

REGLEMENTARI
URBANISTICE -ZONIFICARE



LEGENDA

LIMITE

- LIMITA ZONA STUDIATA
- LIMITA PROPRIETATE
- ALINIERE EXISTENTA
- ALINIERE PROPUSA
- LIMITA ZONA PROTECTIE CFR

FUNCTIUNI,ZONE

- ZONA LOCUINTE
cu regim mic de inaltime
- ZONA INDUSTRIE DEPOZITARE cf. PUG
- ZONA INSTITUTII SERVICII
- EDIFICABIL PROPUS
- SPATIU VERDE AGREMENT PROPUS

CAI DE COMUNICATIE

- STRAZI EXISTENTE
- DRUM EXISTENT
- ACCES CAROSABIL PROPUS
- CALE FERATA Bucuresti Pitesti

RETELE

- RETEA Tc in canalizare
- RETEA GAZE NATURALE EXISTENTA
- RETEA APA
- RETEA CANALIZARE
- RETEA ENERGIE ELECTRICA
- ZONA PROTECTIE C.F.R.
-zona siguranta 20,00m.
-zona protectie 20,00m.

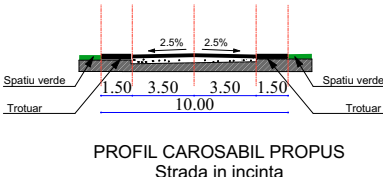
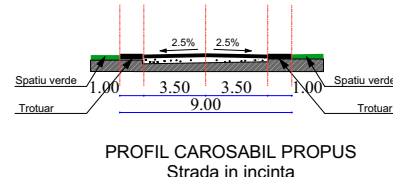
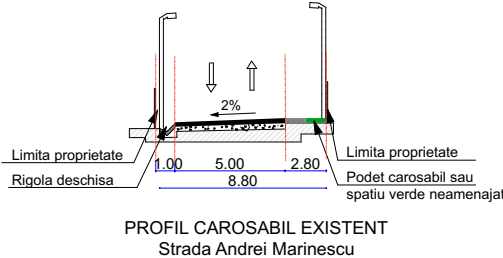
S totala TEREN=51736,00mp.
Propus

INDICATORI URBANISTICI PROPU SI PE LOT

Lm 59 Loturi	IS 2 Loturi
P.O.T. maxim 40%	P.O.T. maxim 45%
C.U.T. maxim 1,00	C.U.T. maxim 1,20
Regim maxim inaltime=P+1E+M	Regim maxim inaltime=P+2E
Inaltime la comisa 8,00m.	Inaltime la comisa 10,00m.
Spatii parcare 2 /lot	Spatii parcare Cf. HG 525 RGU
Spatii verzi 20% /lot	Spatii verzi 20% /lot
Circulatii incinta 40%	Circulatii incinta 35%
Carosabil 20,00%	Carosabil 15,00%
Pietonal 20,00%	Pietonal 10,00%

ZONE FUNCTIONALE propuse

Lm Subzona locuinte individuale	P.O.T. maxim 40%	C.U.T. maxim 1,00
IS Subzona institutii, servicii	P.O.T. maxim 45%	C.U.T. maxim 1,30
V Subzona spatii verzi, parc, agrement	P.O.T. maxim 15%	C.U.T. maxim 0,20
Ccr Cai comunicatie rutiera		



BIROU INDIVIDUAL DE ARHITECTURA
GABRIELA EUGENIA ASSENZA
PITESTI : Str. Sfanta Vineri, Bl. VG1, Sc. B. Ap. 15
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BENEFICIAR: Simion Mihai si Marioara,
Troncea Daniel si Maria Magdalena
strada Andrei Marinescu Prundu, nr.21
Municipiul Pitesti, Judet Arges

Pr.
nr.1

PROIECTAT

arh. Gabriela ASSENZA

SCARA
1/1000

DENUMIRE PROIECT:Elaborare PUZ pentru
lotizare teren si reglementare urbanistica in vederea
construirii de locuinte cu regim mic de inaltime

Faza
P.U.Z.

DESENAT

arh. Gabriela ASSENZA

DATA
10/2023

DENUMIRE PLANSA:
REGLEMENTARI URBANISTICE ZONIFICARE

Pl. nr.
U3