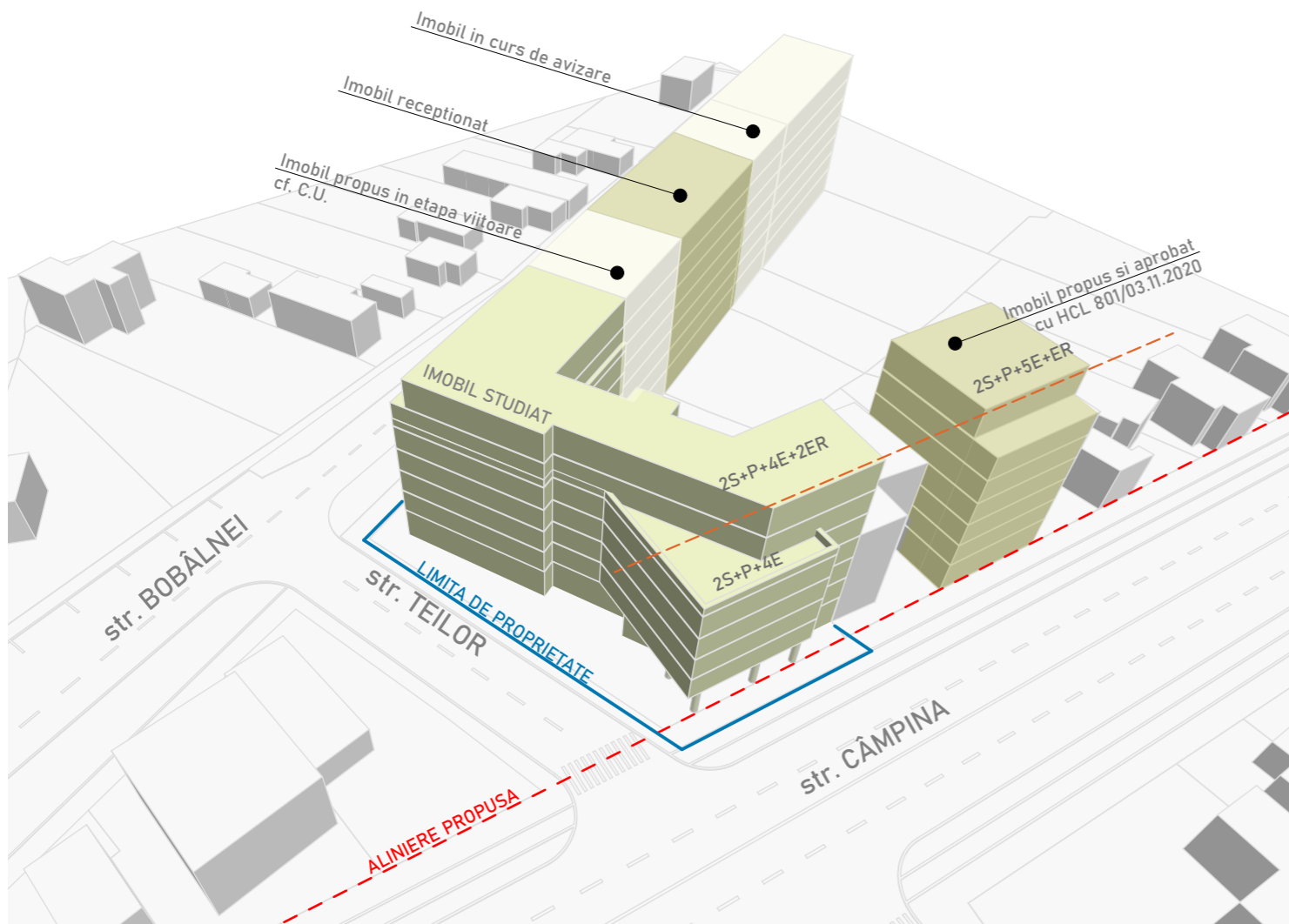
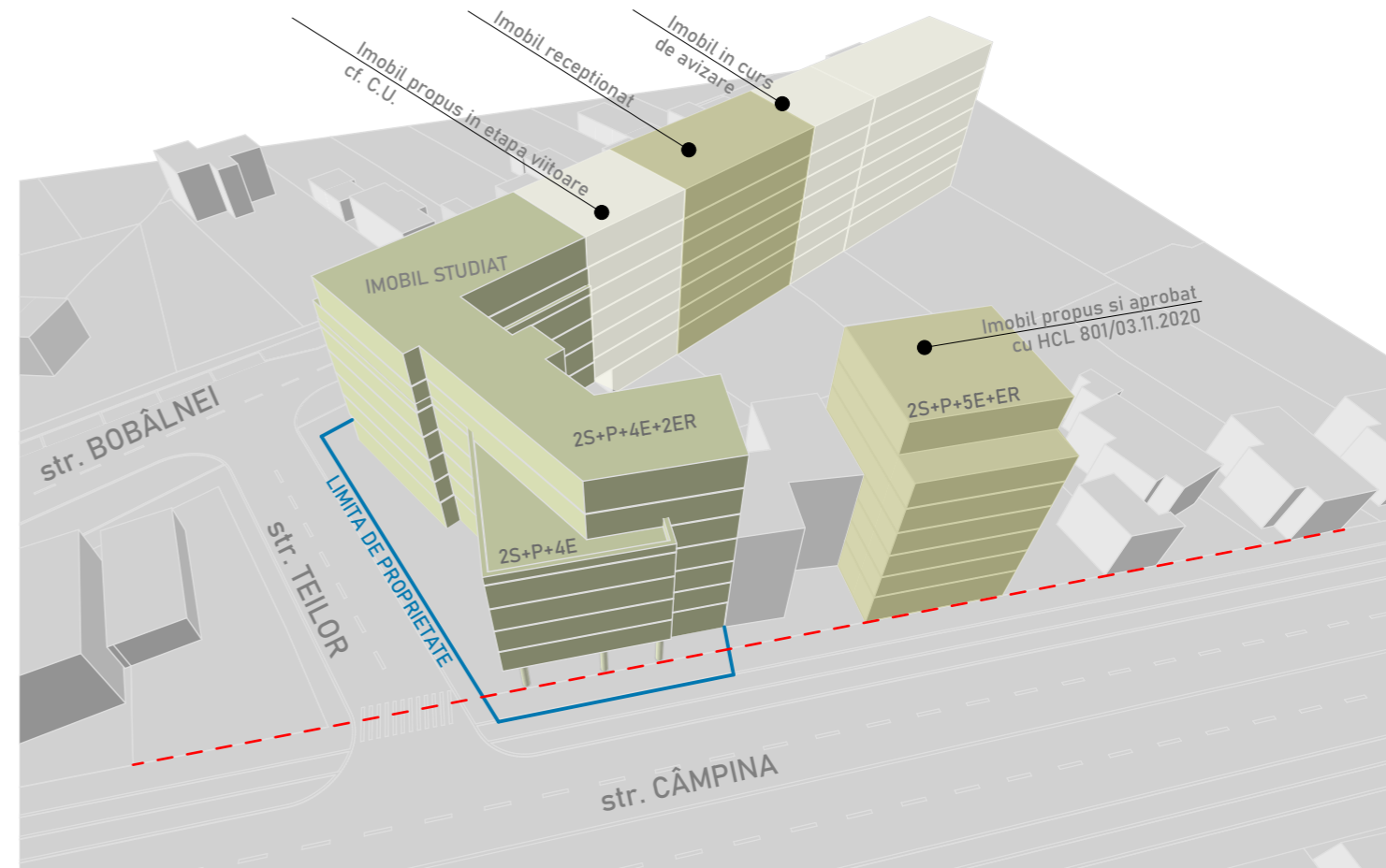
S (TOTAL)=1275.73mp P=146.583m


Mihai Konradi
Digitally signed by Mihai Konradi
Date: 2021.08.10 12:38:13 +03'00'

CRISTIAN SECARA
Semnat digital de CRISTIAN SECARA
Data: 2021.07.22 10:30:34 +03'00'

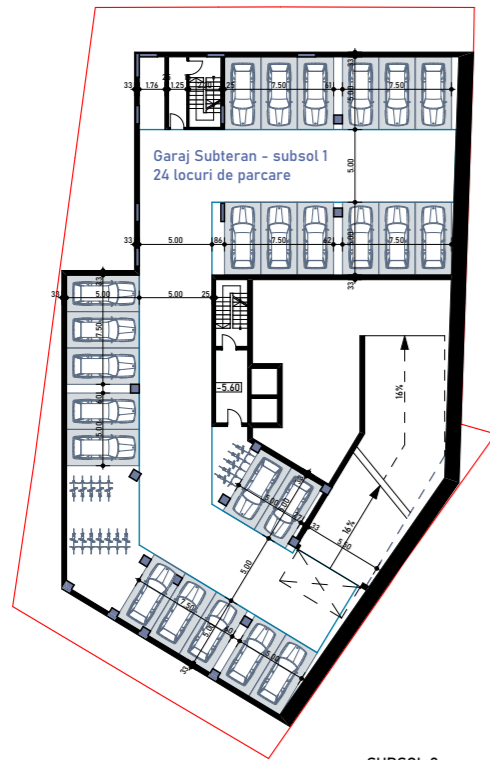


	arh. SORIN SCRIPCARIU S.C. SCRIPCARIU BIROU DE ARHITECTURĂ S.R.L. Str. Galea Moliilor, nr. 100A 400370 CLUJ-NAPOCA, TEL/FAX: 0264-590.261 CUI: 30239221, ORC J12/1426/2012	P U D - CONSTRUIRE IMOBIL MIXT, GARAJ SUBTERAN, LOCUINTE SI DOTARI 2S+P+5E partial+ER Amplasament: Municipiul Cluj-Napoca, str. Bobalnei , nr. 54-54A Beneficiar: SC SPECTRUM ART HOME SRL si Asociatii	FAZA P U D 487/2021
	SEF PROIECT Arh. Sorin Scripcariu PROIECTAT Arh. Diana Holirca VERIFICAT Arh. Sorin Scripcariu	scara 11500 oct.2021	SITUATIA EXISTENTA

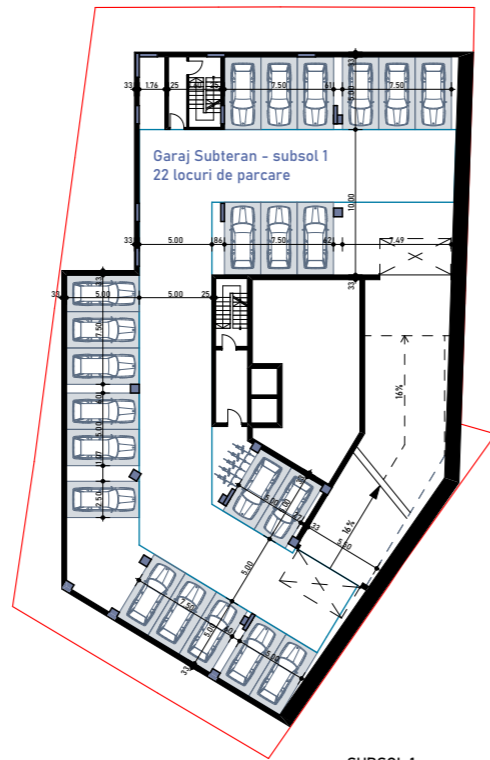


	arh. SORIN SCRIPCARIU S.C. SCRIPCARIU BIROU DE ARHITECTURĂ S.R.L. Str. Calea Motilor, nr. 100A 400370 CLUJ-NAPOCA, TEL./FAX: 0264-590.261 CUI: 30239221, ORC J12/1426/2012		P U D - CONSTRUIRE IMOBIL MIXT, GARAJ SUBTERAN, LOCUINTE SI DOTARI 2S+P+5E partial+ER Amplasament: Municipiul Cluj-Napoca, str. Bobalnei , nr. 54-54A	FAZA P U D
	SEF PROIECT Arh. Sorin Scripcariu PROIECTAT Arh. Diana Holirca VERIFICAT Arh. Sorin Scripcariu		Beneficiar: SC SPECTRUM ART HOME SRL si Asociatii	487/2021 ILUSTRARI VOLUMETRICE 7

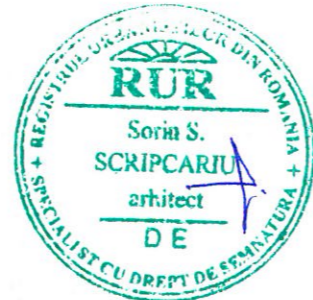
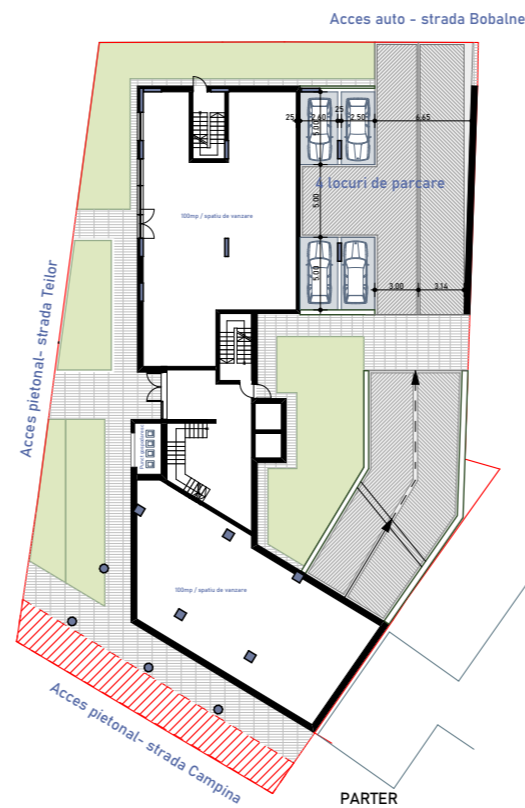
oct.2021



SUBSOL 2



SUBSOL 1



	arh. SORIN SCRIPCARIU S.C. SCRIPCARIU BIROU DE ARHITECTURĂ S.R.L. Str. Calea Motilor, nr. 100A 400370 CLUJ-NAPOCA, TEL./FAX: 0264-590.261 CUI: 30239221, ORC J12/1426/2012		P U D - CONSTRUIRE IMOBIL MIXT, GARAJ SUBTERAN, LOCUINTE SI DOTARI 2S+P+5E partial+ER Amplasament: Municipiul Cluj-Napoca, str. Bobalnei, nr. 54-54A	FAZA P U D
	Beneficiar: SC SPECTRUM ART HOME SRL si Asociatii		487/2021	
SEF PROIECT Arh. Sorin Scripcariu PROIECTAT Arh. Diana Holirca VERIFICAT Arh. Sorin Scripcariu			ILUSTRARI VOLUMETRICE SCHEME COMPARTIMENTARE INTERIOARA	
			8	

oct.2021