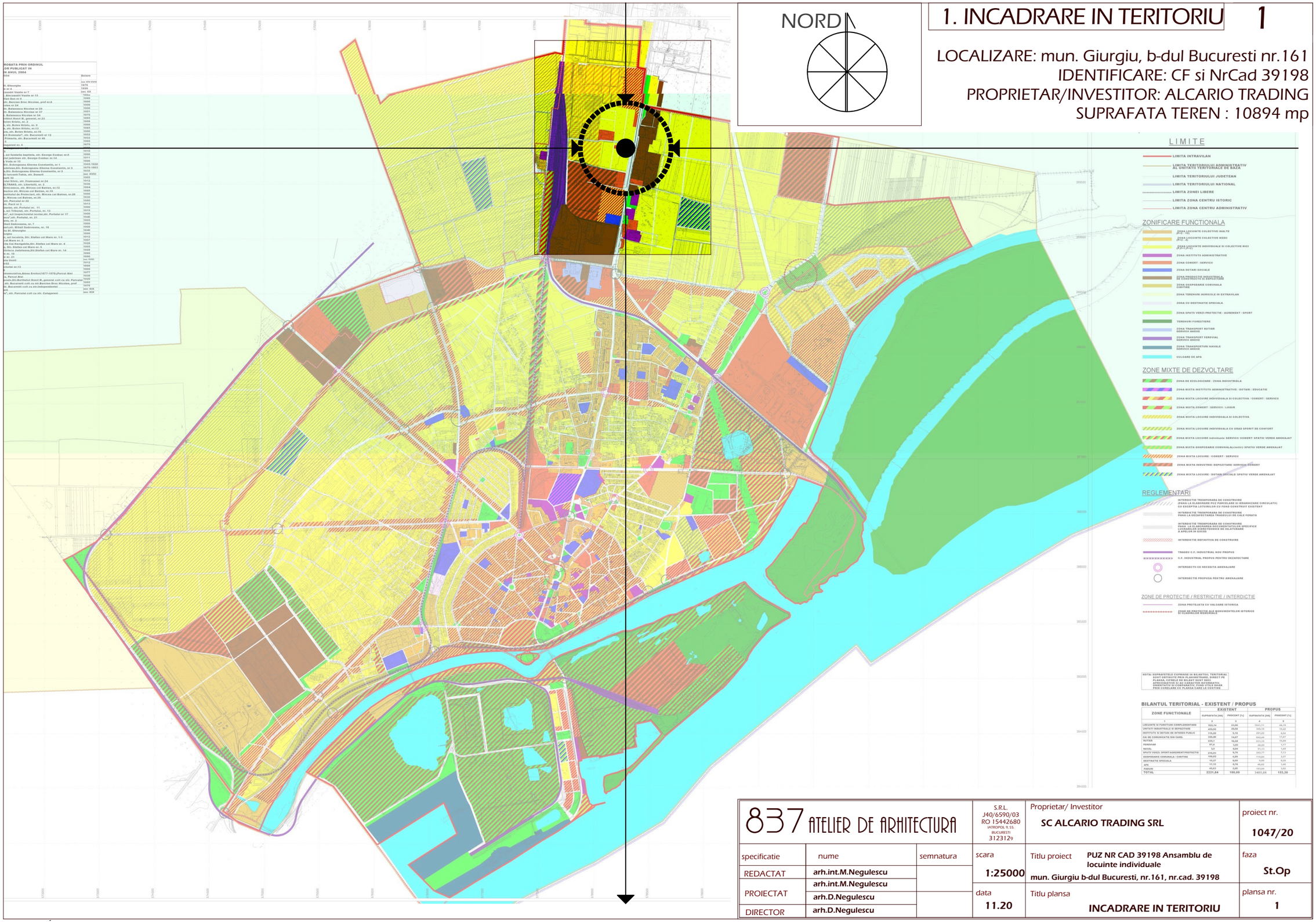
STUDIU DE OPORTUNITATE intocmire

PUZ NR CAD 39198 "Ansamblu de locuinte individuale"

NORD

1. INCADRARE IN TERITORIU 1

LOCALIZARE: mun. Giurgiu, b-dul Bucuresti nr.161
IDENTIFICARE: CF si NrCad 39198
PROPRIETAR/INVESTITOR: ALCARIO TRADING
SUPRAFATA TEREN : 10894 mp



NOTA: SUPRAFETELE CUPRINSE IN BILANTUL TERITORIAL SUNT OBTINUTE PRIN PLANIMETRARE, DIRECT PE PLANSA, CU PRECIZIA GRAFICA SPECIFICA ACESTUIA, AVAND CARACTER INFORMATIV, ORIENTATIV SI COMPARATIV, FIIND UTILE DOAR PRIN CORELARE CU PLANSA CARE LE CONTINE

BILANTUL TERITORIAL - EXISTENT / PROPUS

ZONE FUNCTIONALE	EXISTENT		PROPUS	
	SUPRAFATA [mp]	PROCENT [%]	SUPRAFATA [mp]	PROCENT [%]
1	2	3	4	5
LOCUINTE SI FUNCTIUNI COMPLEMENTARE	922,14	23,00	1944,11	48,19
UNITATI INDUSTRIALE SI DEPOZITARE	409,09	20,00	348,19	10,20
INSTITUTII SI DOTARI DE INTERES PUBLIC	110,28	5,10	211,22	5,54
CAI DE COMUNICATIE RIN CADRU	326,00	14,87	665,68	17,47
PASTOR	220,1	10,00	511,15	13,00
PERDIVAR	57,4	2,61	65,00	1,17
RAVAL	0,00	0,00	61,13	1,60
SPATII VERZI, SPORT AGREMENT PROTECTIE	216,83	9,85	211,22	5,54
GOSPODARIE COMUNALA - CIMITIRE	109,63	5,00	110,64	5,37
ZONE DE DESTINATIE SPECIALA	16,37	0,69	0,00	0,20
APE	11,15	0,74	65,00	1,40
PADURI	45,63	0,00	103,66	1,52
TOTAL	2221,64	100,00	3431,00	133,38

837 ATELIER DE ARHITECTURA			S.R.L. J40/6590/03 RO 15442680 JUDETUL 9, S5 BUCURESTI 312312	Proprietar/ Investitor SC ALCARIO TRADING SRL	proiect nr. 1047/20
specificatie	nume	semnatura	scara 1:25000	Titlu proiect PUZ NR CAD 39198 Ansamblu de locuinte individuale mun. Giurgiu b-dul Bucuresti, nr.161, nr.cad. 39198	faza St.Op
REDACTAT	arh.int.M.Negulescu				
PROIECTAT	arh.int.M.Negulescu arh.D.Negulescu		data 11.20	Titlu plansa INCADRARE IN TERITORIU	plansa nr. 1
DIRECTOR	arh.D.Negulescu				

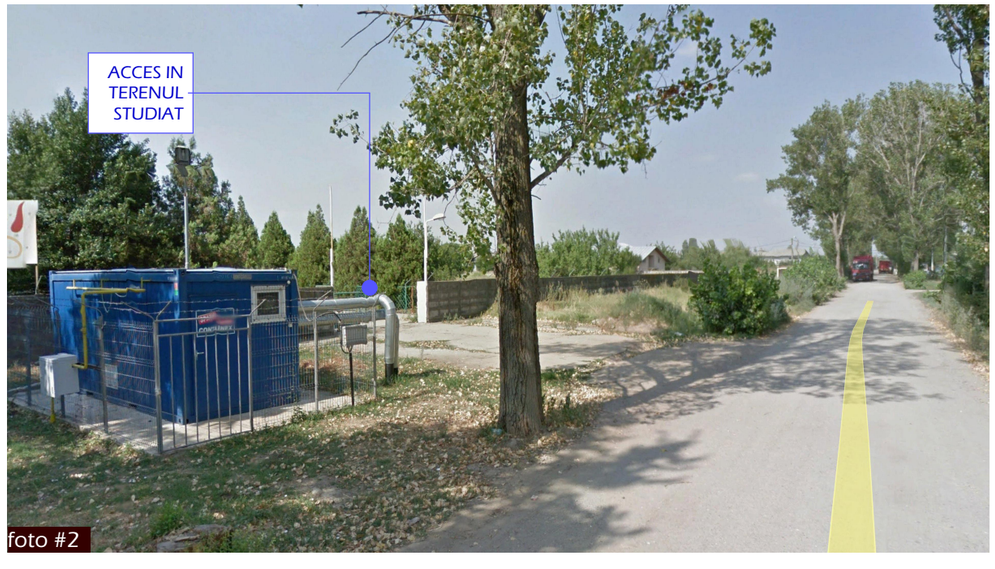
STUDIU DE OPORTUNITATE intocmire

PUZ NR CAD 39198 "Ansamblu de locuinte individuale"

NORD

2. ZONA FOTO SATELIT 2

LOCALIZARE: mun. Giurgiu, b-dul Bucuresti nr.161
IDENTIFICARE: CF si NrCad 39198
PROPRIETAR/INVESTITOR: ALCARIO TRADING
SUPRAFATA TEREN : 10894 mp



837 ATELIER DE ARHITECTURA			S.R.L. J40/6590/03 RO 15442680 IATROPOL 9, SS. BUCURESTI 312312	Proprietar/ Investitor: SC ALCARIO TRADING SRL	proiect nr.: 1047/20
specificatie	nume	semnatura	scara	Titlu proiect: PUZ NR CAD 39198 Ansamblu de locuinte individuale mun. Giurgiu b-dul Bucuresti, nr.161, nr.cad. 39198	faza: St.Op
REDACTAT	arh.int.M.Negulescu				
PROIECTAT	arh.int.M.Negulescu arh.D.Negulescu		data: 11.20	Titlu plansa: ZONA FOTO SATELIT SI BREVIAR FOTO	plansa nr.: 2
DIRECTOR	arh.D.Negulescu				

STUDIU DE OPORTUNITATE intocmire

PUZ NR CAD 39198 "Ansamblu de locuinte individuale"

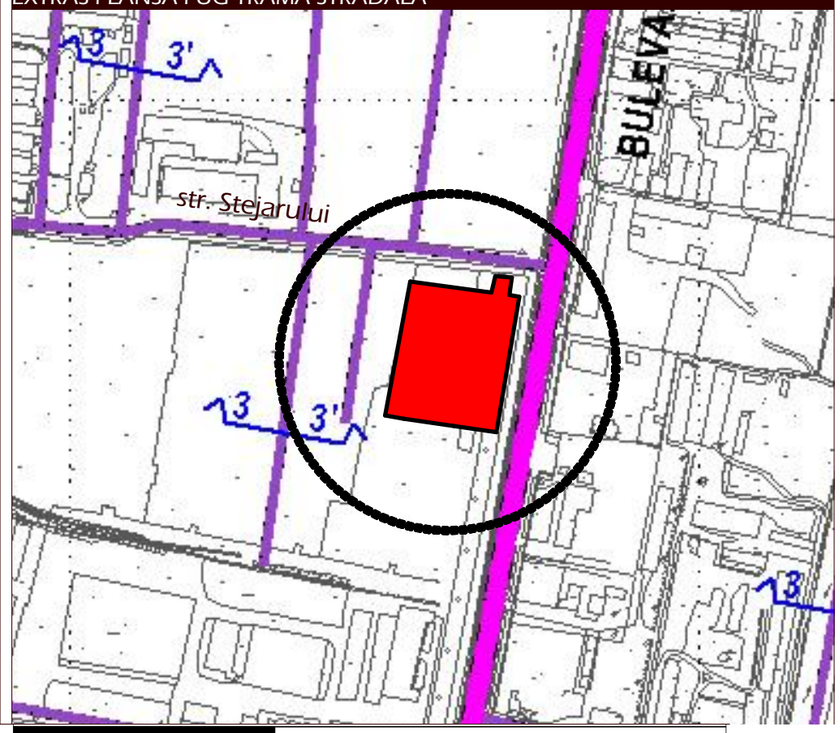
3. PLANURI URBANISTICE IN VIGOARE 3

NORD

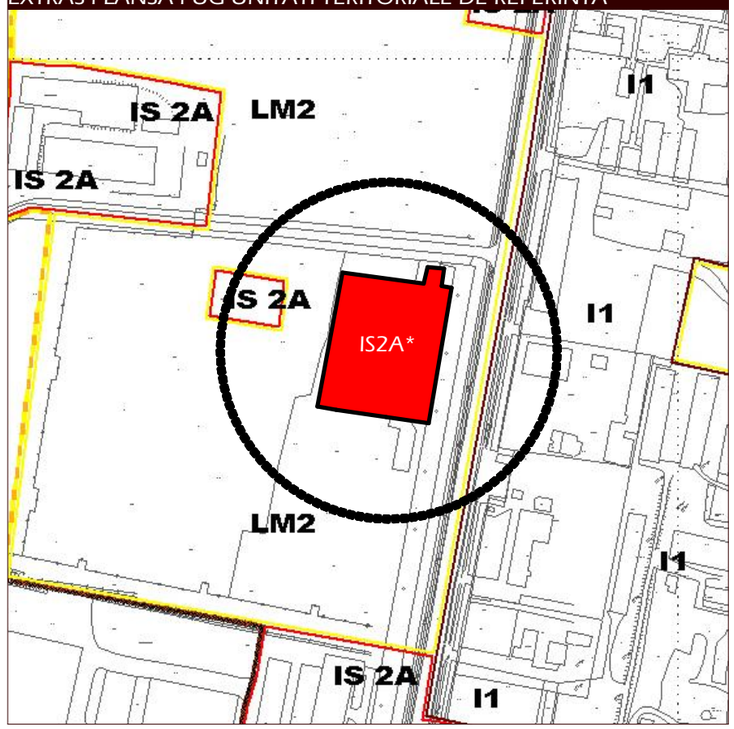
LOCALIZARE: mun. Giurgiu, b-dul Bucuresti nr.161
IDENTIFICARE: CF si NrCad 39198
PROPRIETAR/INVESTITOR: ALCARIO TRADING
SUPRAFATA TEREN : 10894 mp

EXTRAS PLANSA PUG REGLEMENTARI URBANISTICE

EXTRAS PLANSA PUG TRAMA STRADALA

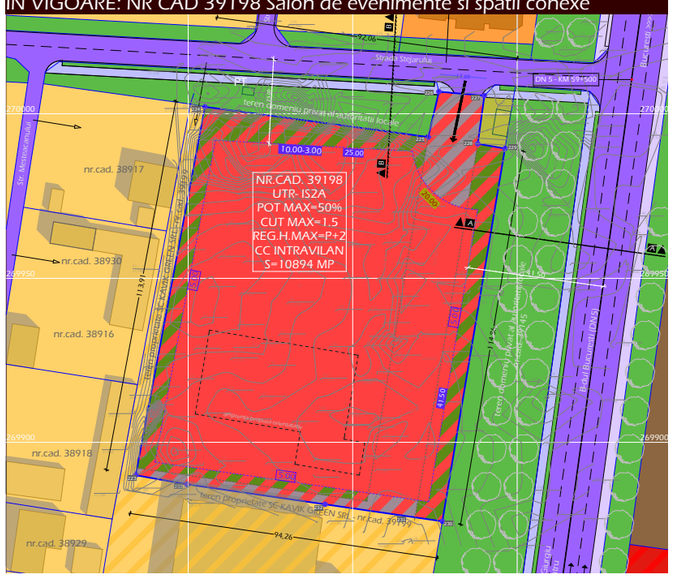


EXTRAS PLANSA PUG UNITATI TERITORIALE DE REFERINTA

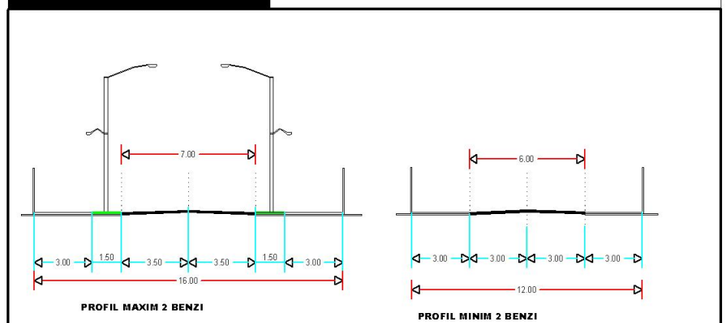


IS2A* - reglementat prin PUZ NR CAD 39198 Salon de evenimente si spatii conexe, aprobat cu HCL

EXTRAS PLANSA REGLEMENTARI URBANISTICE EXTRAS PLAN URBANISTIC IN VIGOARE: NR CAD 39198 Salon de evenimente si spatii conexe



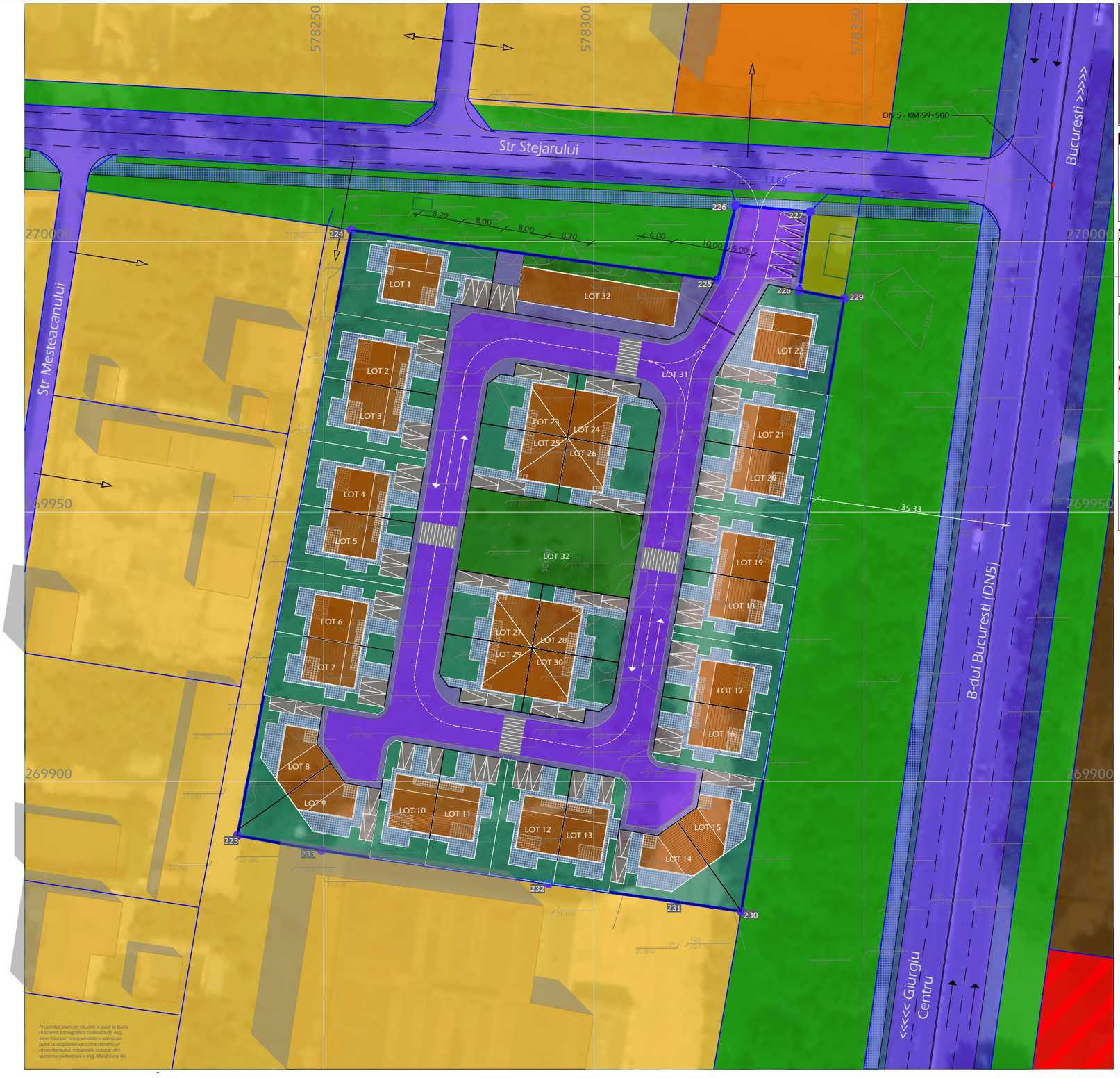
SECTIUNE 3-3'



EXTRAS PLANSA PUG TRAMA STRADALA

837 ATELIER DE ARHITECTURA			S.R.L. J40/6590/03 RO 15442680 IATROPOL 9, S.5. BUCURESTI 312312	Proprietar/ Investitor SC ALCARIO TRADING SRL	proiect nr. 1047/20
specificatie	nume	semnatura	scara 1:5000/ 1:2000	Titlu proiect PUZ NR CAD 39198 Ansamblu de locuinte individuale mun. Giurgiu b-dul Bucuresti, nr.161, nr.cad. 39198	faza St.Op
REDACTAT	arh.int.M.Negulescu				
PROIECTAT	arh.int.M.Negulescu arh.D.Negulescu		data 11.20	Titlu plansa PLANURI URBANISTICE IN VIGOARE	plansa nr. 3
DIRECTOR	arh.D.Negulescu				

PUZ NR CAD 39198 "Ansamblu de locuinte individuale"



Pct.	X [m]	Y [m]	D(i,i+1)
223	269890.171	578234.039	113.91
224	270002.120	578255.099	68.47
225	269992.941	578322.949	14.16
226	270006.718	578326.217	13.88
227	270005.494	578340.038	14.73
228	269990.903	578338.021	8.39
229	269989.433	578346.285	114.86
230	269876.159	578327.252	10.44
231	269877.655	578316.916	25.58
232	269881.319	578291.604	42.43
233	269887.398	578249.609	15.81

S(1)=10894.28mp P=442.67m

10 0 50

NORD

6. PROPUNERE ORIENTATIVA 6

LOCALIZARE: mun. Giurgiu, b-dul Bucuresti nr.161
IDENTIFICARE: CF si NrCad 39198
PROPRIETAR/INVESTITOR: ALCARIO TRADING
SUPRAFATA TEREN : 10894 mp

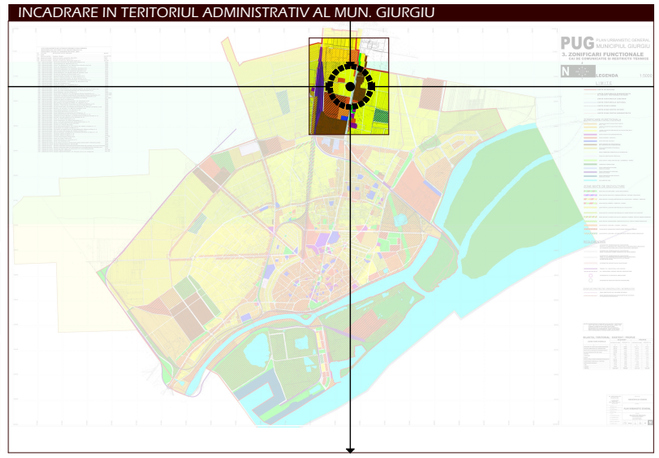
LIMITE
- limita UAT Giurgiu
- limita intravilan
- limita teren in studiu
- limite cadastrale terenuri adiacente

FOND CONSTRUIT
- constructii parter
- constructii tip hala
- constructii P+1/P+1+m
- constructii P+4

ACCESURI IN TEREN
- acces teren in studiu
- acces terenuri adiacente

INDICATORI URBANISTICI MAXIMALI LM3
POT max = 35.00%
CUT max=1.000
Reg h max=P+2

INCADRARE IN TERITORIUL ADMINISTRATIV AL MUN. GIURGIU



BILANT TERITORIAL PROPUNERE

	S(mp)	%
CONSTRUCTII	2510	23.04
PLATFORME	4525	41.53
SP VERDE	3858	35.43
TOTAL	10894	100,00

SOLUTIA PREZENTATA ESTE ORIENTATIVA EA URMAND A SUFERI MODIFICARI/DETALIERI IN FAZELE URMATOARE, CU CONDITIA DE A SE INSCRIE IN INDICATORII REGLEMENTATI PRIN PREZENTUL PUZ.

INDICATORII URBANISTICI AFERENTI PROPUNERII ORIENTATIVE

UTR		S TEREN	REG H.	SC	SD	POT	CUT MAX	Subz. Fnc	tip ocupare
LM3 - LOCUIRE INDIVIDUALA	LOT 1	402.86	P+2	95	238	24%	0.59	LM3	IZ
	LOT 2	252.48	P+2	80	200	32%	0.79	LM3	CPL
	LOT 3	255.38	P+2	80	200	31%	0.78	LM3	CPL
	LOT 4	258.09	P+2	80	200	31%	0.77	LM3	CPL
	LOT 5	260.89	P+2	80	200	31%	0.77	LM3	CPL
	LOT 6	263.7	P+2	80	200	30%	0.76	LM3	CPL
	LOT 7	266	P+2	80	200	30%	0.75	LM3	CPL
	LOT 8	229.73	P+2	80	200	35%	0.87	LM3	CPL
	LOT 9	262.25	P+2	80	200	31%	0.76	LM3	CPL
	LOT 10	226.59	P+2	80	200	35%	0.88	LM3	CPL
	LOT 11	260.99	P+2	80	200	31%	0.77	LM3	CPL
	LOT 12	257.71	P+2	80	200	31%	0.78	LM3	CPL
	LOT 13	218.53	P+2	80	200	37%	0.92	LM3	CPL
	LOT 14	232.2	P+2	80	200	34%	0.86	LM3	CPL
	LOT 15	225.67	P+2	80	200	35%	0.89	LM3	CPL
	LOT 16	251.5	P+2	80	200	32%	0.8	LM3	CPL
	LOT 17	252	P+2	80	200	32%	0.79	LM3	CPL
	LOT 18	252	P+2	80	200	32%	0.79	LM3	CPL
	LOT 19	252	P+2	80	200	32%	0.79	LM3	CPL
	LOT 20	252	P+2	80	200	32%	0.79	LM3	CPL
	LOT 21	252	P+2	80	200	32%	0.79	LM3	CPL
	LOT 22	320.99	P+2	95	238	30%	0.74	LM3	IZ
	LOT 23	184.96	P+2	65	163	35%	0.88	LM3	CVR
	LOT 24	184.96	P+2	65	163	35%	0.88	LM3	CVR
	LOT 25	195.34	P+2	65	163	33%	0.83	LM3	CVR
	LOT 26	195.34	P+2	65	163	33%	0.83	LM3	CVR
	LOT 27	184.96	P+2	65	163	35%	0.88	LM3	CVR
	LOT 28	184.96	P+2	65	163	35%	0.88	LM3	CVR
	LOT 29	195.34	P+2	65	163	33%	0.83	LM3	CVR
	LOT 30	195.34	P+2	65	163	33%	0.83	LM3	CVR
	total	**7226.8**				**66.34**			
LM3 - CC1 PR	LOT 31	2725.88							
	total	**2725.9**				**25.02**			
LM3 - IS2Apr	LOT 32	446.68	P+2	200	500	45%	1.12	IS2A	IZ
	total	**446.68**				**4.10**			
LM3 - P1pr	LOT 33	494.97							
	total	**494.97**				**4.54**			
TOTAL		10894				100.00			

Prezentul plan de situatie a avut la baza ridicarea topografica realizata de ing. Ioan Ciortan si informatiile cadastrale puse la dispozitie de catre beneficiar proiectantului, informatii extrase din lucrarea cadastrala a ing. Mizdrescu Ilie

837 ATELIER DE ARHITECTURA

S.R.L. J40/6590/03 RO 15442680 IBAN RO 312312»

specificatie	nume	semnatura
REDACTAT	arh.int.M.Negulescu	
PROIECTAT	arh.int.M.Negulescu arh.D.Negulescu	
DIRECTOR	arh.D.Negulescu	

scara 1:500
data 11.20

Proprietar/ Investitor: SC ALCARIO TRADING SRL
proiect nr. 1047/20
Titlu proiect: PUZ NR CAD 39198 Ansamblu de locuinte individuale
mun. Giurgiu b-dul Bucuresti, nr.161, nr.cad. 39198
faza: PUZ
Titlu plansa: PROPUNERE ORIENTATIVA
plansa nr. 6