

SUPORT TOPOGRAFIC
Scara 1:500

-INTRAVILAN- Mun. Ploiesti

Adresa: Mun. Ploiesti, Bd. Bucuresti nr. 70,
Tarla 39, Parcela A 562/12, Jud. PH

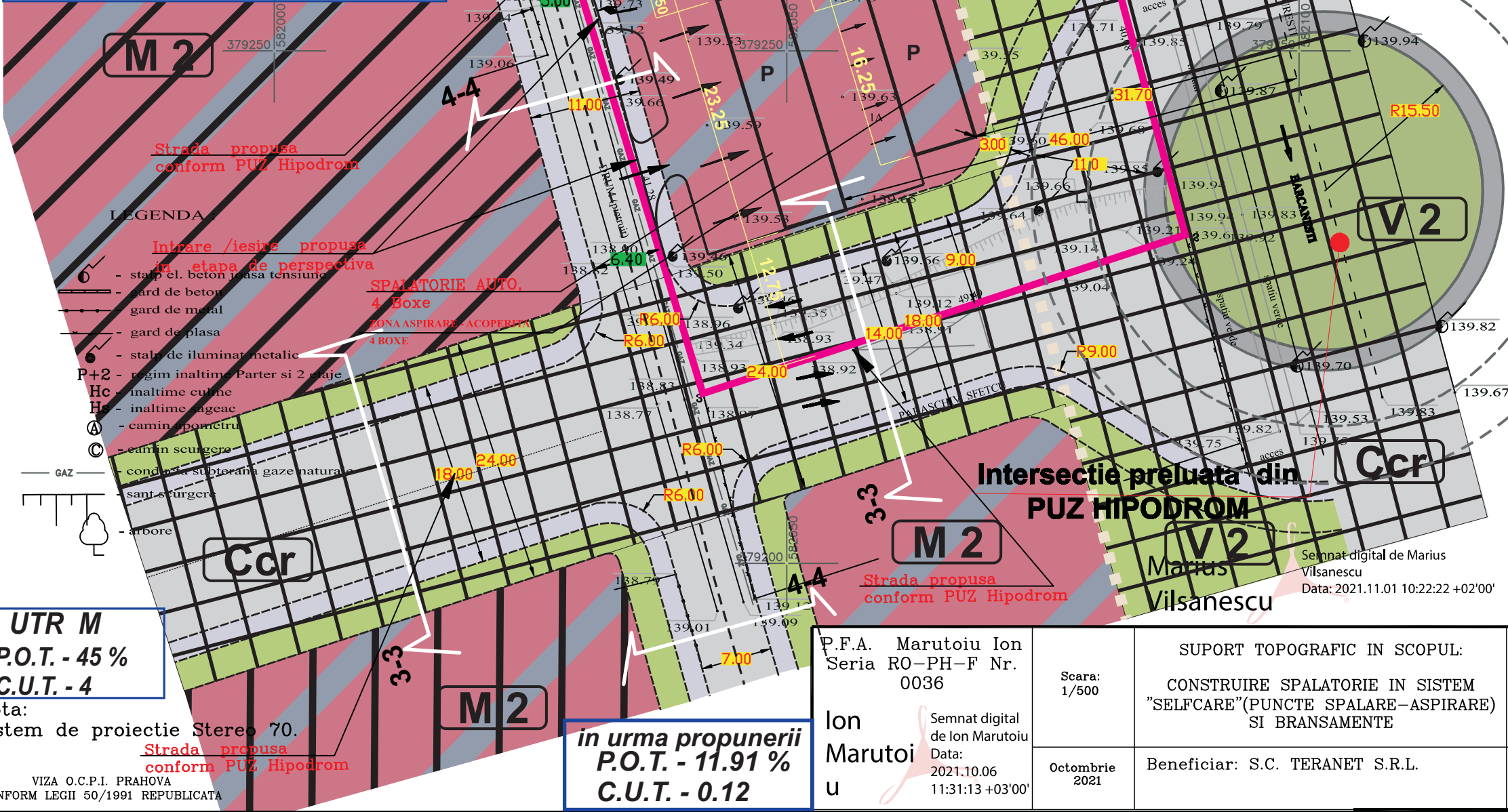
Proprietar: S.C. TERANET S.R.L.

Sediul: Com. Valea Calugareasca, Str. Principala DN 1B, Jud. Prahova

Conform: Certificat de Urbanism nr.689/16.06.2021
(Numar cadastral 132981)

S teren (din acte) = 2100mp
S teren (din masuratori) = 2039mp

BILANT TERITORIAL		
S parcela	2039.0 mp	100.0 %
S constructii	242.92 mp	11.91 %
S circulatii rutiere	540.30 mp	26.50 %
S spatii verzi	508.72 mp	24.92 %
S teren afectat de proponerile de drumuri	747.71 mp	36.67%

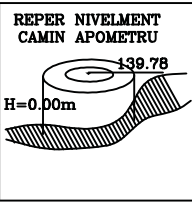
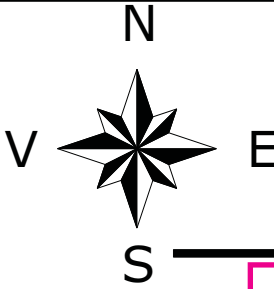


UTR M
P.O.T. - 45 %
C.U.T. - 4

Nota:
Sistem de proiectie Stereo 70.

VIZA O.C.P.I. PRAHOVA
CONFORM LEGII 50/1991 REPUBLICATA

- Spalatorie auto - 4 boxe - Parter
(Sistem Self Care)
Sc = 142.98 m²
- Spatiu aspirare / parcare acoperit - Parter
4 locuri
Sc = 99.94 m²
- Accese / directii de circulatie

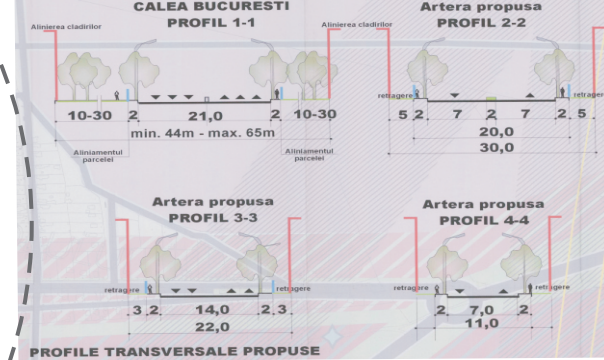


REGLEMENTARI URBANISTICE

-conform PUZ Hipodrom-
- varianta permanenta -
- scara : 1 / 500

- amplasament studiat
S teren = 2039.0 m²(din masuratori)
- Ax B-dul Bucuresti / Drumuri
- Regim de aliniere B-dul Bucuresti

- M1 - SUBZONA MIXTA - SERVICII, COMERT, LOCUIRE, MICA PRODUCTIE , P.O.T.max=50%, C.U.T.max=2,5, Hmax=P+4 niv.
 - M2 - SUBZONA MIXTA EXTINDERE SI DEZVLTARE HIPODROM- INSTITUTII, COMERT, SERVICII, HOTEL, SPATII PLANTATE, P.O.T.max=45%, CUTmax=4, Hmax=15m
 - V3 - SUBZONA SPORT SI AGREMENT (HIPODROM), P.O.T.max=30% (inclusiv circulatii si platforme), CUTmax=0,5, Hmax=9m
 - V2 - SUBZONA SPATII PLANTATE DE PROTECTIE INFRASTRUCTURA
 - V1 - SUBZONA SPATII PLANTATE PUBLICE, P.O.T.max=15% (inclusiv circulatii si platforme), CUTmax=0,3, Hmax=9m
 - S - SUBZONA FUNCTIUNI SPECIALE, P.O.T.max=40%, CUTmax=2, Hmax=P+3m
 - T2 - SUBZONA TRANSPORT FERROVIAR
- Interdictii si restrictii de constructibilitate
- INTERDICTIE TEMPORARA DE CONSTRUIRE - ZONE DE PROTECTIE TRASEE ECHIPAMENTE EDILITARE PROPUSE PENTRU DEVIERE
 - ZONE IN CARE AUTORIZAREA CONSTRUCTIILOR SE VA FACE NUMAI IN BZA UNUI P.U.D. APROBAT
 - ZONE CU PLANTATII DE ALINIAMENT IMPORTANTE, OBLIGATORIU DE REALIZAT IN LIMITELE RETRAGERILOR DE LA ALINIAMENT



P.U.D. - in vederea construirii unei
spalatorii auto cu zona de aspirare

sef proiect coordonator:
c.arh. George Daniel Ene



proiectat si desenat:

c.arh. George Ene	
c.arh. Andrei Barbul	

SC TERANET SRL

str. PRINCIPALA DN1
Valea Calugareasca

amplasament: Ploiesti, B-DUL BUCURESTI nr.70		
beneficiar: SC TERANET SRL		
faza de proiectare: PLAN URBANISTIC DE DETALIU		
data: IANUARIE 2022	proiect nr. 1	plansa nr. U 03.1