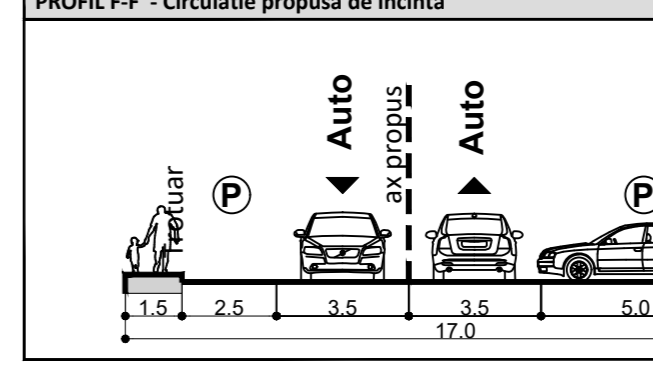
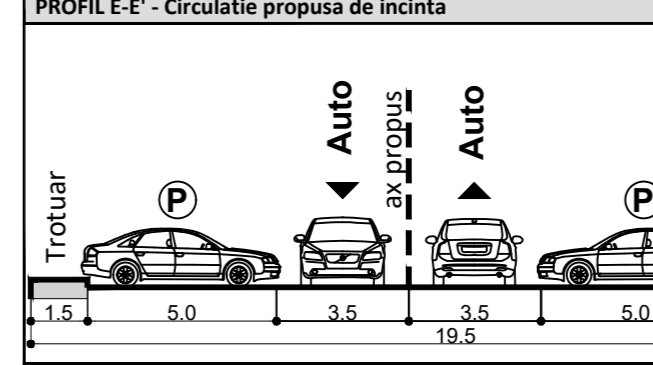
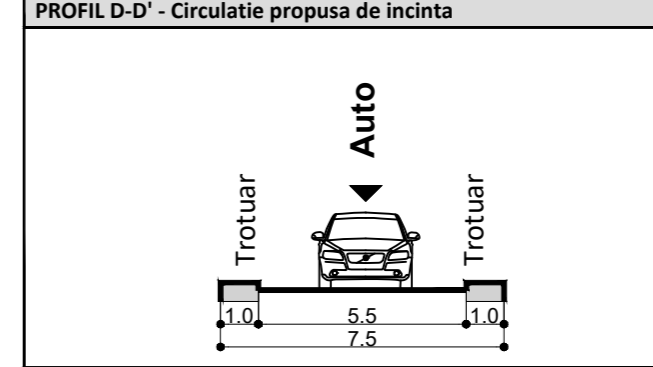
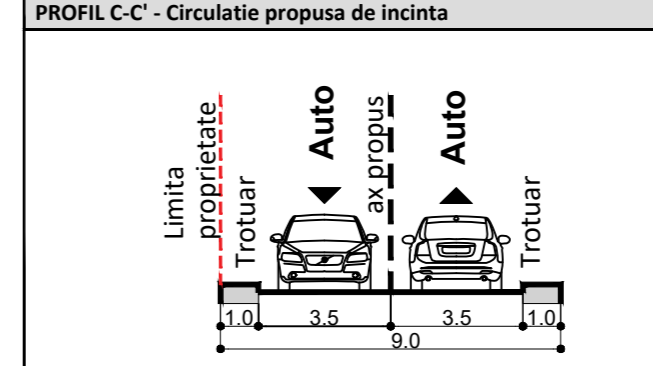
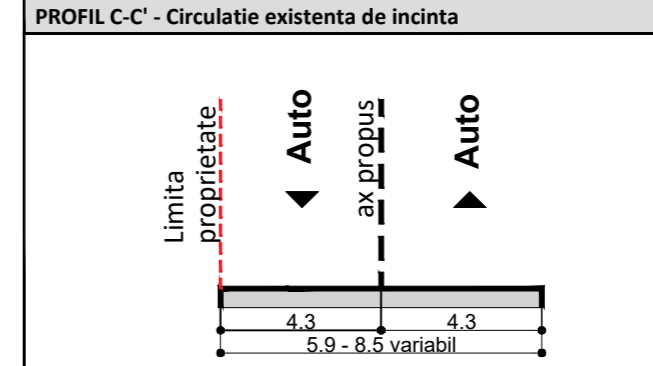
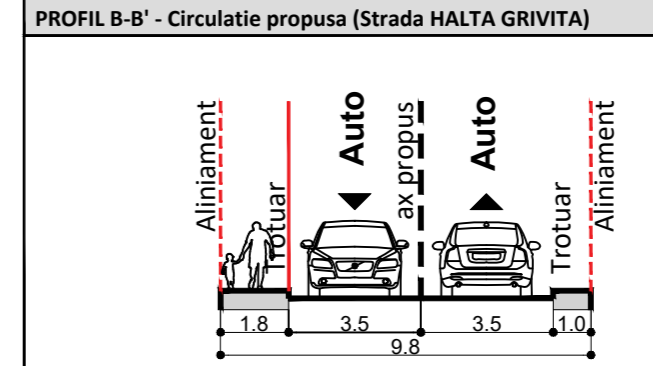
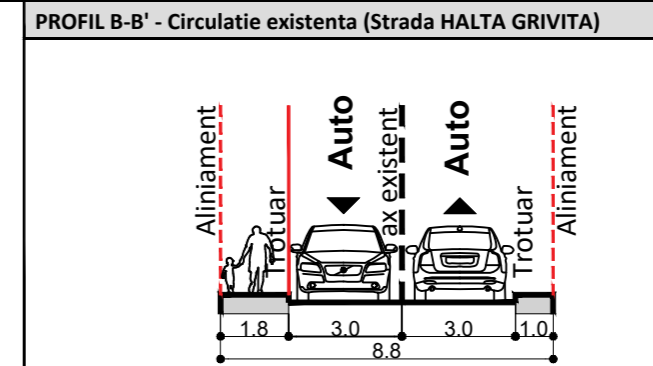
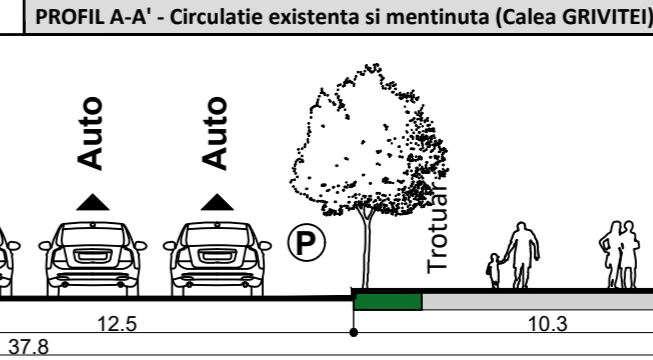


PLAN URBANISTIC ZONAL

P.U.Z. - DEZVOLTARE (CONSTRUIRE) PROIECT IMOBILIAR MIXT-REZIDENTIAL, BIROURI, SERVICII, RESTRUCTURARE SI CONVERSIA FUNCTIONALA A INCINTEI DIN INDUSTRIAL IN POL URBAN

LEGENDA



LEGENDA

LIMITE

- Limita terenului ce a generat PUZ
- Limite cadastrale
- Limite parcelelor "Steaua"

CIRCULATI

- Circulatii carosabile
- Circulatii pietonale
- Spatii verzi de aliniament
- Zona de siguranta metrou (Z.S.M.) - M4
- Acces statia de metrou
- Acces carosabil in incinta terenului reglementat
- Acces pietonal in incinta terenului reglementat
- Linii de cale ferata

ZONIFICARE FUNCTIONALA

- Locuire colectiva
- Locuire colectiva
- Pol urban de crestere
- Comert
- Servicii
- Birouri
- Sanatate
- Educatie
- Culte
- Parcare subterana si supraterrana
- Parcare subterana si supraterrana
- Zona C.F.R.

REGLEMENTARI URBANISTICE

- Aliniament
- Limita edificabil
- Suprafata afectata de largirea strazii
- Accente verticale propus 19E - 25E
- Retragerile sunt date in valori minime

Circulatii pietonale/carosabile de incinta

- Circulatii pietonale ocazionale carosabile de incinta
- Spatii verzi majore pe teren natural
- Spatii verzi - perdea de protectie
- Cladiri ce se vor pastra
- Conexiuni spatiale la nivelul solului
- Limita faze de executie

COORDONATE TEREN

Parcela (1) LIMITA PUZ

Nr. Pct.	Coordonate pct.de contur	Lungime lauri		
	E [m]	N [m]	D(L+1)	
27	58370.866	32964.149	12.914	38
28	58370.866	32964.149	12.914	39
29	58370.866	32964.149	12.914	40
30	58370.866	32964.149	12.914	41
31	58370.866	32964.149	12.914	42
32	58370.866	32964.149	12.914	43
33	58370.866	32964.149	12.914	44
34	58370.866	32964.149	12.914	45
35	58370.866	32964.149	12.914	46
36	58370.866	32964.149	12.914	47
37	58370.866	32964.149	12.914	48
38	58370.866	32964.149	12.914	49
39	58370.866	32964.149	12.914	50
40	58370.866	32964.149	12.914	51
41	58370.866	32964.149	12.914	52
42	58370.866	32964.149	12.914	53
43	58370.866	32964.149	12.914	54
44	58370.866	32964.149	12.914	55
45	58370.866	32964.149	12.914	56
46	58370.866	32964.149	12.914	57
47	58370.866	32964.149	12.914	58
48	58370.866	32964.149	12.914	59
49	58370.866	32964.149	12.914	60
50	58370.866	32964.149	12.914	61
51	58370.866	32964.149	12.914	62
52	58370.866	32964.149	12.914	63
53	58370.866	32964.149	12.914	64
54	58370.866	32964.149	12.914	65
55	58370.866	32964.149	12.914	66
56	58370.866	32964.149	12.914	67
57	58370.866	32964.149	12.914	68
58	58370.866	32964.149	12.914	69
59	58370.866	32964.149	12.914	70
60	58370.866	32964.149	12.914	71
61	58370.866	32964.149	12.914	72
62	58370.866	32964.149	12.914	73
63	58370.866	32964.149	12.914	74
64	58370.866	32964.149	12.914	75
65	58370.866	32964.149	12.914	76
66	58370.866	32964.149	12.914	77
67	58370.866	32964.149	12.914	78
68	58370.866	32964.149	12.914	79
69	58370.866	32964.149	12.914	80
70	58370.866	32964.149	12.914	81
71	58370.866	32964.149	12.914	82
72	58370.866	32964.149	12.914	83
73	58370.866	32964.149	12.914	84
74	58370.866	32964.149	12.914	85
75	58370.866	32964.149	12.914	86
76	58370.866	32964.149	12.914	87
77	58370.866	32964.149	12.914	88
78	58370.866	32964.149	12.914	89
79	58370.866	32964.149	12.914	90
80	58370.866	32964.149	12.914	91
81	58370.866	32964.149	12.914	92
82	58370.866	32964.149	12.914	93
83	58370.866	32964.149	12.914	94
84	58370.866	32964.149	12.914	95
85	58370.866	32964.149	12.914	96
86	58370.866	32964.149	12.914	97
87	58370.866	32964.149	12.914	98
88	58370.866	32964.149	12.914	99
89	58370.866	32964.149	12.914	100

Parcela (2) LIMITA CET GRIVITA

Nr. Pct.	Coordonate pct.de contur	Lungime lauri		
	E [m]	N [m]	D(L+1)	
88	58381.620	32952.406	4.194	89
89	58381.620	32952.406	4.194	90
90	58381.620	32952.406	4.194	91
91	58381.620	32952.406	4.194	92
92	58381.620	32952.406	4.194	93
93	58381.620	32952.406	4.194	94
94	58381.620	32952.406	4.194	95
95	58381.620	32952.406	4.194	96
96	58381.620	32952.406	4.194	97
97	58381.620	32952.406	4.194	98
98	58381.620	32952.406	4.194	99
99	58381.620	32952.406	4.194	100

NOTE EXPLICATIVE

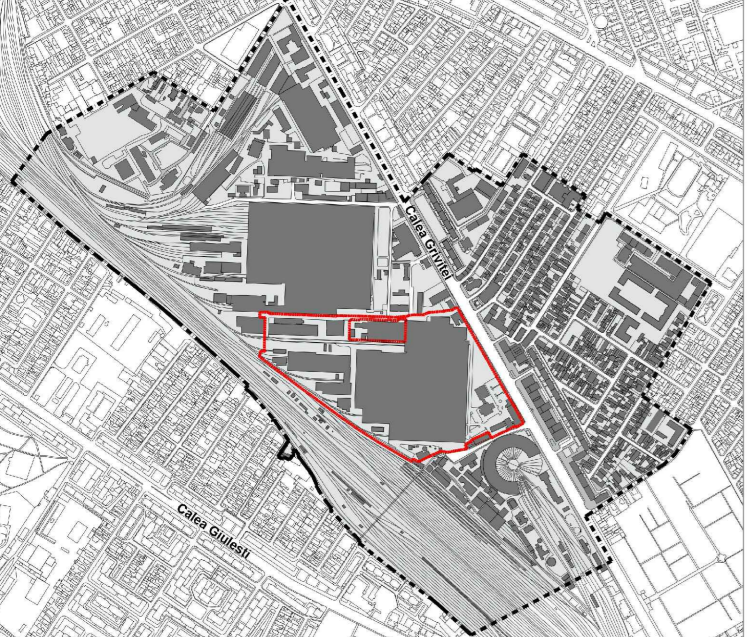
NOTA 1 Suport topografic - coordonate in sistem de proiectare national Stereografic 1970, valabil conform Proces verbal de receptie nr. ...

NOTA 2 Reglementarea circulatiilor se aplica strict in terenul analizat.

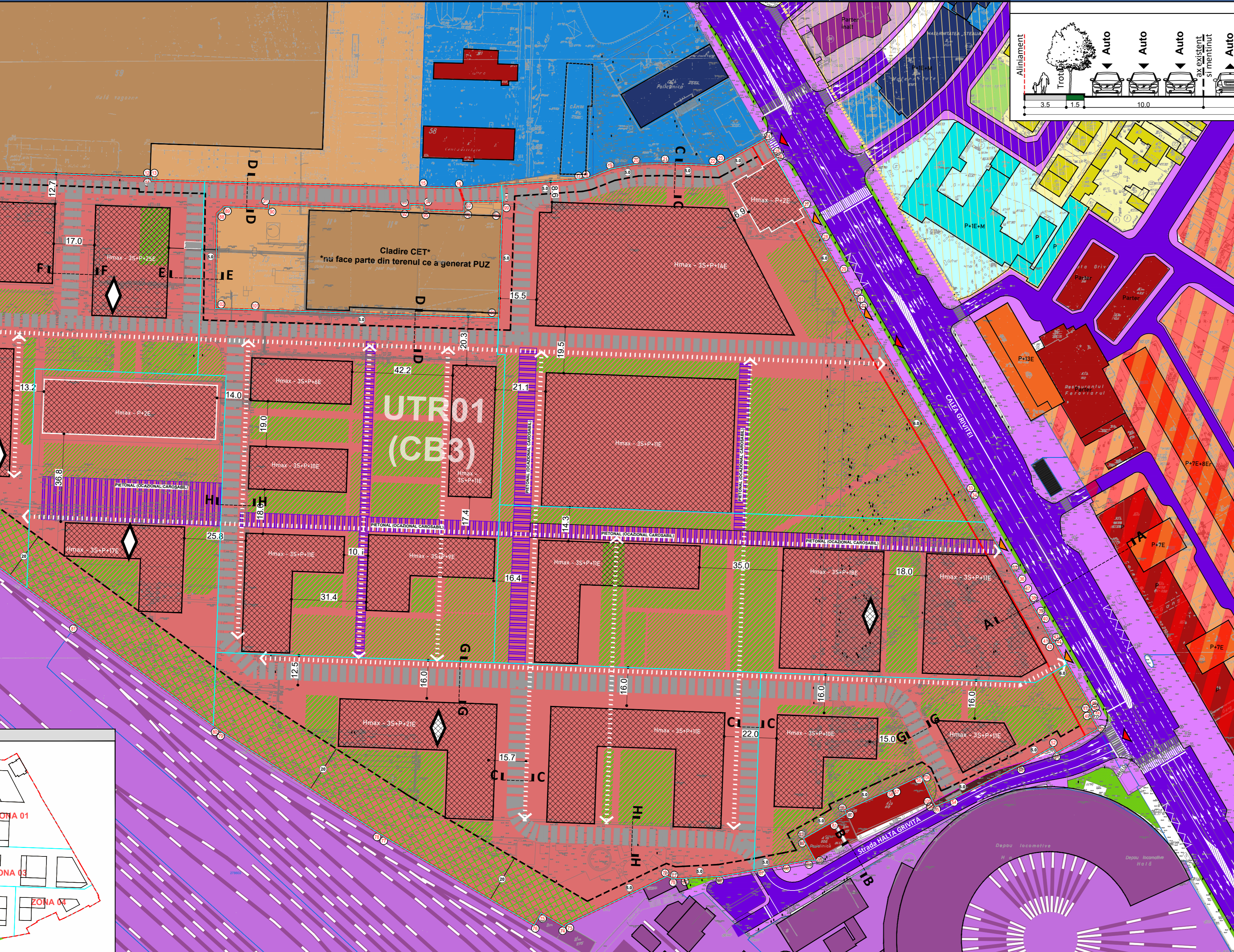
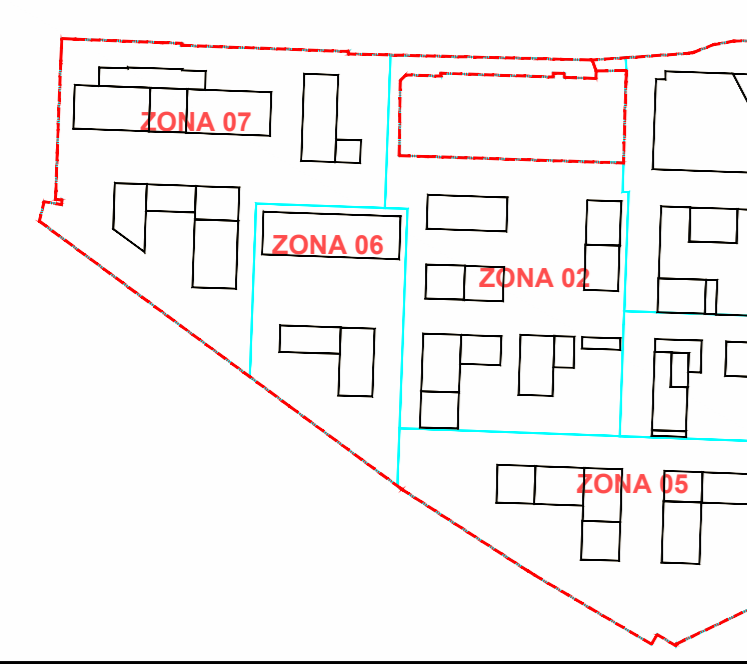
NOTA 3 Se va asigura o zona destinata accesului masinilor de interventie (pompierei) in situatiile necesare la tura de vest, respectiv o zona de manevra, aceasta fiind delimitata actual prin marcaj rutier.

NOTA 4 Conform Avizului de Oportunitate nr 17 din data de 07.11.2023 se asigura un CUT de 1.4 pentru zona rezidentiala, iar UTR 01 va fi de tip CB3.

LIMITA ZONA DE STUDIU

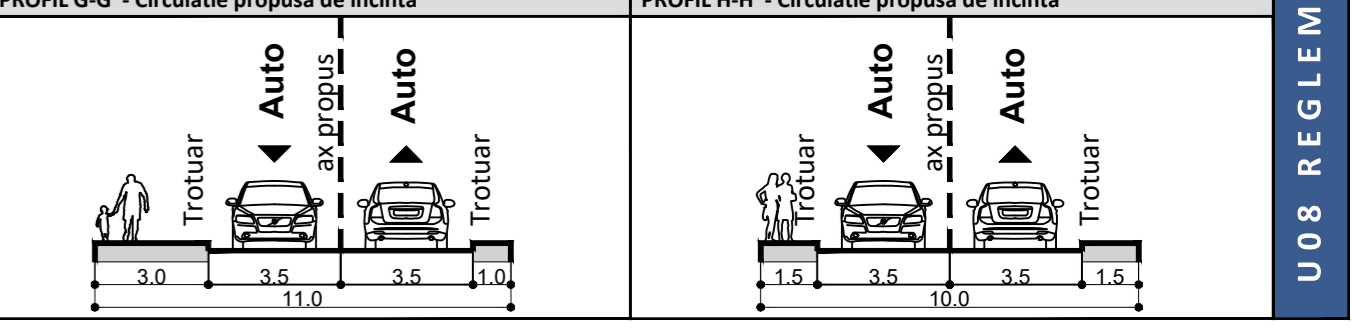


ETAPIZARE PROIECT



BILANT TERITORIAL

Suprafata totala teren PUZ	111,540
Teren intravilan	111,540
CF PUG Bucuresti	
Existent	UTR 01 - tip CB3
Propus	UTR 01 - tip CB3
POT maxim	80%
CUT maxim rezidential	15 (volumetric)
CUT maxim general	P+14E P+3E (20.00m)
RMH inaltime maxima (la atic)	cf. H.C.G.M.B. 66/2006
Nr locuri de parcare	22,263
Supr. desf. rezidential	156,156
Supr. desfasurata generala	334,620
Suprafata construita la sol	61%
Carosabil / Pietonal / Platforme	34%
Spatii Verzi	5%
Supr. afectata de strada	0%
TOTAL Suprafata reglementata	100.0%



PLAN URBANISTIC ZONAL

Amplasament: Str. Calea Grivitei, nr. 355-357, Sector 1, Bucuresti.
Beneficiar: SC GRIRO SA, CITY ENERGY NETWORK SA, POWER LIGHTING TECHNOLOG SA

Proiectant: NOA PARTNERS SRL 140/17399/2019 - CUI 42041898
Adresa: Str. Vasile Conta nr. 6, sector 2, Bucuresti
E-mail: proiecte@noapartners.ro 0766 372 911

Revizor: 01
Data: 01/2024
Nr. proiect: NOA.87.

Plansa: U08 - PLAN REGLEMENTARI URBANISTICE
Set proiect: Prof. Dr. Arh. TIBERIU CONSTANTIN FLORESCU
Proiectat: Urb. NICOLAE ALIN CHIRAN
Urb. DARIA-CEZARA BENCHEA
Urb. ANDREI TEODOR NASTASE
Desenat: Urb. NICOLAE ALIN CHIRAN

P.U.Z. - DEZVOLTARE (CONSTRUIRE) PROIECT IMOBILIAR MIXT - REZIDENTIAL, BIROURI, SERVICII, RESTRUCTURARE SI CONVERSIA FUNCTIONALA A INCINTEI DIN INDUSTRIAL IN POL URBAN

Tiberiu Constantin Gh. FLORESCU dr. arhitect C D E F G
REGISTRUL ARHITECTURILOR DIN ROMANIA