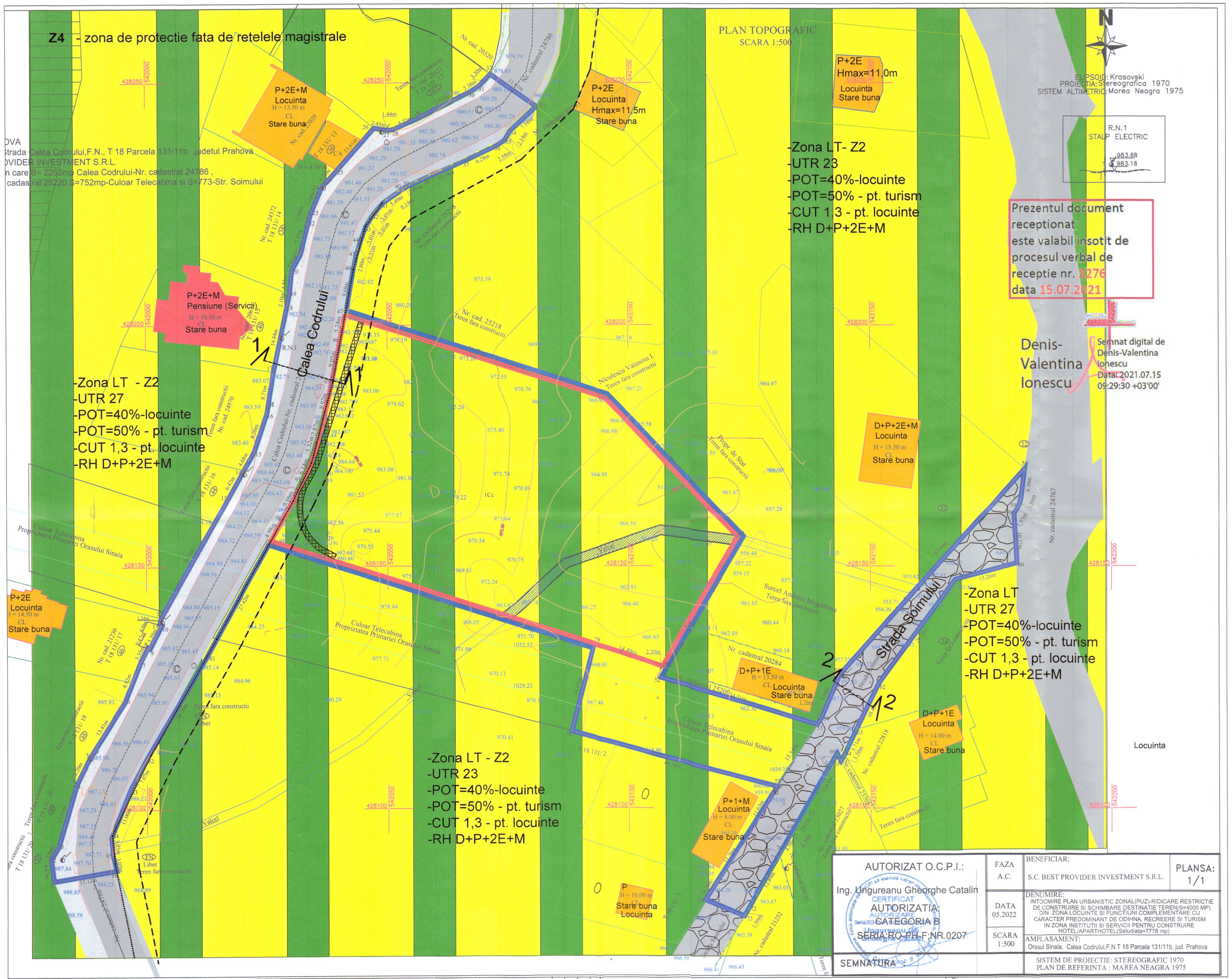
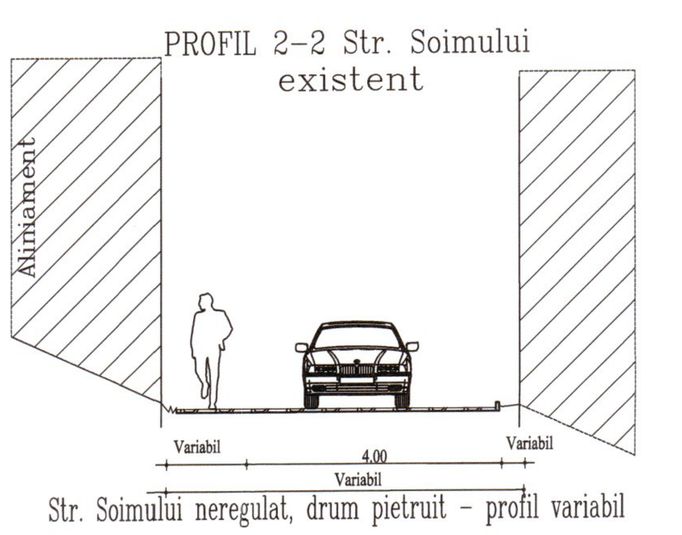
PUZ : RIDICARE RESTRICTIE DE CONSTRUIRE SI SCHIMBAREA DESTINATIEI TEREN (S=4000MP) DIN ZONA LOCUINTA SI FUNCTIUNI COMPLEMENTARE CU CARACTER PREDOMINANT DE ODIHNA, RECREERE SI TURISM "LT" IN ZONA INSTITUTII SI SERVICII "IS" SI STABILIRE INDICATORI URBANISTICI PENTRU CONSTRUIRE HOTEL/APARTHOTEL (S studiata=7778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

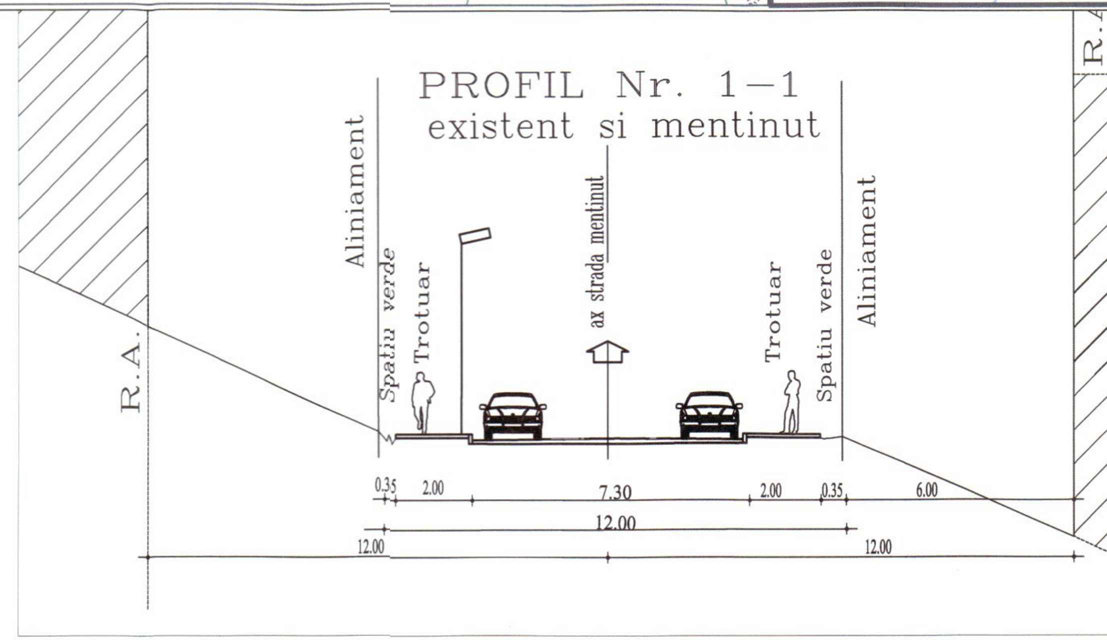
Amplasament: Calea Codrului, F.N., Oras Sinaia Judetul Prahova

Beneficiar: NORDIS MANAGEMENT S.R.L.

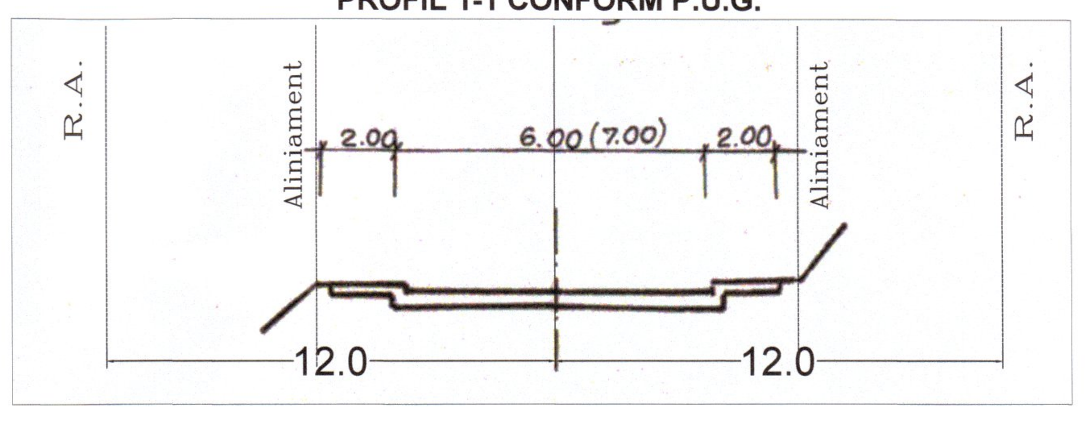


AUTORIZAT O.C.P.I.:	FAZA A.C.	BENEFICIAR: S.C. BEST PROVIDER INVESTMENT S.R.L.	PLANSA: 1/1
Ing. Ungureanu Gheorghe Catalin CERTIFICAT AUTORIZATIA: CATEGORIA B SERIA:RO-PH-F:NR.0207	DATA 05.2022	DENUMIRE: INTOCMIRE PLAN URBANISTIC ZONAL(PUZ)-RIDICARE RESTRICTIE DE CONSTRUIRE SI SCHIMBARE DESTINATIE TEREN(S=4000 MP) DIN ZONA LOCUINTE SI FUNCTIUNI COMPLEMENTARE CU CARACTER PREDOMINANT DE ODIHNA, RECREERE SI TURISM IN ZONA INSTITUTII SI SERVICII PENTRU CONSTRUIRE HOTEL/APARTHOTEL(Sstudiata=7778 mp)	
	SCARA 1:500	AMPLASAMENT: Orasul Sinaia, Calea Codrului,F.N.T 18 Parcela 131/11b, jud. Prahova	
SEMNATURA :		SISTEM DE PROIECTIE: STEREOGRAFIC 1970 PLAN DE REFERINTA : MAREA NEAGRA 1975	



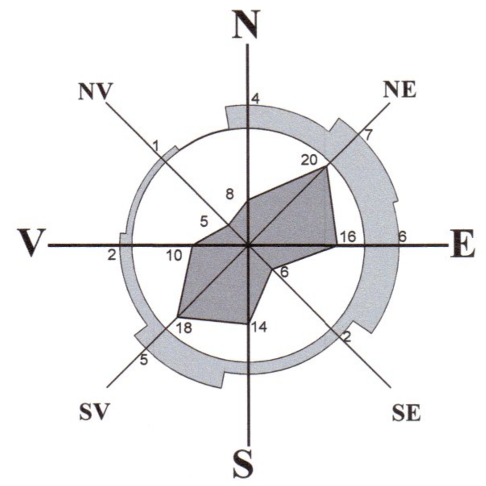


PROFIL 1-1 CONFORM P.U.G.



LEGENDA

- Lotul care a generat PUZ
- Zona studiata
- Limita loturi
- **Z4** - zona de protectie fata de retelele magistrale
- Aliniament conform PUG
- R.A. conform PUG
- Circulatii carosabile
- Circulatii pietonale
- Circulatii carosabile neasfaltate
- Zona LT -Zona locuinte si functiuni complementare cu caracter predominant de odihna, turism, recreere
- Alte functiuni existente in zona studiata : Locuire/Servicii
- Zona protectie valcel existent - cu pastrarea cursului natural de curgere
- Perete din piloti pentru punere in siguranta teren - sub nivelul terenului



DISFUNCTIONALITATI–PRIORITATI

1.1.
Terenul are categoria de folosinta - padure privata

1.2.
In imediata vecinatate este traseul de telecabina

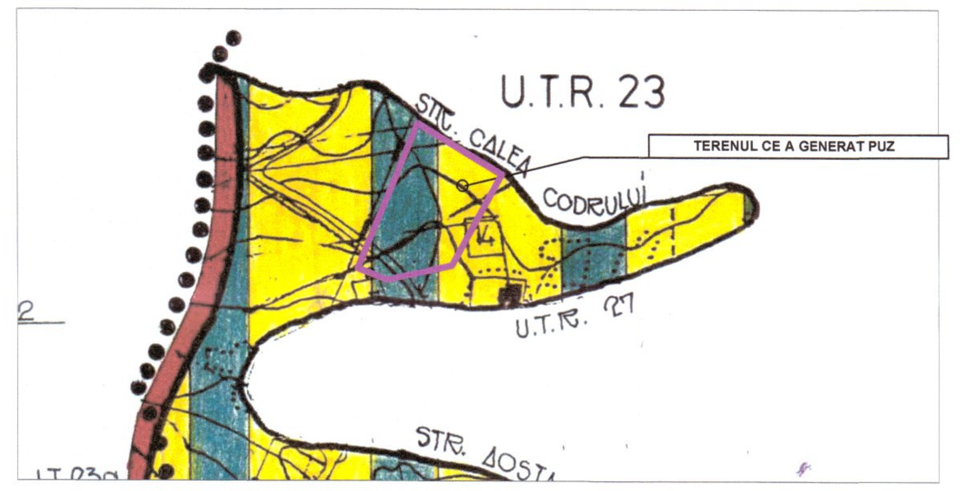
1.3.
Completarea functiunii de cazare HOTEL/APARTHOTEL ce este deficitara in zona, mai ales prin faptul ca Orasul Sinaia este un oras turistic de categoria I.

1.4
Amenajarea si transformarea terenului studiat in spatiu urban, acesta completand functiunile necesare Orasului Sinaia.

2.
Racordarea acestui teren la retelele urbane de utilitati

3.
Reglementarea acestei zone (implicit a terenului studiat) care sa cuprinda dotari cu acces public care sa se inscrie in caracterul functional existent al zonei - HOTEL/APARTHOTEL

4.
Reglementarea indicilor urbanistici POT si CUT si a spatiului verde pentru functiunea de Hotel/Aparthotel in concordanta cu RLU aferent PUG Oras Sinaia si cu functiunea scontata



BILANT ZONE FUNCTIONALE	EXISTENT	
LT - Zona de locuire si functiuni complementare	4753 mp	61.1%
CR - Zona cai de conunicatii rutiere	3025 mp	38.9%
TOTAL	7778 mp	100%

CALCULUL ANALITIC AL SUPRAFETEI DE TEREN

Str. Soimului

Nr. Pct.	Coordonate pct.de contur X [m]	Y [m]	Lungimi laturi D(i,i+1)
77	428104.423	542130.604	15.392
53	428117.391	542138.896	1.760
54	428118.870	542139.850	9.500
55	428127.620	542143.550	57.440
56	428170.298	542181.994	6.302
57	428164.044	542181.217	1.563
58	428162.569	542180.701	1.845
59	428160.966	542179.787	10.366
60	428150.616	542180.357	13.259
61	428147.182	542167.550	26.754
62	428125.727	542151.567	10.420
63	428116.364	542146.994	5.711
64	428111.201	542144.553	1.556
65	428109.850	542143.781	1.738
66	428111.395	542142.986	13.645
67	428099.355	542136.565	5.018
68	428095.049	542133.988	0.292
69	428094.798	542133.838	4.578
70	428090.870	542131.487	0.829
71	428090.160	542131.060	12.890
72	428079.100	542124.440	1.556
73	428077.748	542123.669	8.715
74	428081.171	542115.654	4.782
75	428085.138	542118.324	11.256
76	428094.337	542124.811	11.631
S(6)=773mp			

CALCULUL ANALITIC AL SUPRAFETEI DE TEREN

Nr. cadastral 25220

Nr. Pct.	Coordonate pct.de contur X [m]	Y [m]	Lungimi laturi D(i,i+1)
51	428129.283	542106.970	15.011
79	428133.880	542092.680	70.372
80	428155.404	542025.680	4.974
90	428159.681	542028.219	9.165
91	428167.779	542032.510	6.144
92	428173.469	542034.827	3.319
93	428176.656	542035.754	2.874
94	428179.416	542036.557	8.924
95	428188.136	542038.452	9.054
96	428197.014	542040.228	5.243
47	428202.164	542041.210	56.627
48	428184.840	542095.122	39.639
49	428156.138	542122.461	21.503
50	428137.544	542111.661	9.500
S(8)=4000mp			

CALCULUL ANALITIC AL SUPRAFETEI DE TEREN

Culoar Telecabina

Nr. Pct.	Coordonate pct.de contur X [m]	Y [m]	Lungimi laturi D(i,i+1)
79	428133.876	542092.678	15.012
51	428129.283	542106.970	2.301
52	428127.282	542105.834	34.510
53	428117.391	542138.896	15.392
77	428104.423	542130.604	44.182
78	428115.881	542087.934	18.610
S(5)=752mp			

Calea Codrului-Nr. cadastral 24786

Nr. Pct.	Coordonate pct.de contur X [m]	Y [m]	Lungimi laturi D(i,i+1)
47	428202.164	542041.210	5.243
96	428197.014	542040.228	9.054
95	428188.136	542038.452	8.924
94	428179.416	542036.557	2.874
93	428176.656	542035.754	3.319
92	428173.469	542034.827	6.144
91	428167.779	542032.510	9.165
90	428159.681	542028.219	4.974
80	428155.404	542025.680	27.420
81	428131.470	542012.300	24.162
82	428110.720	541999.921	7.069
83	428104.466	541996.626	11.002
84	428094.282	541992.463	3.851
85	428090.455	541992.893	3.026
86	428087.506	541993.572	13.116
1	428085.349	541980.635	4.674
2	428089.985	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	428138.081	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	542036.537	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	428248.084	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	542066.606	10.179
38	428230.056	542057.281	3.895
39	428228.402	542053.755	0.138
40	428228.323	542053.642	5.399
41	428225.216	542049.227	3.006
42	428222.928	542047.277	3.006
43	428220.391	542045.664	3.012
44	428217.569	542044.612	3.312
45	428214.407	542043.627	2.800
46	428211.673	542043.022	9.680
S(2)=2253mp			

CALCULUL ANALITIC AL SUPRAFETEI DE TEREN STUDIATE

Nr. Pct.	Coordonate pct.de contur X [m]	Y [m]	Lungimi laturi D(i,i+1)
1	428085.349	541980.635	4.674
2	428089.985	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	428138.081	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	542036.537	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	428248.084	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	542066.606	10.179
38	428230.056	542057.281	3.895
39	428228.402	542053.755	0.138
40	428228.323	542053.642	5.399
41	428225.216	542049.227	3.006
42	428222.928	542047.277	3.006
43	428220.391	542045.664	3.012
44	428217.569	542044.612	3.312
45	428214.407	542043.627	2.800
46	428211.673	542043.022	9.680
47	428202.164	542041.210	56.627
48	428184.840	542095.122	39.639
49	428156.138	542122.461	21.565
50	428137.490	542111.630	9.438
51	428129.283	542106.970	2.301
52	428127.282	542105.834	34.510
53	428117.391	542138.896	1.760
54	428118.870	542139.850	9.500
55	428127.620	542143.550	57.440
56	428170.298	542181.994	6.302
57	428164.044	542181.217	1.563
58	428162.569	542180.701	1.845
59	428160.966	542179.787	10.366
60	428150.616	542180.357	13.259
61	428147.182	542167.550	26.754
62	428125.727	542151.567	10.420
63	428116.364	542146.994	5.711
64	428111.201	542144.553	1.556
65	428109.850	542143.781	1.738
66	428111.395	542142.986	13.645
67	428099.355	542136.565	5.018
68	428095.049	542133.988	0.292
69	428094.798	542133.838	4.578
70	428090.870	542131.487	0.829
71	428090.160	542131.060	12.890
72	428079.100	542124.440	1.556
73	428077.748	542123.669	8.715
74	428081.171	542115.654	4.782
75	428085.138	542118.324	11.256
76	428094.337	542124.811	11.631
77	428104.423	542130.604	44.182
78	428115.881	542087.934	18.610
79	428133.876	542092.678	70.372
80	428155.404	542025.680	27.420
81	428131.470	542012.300	24.162
82	428110.720	541999.921	7.069
83	428104.466	541996.626	11.002
84	428094.282	541992.463	3.851
85	428090.455	541992.893	3.026
86	428087.506	541993.572	13.116
S(2)=7778mp P=885.405m			

ANEXA ... AVIZUL ... Nr. 2714/07.09.2022

NORDIS ARHITECTURA S.R.L. J40/13095/2019		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) Amplasament: Calea Codrului, F.N., Oras Sinaia Judetul Prahova Beneficiar: NORDIS MANAGEMENT S.R.L.		
tel:0755.020.334; email: bogdan.radu@nordis.ro				
Nr. pr.: P03/2019	Data: iul. 2021			
		Scara:	Plan situatie existenta - disfunctionalitati	Nr. pl. 3
Desenat:	Arh. A.B. Radu	1:500		
Verificat:	Urb. A. Mlenajek			