


PROIECTANT ARHITECTURA:  400401 Cluj-Napoca, str. Cpt. Gr. Ignat nr. 8 proiectat/desenat: arh. Cristian RUS		BENEFICIAR: SIMON ANGELICA-LAURA C.N.P. 2730713120342 ADRESA: Str. Pandurilor nr. 12, ap. 11, mun. Cluj-Napoca, Jud. Cluj	PR. NR: 11/22
SCARA: -	OBIECTIV: CONSTRUIRE LOCUINTA UNIFAMILIALA IMPREJMUIRE, RACORDURI BRANȘAMENTE AMENAJARI EXTERIOARE AMPLASAMENT: Str. Wolfgang Goethe nr. FN, Mun. Cluj-Napoca, Jud. Cluj	FAZA: PUD	
DATA: 02/22	PLAN DE INCADRARE IN ZONA/PUG	PLANSA: A 00	

PLAN TOPOGRAFIC

Sc.1:500

-intravilan-

U.A.T.: CLUJ NAPOCA

ADRESA IMOBIL: STR.W GOETHE NR. FN

CF. 345599Cj.Np. ,nr. cad.345599

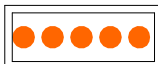

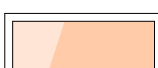
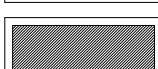
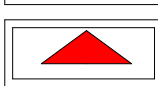
Nicolae-Claudiu
Mamara
OCPI CLUJ
Categorie B, PO
C.F.: Nr.0005
2022.03.14
09:10:29+02'00"
Nr.0005
MAMARA
Nicolae-Claudiu
CATEGORIA B

Data: 14.03.2022

SISTEM PROIECTIE: STEREOGRAFIC 1970
SISTEM COTE: MAREA NEAGRA 1975

Mihai
Konradi
Digitally signed
by Mihai Konradi
Date: 2022.03.28
15:40:12 +03'00'

LEGENDA:

-  limita zonei studiate
-  limita de proprietate conform C.F.
-  strazi amenajate existente
-  constructii existente autorizate vecine cu proprietatea initiatorului prezentului P.U.D.
-  acces auto

NOTA: DRUMUL DE ACCES (STRADA W. GOETHE) ESTE ASFALTATS SI NU ARE AMENAJATE TROTUARE

INVENTAR COORDONATE
IMOBIL C.F.345599 CJ. NP.

Nr. Pct.	X [m]	Y [m]
24	584461.664	392940.522
32	584463.453	392952.946
46	584431.718	392957.407
43	584429.941	392945.070

PROIECTANT ARHITECTURA:



400401 Cluj-Napoca, str. Cpt. Gr. Ignat nr. 8

proiectat/desenat: arh. Cristian RUS

BENEFICIAR: SIMON ANGELICA-LAURA
C.N.P. 2730713120342

ADRESA: Str. Pandurilor nr. 12, ap. 11, mun. Cluj-Napoca, Jud. Cluj

SCARA: 1:500
OBIECTIV: CONSTRUIRE LOCUINTA UNIFAMILIALA
IMPREJMUIRE, RACORDURI BRANŞAMENTE
AMENAJARI EXTERIOARE

AMPLASAMENT: Str. Wolfgang Goethe nr. FN, Mun. Cluj-Napoca, Jud. Cluj

DATA:

02/22

PLAN DE SITUAŢIE EXISTENT

PR. NR:

11/22

FAZA:

PUD

PLANSĂ:

A 01

584450

584450

584400





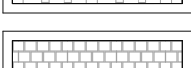

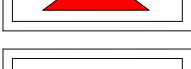

584400

Data: 02.2022
SISTEM PROIECTIE: STEREOGRAFIC 1970
SISTEM COTE: MAREA NEAGRA 1975

PLAN TOPOGRAFIC
Sc.1:500
-intravilan-
U.A.T.: CLUJ NAPOCA
ADRESA IMOBIL: STR.W GOETHE, NR. FN
CF. 345599Cj.Np. ;nr. cad.345599



LEGENDA:

-  limita de proprietate
-  constructia propusa
-  drum de acces
-  alei/trotuare
-  parchaje la sol
-  accese auto
-  accese pietonale
-  gradina gazon

INVENTAR COORDONATE
IMOBIL C.F.345599 CJ. NP.

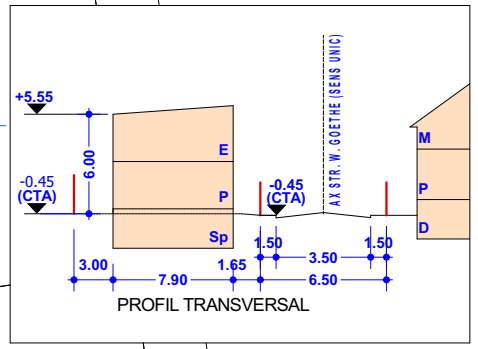
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BILANT TERITORIAL (parcela cu nr. cad. 340150)					
ZONA STUDIATA		EXISTENT		PROPUS	
		mp	%	mp	%
1.	Suprafata totala incinta proprietate cuprinsa in zona studiata din care:	401.00	100	401.00	100
1.1.	Constructii, din care:				
	-locuinta;	-	-	124.00	31.00
1.2.	Circulatii, din care:				
	-carosabile;	-	-	39.50	9.85
	-pietonale si terase la sol;	-	-	29.70	7.40
1.3.	Spatii verzi, din care:				
	Spatii verzi pe sol natural:	-	-	207.80	51.50

P.O.T. maxim admis = 35%
C.U.T. maxim admis = 0.9
P.O.T. propus = 31.00%
C.U.T. propus = 0.8
numar de locuri de parcare, conf. anexei 2 la RLU - 2 locuri

Nicolae-Claudiu Mamara
Mamara Nicolae-Claudiu
OCPI CLUJ
Categorie B1-PO
CJ-F; Nr. 0005/2022-03-14
Nr. 0005/2022-03-14
Nr. 0005/2022-03-14
CATEGORIA B1-PO
Data: 14.03.2022
D+P+E PROIECTIE STEREOGRAFIC 1970
SISTEM COTE: MAREA NEAGRA 1975

Mihai Konradi
Digitally signed by Mihai Konradi
Date: 2022.03.28 15:40:12 +03'00'



PROIECTANT ARHITECTURA:



400401 Cluj-Napoca, str. Cpt. Gr. Ignat nr. 8
proiectat/desenat: arh. Cristian RUS

BENEFICIAR: SIMON ANGELICA-LAURA
C.N.P. 2730713120342

ADRESA: Str. Pandurilor nr. 12, ap. 11, mun. Cluj-Napoca, Jud. Cluj

SCARA: 1:500

OBIECTIV: CONSTRUIRE LOCUINTA UNIFAMILIALA
IMPREJMUIRE, RACORDURI BRANSAMENTE
AMENAJARI EXTERIOARE

AMPLASAMENT: Str. Wolfgang Goethe nr. FN, Mun. Cluj-Napoca, Jud. Cluj

DATA: 02/22

PLAN REGLEMENTARI URBANISTICE

PR. NR: 11/22

FAZA: PUD

PLANSA: A 02

PLAN TOPOGRAFIC
Sc.1:500

-intravilan-

U.A.T.: CLUJ NAPOCA

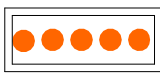
ADRESA IMOBIL: STR.W GOETHE NR. FN

CF. 345599Cj.Np. ;nr. cad.345599

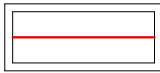
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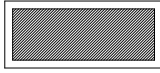
LEGENDA:



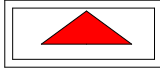
limita zonei studiate



limita de proprietate conform C.F.



construcii existente autorizate vecine cu proprietatea initiatorului prezentului P.U.D.

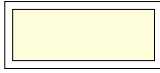


acces auto

TIPURI DE PROPRIETATE ASUPRA TERENURILOR :



domeniu public teren proprietate publica de interes local



terenuri proprietate privata a persoanelor fizice sau juridice

Nota *) : NU SE PROPUN OBIECTIVE DE UTILITATE PUBLICA

INVENTAR COORDONATE IMOBIL C.F.345599 CJ. NP.

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PROIECTANT ARHITECTURA:



400401 Cluj-Napoca, str. Cpt. Gr. Ignat nr. 8

proiectat/desenat: arh. Cristian RUS

BENEFICIAR: SIMON ANGELICA-LAURA
C.N.P. 2730713120342

ADRESA: Str. Pandurilor nr. 12, ap. 11, mun. Cluj-Napoca, Jud. Cluj

SCARA:
1:500

OBIECTIV: CONSTRUIRE LOCUINTA UNIFAMILIALA
IMPREJMUIRE, RACORDURI BRANŞAMENTE
AMENAJARI EXTERIOARE

PR. NR:
11/22

FAZA:
PUD

DATA:

02/22

AMPLASAMENT: Str. Wolfgang Goethe nr. FN, Mun. Cluj-Napoca, Jud. Cluj

OBIECTIVE DE UTILITATE PUBLICA

PLANSA:

A 03

(16) din str. NR. CAD. W.A.Mozart 257950

(12) din str. W.A.Mozart

NR. CAD. 298918

(14) din str. W.A.Mozart

P+E+Er cu 3 apart.

NR. CAD. 310299

NR. CAD. 259968

(14A) din str. W.A.Mozart

D+P+E

NR. CAD. 340711

NR. CAD. 340150

(14L) din str. W.A.Mozart

NR. CAD. 345801

NR. CAD. 340150

NR. CAD. 340150

NR. CAD. 340150

NR. CAD. 340150

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NR. CAD. 340150

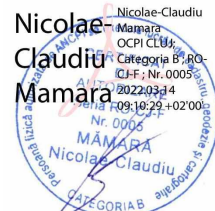
NR. CAD. 340150

NR. CAD. 340150

NR. CAD. 340150

NR. CAD. 340150

NR. CAD. 340150



Data: 14.03.2022
SISTEM PROIECTIE: STEREOGRAFIC 1970
SISTEM COTE: MAREA NEAGRA 1975

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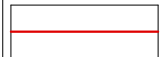
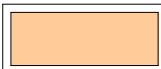
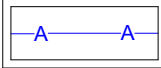
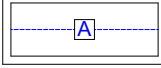
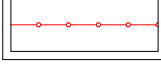



Data: 02.2022
SISTEM PROIECTIE: STEREOGRAFIC 1970
SISTEM COTE: MAREA NEAGRA 1975

PLAN TOPOGRAFIC
Sc.1:500

-intravilan-
U.A.T.: CLUJ NAPOCA
ADRESA IMOBIL: STR.W GOETHE, NR. FN
CF. 345599Cj.Np. nr. cad.345599



LEGENDA:

-  limita zonei studiate
-  limita de proprietate
-  constructie propusa
-  Retea de apa potabila existenta Ø 25mm
-  Bransament subteran apometru
-  LES existent 0.4Kv
-  Retea de gaze naturale subterana existenta
-  Racord Gaz supraterran existent
-  canalizare existenta Dn 30

INVENTAR COORDONATE
IMOBIL C.F.345599 CJ. NP.

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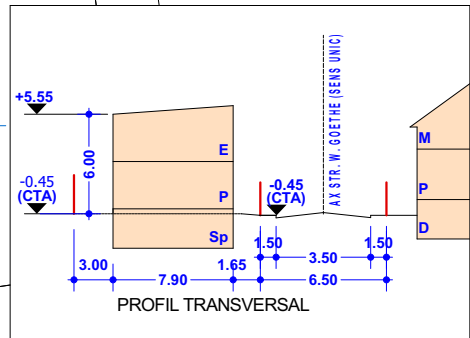
BILANT TERITORIAL (parcela cu nr. cad. 340150)


ZONA STUDIATA	EXISTENT		PROPUS	
	mp	%	mp	%
1. Suprafata totala incinta proprietate cuprinsa in zona studziata din care:	401.00	100	401.00	100
1.1. Constructii, din care:				
-locuinta;	-	-	124.00	31.00
1.2. Circulatii, din care:				
-carosabile;	-	-	39.50	9.85
-pietonale si terase la sol;	-	-	29.70	7.40
1.3. Spatii verzi, din care:				
Spatii verzi pe sol natural:	-	-	207.80	51.50

P.O.T. maxim admis = 35%
C.U.T. maxim admis = 0.9
P.O.T. propus = 31.00%
C.U.T. propus = 0.8
numar de locuri de parcare,
conf. anexei 2 la RLU - 2 locuri


Nicolae
Claudiu
Mamara
Nicolae
Claudiu
MAMARA
CATEGORIA B

Mihai
Konradi
Digitally signed
by Mihai Konradi
Date: 2022.03.28
15:40:12 +03'00'



PROIECTANT ARHITECTURA:  BIROU INDIVIDUAL DE ARHITECTURA C. I. F. 26177546 400401 Cluj-Napoca, str. Cpt. Gr. Ignat nr. 8 proiectat/desenat: arh. Cristian RUS		BENEFICIAR: SIMON ANGELICA-LAURA C.N.P. 2730713120342		PR. NR: 11/22
ADRESA: Str. Pandurilor nr. 12, ap. 11, mun. Cluj-Napoca, Jud. Cluj		SCARA: 1:500		FAZA: PUD
OBIECTIV: CONSTRUIRE LOCUINTA UNIFAMILIALA IMPREJMUIRE, RACORDURI BRANSAMENTE AMENAJARI EXTERIOARE		AMPLASAMENT: Str. Wolfgang Goethe nr. FN, Mun. Cluj-Napoca, Jud. Cluj		PLANSA: A 04
DATA: 02/22		PLAN REGLEMENTARI EDILITARE		



<p>PROIECTANT ARHITECTURA:</p>  <p>400401 Cluj-Napoca, str. Cpt. Gr. Ignat nr. 8 proiectat/desenat: arh. Cristian RUS</p>	<p>BENEFICIAR: SIMON ANGELICA-LAURA C.N.P. 2730713120342</p>	<p>PR. NR: 11/22</p>
	<p>ADRESA: Str. Pandurilor nr. 12, ap. 11, mun. Cluj-Napoca, Jud. Cluj</p>	<p>FAZA: PUD</p>
	<p>SCARA: 1:500</p> <p>OBIECTIV: CONSTRUIRE LOCUINTA UNIFAMILIALA IMPREJMUIRE, RACORDURI BRANŞAMENTE AMENAJARI EXTERIOARE</p> <p>AMPLASAMENT: Str. Wolfgang Goethe nr. FN, Mun. Cluj-Napoca, Jud. Cluj</p>	
	<p>DATA: 02/22</p>	<p>ILUSTRAREA ARHITECTURAL VOLUMETRICA</p>