

2. REGLEMENTARI URBANISTICE

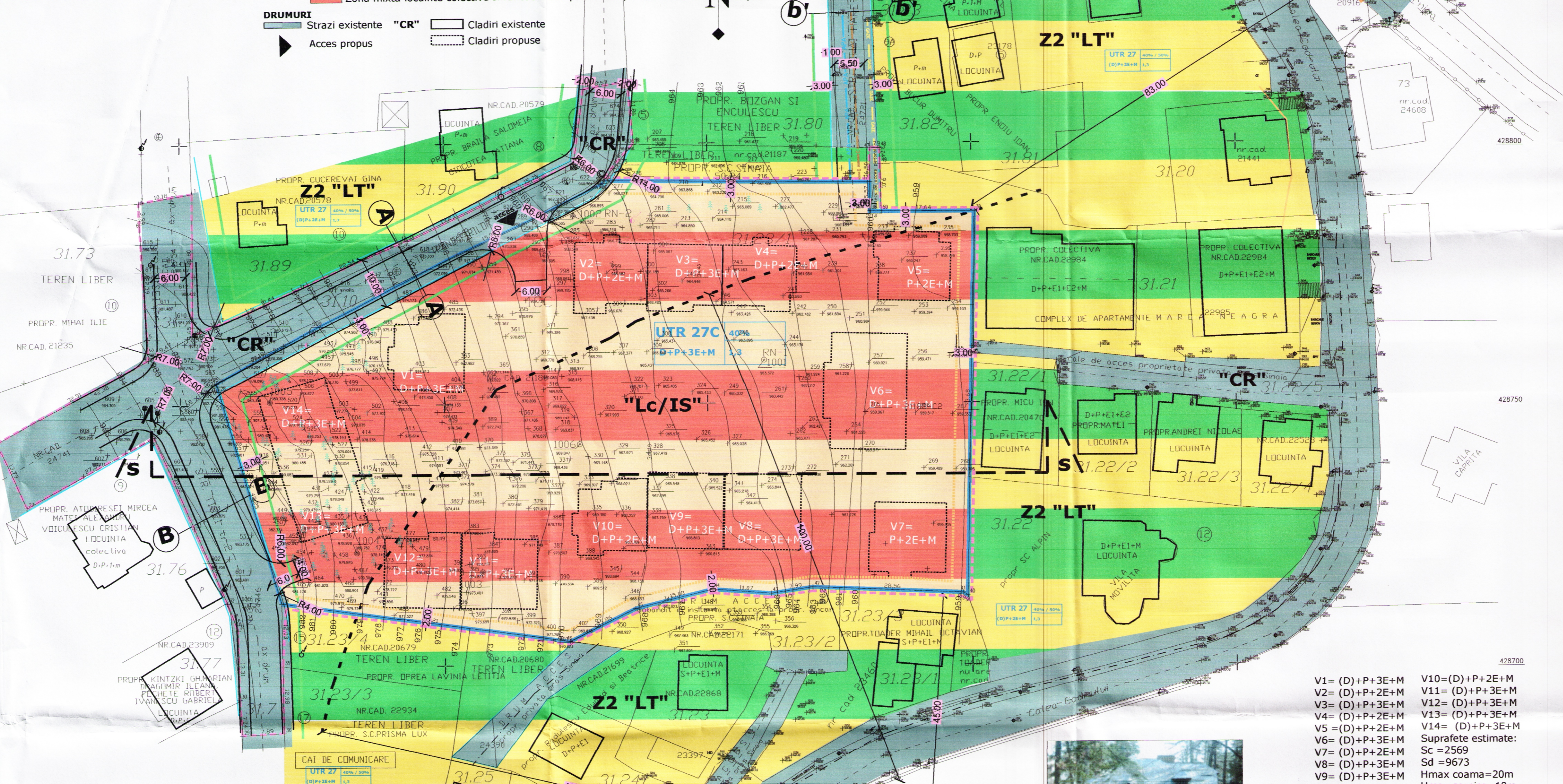
UTR 27C	40%	L3	L1/S1
D+P+3E+M			



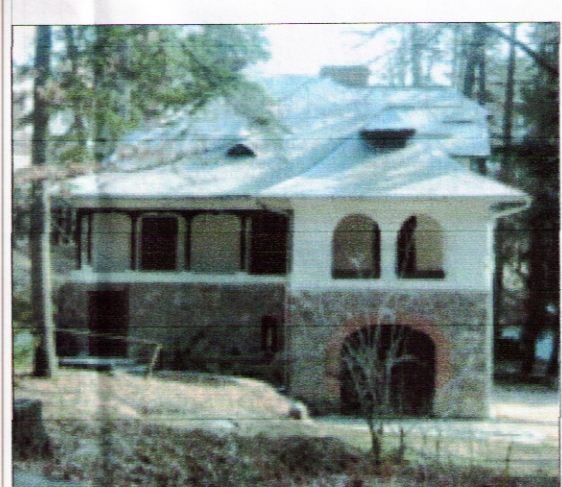
LEGENDA

- Limita zona studiu
 - Limita parcela careva genera PUZ- limita UTR
 - Limita Z1 rezervatie arhitectura
 - Aliniament propus
 - Regim aliniere propus
 - Edificabil
 - Raza protectie monument Casa N. Iorga
- ZONIFICARE FUNCTIONALA**
- Zona de locuinte si functiuni complementare cu caracter predominant odihna recreere turism "LT"
 - Zona mixta locuinte colective si functiuni complementare, institutii si servicii "Lc/IS"
- DRUMURI**
- Strazi existente "CR"
 - Acces propus
 - Cladiri existente
 - Cladiri propuse

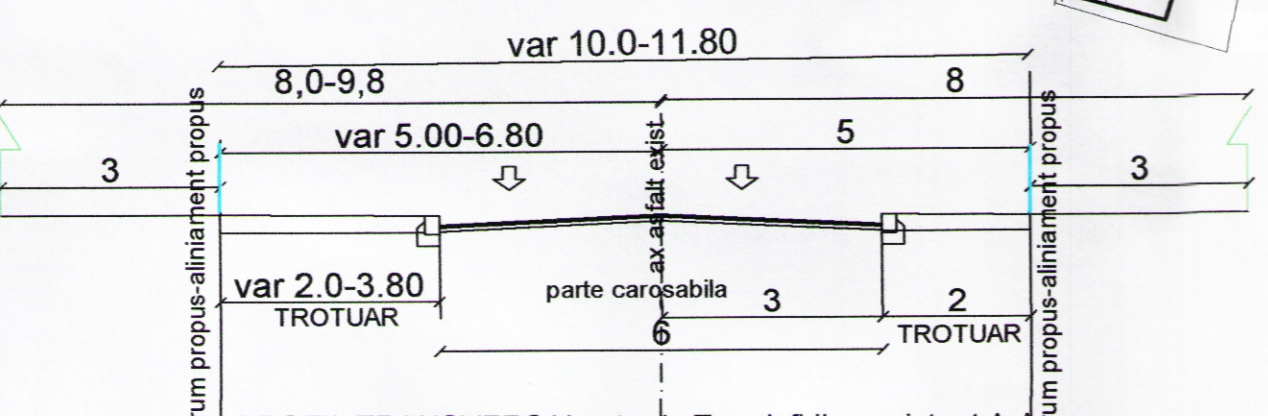
SINAIA - Intravilan -
 ADRESA: str. Trandafirilor, nr. 7, 31, CC291
 PROPRIETAR: S.C. SINEG PROJECT CONSTRUCTION S.R.L. sediu: Iasi str. Funda Armeană, nr. 68, birou 4
 ACT DE PROPRIETATE: Certificat de urbanism nr. 147111/09/2017-Primaria orasului Sinaia
 Suprafata din act: 9950mp
 Suprafata masurata: 9910mp
 NR. CADASTRAL: 21189
 NR. CF.: 21189-Sinaia
 Suprafata zona de studiu: 12203mp



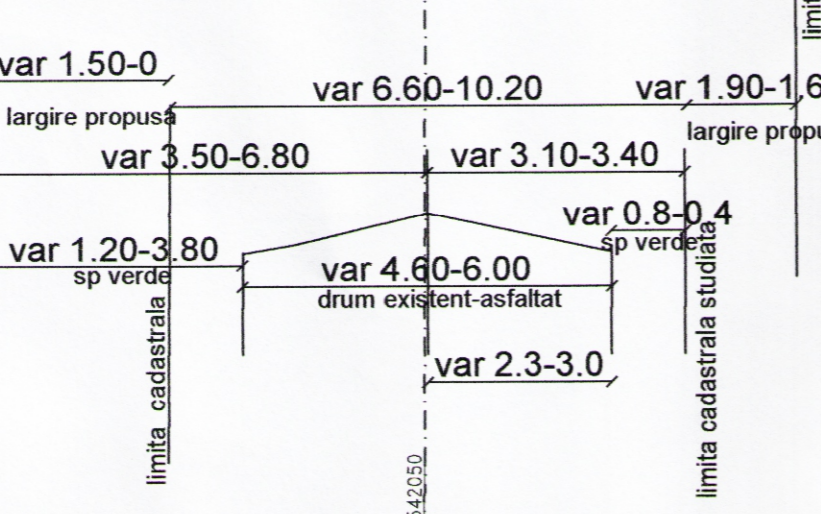
- V1= (D)+P+3E+M
 - V2= (D)+P+2E+M
 - V3= (D)+P+3E+M
 - V4= (D)+P+2E+M
 - V5= (D)+P+2E+M
 - V6= (D)+P+3E+M
 - V7= (D)+P+2E+M
 - V8= (D)+P+3E+M
 - V9= (D)+P+3E+M
 - V10= (D)+P+2E+M
 - V11= (D)+P+3E+M
 - V12= (D)+P+3E+M
 - V13= (D)+P+3E+M
 - V14= (D)+P+3E+M
- Suprafete estimate:
 Sc = 2569
 Sd = 9673
 Hmax coama=20m
 Hmax cornisa=10m
 Indicatori urbanistici estimati:
 POT = 26%
 CUT = 1.00
 108 apartamente/111loc parc



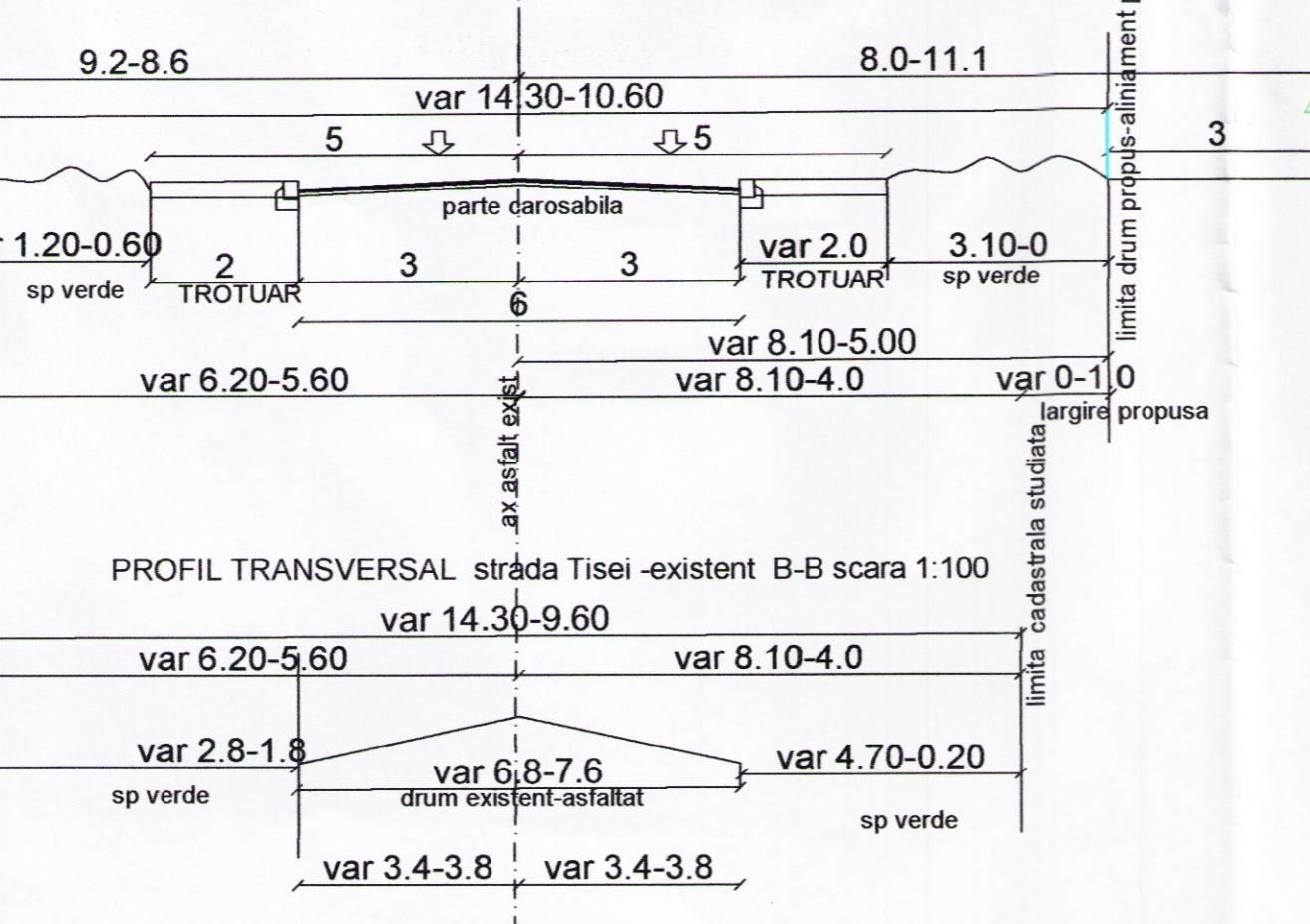
PROFIL TRANSVERSAL strada Trandafirilor -PROPUS- A-A scara 1/100



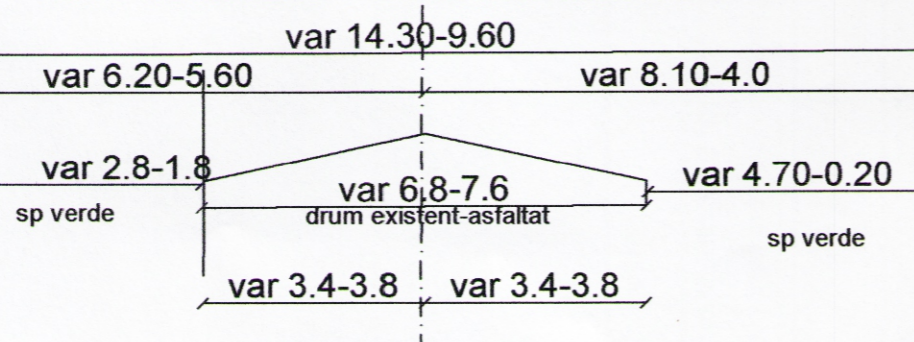
PROFIL TRANSVERSAL strada Trandafirilor -existent A-A



PROFIL TRANSVERSAL strada Tisei -PROPUS- B-B scara 1/100



PROFIL TRANSVERSAL strada Tisei -existent B-B scara 1:100



BILANT TERITORIAL PROPUS TEREN STUDIAT - pe zone functionale :

TOTAL TEREN STUDIAT	mp	%
- zona mixta locuinte colective cu regim mediu de inaltime / institutii si servicii - "Lc/IS"	12203	100.00
- zona cai de comunicatie rutiera - "CR"	9257	75.86
*dupa cedare teren 653 mp pentru amenajare str. Trandafirilor (630 mp) si Tisei (23 mp)	2946	24.14

BILANT TERITORIAL COMPARATIV TEREN STUDIAT - pe zone functionale :

Destinatia	EXISTENT	PROPUS
	mp	%
- zona "LT"	9910	81.21
- zona mixta "Lc/IS"	-	9257
- zona "CR"	2293	18.79
Total studiat	12203	100.00

BILANT TERITORIAL PROPUS - posibilitati de ocupare a incintei

TOTAL INCINTE	mp	%
- cladiri (maxim)	9257.00	100 %
- circulatii	3702.80	40
- spatii verzi	3239.95	35
	2314.25	25

CONSILIUL JUDETEAN PRABOVA
 ANEXA
 2464 30.01.2019
 [Signature]

NOTA: Imaginile 3d au fost puse la dispozitie de catre SC Compass Arhitectura SRL

INITIATOR:	S.C. ARHIZANIE PLAN S.R.L.	PROIECT:	62/2017
PROIECTAT:	str. Rudului 76 tel. 0745-681184	FAZA:	PUZ
DESEINAT:	drh. Andreia Aluchi	PLANSA:	2

SC SINEG PROJECT CONSTRUCTION S.R.L.
 SCHEMATA DESTINA TEREN (P.U.I.) SI P.U.Z.
 LUCRARE SI FUNCTIUNI COMPLEMENTARE CU CARACTER
 PREDOMINANT DE ODHNA, RECREERE TURISM IN ZONA
 MIXTA, LOCUINTE COLECTIVE CU REGIM MEDIU DE INALTIME
 SI INSTITUTII SI SERVICII
 IN ZONA DE COMUNICATIE RUTIERA (C.A. 12203 mp)
 str. SINAIA, str. Trandafirilor nr. 7 (7.31, Cc. 23/1)
 str. Tisei

REGLEMENTARI URBANISTICE

Data: mai 2018