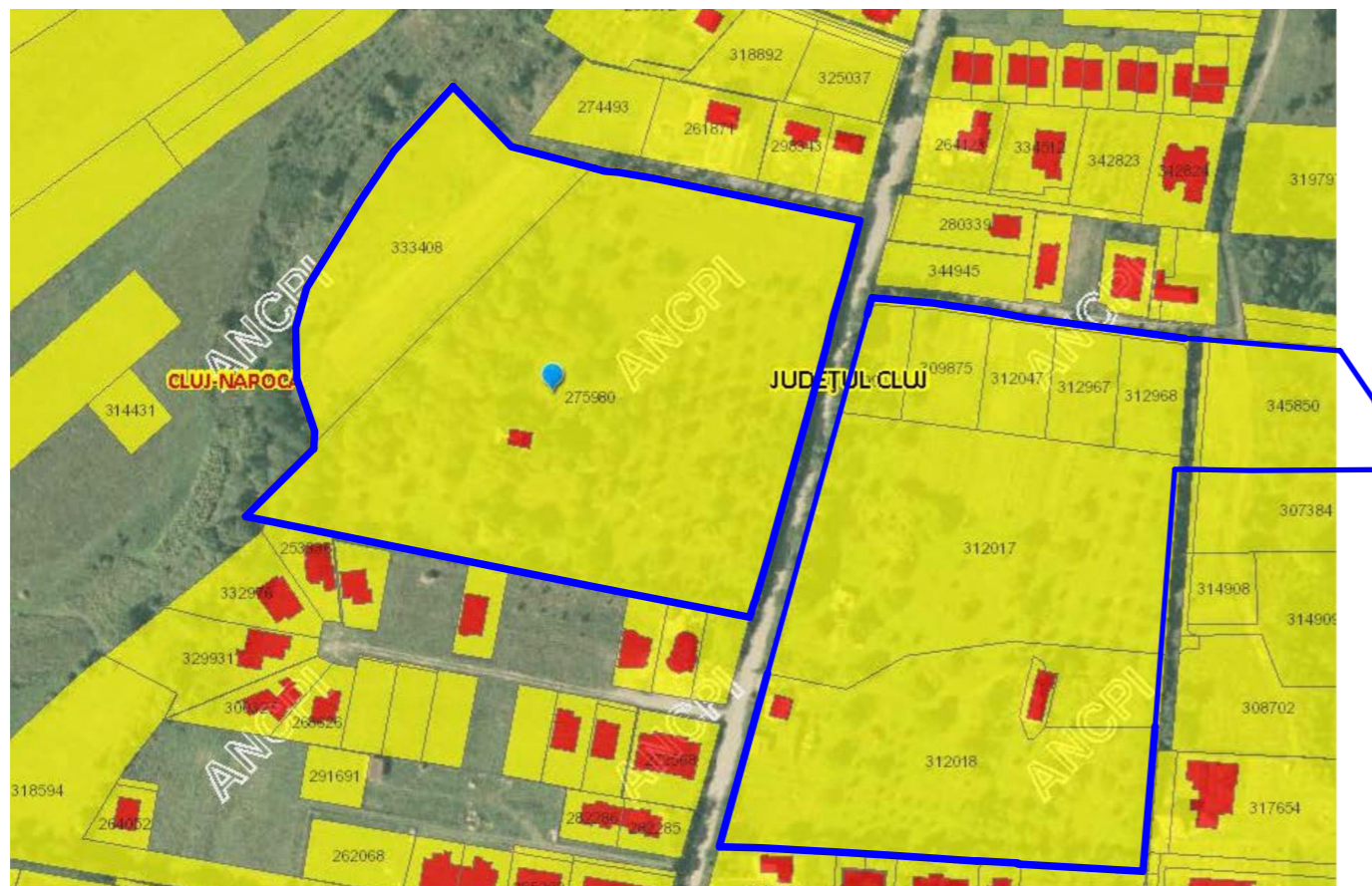


PLAN INCADRARE IN PUG



PLAN INCADRARE IN MUNICIPIUL CLUJ-NAPOCA

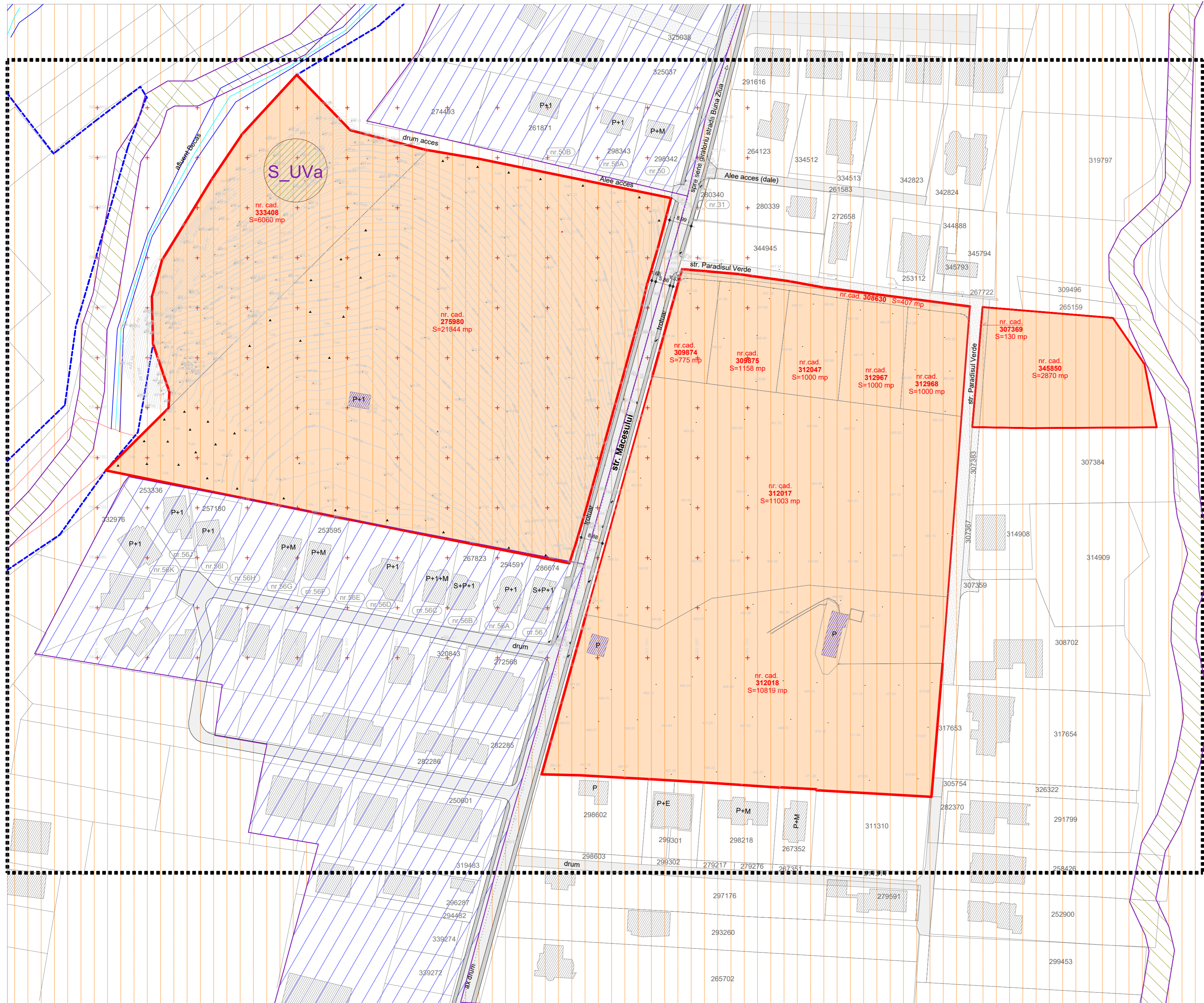


SITUAȚIE CADASTRALĂ

LEGENDA	
AMPLASAMENT	



Denumirea lucrării:	
PUZ de Parcelare str. Macesului f.n., Cluj-Napoca	
Beneficiar:	
HEXAGON TOWN str. Al.Vaida Voievod, nr.16 , Cluj-Napoca	
Proiectant:	
s.c. ARHIMOBIL s.r.l. CLUJ-NAPOCA J12/1074/2020 CUI 42416858	
Sef proiect:	prof.dr.arh. IANCU ADRIAN
Proiectat:	prof.dr.arh. IANCU ADRIAN
Proiectat:	arh. DASCAL FLORIN
Desenat:	arh. DASCAL FLORIN
Nr. proiect:	02/2022 data: 08/2022
Faza:	PUZ
PLAN DE INCADRARE IN MUNICIPIUL CLUJ-NAPOCA PLAN INCADRARE IN PUG SITUAȚIE CADASTRALĂ	
Pl. nr: U.01	



LEGENDA

Limita de proprietate	
Limita zona studiata	
Parcele incluse in PUZ	
UTR ULiu	
UTR Liu	
UTR Ve	
Limite UTR	
Imobile existente pe proprietate	
Imobile existente in vecinatati	
Circulatii pietonale existente	
Circulatii auto existente asfaltate	
Circulatii auto exist. partial asfaltate	
Limita - Parc Buna Ziua	

INDICI URBANISTICI - UTR ULiu - EXISTENTI pe parcele

S teren(mp)	POT (%)	CUT
58066	0.36	0.004

Denumirea lucrarii:

PUZ de Parcelare
str. Macesului f.n., Cluj-Napoca

Beneficiar:

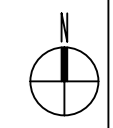
HEXAGON TOWN
str. Al. Vaida Voievod, nr. 16, Cluj-Napoca

Proiectant:

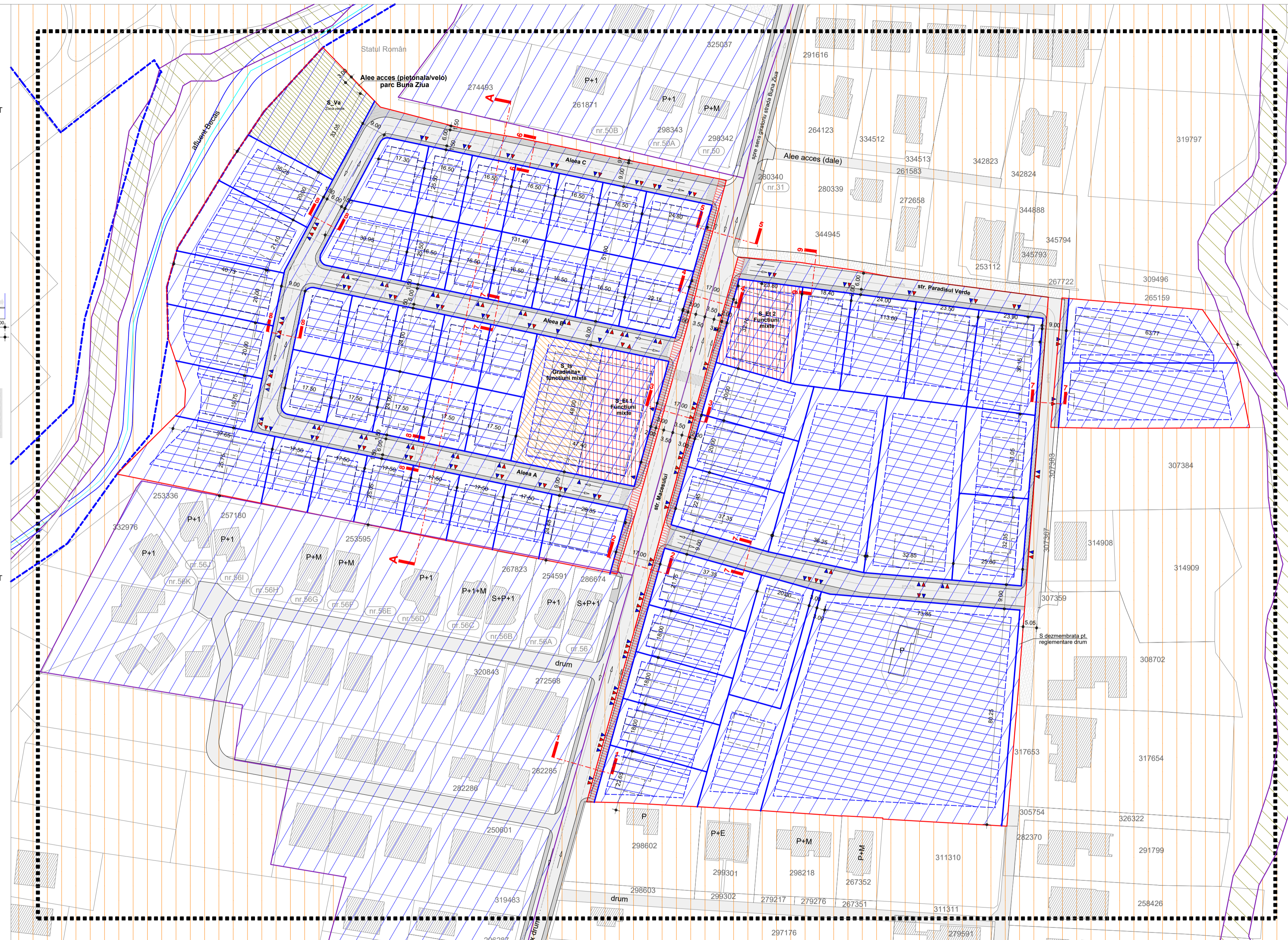
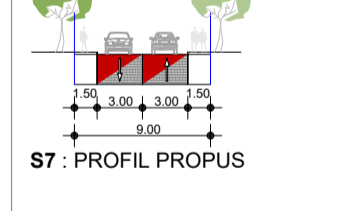
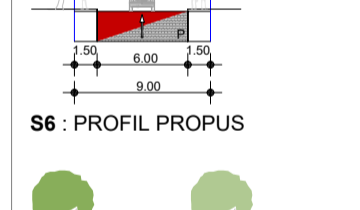
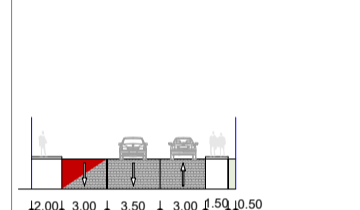
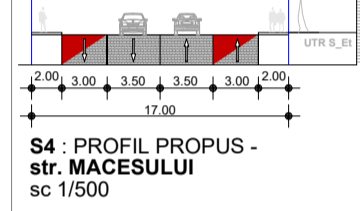
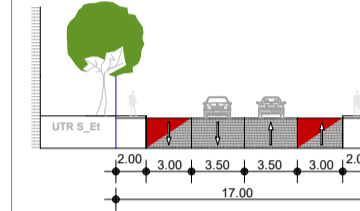
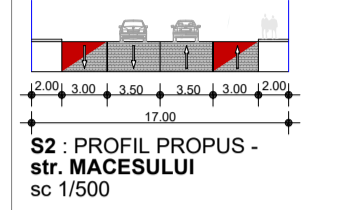
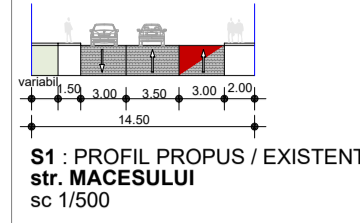
s.c. ARHIMOBIL s.r.l.
CLUJ-NAPOCA J12/1074/2020 CUI 42416858

Sef proiect:	prof.dr.arh. IANCU ADRIAN
Proiectat:	prof.dr.arh. IANCU ADRIAN
Proiectat:	arh. DASCAL FLORIN
Desenat:	arh. DASCAL FLORIN
Nr. proiect:	02/2022 data: 08/2022 sc: 1/1000
Faza:	PUZ

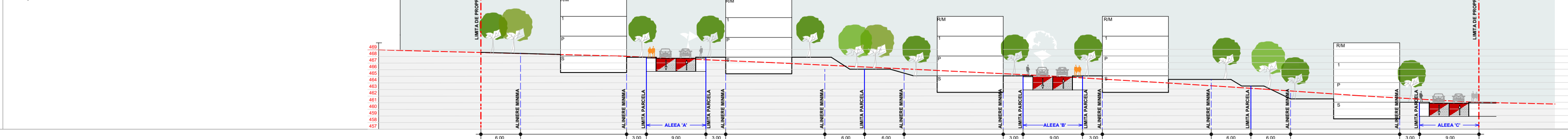
PLAN SITUATIE EXISTENTA Pl. nr: **U.02**



PROFILE STRAZI PROPUSE



SECTIUNE A-A
linie panta teren natural



LEGENDA

Limita de proprietate	—
Limita zona studiata	—
UTR ULiU	—
UTR LliU	—
SVa - Zona verde amenajata	—
S_Is - subzona inst. si servicii	—
S_Et - subzona activ. ec. tertiare	—
UTR Ve	—
Limite UTR	—
Imobile existente in vecinatati	—
Circulatii pietonale existente	—
Circulatii pietonale propuse	—
Circulatii auto	—
Circulatii auto exist. partial asfaltate	—
Limita - Parc Buna Ziua	—
Parcelare propusa	—
S teren cedata pentru modernizare / reglementare str. Macsesului (S=1002 mp)	—
Alinierea minima a constructiilor	—
Possibilitate de mobilare (imobile)	—
Imobil existent	—
Acces auto / Acces pietonal	—
Zona construabila	—

BILANT TERITORIAL - UTR

UTR	EXISTENT mp	%	PROPOS mp	%
S teren	58066	100	58066	100
UTR ULiU	58066	100	0	0
UTR LliU	0	0	53658	92,42
S_Is	0	0	1200	2,06
S_Et	0	0	2006	3,45
S_Va	0	0	1202	2,07
TOTAL	58066	100	58066	100

BILANT TERITORIAL - ZONE FUNCTIONALE

ZONE FUNCTIONALE	EXISTENT mp	%	PROPOS mp	%
S teren	58066	100	58066	100
UTR LliU				
S teren	53658	100	53658	100
Alei, drumuri-publice	0	0	8463	15,77
S parcele locuire				
S constructiabila	0	0	45195	84,23
Alei, platforme	0	0	11299	25
Sp. verzi amenajate	0	0	18078	40
S_Is - gradinita + functiuni mixte				
S teren	1200	100	1200	100
S constructiabila	0	0	720	60
Alei, platforme	0	0	240	20
Sp. verzi amenajate	0	0	240	20
S Et1 + S Et2 - functiuni mixte				
S teren	2006	100	2006	100
S constructiabila	0	0	1204	60
Alei, platforme	0	0	401	20
Sp. verzi amenajate	0	0	401	20
S Va				
S teren	1202	100	1202	100
S constructiabila	0	0	60	5
Alei, platforme	0	0	420	35
Sp. verzi amenajate	0	0	722	60

INDICATORI URBANISTICI

UTR LliU	- POT maxim = 35%	- CUT maxim = 0.9
S_Is	- POT maxim = 60%	- CUT maxim = 2.2
S_Et	- POT maxim = 60%	- CUT maxim = 2.2
S_Va	- POT maxim = 5%	- CUT maxim = 0.1

PARCELE PROPUSE

FUNCTIONIUNE	NUMAR
Locuinte individuale / semicolective	58
Funcțiuni mixte + educatie	2
Zona verde amenajata cu acces public	1
TOTAL	61

FUNCTIONIUNI PROPUSE / PARCARI

FUNCTIONIUNE	NUMAR	NR.PARCARI
Locuinte individuale	39	78
Locuinte semicolective	18	72
S_Et1+Is - imobil mixt	1	39
S_Et2 - imobil mixt	1	11

NOTA
Numar maxim autoturisme=200

Denumirea lucrării: **PUZ de Parcelare**
str. Macsesului Ln., Cluj-Napoca

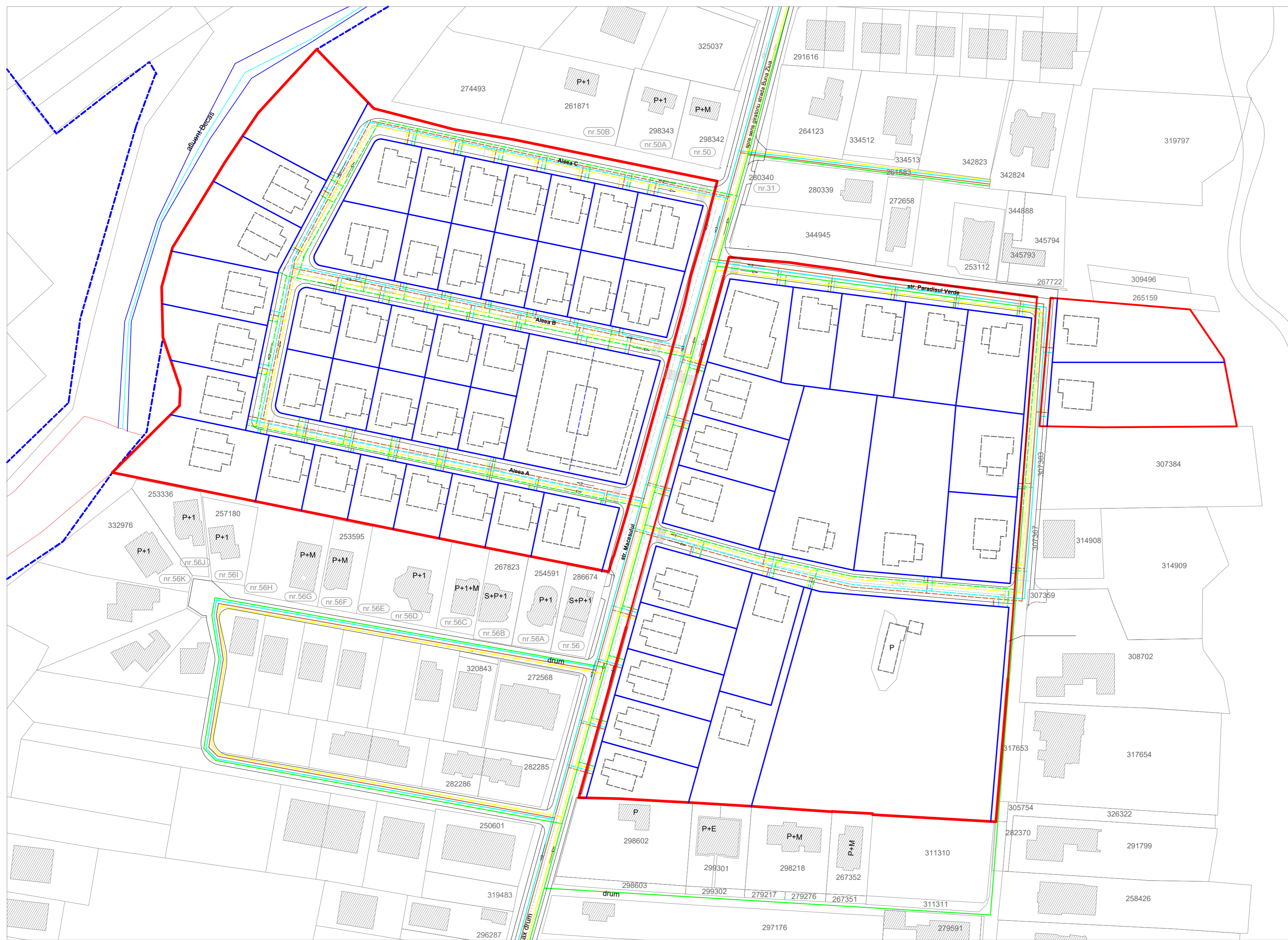
Beneficiar: **HEXAGON TOWN**
str. Al. Vaida Voievod, nr. 16, Cluj-Napoca

Proiectant: **s.c. ARHIMOBIL s.r.l.**
CLUJ-NAPOCA J121074/2020 CUI 42416858

Sef proiect: prof.dr.arh. **IANCU ADRIAN**
Proiectat: prof.dr.arh. **IANCU ADRIAN**
Proiectat: arh. **DASCAL FLORIN**
Desenat: arh. **DASCAL FLORIN**

Nr. proiect: **02/2022** data: **06/2023** sc: **1/1000**
Faza: **PUZ**

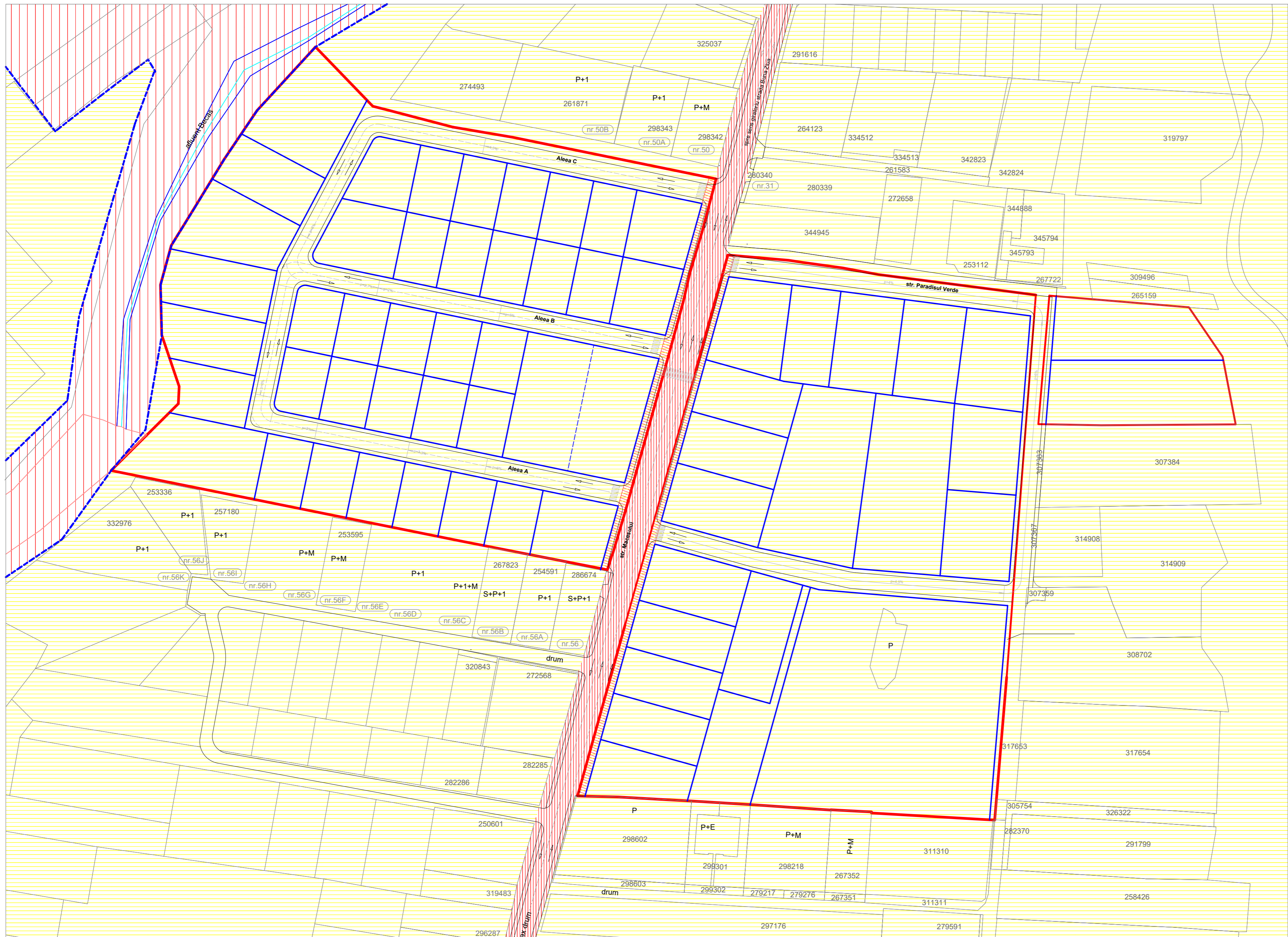
REGLEMENTARI URBANISTICE **Pl. nr. U.03**



LEGENDA	
Limita de proprietate	
PARCELAR PROPUSE	
RETELE GAZ EXISTENTE	
RETELE GAZ PROPUSE PRIN RACORD	
RETELE ELECTRICE EXISTENTE	
RETELE ELECTRICE PROPUSE PRIN RACORD	
RETELE APA EXISTENTE	
RETELE APA PROPUSE PRIN RACORD	
RETELE CANAL EXISTENTE	
RETELE CANAL PROPUSE PRIN RACORD	

Denumirea lucrării:			
PUZ de Parcelare str. Macesului f.n., Cluj-Napoca			
Beneficiar:			
HEXAGON TOWN str. Al. Vaida Voievod, nr. 16, Cluj-Napoca			
Proiectant:			
s.c. ARHIMOBIL s.r.l. CLUJ-NAPOCA J12/1074/2020 CUI 42416858			
Sef proiect:	prof.dr.arh.	IANCU ADRIAN	
Proiectat:	prof.dr.arh.	IANCU ADRIAN	
Proiectat:	arh.	DASCAL FLORIN	
Desenat:	arh.	DASCAL FLORIN	
Nr. proiect:	02/2022	data:	08/2022 sc: 1/1000
Faza:	PUZ		

REGLEMENTARI EDILITARE Pl. nr: **U.04**

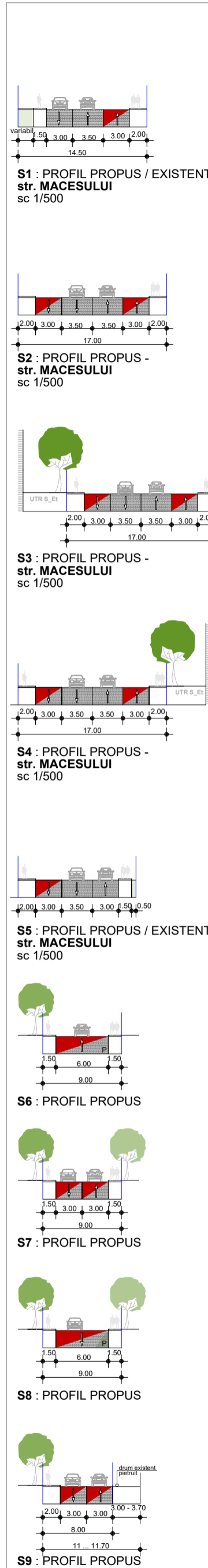


LEGENDA	
Limita de proprietate	
PARCELAR PROPUS	
Limita - Parc Buna Ziua	
Proprietate privata	
Proprietate publica	
S teren cedata domeniului public pentru modernizare / reglementare str. Macesului cf. PUG	

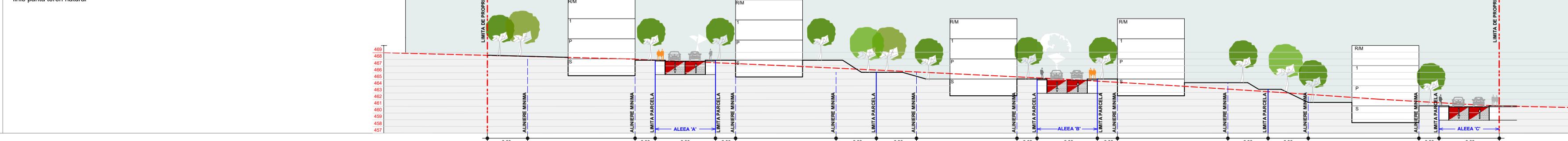


Denumirea lucrarii:	
PUZ de Parcelare str. Macesului f.n., Cluj-Napoca	
Beneficiar:	
HEXAGON TOWN str. Al. Vaida Voievod, nr.16, Cluj-Napoca	
Proiectant:	
s.c. ARHIMOBIL s.r.l. CLUJ-NAPOCA J12/1074/2020 CUI 42416858	
Sef proiect:	prof.dr.arh. IANCU ADRIAN
Proiectat:	prof.dr.arh. IANCU ADRIAN
Proiectat:	arh. DASCAL FLORIN
Desenat:	arh. DASCAL FLORIN
Nr. proiect:	02/2022
data:	08/2022
sc:	1/1000
Faza:	PUZ
CIRCULATIA TERENURILOR	Pl. nr: U.05

PROFILE STRAZI PROPUSE



SECTIUNE A-A
linie panta teren natural



LEGENDA

Limita de proprietate	[Red line]
Parcela propusa	[Blue line]
Alinierea minima a constructiilor	[Blue dashed line]
Posibilitate de mobilare (imobile)	[Blue dashed line]
Imobile existente - pastrate	[Blue hatched area]
Imobile existente in vecinatati	[Blue hatched area]
Circulatii pietonale existente	[Green hatched area]
Circulatii pietonale propuse	[Green hatched area]
Circulatii auto	[Blue hatched area]
Circulatii auto exist. partial asfaltate	[Blue hatched area]
Limita - Parc Buna Ziua	[Blue dashed line]
Spatiu acces nelimitat (in UTR S_Et)	[Blue dashed line]
Acces auto / Acces pietonal	[Red arrow]
Zona verde amenajata	[Green area]
Arbori, arbushti	[Green tree symbols]

BILANT TERITORIAL - UTR

UTR	EXISTENT		PROPUS	
	mp	%	mp	%
S teren	58066	100	58066	100
UTR ULiU	58066	100	0	0
UTR LiU	0	0	53658	92,42
S_Is	0	0	1200	2,06
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	mp	%	mp	%
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UTR LiU	53658	100	53658	100
S teren	53658	100	53658	100
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S parcele locuire	0	0	45195	84,23
S constructibila	0	0	15818	35
Alei, platforme	0	0	11299	25
Sp. verzi amenajate	0	0	18078	40
S_Is - gradinita+functiuni mixte	1200	100	1200	100
S teren	1200	100	1200	100
S constructibila	0	0	720	60
Alei, platforme	0	0	240	20
Sp. verzi amenajate	0	0	240	20
S_Et 1 + S_Et 2 - functiuni mixte	2006	100	2006	100
S teren	2006	100	2006	100
S constructibila	0	0	1204	60
Alei, platforme	0	0	401	20
Sp. verzi amenajate	0	0	401	20
S_Va	1202	100	1202	100
S teren	1202	100	1202	100
S constructibila	0	0	60	5
Alei, platforme	0	0	420	35
Sp. verzi amenajate	0	0	722	60

INDICI URBANISTICI

UTR LiU	- POT maxim = 35%
	- CUT maxim = 0.9
S_Is	- POT maxim = 60%
	- CUT maxim = 2.2
S_Et	- POT maxim = 60%
	- CUT maxim = 2.2
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	- CUT maxim = 0.1

PARCELE PROPUSE

FUNCTIONIUNE	NUMAR
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S_Et2 - imobil mixt	1	11

NOTA
Numar maxim autoturisme=200

Denumirea lucrarii: **PUZ de Parcelare**
str. Macesuului F.n., Cluj-Napoca

Beneficiar: **HEXAGON TOWN**
str. Al.Vaida Voievod, nr.16, Cluj-Napoca

Proiectant: **s.c. ARHIMOBIL s.r.l.**
CLUJ-NAPOCA J12/1074/2020 CUI 42418858

Sel proiect: prof.dr.arh. **IANCU ADRIAN**

Proiectat: prof.dr.arh. **IANCU ADRIAN**

Proiectat: arh. **DASCAL FLORIN**

Desenat: arh. **DASCAL FLORIN**

Nr. proiect: **02/2022** data: **06/2023** sc: **1/1000**

Faza: **PUZ**

MOBILARE URBANISTICA

PL. nr.: **U.06**