

# P.U.D.

**INTOCMIRE P.U.D. RIDICARE RESTRICTIE DE CONSTRUIRE (Sstudiu=3115mp) SI CONSTRUIRE SPALATORIE AUTO SELF SERVICE, CLADIRE MULTIFUNCTIONALA (SPATIU COMERCIAL, BIROURI SI VULCANIZARE), IMPREJMUIRE, SPATII PARCARE, UTILITATI, BRANSAMENTE SI ORGANIZARE DE SANTIER**

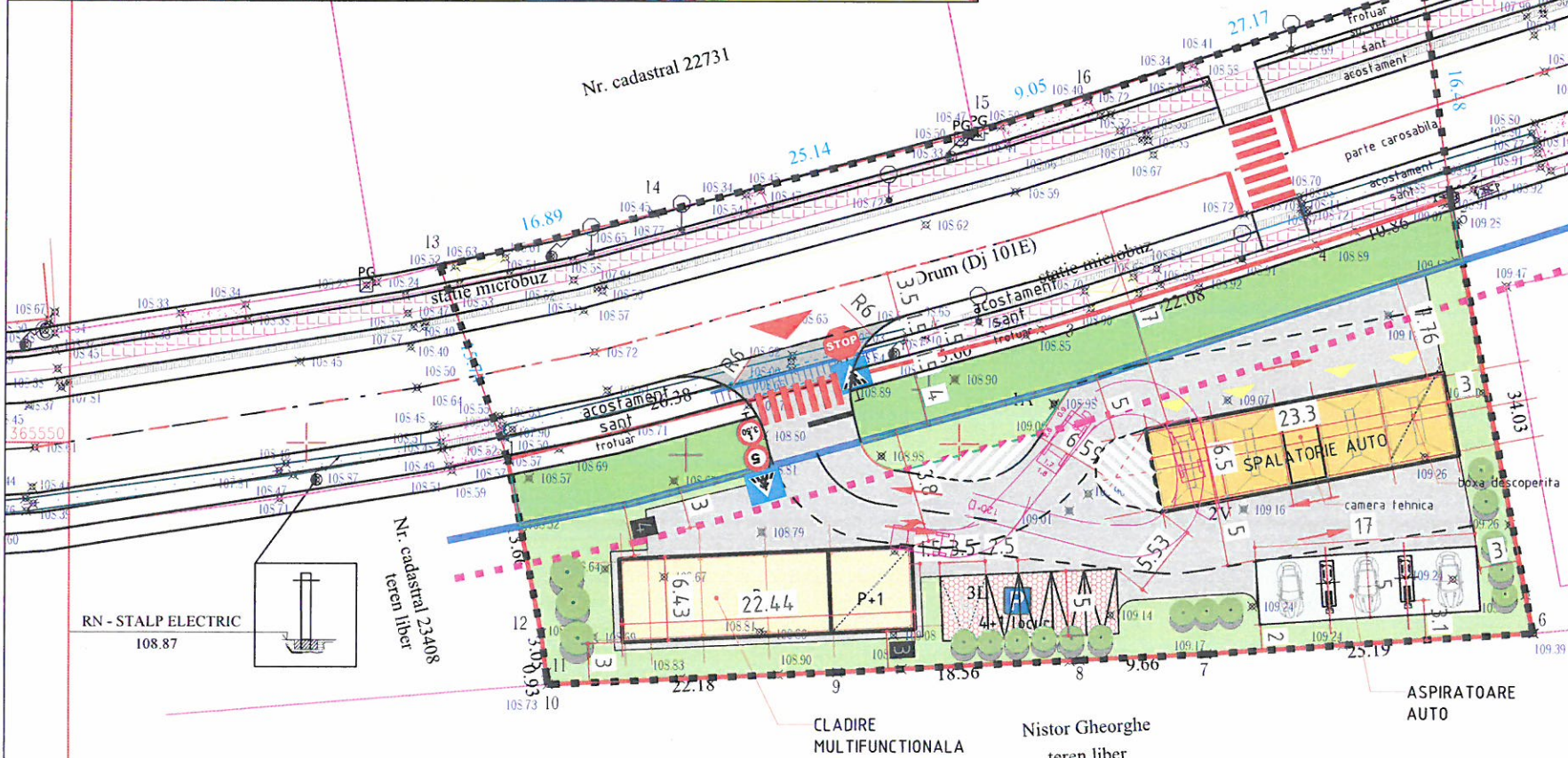
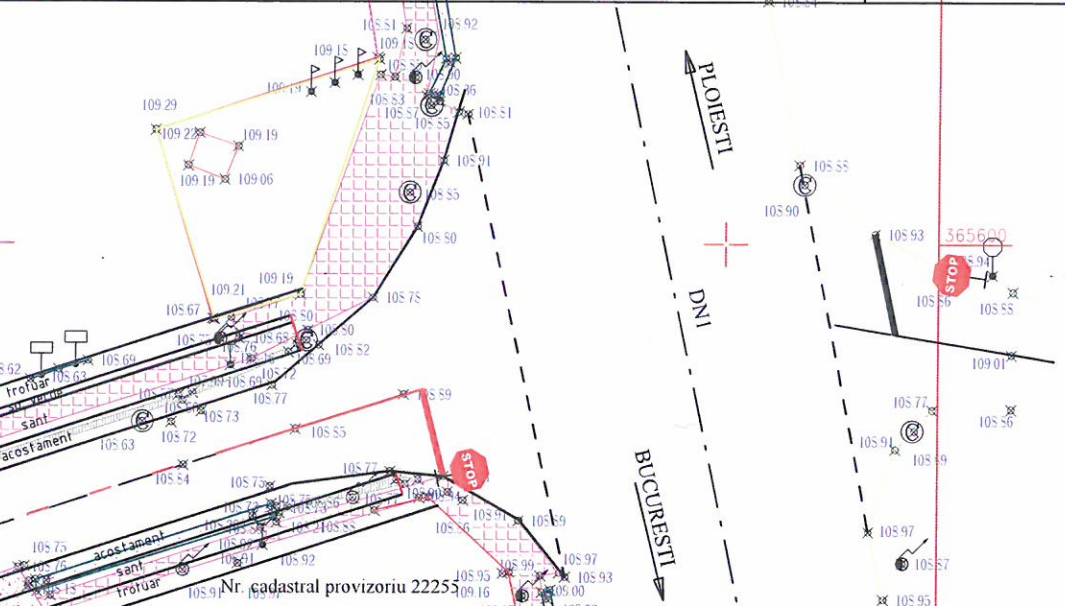
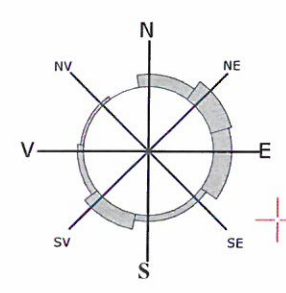
**MOBILARE ORIENTATIVA, scara 1:500**

**U.06**

Zona studiu totala

Nr. Pct.	Coordonate pct.de contur X [m] Y [m]	Lungimi laturi D(i,i+1)
13	365563.604 586910.197	16.887
14	365567.704 586926.579	25.136
15	365573.965 586950.923	9.045
16	365576.774 586959.521	27.173
17	365585.292 586985.324	16.475
5	365568.972 586987.580	34.033
6	365535.565 586994.076	25.185
7	365533.879 586968.947	9.662
8	365533.391 586959.297	18.556
9	365532.401 586940.767	22.181
10	365531.410 586918.608	0.930
11	365532.331 586918.480	3.054
12	365535.360 586918.087	13.663
1	365548.773 586915.483	15.745

S=3115mp



Nr. cadastral 22255

Nr. Pct.	Coordonate pct.de contur X [m] Y [m]	Lungimi laturi D(i,i+1)
1	365548.773 586915.483	26.381
2	365555.064 586941.103	15.603
3	365558.854 586956.239	22.080
4	365565.449 586977.311	10.857
5	365568.972 586987.580	34.033
6	365535.565 586994.076	25.185
7	365533.879 586968.947	9.662
8	365533.391 586959.297	18.556
9	365532.401 586940.767	22.181
10	365531.410 586918.608	0.930
11	365532.331 586918.480	3.054
12	365535.360 586918.087	13.663

S=1891mp

Zona studiu drum (Dj 101E)

Nr. Pct.	Coordonate pct.de contur X [m] Y [m]	Lungimi laturi D(i,i+1)
13	365563.604 586910.197	16.887
14	365567.704 586926.579	25.136
15	365573.965 586950.923	9.045
16	365576.774 586959.521	27.173
17	365585.292 586985.324	16.475
5	365568.972 586987.580	34.033
4	365565.449 586977.311	22.080
3	365558.854 586956.239	15.603
2	365555.064 586941.103	26.381
1	365548.773 586915.483	15.745

S=1224mp

BILANT TERITORIAL		
CONSTRUCTIE PROPUSA - SPALATORIE AUTO	151.50 mp	8.01 %
CONSTRUCTIE PROPUSA - CLADIRE MULTIFUNCTIONALA (BIROURI, VULCANIZARE, SPATIU COMERCIAL)	144.00 mp	7.62 %
PLATFORMA PARCARE - ZONA ASPIRATOARE	85.50 mp	4.52 %
PARCARE (4+1 locuri)	67.50 mp	3.57 %
CIRCULATII AUTO SI PIETONALE	688.95 mp	36.43 %
SPATII VERZI AMENAJATE	821.05 mp	43.42 %
SUPRAFATA TEREN - TOTAL	1891.00 mp	100.00 %

**P.O.T. existent = 0%; C.U.T.existent = 0**  
**P.O.T. propus = 15.63%; C.U.T.propus = 0.18**

LEGENDA :	
	Limita zona studiata
	Limita teren care a generat PUD: nr. cadastral 22255, S teren = 1891mp
	Acces carosabil si pietonal
	Aliniament conform PUG: 12m si 11.5m din ax Dj101E
	Regim de aliniere propus: 3.0m de la aliniament
	SPALATORIE SELF SERVICE
	CLADIRE MULTIFUNCTIONALA
	ZONA ASPIRATOARE

**ARBY PROIECT**

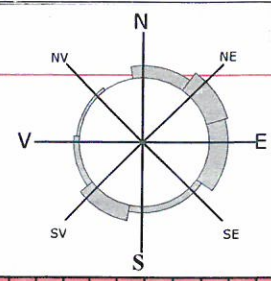
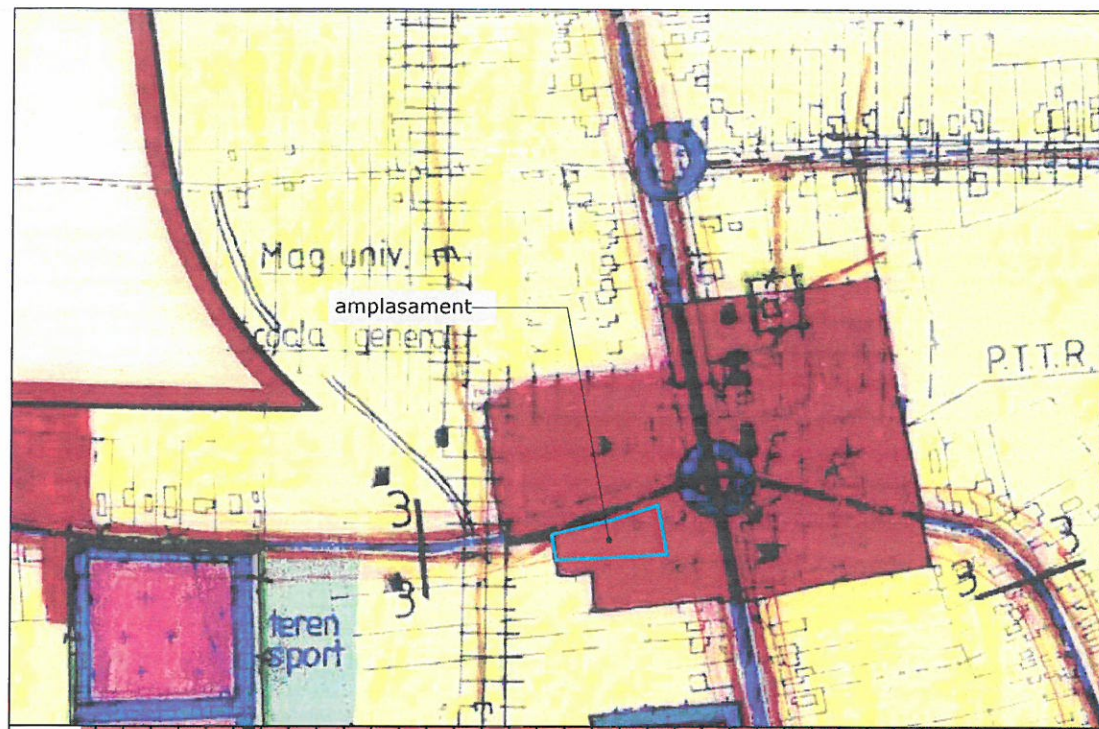
MC Management Certificat

No. certificat: 4141 No. certificat: 7327  
ISO 14001:2015 ISO 9001:2015

S.C. ARBY PROIECT S.R.L.  
CUI RO 18618528, J29/940/2006,  
jud. Prahova, tel: 0727 754 333

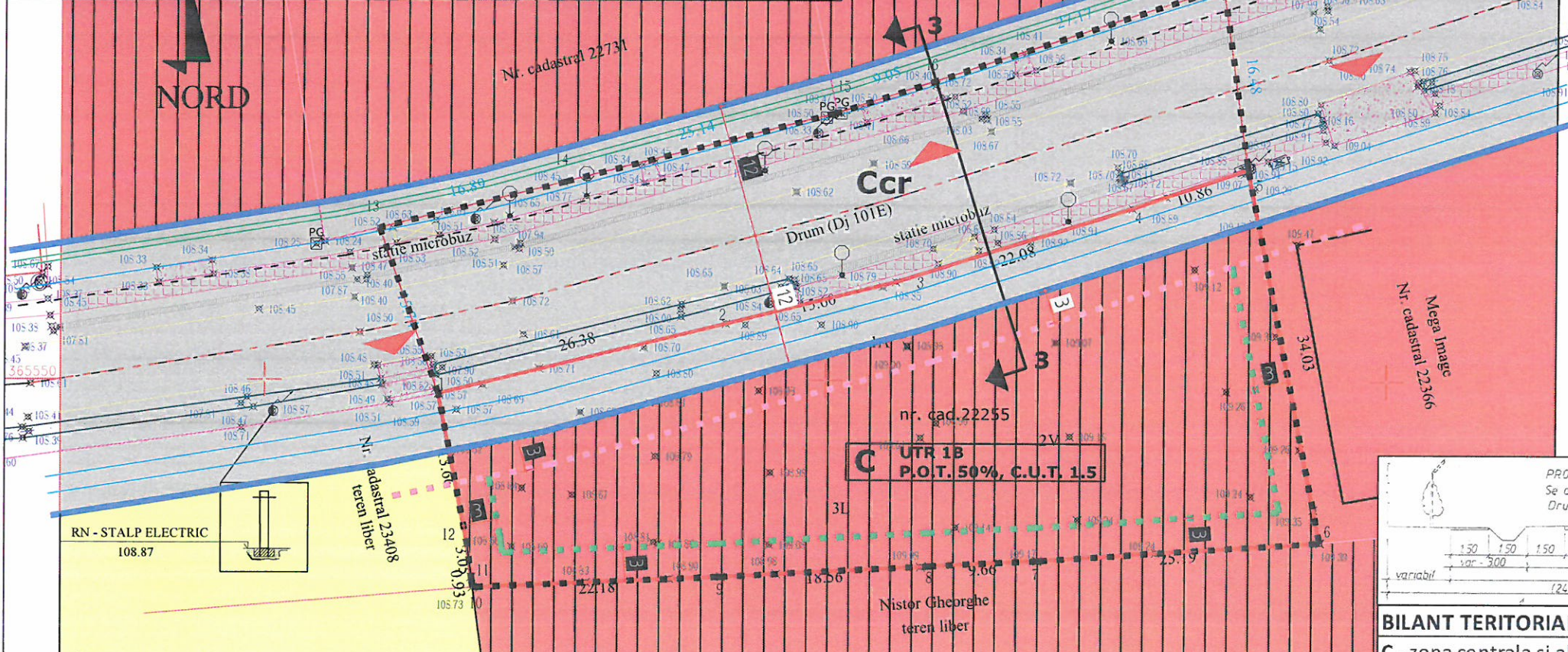
DENUMIREA LUCRARII: <b>INTOCMIRE P.U.D. RIDICARE RESTRICTIE DE CONSTRUIRE (Sstudiu=3115mp) SI CONSTRUIRE SPALATORIE AUTO SELF SERVICE, CLADIRE MULTIFUNCTIONALA (SPATIU COMERCIAL, BIROURI SI VULCANIZARE), IMPREJMUIRE, SPATII PARCARE, UTILITATI, BRANSAMENTE SI ORGANIZARE DE SANTIER</b>		DATA 06.2021
BENEFICIARI: <b>S.C. IONUȚ ANTON SRL</b>		PROIECT 19/2021
SEF PROIECT Arh. Cristina Georgescu	SCARA 1 : 500	FAZA P.U.D.
PROIECTAT Arh. Cristina Georgescu	TITLUL PANSEI : MOBILARE ORIENTATIVA	NR.PLANSA U.06
DESENAT Arh. Cristina Georgescu		

DREPTURILE DE AUTOR APARTIN PROIECTANTULUI. DOCUMENTATIA NU POATE FI COPIATA, REPRODUSA FARA ACORDUL ACESTUIA



**P.U.D.** INTOCMIRE P.U.D. RIDICARE RESTRICTIE DE CONSTRUIRE SI CONSTRUIRE SPALATORIE AUTO SELF SERVICE, CLADIRE MULTIFUNCTIONALA (SPATIU COMERCIAL, BIROURI SI VULCANIZARE), IMPREJMUIRE, SPATII PARCARE, UTILITATI, BRANSAMENTE SI ORGANIZARE DE SANTIER

**SITUATIA EXISTENTA, scara 1:500** **U.02**



Nr. cadastral provizoriu 22255

Nr. Pct.	Coordonate pct.de contur	Lungimi latari D(i,i+1)
	X [m] Y [m]	
1	365548.773 586915.483	26.381
2	365555.064 586941.103	15.603
3	365558.854 586956.239	22.680
4	365565.449 586977.311	10.857
5	365568.972 586987.580	34.033
6	365535.565 586994.076	10.25.185
7	365533.879 586988.947	9.662
8	365533.391 586959.297	18.556
9	365532.401 586940.767	22.181
10	365531.410 586918.608	0.930
11	365532.331 586918.480	3.054
12	365535.360 586918.087	13.663

S=1891mp

Zona studiu drum (Dj 101E)

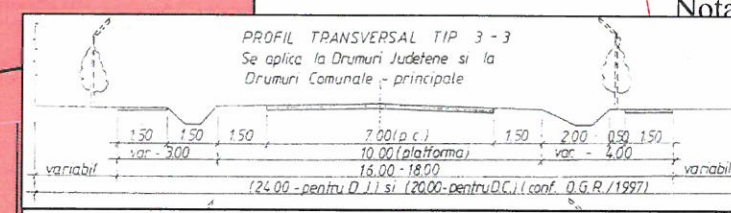
Nr. Pct.	Coordonate pct.de contur	Lungimi latari D(i,i+1)
	X [m] Y [m]	
13	365563.604 586910.197	16.887
14	365567.704 586926.579	25.136
15	365573.965 586950.923	9.045
16	365576.774 586959.521	27.173
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1	365548.773 586915.483	15.745

S=3115mp

Zona studiu drum (Dj 101E)

Nr. Pct.	Coordonate pct.de contur	Lungimi latari D(i,i+1)
	X [m] Y [m]	
13	365563.604 586910.197	16.887
14	365567.704 586926.579	25.136
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11	365532.331 586918.480	3.054
12	365535.360 586918.087	13.663
1	365548.773 586915.483	15.745

S=1224mp



NOTA:  
 • In traversarea localitatilor rurale, distanta intre gardurile sau constructiile situate de-a parte si de alta a drumurilor va fi de minimum:  
 - 26 m pentru D.N.  
 - 24 m pentru D.J.  
 - 20 m pentru D.C.  
 conform Ordonantei Guvernului Romania nr.43 din 29.08.1997.

**LEGENDA :**

	Limita zona studiata
	Limita teren care a generat PUD: nr. cadastral 22255, S teren = 1891mp
	Acces carosabil si pietonal in incinta - accese existente
	Aliniament conform PUG: 12m din ax str. Dj101E
	Regim de aliniere conform PUG: 3.0m de la aliniament
<b>C</b>	zona centrala si alte zone cu functiuni complexe, zona institutii publice si functiuni de interes general
<b>Ccr</b>	cai de comunicatii rutiere

**UTR 1B P.O.T. 50% C.U.T. 1.5**

**BILANT TERITORIAL - SITUATIA EXISTENTA**

	SUPRAFATA	%
C - zona centrala si alte zone cu functiuni complexe - zona institutii publice si functiuni de interes general, cu restrictie de construire pana la elaborare PUD/PUZ	1519.1 mp	48.77
Ccr - cai de comunicatii rutiere	1595.9 mp	51.23
<b>ZONA DE STUDIU</b>	<b>3115.0 mp</b>	<b>100.00</b>

**ARBY PROIECT**

MC Management Certification

Nr. certificat: 4141 Nr. certificat: 7377  
 ISO 14001:2015 ISO 9001:2015

S.C. ARBY PROIECT S.R.L.  
 CUI RO 18618528, J29/940/2006 - jud. Prahova, tel: 0727 754 333

DENUMIREA LUCRARII:  
**INTOCMIRE P.U.D. RIDICARE RESTRICTIE DE CONSTRUIRE (Sstudiu=3115mp) SI CONSTRUIRE SPALATORIE AUTO SELF SERVICE, CLADIRE MULTIFUNCTIONALA (SPATIU COMERCIAL, BIROURI SI VULCANIZARE), IMPREJMUIRE, SPATII PARCARE, UTILITATI, BRANSAMENTE SI ORGANIZARE DE SANTIER; Amplasament: jud. Prahova, com. Gorgota, sat Potigrafu, nr. cad. 22255**

DATA 06.2021

PROIECT 19/2021

BENEFICIARI:  
**S.C. IONUȚ ANTON SRL**

FAZA P.U.D.

SEF PROIECT	Arh. Cristina Georgescu	SCARA	TITLUL PANSEI :
PROIECTAT	Arh. Cristina Georgescu	1 : 500	SITUATIA EXISTENTA
DESENAT	Arh. Cristina Georgescu		

NR. PLANSA U.02

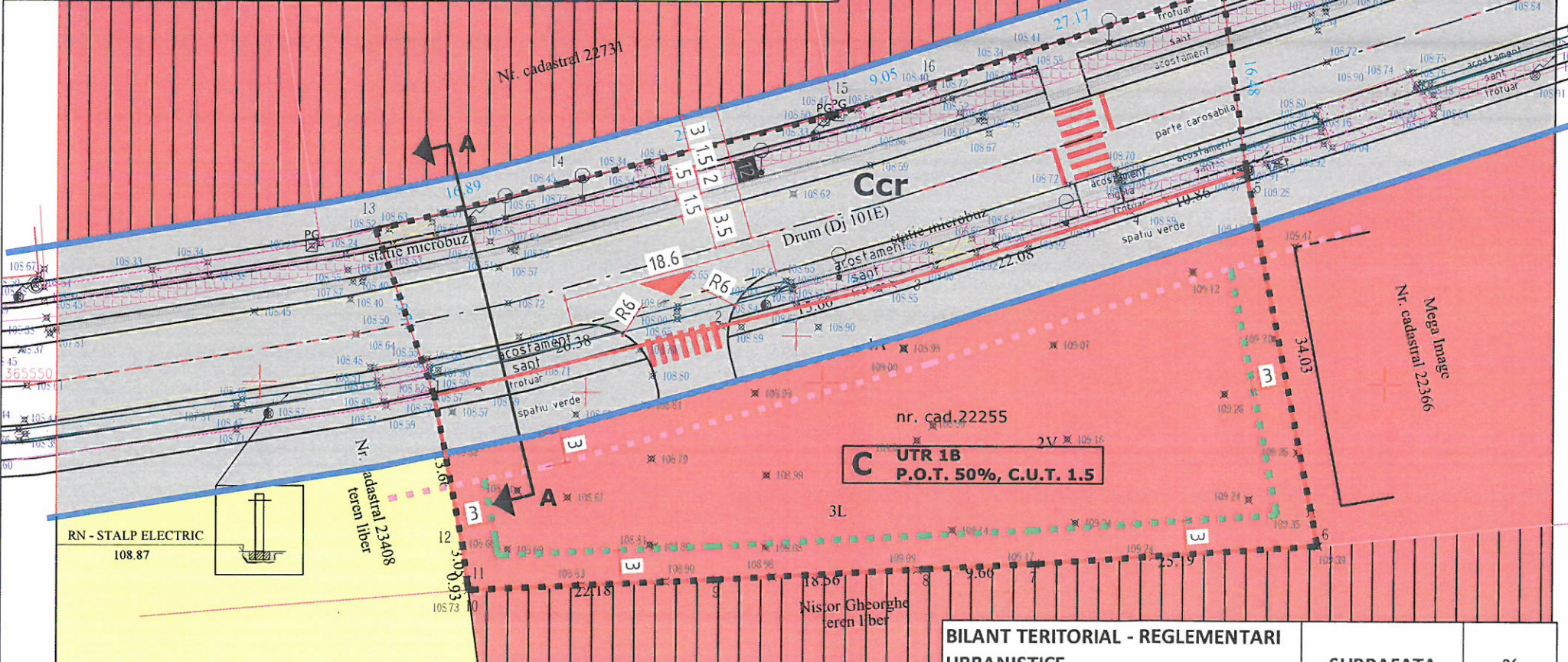
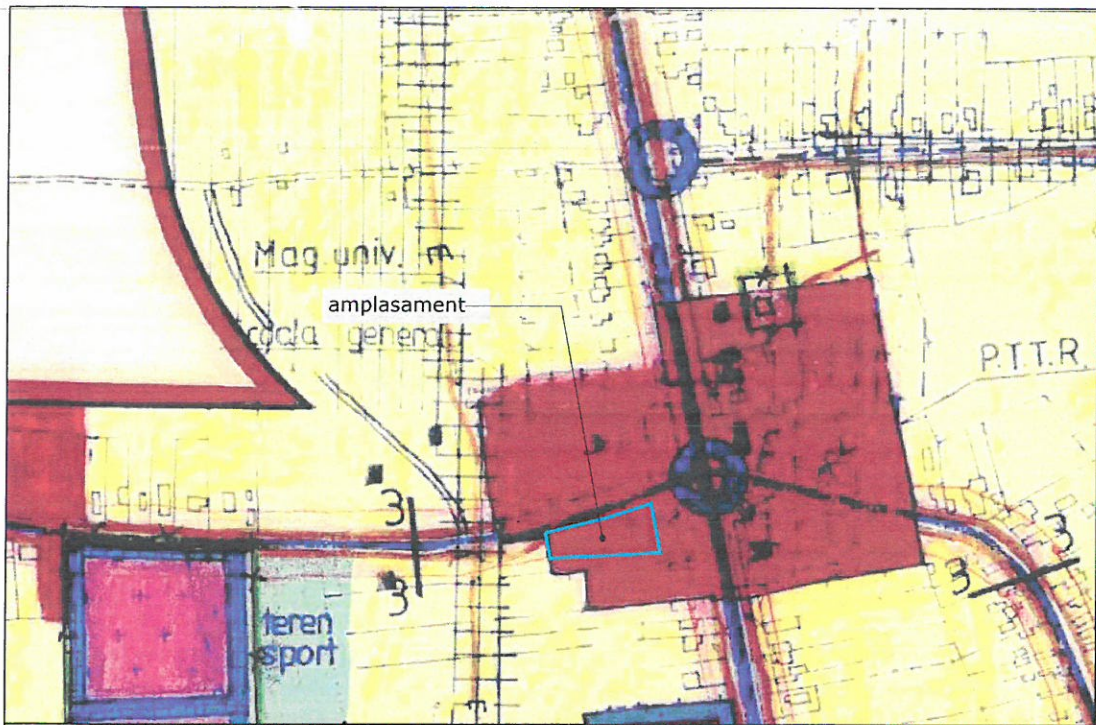
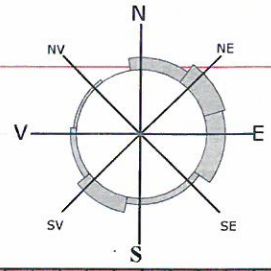
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**REGLEMENTARI URBANISTICE, scara 1:500**

**U.03**



Nr. cadastral provizoriu 22255

Nr. Pct.	Coordonate pct.de contur X [m]	Coordonate pct.de contur Y [m]	Lungimi lateri D(i,i+1)
1	365548.773	586915.483	26.381
2	365555.064	586941.103	15.803
3	365558.854	586956.239	22.080
4	365565.449	586977.311	10.857
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11	365532.331	586918.480	3.054
12	365535.360	586918.087	13.663

S=1891mp

Zona studiu drum (Dj 101E)

Nr. Pct.	Coordonate pct.de contur X [m]	Coordonate pct.de contur Y [m]	Lungimi lateri D(i,i+1)
13	365563.804	586910.197	18.887
14	365567.704	586926.579	25.136
15	365573.965	586950.923	9.045
16	365576.774	586959.521	27.173
17	365585.292	586985.324	16.475
5	365568.972	586987.580	10.857
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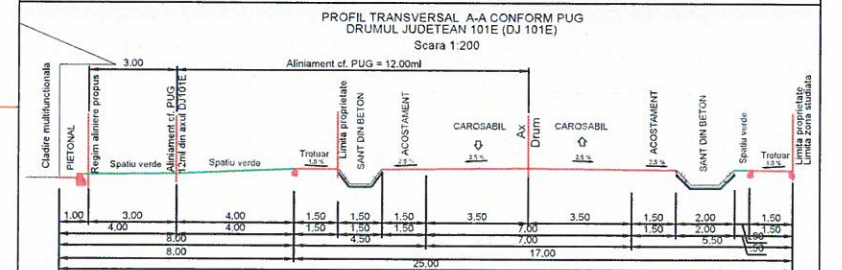
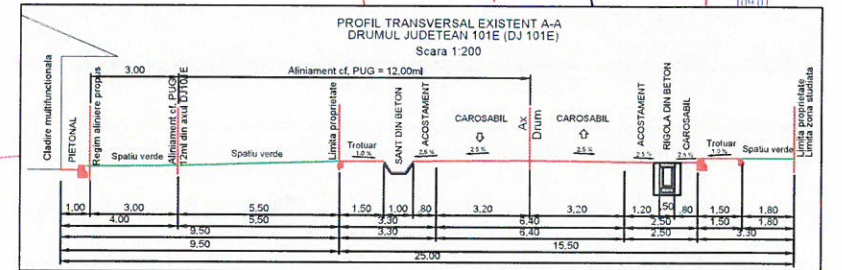
S=1224mp

Zona studiu totala

Nr. Pct.	Coordonate pct.de contur X [m]	Coordonate pct.de contur Y [m]	Lungimi lateri D(i,i+1)
13	365563.804	586910.197	18.887
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S=3115mp

Nota:  
In traversarea localitatilor rurale, distanta intre gardurile sau constructiile situate de o parte si de alta a drumurilor va fi de:  
- 26m pentru DN  
- 24m pentru DJ  
- 20m pentru DC



BILANT TERITORIAL - REGLEMENTARI URBANISTICE	SUPRAFATA	%
C - zona centrala si alte zone cu functiuni complexe - zona institutii publice si functiuni de interes general	1519.1 mp	48.77
Ccr - cai de comunicatii rutiere	1595.9 mp	51.23
<b>ZONA DE STUDIU</b>	<b>3115.0 mp</b>	<b>100.00</b>

**LEGENDA :**

	Limita zona studiata
	Limita teren care a generat PUD: nr. cadastral 22255, S teren = 1891mp
	Acces carosabil si pietonal in incinta - acces existent
	Aliniament conform PUG: 12m din ax str. Dj101E
	Regim de aliniere conform PUG: 3.0m de la aliniament
<b>C</b>	zona centrala si alte zone cu functiuni complexe, zona institutii publice si functiuni de interes general
<b>Ccr</b>	cai de comunicatii rutiere
<b>L</b>	zona de locuinte si dotari complementare

**UTR 1B**  
**P.O.T. 50%, C.U.T. 1.5**



DENUMIREA LUCRARI: **INTOCMIRE P.U.D. RIDICARE RESTRICTIE DE CONSTRUIRE (Sstudiu=3115mp) SI CONSTRUIRE SPALATORIE AUTO SELF SERVICE, CLADIRE MULTIFUNCTIONALA (SPATIU COMERCIAL, BIROURI SI VULCANIZARE), IMPREJMUIRE, SPATII PARCARE, UTILITATI, BRANSAMENTE SI ORGANIZARE DE SANTIER**

BENEFICIARI: **S.C. IONUȚ ANTON S.R.L.**

DATA: 06.2021  
PROIECT: 19/2021  
FAZA: P.U.D.

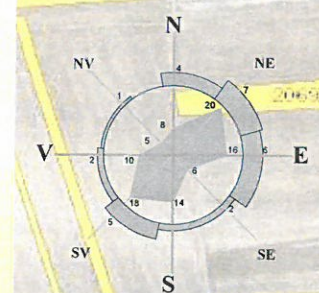
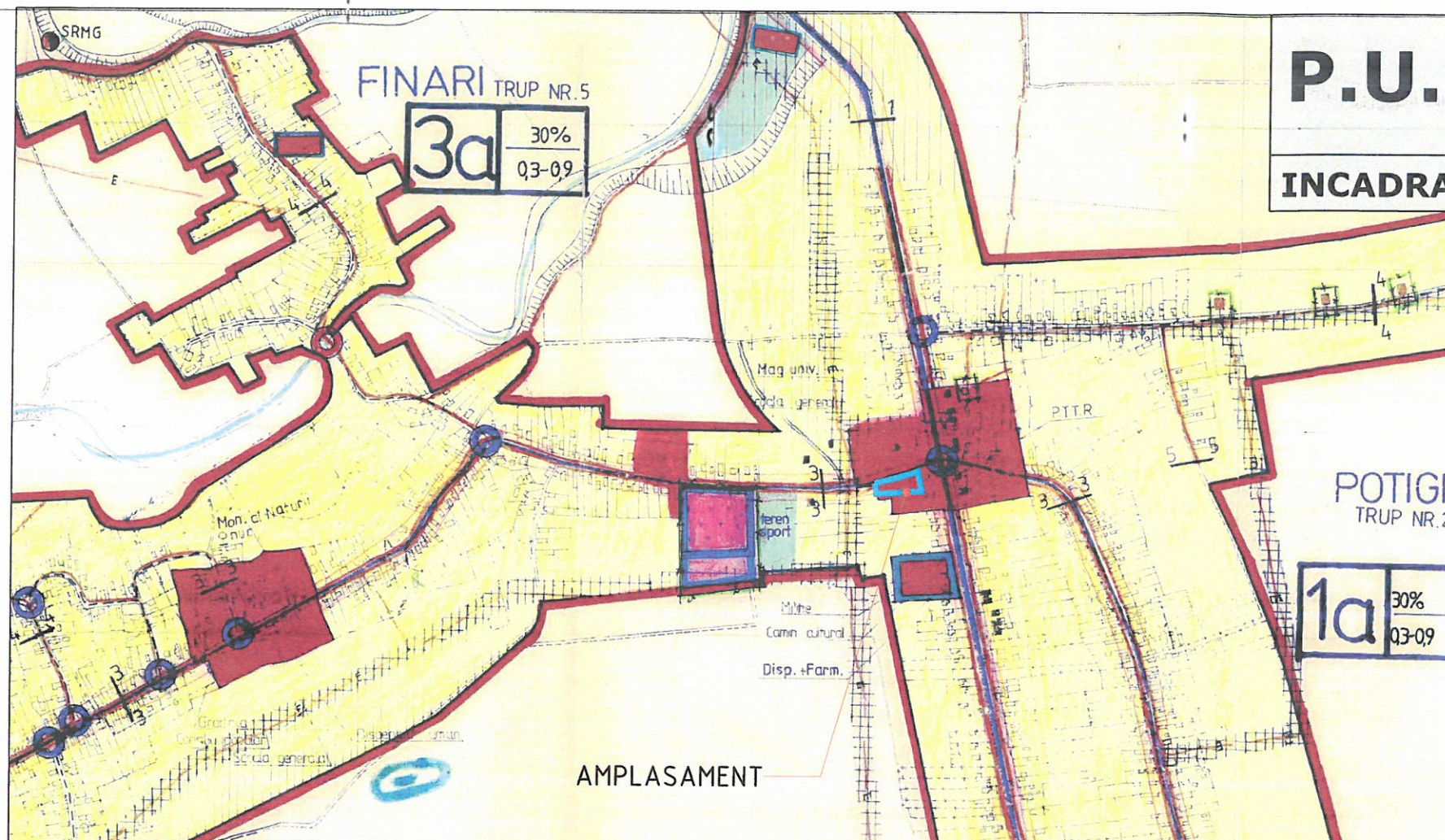
SEF PROIECT	Arh. Cristina Georgescu	SCARA: 1 : 500	TITLUL PLANSEI: REGLEMENTARI URBANISTICE	NR. PLANSA: U.03
PROIECTAT	Arh. Cristina Georgescu			
DESENAT	Arh. Cristina Georgescu			

# P.U.D.

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**INCADRARE IN TERITORIU, scara 1:5000/10000**

**U.01**



Limita teren care a generat PUD:  
nr. cadastral 22255, S teren = 1891mp

### LEGENDA

- LIMITE**
  - LIMITA TERITORIULUI INTRAVILAN CONF. AVIZ OCOT
- ZONIFICARE FUNCTIONALA**
  - ZONA CENTRALA SI ALTE ZONE CU FUNCTIUNI COMPLEXE DE INTERES PUBLIC
  - ZONE DE LOCUINTE SI FUNCTIUNI COMPLEMENTARE
  - ZONE UNITATI INDUSTRIALE /UNITATI AGRICOLE
  - ZONA DE PARCURI / COMPLEXE SPORTIVE
  - ZONA PADURI SI PERDELE DE PROTECTIE
  - ZONA GOSPODRIE COMUNALA /CIMITIRE
  - ZONA APA CURGATOARE
  - DRUM NATIONAL
  - DRUM JUDETEAN
  - DRUM COMUNAL

- REGLEMENTARI**
  - AMENAJARI INTERSECTII, PODURI
  - INTERDICTIE TEMPORARA DE CONSTRUIRE PINA LA INTOCMIREA UNUI PUZ : PUD
  - INTERDICTIE DEFINITIVA DE CONSTRUIRE
  - NUMAR UNITATE TERITORIALA POT CUT
  - MODERNIZARI DRUMURI, REZOLVARI INTERSECTII
  - PROPUNERE DRUMURI
  - OBIECTIVE PROPUSE
  - ZONA INUNDABILA
  - PROTECTIE SANITARA (st.epurare, pg,ps, ifa, gosp.apa)
  - ZONA PROTECTIE RELETE
  - ZONA POLUARE TRAFIC
  - SRMG ST. GAZE
  - Zona protectie MONUMENTE ALÉ NATURII

**1b** 30% 50%  
03-09 1,5

### BILANT TERITORIAL

ZONE FUNCTIONALE	HA	%
I ZONE CENTRALE SI ALTE ZONE CU FUNCTIUNI COMPLEXE DE INTERES PUBLIC	7,1	
II ZONE DE LOCUINTE SI FUNCTIUNI COMPLEXE	423,00	
III ZONE UNITATI INDUSTRIALE SI AGRICOLE DN CARE: • unitati industriale • unitati agricole	8,5	
IV ZONE DE PARCURI RECREERE	10,4	
V ZONE GOSPODARIE COMUNALA	2,1	
VI ZONE CU DESTINATII SPECIALE SI ECHIPARE TERITORIALA • cai rutiere	16,1	
VII ALTE ZONE (teren neconstruibil, ape, etc.)	20,0	
<b>TOTAL INTRAVILAN</b>	<b>48727,1009</b>	

**ARBY PROIECT**  
S.C. ARBY PROIECT S.R.L.  
CUI RO 18618528, J29/940/2006  
Jud. Prahova, tel: 0727 754 333

**MC** Management Certification  
Nr. certificat: 4111 Nr. certificat: 7327  
ISO 14001:2015 ISO 9001:2015

<b>DENUMIREA LUCRARI:</b>		DATA
INTOCMIRE P.U.D. RIDICARE RESTRICTIE DE CONSTRUIRE (Sstudiu=3115mp) SI CONSTRUIRE SPALATORIE AUTO SELF SERVICE, CLADIRE MULTIFUNCTIONALA (SPATIU COMERCIAL, BIROURI SI VULCANIZARE), IMPREJMUIRE, SPATII PARCARE, UTILITATI, BRANSAMENTE SI ORGANIZARE DE SANTIER; Amplasament: jud. Prahova, com. Gorgota, sat Potigrafu, nr. cad. 22255		06.2021
<b>BENEFICIARI:</b>		PROIECT
<b>S.C. IONUȚ ANTON SRL</b>		19/2021
<b>SEF PROIECT</b> Arh. Cristina Georgescu		FAZA
<b>PROIECTAT</b> Arh. Cristina Georgescu		P.U.D.
<b>DESENAT</b> Arh. Cristina Georgescu		NR.PLANSA
SCARA 1:5000	TITLUL PLANSEI:	U.01
1:10000	INCADRARE IN TERITORIU	

DEPRETURILE DE AUTOR APARTIN PROIECTANTULUI. DOCUMENTATIA NU POATE FI COPIATA, REPRODUSA FARA ACORDUL ACESTUIA