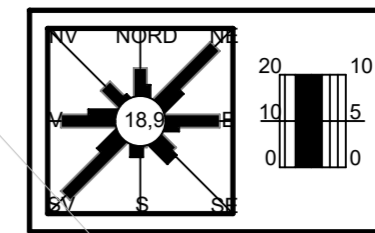


PLAN URBANISTIC ZONAL
P.U.Z.
COMUNA COPACENI

JUD. ILFOV, T 100,103,104,105,107, P 299,302,303,304,305,307, NC 1748

Planşa 4+5 - Reglementari: zonificare functionala, cai de comunicare
SCARA 1: 1000



LEGENDA

- LIMITA PUZ
- LIMITA TEREN INITIATOR PUZ
- LINIE RETRAGERE MINIMA OBLIGATORIE
- LIMITA EDIFICABIL
- ZONA MIXTA LOCUINTE SI DOTARI
- ZONA LOCUINTE
- ZONA DOTARI /SERVICII
- ZONA UNITATI DE INVATAMANT-GRADINITA
- SPATII VERZI DE UTILITATE PUBLICA/PARC
- ZONA GOSPODARIE COMUNALA
- CIRCULATII RUTIERE
- PROTECTII CIRCULATII - SANT, TROTUAR
- CANAL DESECARE
- TEREN NEPRODUCTIV
- TALUZ CANAL DESECARE

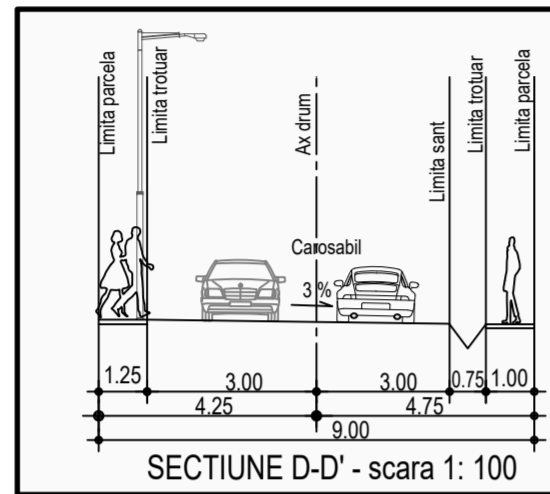
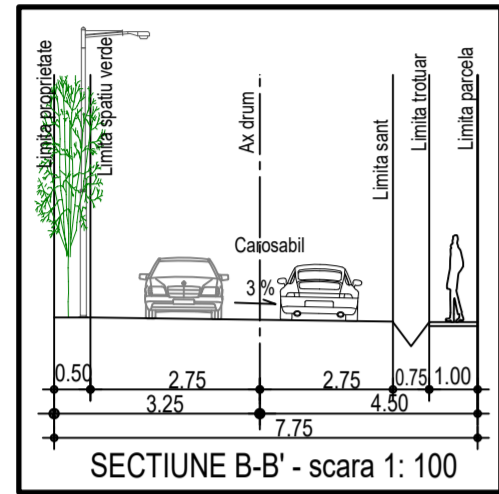
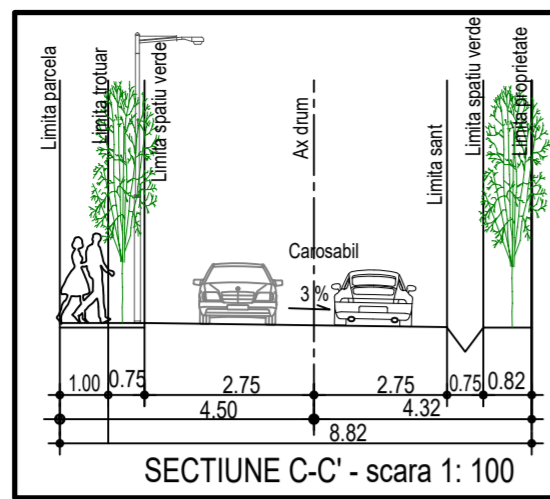
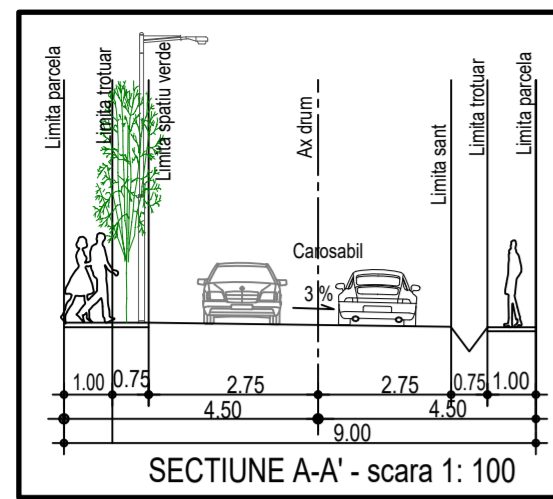
ZONE PROTECTIE

- ZONA PROTECTIE LEA 20KV, CULOAR - 12 M TOTAL
- ZONA PROTECTIE CANAL DESECARE - 2 M FATA DE LIMITELE ACESTUIA

Parcela (nr. cad.1748)

Nr. Pct.	Coordonate pct.de contur	Lungimi lateri D(i,j+1)	
X [m]	Y [m]		
L1	308011.255	577706.522	3.574
L2	308013.856	577704.827	8.277
L3	308020.162	576988.709	15.282
L4	308031.803	576888.808	15.349
L5	308043.495	576788.864	15.417
L6	308055.129	576688.748	15.549
L7	308066.855	576588.536	8.970
L8	308073.698	576527.737	8.714
L9	308080.346	576471.104	17.506
L10	308093.582	576355.947	38.489
L11	308098.178	576266.732	9.887
L12	308075.623	576000.534	60.586
L13	308122.496	575622.146	8.511
L14	308128.120	575688.534	14.056
L15	308137.408	57579.084	4.071
L16	308140.098	57582.140	7.030
L17	308144.756	57587.405	13.734
L18	308153.856	57597.692	4.389
L19	308156.765	57600.979	2.231
L20	308158.975	57600.874	10.744
L21	308167.169	57593.724	17.107
L22	308180.183	57582.620	8.361
L23	308186.670	57577.345	4.611
L24	308189.605	57580.901	8.169
L25	308183.840	57586.689	3.457
L26	308185.862	57589.493	4.081
L27	308183.570	57592.870	8.201
L28	308180.264	57600.375	1.755
L29	308181.208	57601.854	1.220
L30	308182.003	57602.779	14.346
L31	308191.348	57613.664	14.570
L32	308200.840	57624.718	24.577
L33	308216.850	57643.365	3.802
L34	308219.327	57646.250	28.455
L35	308238.361	57667.402	12.343
L36	308246.749	57676.457	7.526
L37	308251.863	57681.979	14.760
L38	308261.977	57692.729	1.431
L39	308261.151	57693.898	33.899
L40	308237.525	57718.208	20.609
L41	308223.027	57732.855	20.609
L42	308208.529	57747.502	3.765
L43	308205.881	57750.178	58.717
L44	308245.568	57793.452	64.009
L45	308289.005	57840.467	2.994
L46	308287.771	57843.195	74.894
L47	308233.171	57894.418	117.610
L48	308144.150	57817.511	3.023
L49	308141.558	57819.067	46.192
L50	308106.780	57788.666	63.874
L51	308058.375	57746.991	62.113

S(nr.cad.1748)=42641.26mp P=1033.250m



ELEMENTE DE REGULAMENT
ZONA LOCUINTE INDIVIDUALE
POTmax=35 %
CUTmax=0.90
Hmax=P+1+M, 7 M LA CORNISA
SP. VERZI MINIM 30%

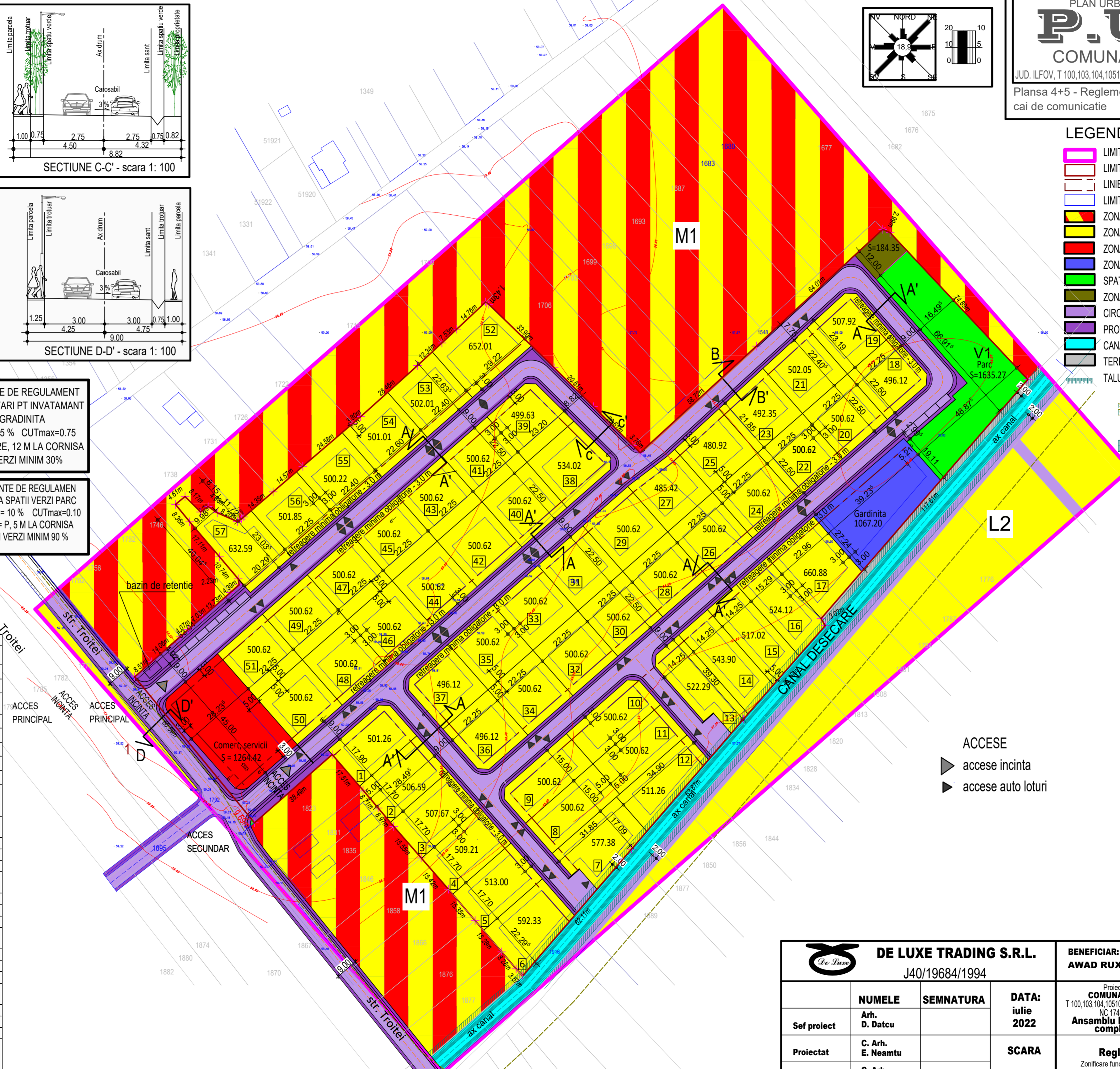
ELEMENTE DE REGULAMENT
ZONA DOTARI PT INVATAMANT
GRADINITA
POTmax= 25 % CUTmax=0.75
Hmax=P+2E, 12 M LA CORNISA
SP. VERZI MINIM 30%

ELEMENTE DE REGULAMENT
ZONA COMERT-SERVICII
POTmax= 35 % CUTmax=1.05
Hmax=P+2E, 12 M LA CORNISA
SP. VERZI MINIM 20%

ELEMENTE DE REGULAMENT
V1 ZONA SPATII VERZI PARC
POTmax= 10 % CUTmax=0.10
Hmax = P, 5 M LA CORNISA
SPATII VERZI MINIM 90 %

ELEMENTE DE REGULAMENT
ZONA GOSPODARIE COMUNALA
POTmax= 15 % CUTmax=0.15
Hmax = P, 5 M LA CORNISA
SPATII VERZI MINIM 50 %

Nr. crt.	Funciuni	Supraf. (mp)	%
Total teren studiat, din care:			
		42641	100.0
1	Drumuri	5706.30	13.38
2	Protectie drumuri, din care:	3491.53	8.19
	□ sant+trotuar	2449.53	70.15
	□ spatii verzi de aliniament	1042.00	29.85
3	Spatii verzi - parcuri din care:	1657.00	3.88
	□ Constructii, amenajari	165.70	10
	□ Spatii verzi	1491.30	90
	Total spatii verzi cu acces public (parc+spatii verzi de aliniament), din total suprafata	2533.30	5.94
4	Zona functiune locuire, din care:	29270.46	68.64
	□ Constructii	10244.65	35.0
	□ Spatii verzi	8781.16	30.0
	□ Circulatii pietonale+carosabile	10244.65	35.0
5	Zona functiune comert+servicii, din care:	1264.42	2.96
	□ Constructii	442.55	35.0
	□ Spatii verzi	379.32	30.0
	□ Circulatii pietonale+carosabile	442.55	35.0
6	Zona dotari pentru invatamant, din care:	1067.20	2.50
	□ Constructii	266.75	25.0
	□ Spatii verzi	320.2	30.0
	□ Circulatii pietonale+carosabile	480.35	45.0
7	ZONA GOSPODARIE COMUNALA	184.35	0.45
	□ Constructii	27.6	15.0
	□ Spatii verzi	92.2	50.0
	□ Circulatii pietonale+carosabile	64.57	35.0
	TOTAL GENERAL SPATII VERZI - spatii verzi publice+spatii verzi individuale:	12106.18	28.39
	2533.30+8781.16+379.32+320.2+92.2		



- ACCES
- acces incinta
 - acces auto loturi

DE LUXE TRADING S.R.L.			BENEFICIAR: AWAD RUXANDA	
J40/19684/1994				
Sef proiect	NUMELE Arh. D. Datcu	SEMNATURA	DATA: iulie 2022	Proiect nr. 2/2020 COMUNA COPACENI, Ilfov T 100,103,104,105,107, P 299,302,303,304,305,307, NC 1748, S = 42.641 MP Ansamblu Locuinte si dotari complementare
Proiectat	C. Arh. E. Neamtu		SCARA 1:1000	FAZA P.U.Z.
Desenat	C. Arh. E. Neamtu			Reglementari Zonificare functionala, cai de comunicare. Plan lotizare Piesa 3/1+2 PLANSA 4+5