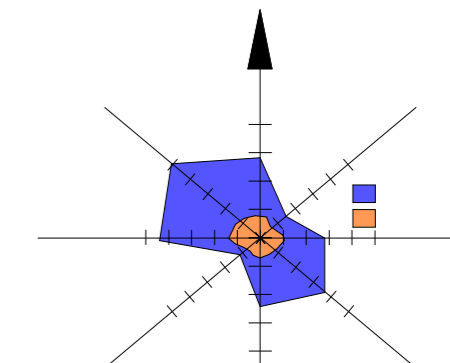


2. REGLENTARII URBANISTICE SCARA 1:1000

ADRESA: STRADA TARGULUI
MUNICIPIUL ORASTIE
JUDET HUNEDOARA

PROPRIETAR:
PRIMARIA MUNICIPIULUI ORASTIE



Date teren:
Intravilan Municipiul Orastie,
CF nr. 67628, ID 67628 - Proprietari: MUNICIPIUL
ORASTIE, DOMENIUL PUBLIC, NEPRODUCTIV
CF nr. 67629, ID 67629 - Proprietari: MUNICIPIUL
ORASTIE, DOMENIUL PUBLIC, NEPRODUCTIV

ISP2
Procentul de ocupare se va stabili prin documentati de urbanism de tip
PUZ, respectandu-se normele specifice:
POT maxim = 50% pentru constructii si amenajari sportive;
POT maxim = 40% pentru constructii administrative, financiar-bancare,
cultura, comerț;
POT maxim = 35% pentru constructii de turism;
POT maxim = 25% pentru constructii de invatamant și culte;
POT maxim = 20% pentru constructii de sanatate și asistenta sociala.

LEGENDA:

LIMITE	- LIMITA ZONEI ANALIZATE
	- LIMITA PARCELE P.U.Z.
	- LIMITA LOTURI EXISTENTE
	- LIMITA EDIFICABILA
ZONIFICARE	CONSTRUCTII EXISTENTE
	CIRCULATI CAROSABILE EXISTENTE (NEAMENAJATE)
	CIRCULATI AUTO / PIETONALE AMENAJATE
	CIRCULATI AUTO/ PIETONALE NOU PROPUSE
	JSP - SUBZONA INSTITUTII SI SERVICII PUBLICE
	JUI2 SUBZONA UNITATI INDUSTRIALE DE DEPOZITARE PROPUSE
	SV3 SUBZONA SPATII VERZI PUBLICE, AGREMENT PROPUSE
	M2 SUBZONA MIXTA PROPUSA (LFCm2+ ISP2)
	LFCm2 SUBZONA LOCUINTE CU REGIM MIC DE MALTINE SI FUNCTI COMP. PROPUSE (P+2)
	SPATII PUBLICE VERZI, AMENAJATE
	SPATII VERZI, PERELE DE PROTECTIE
	LUCIUI DE APA, CURSI APA
	ZONA PROPUSA CU INTERDICTIE DE CONSTRUIRE PENTRU LARGIRE DRUM Iaza II

BILANT TERITORIAL

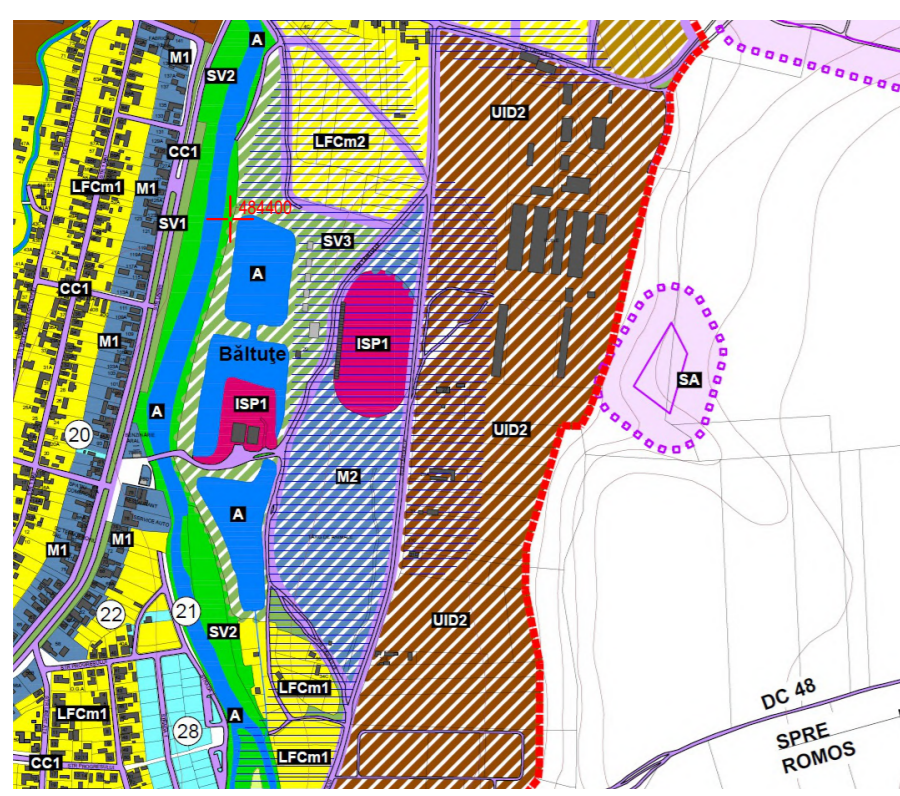
	mp	%	Propus	%
Suprafata teren neproductiv intravilan	38.200	100	0.00	0.00
Subzona mixta M2 propusa PUG (LFCm2+ ISP2) (max 50%) 31.948 mp	15.974	41.82	0.00	0.00
Zona construita existenta ISP1 (max 70%) 2.437mp	1.706	4.46	0.00	0.00
Zona construita ISP propusa PUZ (max 50%) 24.972 mp	0.00	0.00	12.486	32.69
Zona spatii verzi in incinta (Max 30%)	5.523	14.46	3.746	9.81
Zona platforma si parcaje in incinta	11.182	29.28	8.740	22.88
Drumuri, trotuare si parcuri publice	2.412	6.31	8.990	25.52
Zona spatii verzi publice in aliniament	1.403	3.67	4.238	11.10
TOTAL TEREN IN STUDIU	38.200	100	38.200	100

Calculul suprafetelor pe conturul imobilului intravilan

ID 67628 ID 67629

Nr Pct.	X [m]	Y [m]
1	484618.406	361233.207
2	484630.825	361236.792
3	484663.452	361241.450
4	484711.090	361248.951
5	484741.400	361252.895
6	484817.870	361261.263
7	484819.764	361241.763
8	484736.500	361233.809
9	484724.007	361082.230
10	484724.222	361078.721
11	484729.195	361078.826
12	484743.144	361082.158
13	484760.180	361085.802
14	484778.163	361090.732
15	484784.136	361098.113
16	484804.496	361097.973
17	484811.776	361098.021
18	484815.292	361099.561
19	484829.000	361099.590
20	484835.116	361087.657
21	484836.901	361082.177
22	484835.807	361074.653
23	484867.358	361079.219
24	484897.059	361080.191
25	484894.109	361085.362
26	484883.140	361024.363
27	484878.186	361060.917
28	484865.186	361072.344
29	484833.210	361055.343
30	484834.154	361046.485
31	484836.682	361043.030
32	484833.069	361042.016
33	484830.967	361036.417
34	484834.592	361035.212
35	484835.241	361038.562
36	484841.070	361028.595
37	484842.163	361023.436
38	484888.837	361026.966
39	484869.403	361022.865
40	484883.148	361024.306
41	484894.119	361025.910
42	484895.034	361018.873
43	484835.505	361011.856
44	484820.244	360998.947
45	484820.478	360995.784
46	484802.028	360994.654
47	484802.939	361035.657
48	484820.730	361072.593
49	484822.468	361065.794
50	484819.165	361082.125
51	484810.611	361094.078
52	484751.531	361076.412
53	484743.512	361075.173
54	48474.557	361070.701
55	484805.316	361072.265
56	484806.581	361065.506
57	484579.758	361068.019
58	484882.552	361078.475
59	484863.851	361068.888
60	484576.102	361110.154
61	484570.578	361122.241
62	484562.209	361114.487
63	484542.709	361151.357
64	484526.625	361160.704
65	484519.997	361160.450
66	484510.666	361158.829
67	484501.938	361157.195
68	484495.841	361155.691
69	484495.051	361154.347
70	484476.304	361150.347
71	484474.400	361156.145
72	484468.314	361172.117
73	484463.245	361186.077
74	484495.428	361195.459
75	484574.312	361219.207

S = 38200 mp

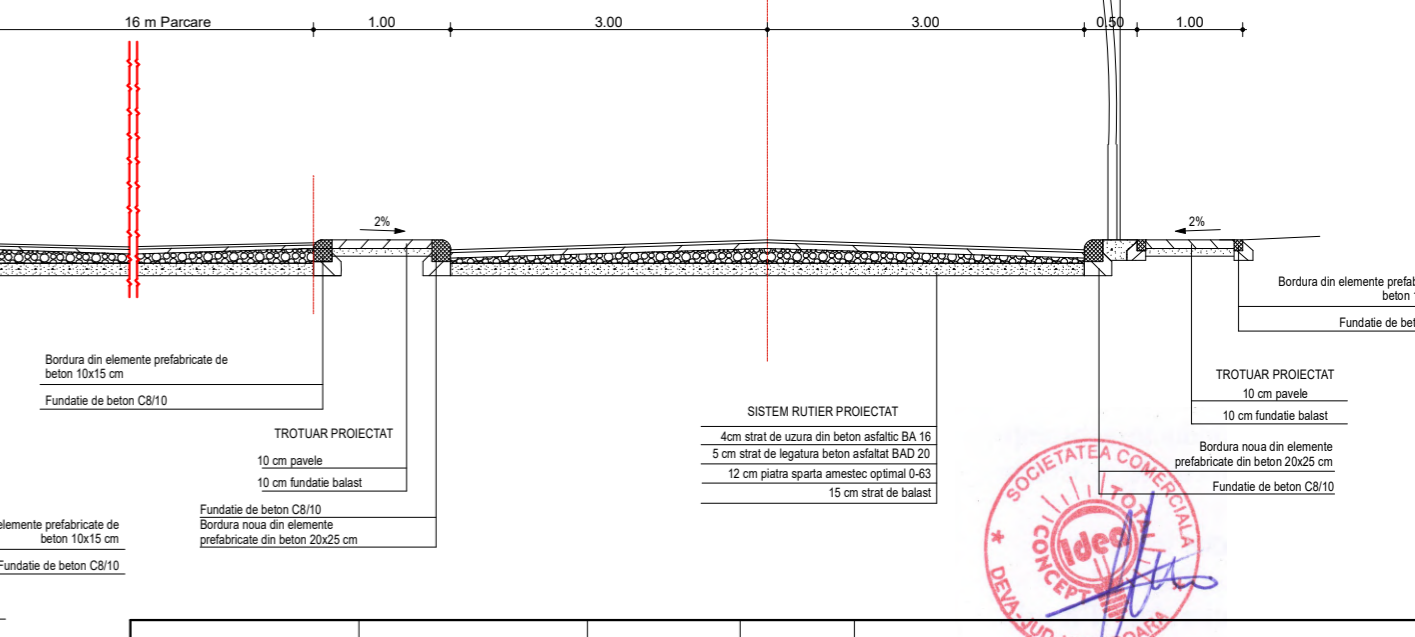
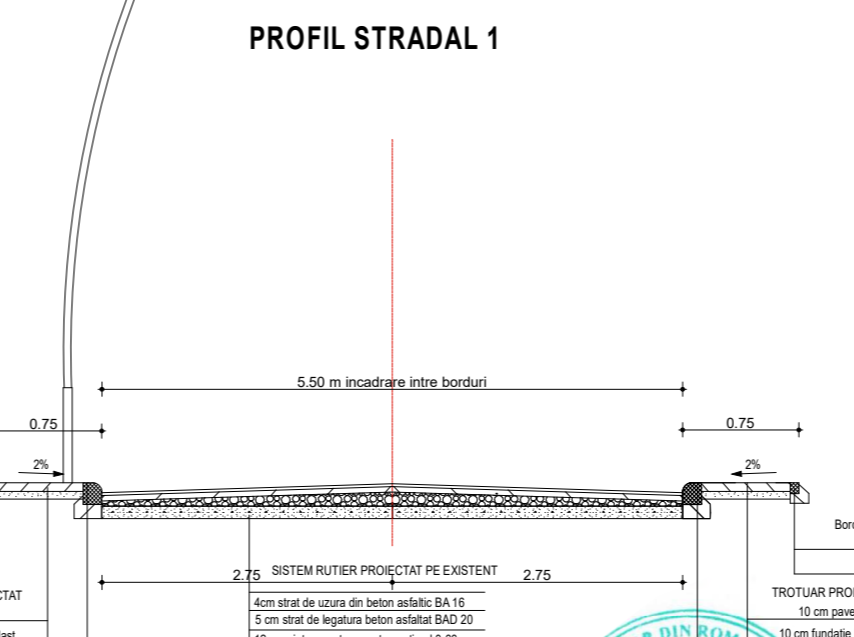


ZONE SI SUBZONE FUNCTIONALE / UTRURI

ICP	ICP1	ICP2	ICP3	ICP4	ICP5	ICP6	ICP7	ICP8	ICP9	ICP10	ICP11	ICP12	ICP13	ICP14	ICP15	ICP16	ICP17	ICP18	ICP19	ICP20	ICP21	ICP22	ICP23	ICP24	ICP25	ICP26	ICP27	ICP28	ICP29	ICP30	ICP31	ICP32	ICP33	ICP34	ICP35	ICP36	ICP37	ICP38	ICP39	ICP40	ICP41	ICP42	ICP43	ICP44	ICP45	ICP46	ICP47	ICP48	ICP49	ICP50	ICP51	ICP52	ICP53	ICP54	ICP55	ICP56	ICP57	ICP58	ICP59	ICP60	ICP61	ICP62	ICP63	ICP64	ICP65	ICP66	ICP67	ICP68	ICP69	ICP70	ICP71	ICP72	ICP73	ICP74	ICP75	ICP76	ICP77	ICP78	ICP79	ICP80	ICP81	ICP82	ICP83	ICP84	ICP85	ICP86	ICP87	ICP88	ICP89	ICP90	ICP91	ICP92	ICP93	ICP94	ICP95	ICP96	ICP97	ICP98	ICP99	ICP100
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**TERENURI CU INTERDICTIE DE CONSTRUIRE, DATORITA
RISURILOR NATURALE:**

- RISC MEDIU DE ALUNGARE A TERENULUI
- RISC MEDIU DE ALUNGARE A TERENULUI
- RISC DE INUNDABILITATE CU APE DE SUPRAFATA CU URAG DE ASIGURARE IN
- RISC DE INUNDABILITATE CU APE DE SUPRAFATA CU URAG DE ASIGURARE IN
- RISC MEDIU DE INUNDABILITATE CU APE FREATICE



TOTAL IDEA CONCEPT SRL
ARHITECTURA SI URBANISM
Adresa: Dava, Ploiesti, Nr. 5, Căminul IPH, Cam. 303, Tel. 0765488383
CUI: 35506187, PUI: CUH-JUD 136/2016, email: totalideaconcept@gmail.com
Web: totalideaconcept.ro

Beneficiar: MUNICIPIUL ORASTIE, Piața Aurel
Viacoș nr.3, Cod 335700, Județul Hunedoara

Amplasament: Municipiul Orastie, Str. Targului, F.N., CF 67628, 67629, Județul Hunedoara

PROIECT SIMBOL: 140

FAZA: P.U.Z.

NUMELE: arh. Ilisiu Eugen

SEMNAȚURA: [Signature]

SCARA: 1:1000

DATA: 2022

TITLU PLANSA: REGLENTARII URBANISTICE - ZONIFICARE

PROIECTAT/REVISAT: arh. Mihai Radu