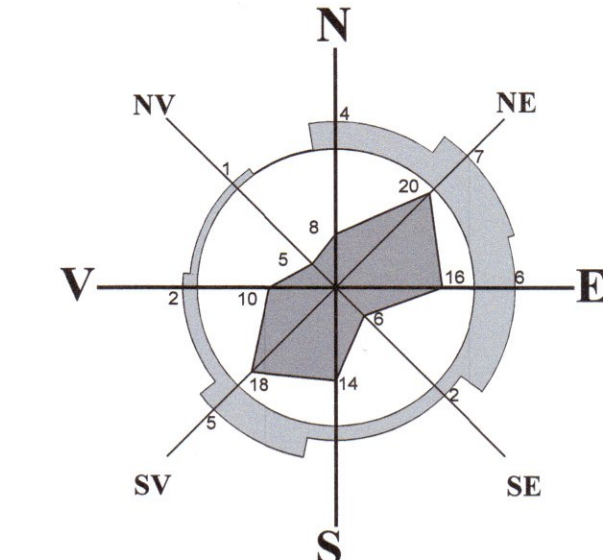


PUZ : RIDICARE RESTRICTIE DE CONSTRUIRE SI SCHIMBAREA DESTINATIEI TEREN (S=4000MP) DIN ZONA LOCUINTA SI FUNCTIUNI COMPLEMENTARE CU CARACTER PREDOMINANT DE ODIHNA, RECREERE SI TURISM "LT" IN ZONA INSTITUTII SI SERVICII "IS" SI STABILIRE INDICATORI URBANISTICI PENTRU CONSTRUIRE HOTEL/APARTHOTEL (S studiata=7778 mp)

Amplasament: Calea Codrului, F.N., Oras Sinaia Judetul Prahova
Beneficiar: NORDIS MANAGEMENT S.R.L.

LEGENDA

- Lotul care a generat PUZ /limita UTR propus
- Zona studiata
- Z2 - zona cu valoare peisagistica deosebita cf. PUG
- Aliniament conform PUG
- R.A. conform PUG
- Limita edificabil propus -HOTEL/APARTHOTEL
- Zona CR - Cai de comunicatie rutiera
- UTR 23b - Zona IS - Instituti si Servicii
- UTR 23 si 27 - Zona LT -Zona locuinte si functiuni complementare cu caracter predominant de odihna, turism, recreere
- Alte functiuni existente in zona studiata : Locuire/Servicii
- Acces pietonal si carosabil
- Zona protectie valcel existent - cu pastrarea cursului natural de curgere



REGIM DE INALTIME: 3S+D+P+2E+M

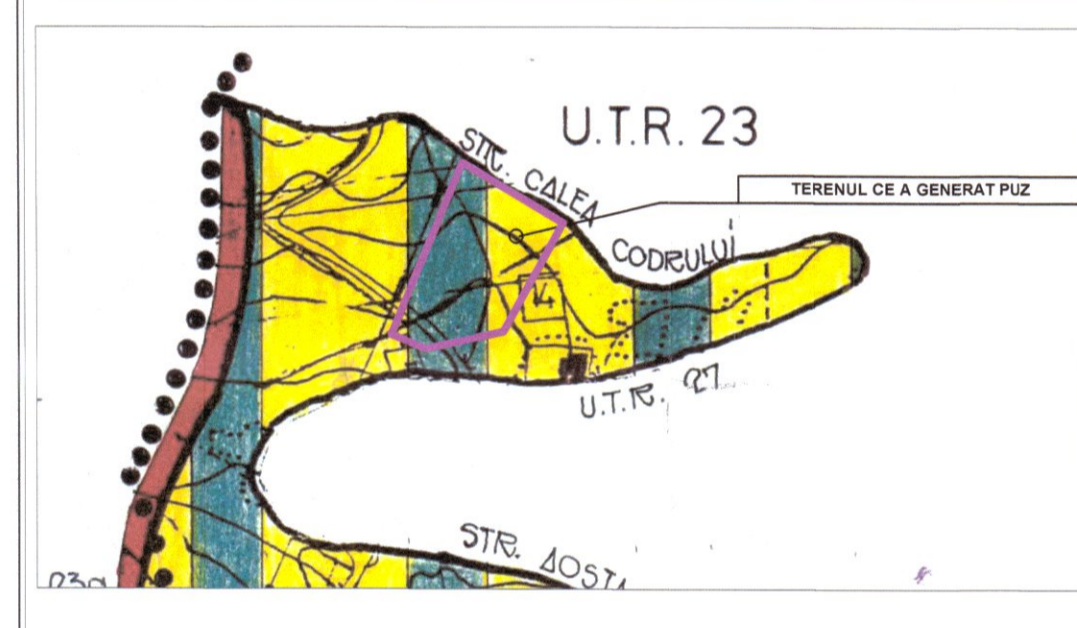
RETRAGERI:
Nord - Retragere minim de 3,00m (Limita stanga de proprietate)
Est - Retragere de minim 5,0m fata de limita de proprietate (Spate)
Vest - Retragere de minim 6,00m fata de limita de proprietate (Acces de pe Calea Codrului)
Sud - Retragere minim de 3,00m (Limita dreapta de proprietate)

DESTINATII ZONE FUNCTIONALE	EXISTENT	PROBUS	REZULTAT
LT - Zona de locuire si functiuni complementare	4753 mp 61.1%	-	-
IS - Zona de instituti si servicii	-	4000 mp 51.4%	4000 mp 51.4%
CR - Zona cai de comunicatii rutiere	3025 mp 38.9%	753 mp 9.6%	3778 mp 48.6%
TOTAL	7778 mp 100%		7778 mp 100%

BILANT TERITORIAL. PROBUS DE OCUPARE A INCINTEI - zona IS / Instituti si Servicii			
EXISTENT		PROBUS	
POT	0%	POT S. contruit la sol	50% 2000 mp
CUT	0	CUT S. desfasurat supateran	2.2 8800 mp
Spatii Verzi pe sol natural	100%	Spatii Verzi pe sol natural	25% 1000 mp
Accese, Alei, Parcari	0%	Accese, Alei, Parcari	25% 1000 mp

CALCULUL ANALITIC AL SUPRAFETI DE TEREN STUDIATE

Nr. Pct.	Coordonate pct.de contur	Lungimi latitud D(i,j+1)
	X [m] Y [m]	
1	428085.349 541980.635	4.674
2	428089.965 541980.037	3.037
3	428092.573 541981.626	13.374
4	428105.407 541985.388	6.201
5	428110.983 541988.101	13.410
6	428122.276 541995.332	8.924
7	428130.570 541998.626	3.350
8	428133.549 542000.159	0.473
9	428133.313 542000.569	5.390
10	428136.081 542003.083	0.501
11	428138.329 542002.648	1.243
12	428139.544 542002.909	28.313
13	428164.149 542016.916	6.415
14	428169.774 542020.001	4.683
15	428173.850 542022.306	8.261
16	428181.683 542024.931	8.707
17	428190.280 542026.310	14.445
18	428204.410 542029.310	2.104
19	428206.470 542029.740	4.809
20	428211.253 542030.240	3.845
21	428214.619 542032.099	7.286
22	428221.695 542033.836	1.678
23	428223.296 542034.339	5.638
24	428228.488 542035.537	4.795
25	428232.035 542039.763	11.613
26	428240.735 542047.455	2.454
27	428240.302 542049.871	1.444
28	428240.348 542051.314	5.723
29	428242.738 542056.514	12.028
30	428246.084 542067.289	2.385
31	428249.378 542069.292	3.296
32	428251.773 542071.556	11.605
33	428245.166 542081.097	7.581
34	428239.981 542075.566	2.142
35	428238.123 542074.500	2.580
36	428236.773 542072.301	6.275
37	428234.137 542066.806	10.179
38	428230.056 542057.281	3.895
39	428228.402 542053.622	5.399
40	428225.216 542049.227	3.006
41	428222.928 542047.277	3.112
42	428222.928 542047.277	3.112
43	428220.391 542045.664	3.012
44	428217.569 542044.612	3.312
45	428214.407 542043.627	2.880
46	428211.673 542043.022	9.880



CALCULUL ANALITIC AL SUPRAFETI DE TEREN

Str. Soimului

Nr. Pct.	Coordonate pct.de contur	Lungimi latitud D(i,j+1)
	X [m] Y [m]	
77	428104.423 542130.604	15.392
78	428117.391 542139.896	1.760
79	428118.870 542139.850	9.500
80	428159.681 542143.550	57.440
81	428170.298 542181.994	6.302
82	428164.044 542181.217	1.563
83	428162.569 542180.701	1.845
84	428160.966 542179.787	10.366
85	428150.616 542180.357	13.259
86	428147.182 542187.550	26.754
87	428125.727 542151.967	10.400
88	428116.384 542146.994	5.711
89	428111.201 542144.553	1.556
90	428109.850 542143.781	1.738
91	428111.395 542142.988	13.645
92	428095.049 542133.985	0.018
93	428094.798 542133.838	4.578
94	428094.870 542131.487	0.829
95	428096.190 542131.060	12.890
96	428079.100 542124.440	1.556
97	428077.748 542123.669	8.716
98	428061.171 542119.654	4.782
99	428058.138 542118.324	11.256
100	428054.337 542124.811	11.631

CALCULUL ANALITIC AL SUPRAFETI DE TEREN

Str. Codrului

Nr. Pct.	Coordonate pct.de contur	Lungimi latitud D(i,j+1)
	X [m] Y [m]	
51	428129.283 542106.870	15.011
52	428133.880 542092.680	70.372
53	428159.681 542056.880	4.974
54	428169.774 542020.001	9.165
55	428167.779 542032.510	6.144
56	428173.469 542034.827	3.319
57	428176.656 542035.754	2.874
58	428179.416 542036.557	8.924
59	428186.136 542038.452	0.054
60	428197.014 542040.228	5.243
61	428202.164 542041.210	56.627
62	428184.840 542055.122	39.639
63	428138.329 542003.083	0.501
64	428133.549 542000.159	0.375
65	428133.313 542000.569	5.390
66	428136.081 542003.083	0.501
67	428138.329 542002.648	1.243
68	428139.544 542002.909	28.313
69	428164.149 542016.916	6.415
70	428169.774 542020.001	4.683
71	428173.850 542022.306	8.261
72	428181.683 542024.931	8.707
73	428190.280 542026.310	14.445
74	428204.410 542029.310	2.104
75	428206.470 542029.740	4.809
76	428211.253 542030.240	3.845
77	428214.619 542032.099	7.286
78	428221.695 542033.836	1.678
79	428223.296 542034.339	5.638
80	428228.488 542035.537	4.795
81	428232.035 542039.763	11.613
82	428240.735 542047.455	2.454
83	428240.302 542049.871	1.444
84	428240.348 542051.314	5.723
85	428242.738 542056.514	12.028
86	428246.084 542067.289	2.385
87	428249.378 542069.292	3.296
88	428251.773 542071.556	11.605
89	428245.166 542081.097	7.581
90	428239.981 542075.566	2.142
91	428238.123 542074.500	2.580
92	428236.773 542072.301	6.275
93	428234.137 542066.806	10.179
94	428230.056 542057.281	3.895
95	428228.402 542053.622	5.399
96	428225.216 542049.227	3.006
97	428222.928 542047.277	3.112
98	428220.391 542045.664	3.012
99	428217.569 542044.612	3.312
100	428214.407 542043.627	2.880

CALCULUL ANALITIC AL SUPRAFETI DE TEREN

Calea Codrului-Nr. cadastral 24786

Nr. Pct.	Coordonate pct.de contur	Lungimi latitud D(i,j+1)
	X [m] Y [m]	
47	428202.164 542041.210	5.243
48	428197.014 542040.228	9.054
49	428188.136 542038.452	8.924
50	428176.656 542035.754	2.874
51	428173.469 542034.827	6.144
52	428170.298 542032.510	3.319
53	428167.779 542032.510	9.165
54	428164.044 542031.010	2.474
55	428162.569 542030.510	1.845
56	428160.966 542029.787	10.366
57	428150.616 542028.219	13.259
58	428147.182 542027.550	26.754
59	428125.727 542015.967	10.400
60	428116.384 542014.994	5.711
61	428111.201 542014.553	1.556
62	428109.850 542013.781	1.738
63	428111.395 542012.988	13.645
64	428095.049 542013.985	0.018
65	428094.798 542013.838	4.578
66	428094.870 542013.487	0.829
67	428096.190 542013.060	12.890
68	428079.100 542012.440	1.556
69	428077.748 542012.669	8.716
70	428061.171 542011.654	4.782
71	428058.138 542011.324	11.256
72	428054.337 542012.811	11.631

AUTORIZAT O.C.P.I.:
Ing. Ungureanu George Catalin

FAZA A.C.: S.C. BEST PROVIDER INVESTMENT S.R.L.

PLANSĂ: 1/1

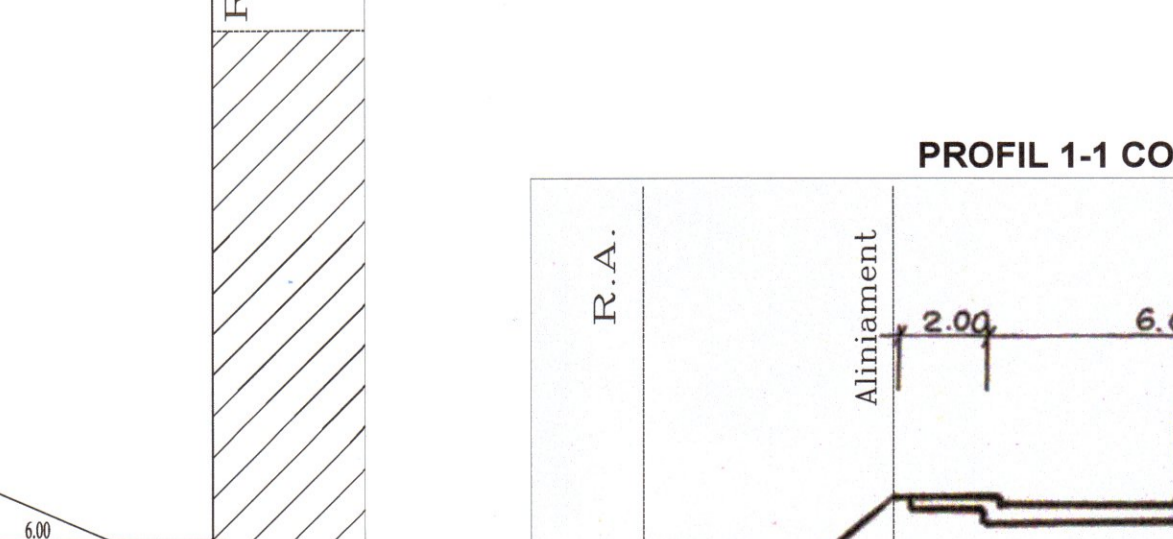
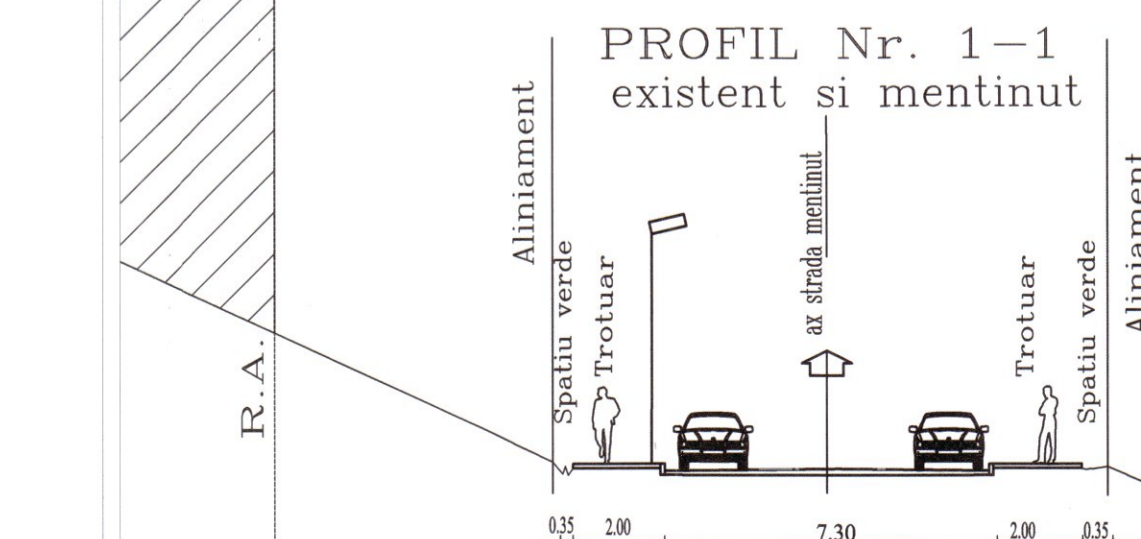
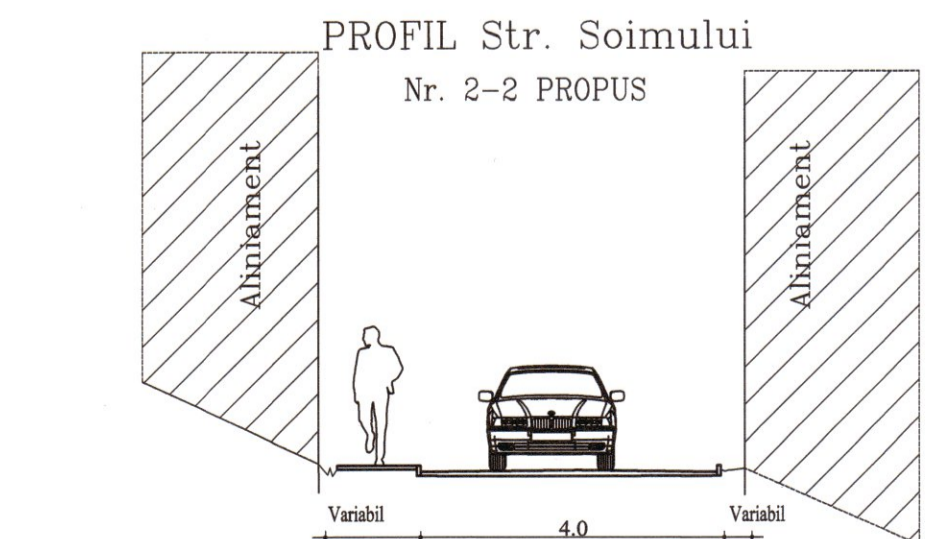
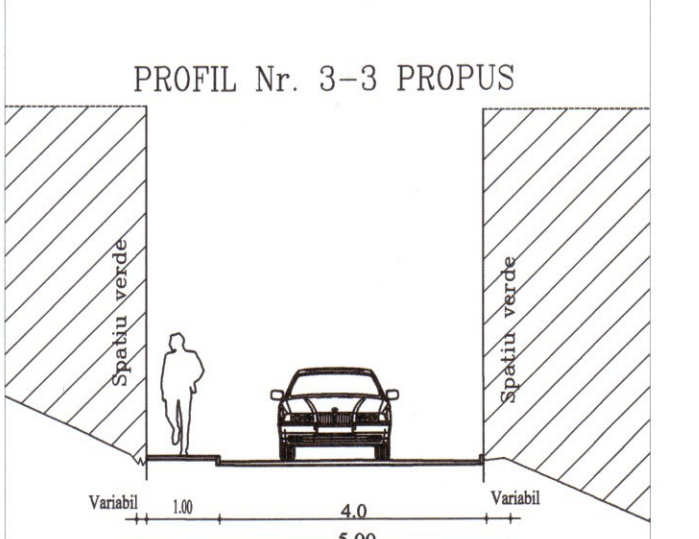
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SEMNTURĂ:

AMPLASAMENT: Calea Codrului, F.N. 18 Parcela 131/11b, jud. Prahova

PLAN DE REFERINTA: MARIA NEAGRA 1975



NORDIS ARHITECTURA S.R.L.
J40/13095/2019

tel:0755.020.334; email: bogdan.radu@nordis.ro

Nr. pr.: P03/2019 Data: dec. 2019

Scara: 1:500

Desenat: Arh. A.B. Radu
Verificat: Urb. A. Mlenajek

PUZ - RIDICARE RESTRICTIE DE CONSTRUIRE SI SCHIMBAREA DESTINATIEI TEREN (S=4000MP) DIN ZONA LOCUINTA SI FUNCTIUNI COMPLEMENTARE CU CARACTER PREDOMINANT DE ODIHNA, RECREERE SI TURISM "LT" IN ZONA INSTITUTII SI SERVICII "IS" SI STABILIRE INDICATORI URBANISTICI PENTRU CONSTRUIRE HOTEL/APARTHOTEL (S studiata=7778mp)

Calea Codrului, F.N. Oras Sinaia Judetul Prahova
Beneficiar: NORDIS MANAGEMENT S.R.L.