





zona studiată



zona reglementată




 SCRIPCARIU BIROU DE ARHITECTURA	<b>arh. SORIN SCRIPCARIU</b> Str. Calea Motilor, nr. 100A 400370 CLUJ-NAPOCA, TEL./FAX: 0264-590.261 CUI: 30239221, ORC J12/1426/2012		PLAN URBANISTIC ZONAL PT INSTITUIRE UTR Is Amplasament: Str. 1 DECEMBRIE nr.31, Cluj-Napoca Beneficiar: QUALITY MEDICAL VISION SRL	PUZ 592/2022
	SEF PROIECT ARHITECTURA VERIFICAT	Arh. Sorin Scripcariu Arh. Anca Trenea Arh. Sorin Scripcariu	  	01.2022

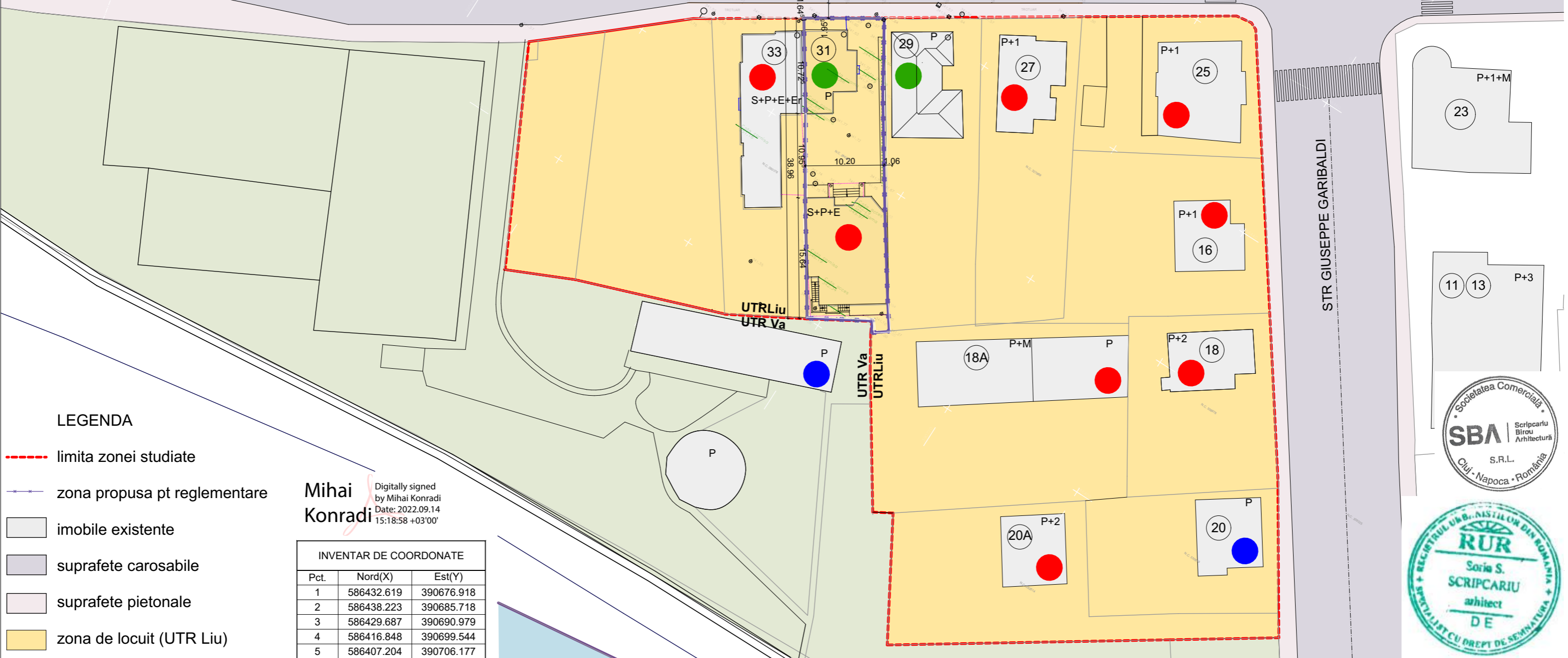
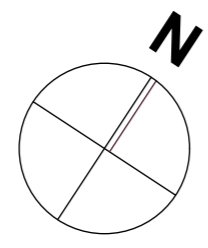
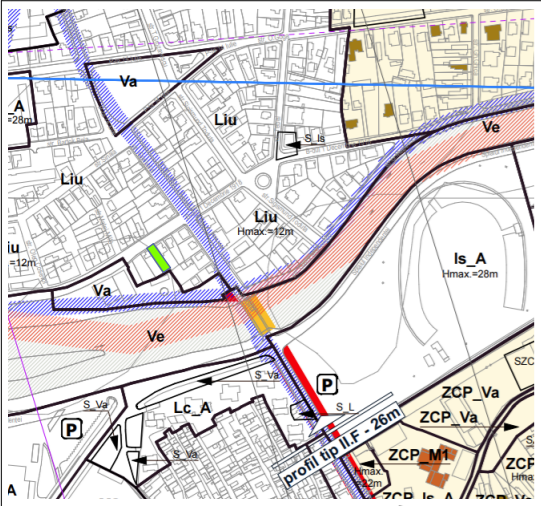


zona studiata



zona reglementata

 <b>SCRIPCARIU</b> BIROU DE ARHITECTURA	<b>arh. SORIN SCRIPCARIU</b> Str. Calea Motilor, nr. 100A 400370 CLUJ-NAPOCA, TEL./FAX: 0264-590.261 CUI: 30239221, ORC J12/1426/2012		PLAN URBANISTIC ZONAL PT INSTITUIRE UTR Is CONSTRUIRE IMOBIL CU FUNCTIUNE MEDICALA Amplasament: Str. 1 DECEMBRIE nr.31, Cluj-Napoca		PUZ
	Beneficiar: QUALITY MEDICAL VISION SRL		592/2022		
SEF PROIECT	Arh. Sorin Scripcariu		<b>INCADRARE IN ZONA</b>		
ARHITECTURA	Arh. Anca Trenea				
VERIFICAT	Arh. Sorin Scripcariu	12.2022			



**LEGENDA**

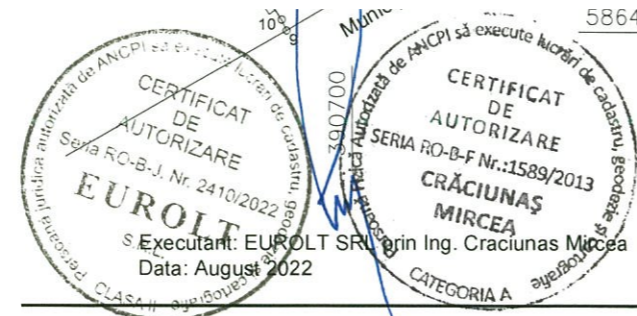
- - - limita zonei studiate
- - - zona propusa pt reglementare
- imobile existente
- suprafete carosabile
- suprafete pietonale
- zona de locuit (UTR Liu)
- zona spatii verzi(UTR Va)

**STAREA FIZICA A IMOBILELOR**

- stare rea
- stare mediocra
- stare buna

**Mihai Konradi**  
 Digitally signed  
 by Mihai Konradi  
 Date: 2022.09.14  
 15:18:58 +03'00'

INVENTAR DE COORDONATE		
Pct.	Nord(X)	Est(Y)
1	586432.619	390676.918
2	586438.223	390685.718
3	586429.687	390690.979
4	586416.848	390699.544
5	586407.204	390706.177
6	586404.363	390708.215
7	586402.959	390706.346
8	586404.344	390705.636
9	586400.024	390698.262
10	586400.315	390698.132
11	586408.322	390692.861
12	586412.989	390689.695
13	586422.218	390683.866
14	586424.660	390682.230
15	586431.168	390677.872
S=406mp		



**SBA**  
 SCRIPCARIU  
 BIROU DE  
 ARHITECTURA

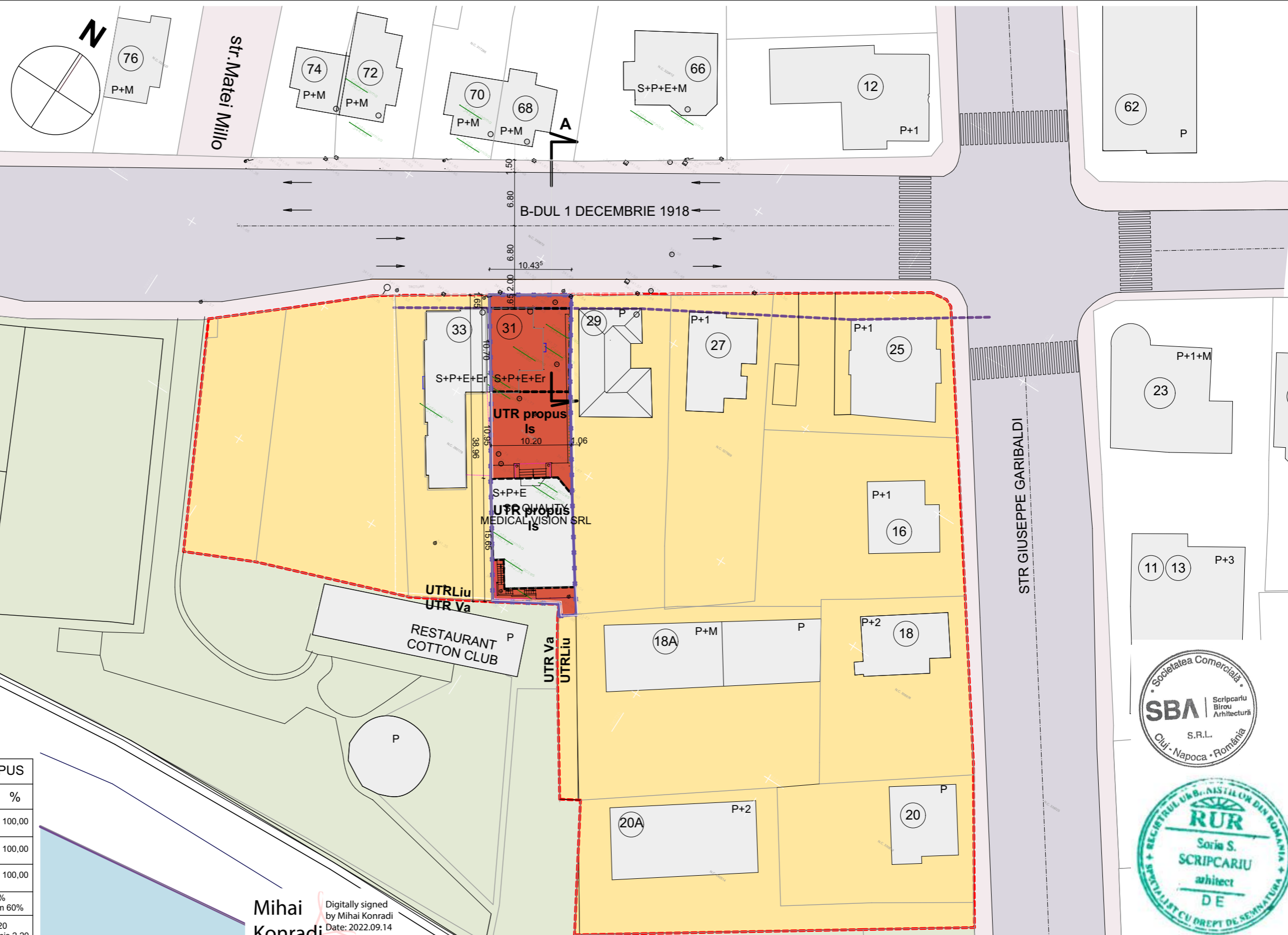
**arch. SORIN SCRIPCARIU**  
 Str. Calea Motilor, nr. 100A  
 400370 CLUJ-NAPOCA, TEL./FAX: 0264-590.261  
 CUI: 30239221, ORC J12/1426/2012

SEF PROIECT	Arh. Sorin Scripcariu	1:500
ARHITECTURA	Arh. Anca Trenea	
VERIFICAT	Arh. Sorin Scripcariu	

<b>PLAN URBANISTIC ZONAL PT INSTITUIRE UTR Is</b>		<b>PUZ</b>
Amplasament: Str. 1 DECEMBRIE nr.31, Cluj-Napoca		
Beneficiar: QUALITY MEDICAL VISION SRL		592/2022
<b>SITUATIA EXISTENTA</b>		<b>1</b>



INVENTAR DE COORDONATE		
Pct.	Nord(X)	Est(Y)
1	586432.619	390676.918
2	586438.223	390685.718
3	586429.687	390690.979
4	586416.848	390699.544
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14	586424.660	390682.230
15	586431.168	390677.872
S=406mp		



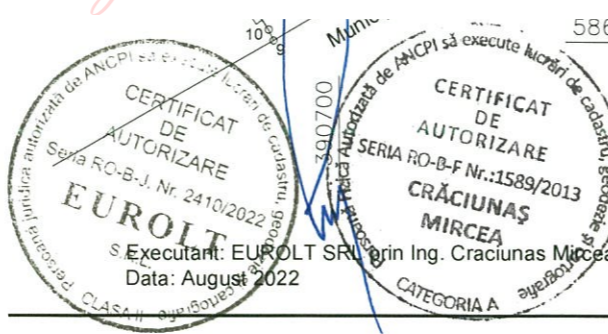
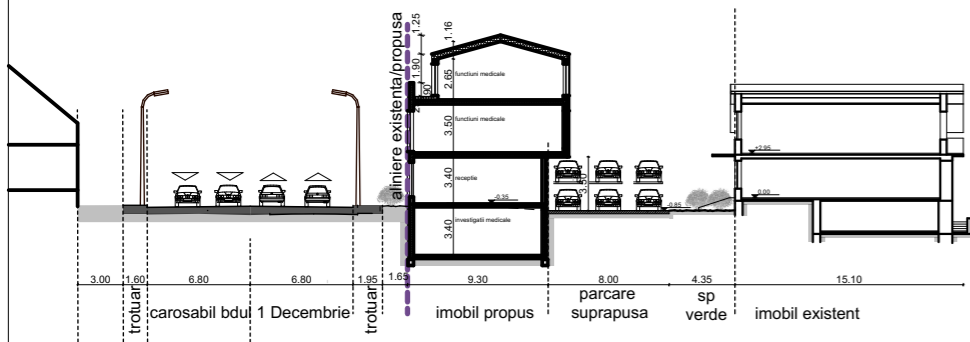
**LEGENDA**

- - - limita zonei studiate
- zona propusa pt reglementare
- imobile existente
- suprafete carosabile
- suprafete pietonale
- zona de locuit (UTR Liu)
- zona spatii verzi(UTR Va)
- zona servicii de interes public (Is)
- - - aliniere propusa

**BILANT TERITORIAL**

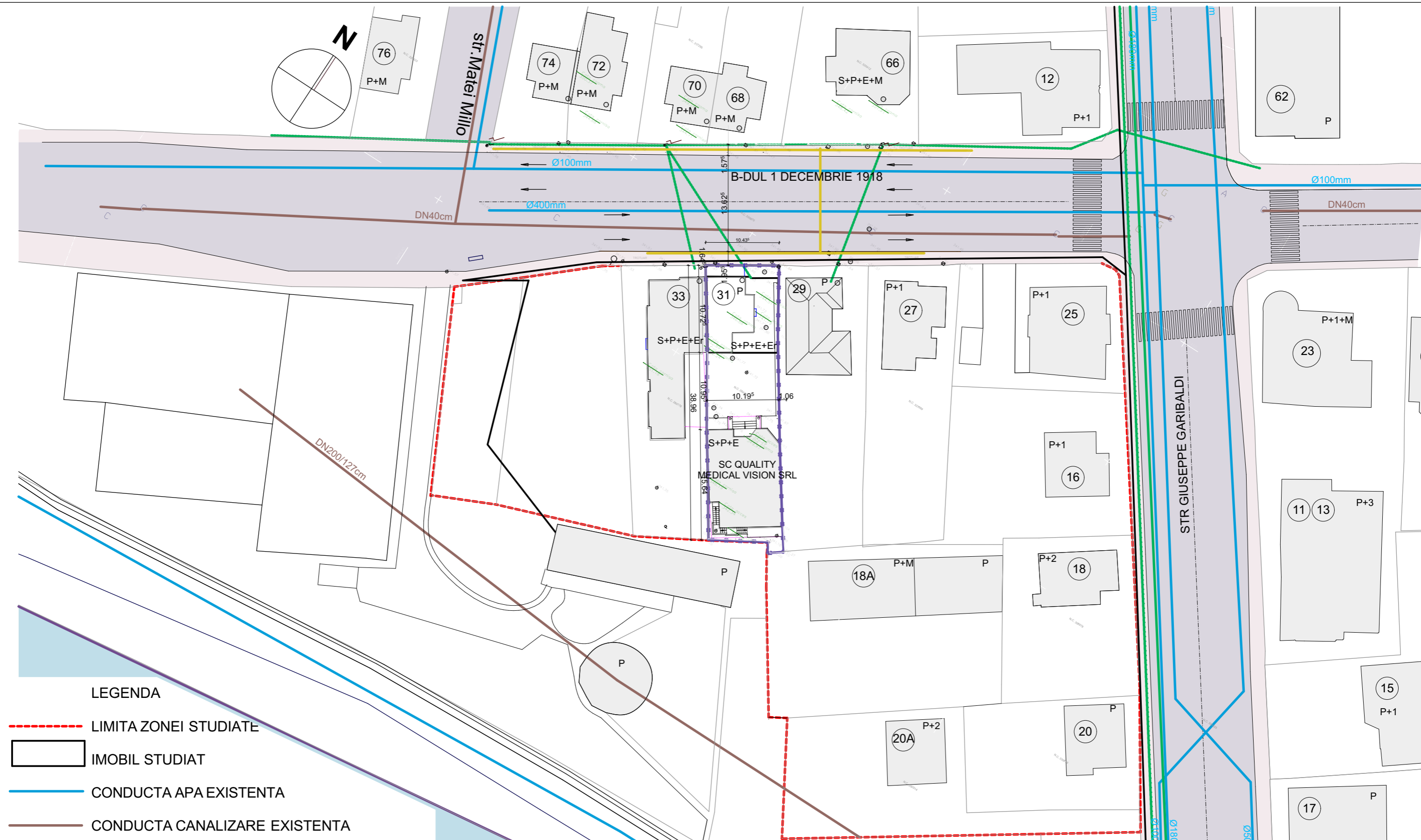
UTILIZAREA TERENULUI	EXISTENT		PROPUS	
	mp	%	mp	%
zona de locuit(UTR Liu)	406,00	100,00	406,00	100,00
zona de servicii de interes public (UTR Is)	406,00	100,00	406,00	100,00
<b>TOTAL TERITORIU</b>	<b>406,00</b>	<b>100,00</b>	<b>406,00</b>	<b>100,00</b>
P.O.T.			propus 60%	maxim adm 60%
C.U.T.			propus -2,20	maxim admis 2,20

Mihai Konradi  
Digitally signed by Mihai Konradi  
Date: 2022.09.14 15:18:58 +03'00'



<b>SBA</b> SCRIPCARIU BIROU DE ARHITECTURA	<b>arch. SORIN SCRIPCARIU</b>		1:500
	Str. Calea Motilor, nr. 100A 400370 CLUJ-NAPOCA, TEL./FAX: 0264-590.261 CUI: 30239221, ORC J12/1426/2012		
SEF PROIECT	Arh. Sorin Scripcariu		06.2023
ARHITECTURA	Arh. Anca Trenea		
VERIFICAT	Arh. Sorin Scripcariu		

<b>PLAN URBANISTIC ZONAL PT INSTIUIRE UTR Is PT CONSTRUIRE IMOBIL CU FUNCTIUNE MEDICALA</b>		<b>PUZ</b>
Amplasament: Str. 1 DECEMBRIE nr.31, Cluj-Napoca		
Beneficiar: QUALITY MEDICAL VISION SRL		592/2022
<b>REGLEMENTARI URBANISTICE</b>		<b>2</b>

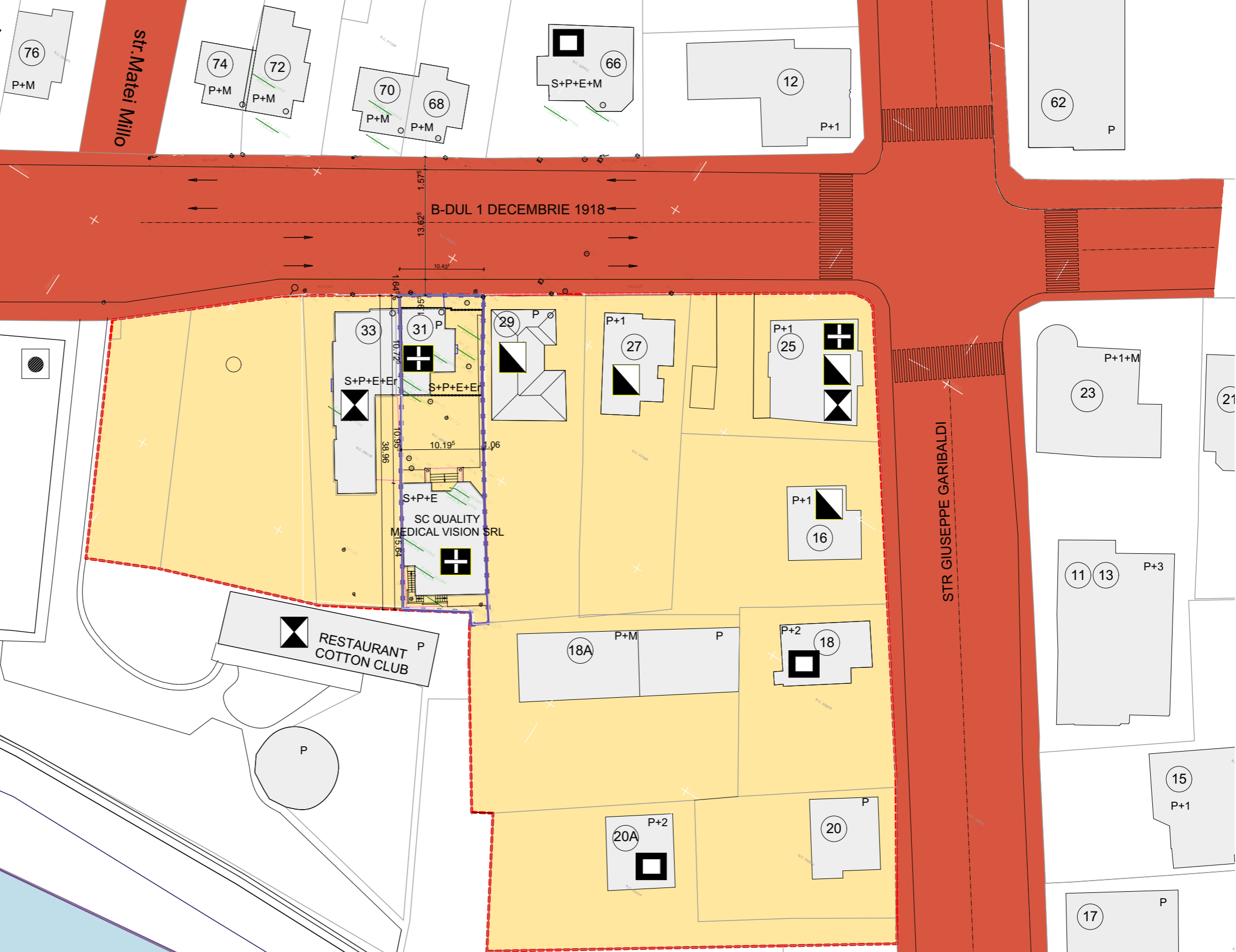
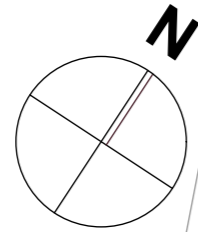


**LEGENDA**

- - - LIMITA ZONEI STUDIATE
- IMOBIL STUDIAT
- CONDUCTA APA EXISTENTA
- CONDUCTA CANALIZARE EXISTENTA
- LINIE ELECTRICA AERIANA 0.4kV EXISTENTA
- LINIE ELECTRICA SUBTERANA 0,4kV EXISTENTA
- LINIE ELECTRICA SUBTERANA 10kV EXISTENTA
- CABLU SUBTERAN TELECOMUNICATII
- CONDUCTA GAZ PRESIUNE REDUSA EXISTENTA



<b>SBA</b> SCRIPCARIU BIROU DE ARHITECTURA	<b>arh. SORIN SCRIPCARIU</b>		PLAN URBANISTIC ZONAL PT INSTIUIRE UTR Is PT CONSTRUIRE IMOBIL CU FUNCTIUNE MEDICALA	PUZ
	Str. Calea Motilor, nr. 100A 400370 CLUJ-NAPOCA, TEL./FAX: 0264-590.261 CUI: 30239221, ORC J12/1426/2012		Amplasament: Str. 1 DECEMBRIE nr.31, Cluj-Napoca	Beneficiar: QUALITY MEDICAL VISION SRL
SEF PROIECT	Arh. Sorin Scripcariu	<i>[Signature]</i>	<b>REGLEMENTARI EDILITARE</b>	<b>3</b>
ARHITECTURA	Arh. Anca Trenea	<i>[Signature]</i>		
VERIFICAT	Arh. Sorin Scripcariu	<i>[Signature]</i>		
		1:500		
		06.2023		



**LEGENDA**

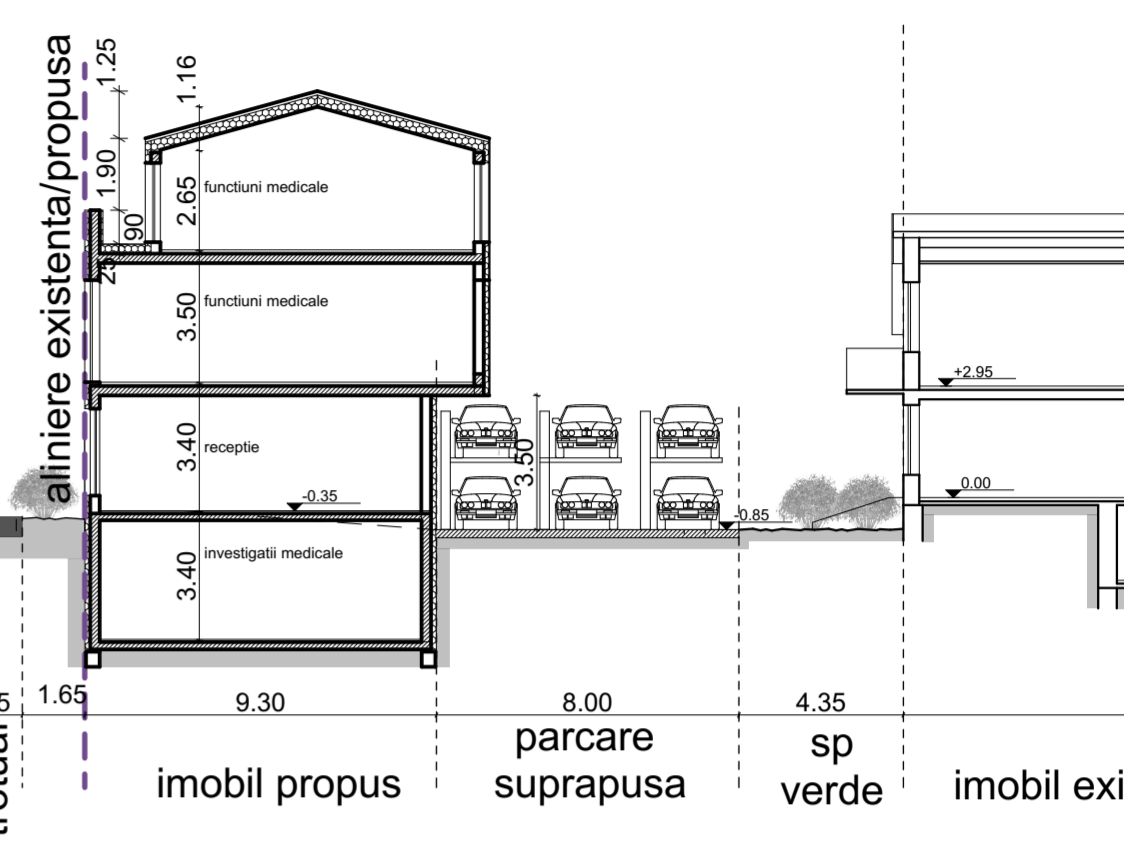
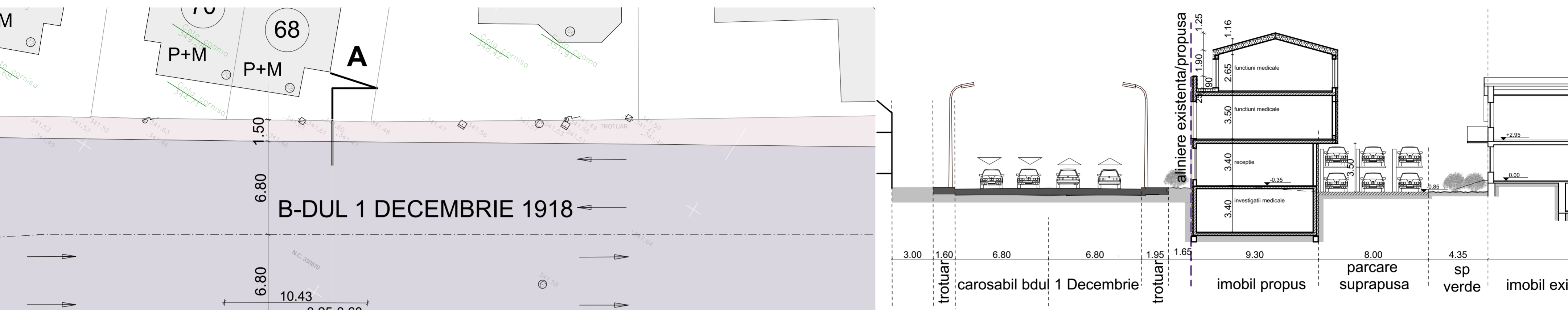
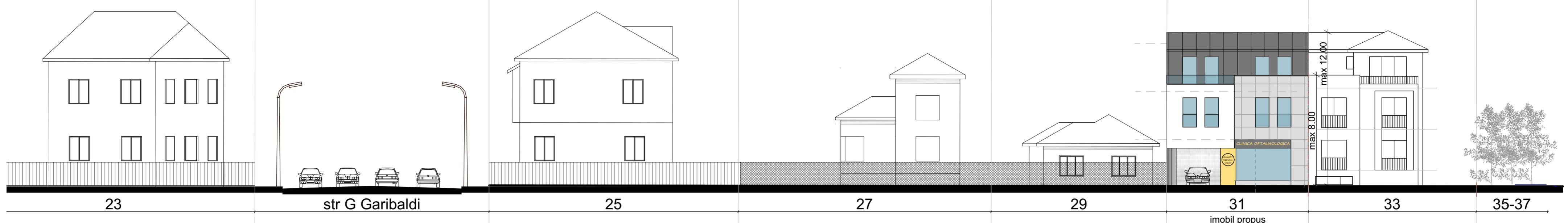
- - - limita zonei studiate
- - - limita zonei reglementate
- imobile invecinate
- imobil propus
- terenuri in domeniul public al statului
- terenuri in proprietatea persoanelor juridice

**DESTINATIA CLADIRILOR**

- ▲ locuinte
- + sanatate
- X comert ,alimentatie publica , servicii
- birouri
- sport



<b>SBA</b> SCRIPCARIU BIROU DE ARHITECTURA	<b>arh. SORIN SCRIPCARIU</b>		<b>PLAN URBANISTIC ZONAL PT INSTITUIRE UTR Is PT CONSTRUIRE IMOBIL CU FUNCTIUNE MEDICALA</b>		<b>PUZ</b>
	Str. Calea Motilor, nr. 100A 400370 CLUJ-NAPOCA, TEL./FAX: 0264-590.261 CUI: 30239221, ORC J12/1426/2012		Amplasament: Str. 1 DECEMBRIE nr.31, Cluj-Napoca		479/2021
SEF PROIECT	Arh. Sorin Scripcariu	<i>[Signature]</i>	1:500	<b>OBIECTIVE DE UTILITATE PUBLICA REGIMUL JURIDIC</b>	
ARHITECTURA	Arh. Anca Trenea	<i>[Signature]</i>		<b>4</b>	
VERIFICAT	Arh. Sorin Scripcariu	<i>[Signature]</i>		06.2023	



**BILANT TERITORIAL**

UTILIZAREA TERENULUI	EXISTENT		PROPOS	
	mp	%	mp	%
imobile cu acces public (functiune medicala)	194,00	49,00	243,00	60,00
suprafete semicarosabile	155,00	38,00	100,00	24,00
suprafete pietonale	23,00	6,00	15,00	4,00
spatii verzi amenajate	27,00	7,00	48,00	12,00
<b>TOTAL TERITORIU</b>	<b>406,00</b>	<b>100,00</b>	<b>406,00</b>	<b>100,00</b>
P.O.T.			propus 60% maxim adm 60%	
C.U.T.			propus 2,20 maxim admis 2,20	

- LEGENDA**
- limita zonei studiate
  - zona propusa pt reglementare
  - imobile existente
  - suprafete semicarosabile
  - suprafete pietonale
  - spatii verzi amenajate
  - imobil de locuit
  - imobil servicii de interes public
  - imobil propus
  - aliniere propusa

**INVENTAR DE COORDONATE**

Pct.	Nord(X)	Est(Y)
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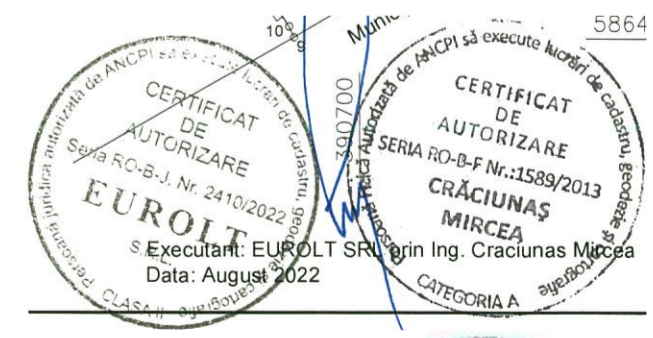
Mihai Konradi  
Digitally signed by Mihai Konradi  
Date: 2022.09.14 15:18:58 +03'00'

SC QUALITY MEDICAL VISION SRL

RESTAURANT COTTON CLUB

BIROURI 18

BIROURI 20A



	<b>arh. SORIN SCRIPCARIU</b> Str. Calea Motilor, nr. 100A 400370 CLUJ-NAPOCA, TEL./FAX: 0264-590.261 CUI: 30239221, ORC J12/1426/2012	<b>PLAN URBANISTIC ZONAL PT INSTITUIRE UTR Is</b> Amplasament: Str. 1 DECEMBRIE nr.31, Cluj-Napoca Beneficiar: QUALITY MEDICAL VISION SRL	PUZ 592/2022
	SEF PROIECT Arh. Sorin Scripcariu ARHITECTURA Arh. Anca Trenea VERIFICAT Arh. Sorin Scripcariu	1:200 06.2023	<b>MOBILARE URBANISTICA</b>