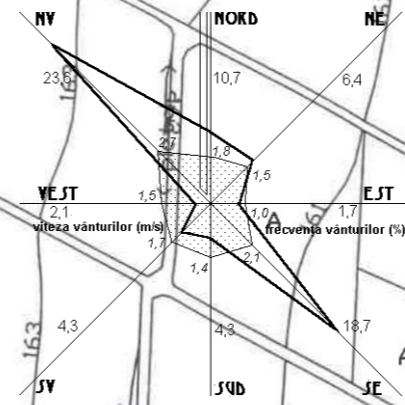


LEGENDA

--- LIMITA ZONA STUDIATA B5_24



*Limitea zonei studiate
 R.1 detaliata*

JUDETUL BOTOSANI
 PRIMARIA MUNICIPIULUI BOTOSANI
 ANEXA
 LA ORDINUTUL DE URBANISM
 NR. 174 DIN 15.03.2021
 Arhitect sef.


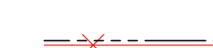
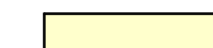


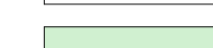

coordonator urbanism arh. dan o. botez

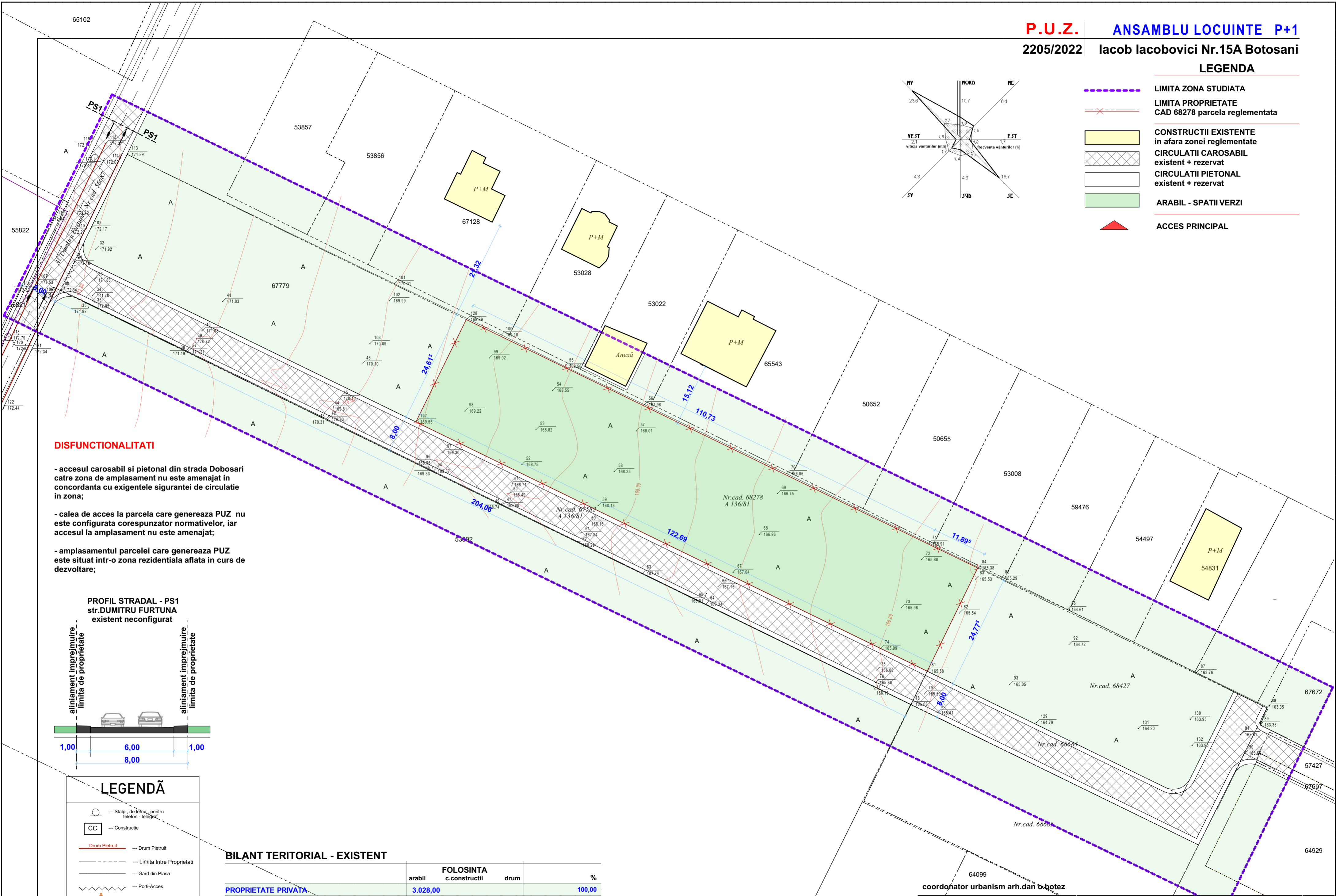
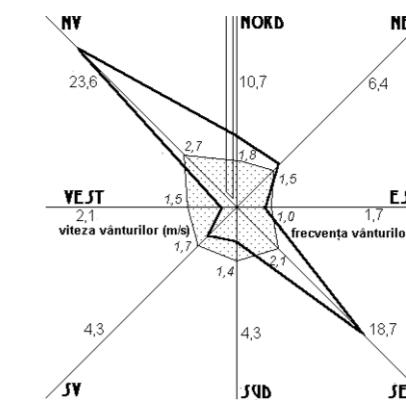
S.C. "CASA CHIRIAC" S.R.L.
BOTOSANI
 R.C.Jr. 007 / 372 / 1992 TEL. 0744.700798
 sef proiect: c.arh.marcel d.chiriac
 proiectat: c.arh.marcel d.chiriac
 procesat: c.arh.marcel d.chiriac

beneficiar: [redacted]
 proiect: "ANSAMBLU LOCUINTE P+1"
 Aleea Iacob Iacobovici Nr. 15A - Botosani
 scara: INCADRARE IN ZONA
 1/500
 apr.2022

2205/2022
 faza:
 PUZ
 A.01

LEGENDA

-  LIMITA ZONA STUDIATA
-  LIMITA PROPRIETATE CAD 68278 parcela reglementata
-  CONSTRUCTII EXISTENTE in afara zonei reglementate
-  CIRCULATII CAROSABIL existent + rezervat
-  CIRCULATII PIETONAL existent + rezervat
-  ARABIL - SPATII VERZI
-  ACCES PRINCIPAL



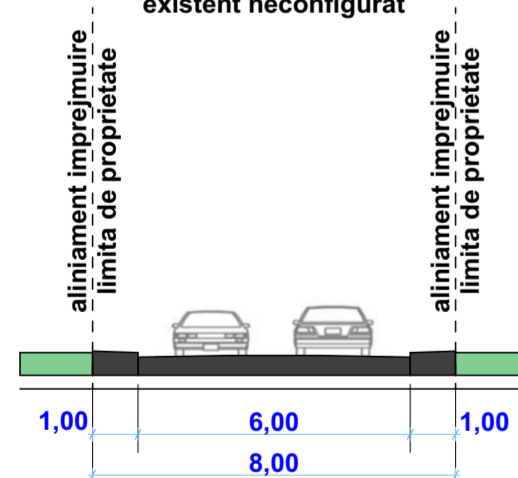
DISFUNCIONALITATI

- accesul carosabil si pietonal din strada Dobosari catre zona de amplasament nu este amenajat in concordanta cu exigentele sigurantei de circulatie in zona;










- calea de acces la parcela care genereaza PUZ nu este configurata corespunzator normativelor, iar accesul la amplasament nu este amenajat;

- amplasamentul parcelei care genereaza PUZ este situat intr-o zona rezidentiala aflata in curs de dezvoltare;

PROFIL STRADAL - PS1
str.DUMITRU FURTUNA
existent neconfigurat



LEGENDA

-  Stalp - de lemn - pentru telefon - telegraf
-  Constructie
-  Drum Pietruit
-  Limita Intre Proprietati
-  Gard din Plasa
-  Porti-Acces
-  Teren Arabil
-  Gard de lemn
-  Imobile cu nr. cadastrale

BILANT TERITORIAL - EXISTENT

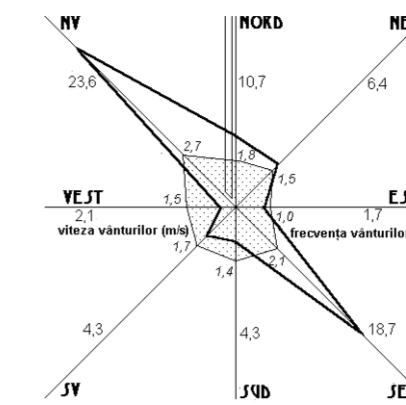
	FOLOSINTA			%
	arabil	c.constructii	drum	
PROPRIETATE PRIVATA	3.028,00			100,00
ZONA REGLEMENTATA - CF 50687 - intravilan	3.028,00			
LMu1 zona rezidentiala cu cladiri pina la 10,00m				
				P.O.T. existent = 0,00%
				C.U.T. existent = 0,00%

64099 coordonator urbanism arh.dan d.botez

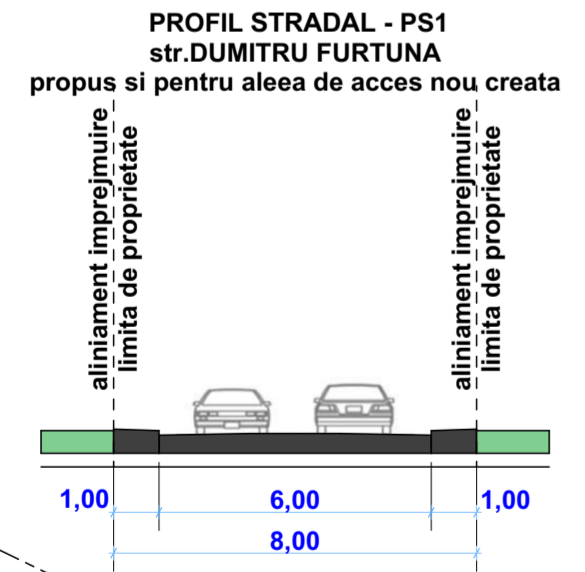
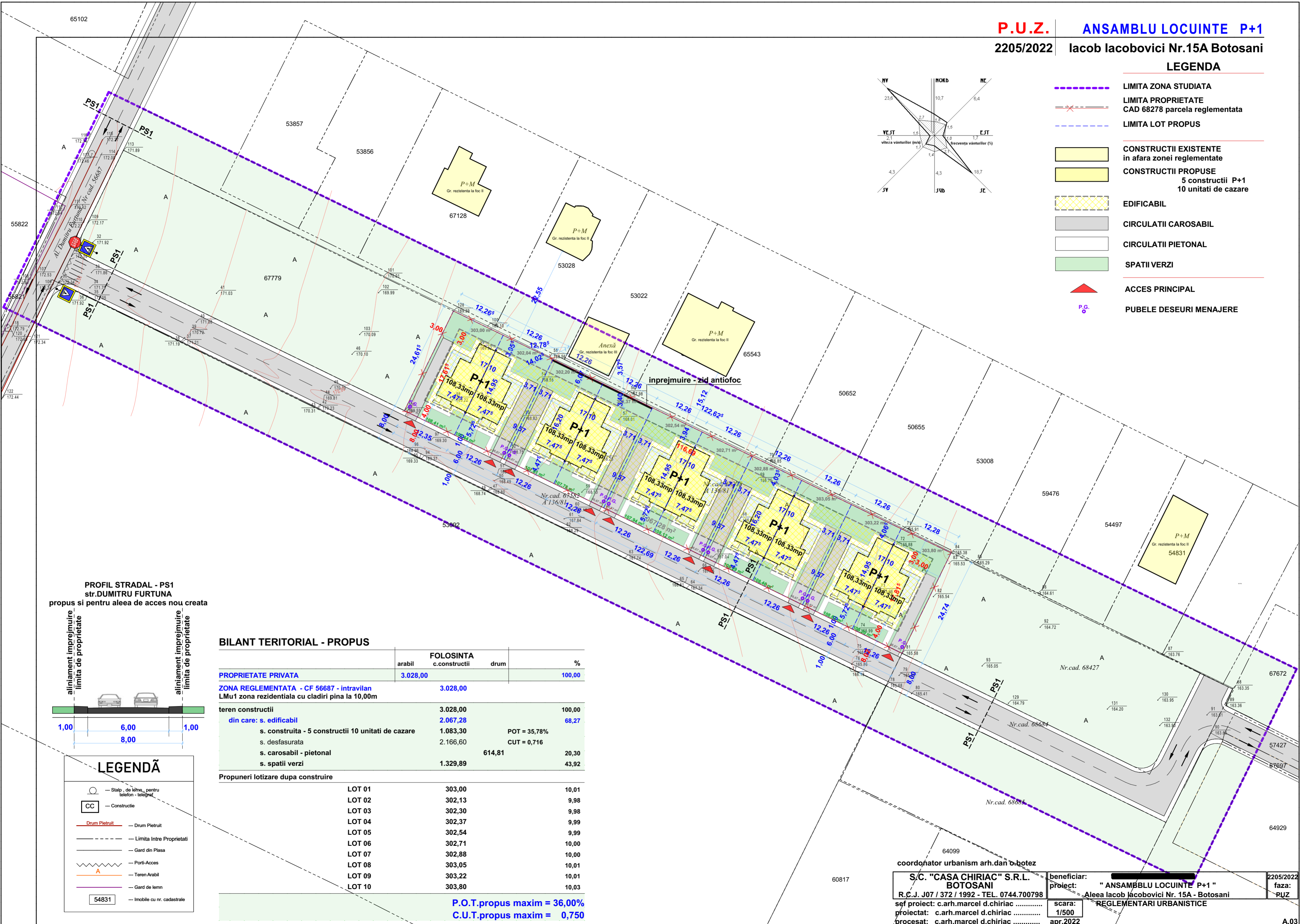
S/C. "CASA CHIRIAC" S.R.L.
BOTOSANI
R.C.J. J07 / 372 / 1992 - TEL. 0744.700798
sef proiect: c.arh.marcel d.chiriac
proiectat: c.arh.marcel d.chiriac
procesat: c.arh.marcel d.chiriac

beneficiar:
proiect: " ANSAMBLU LOCUINTE P+1 "
Aleea Iacob Iacobovici Nr. 15A - Botosani
scara: 1/500
april.2022

2205/2022
faza:
RUZ



- LEGENDA**
- LIMITA ZONA STUDIATA
 - LIMITA PROPRIETATE CAD 68278 parcela reglementata
 - LIMITA LOT PROPUIS
 - CONSTRUCTII EXISTENTE in afara zonei reglementate
 - CONSTRUCTII PROPUSE 5 constructii P+1 10 unitati de cazare
 - EDIFICABIL
 - CIRCULATII CAROSABIL
 - CIRCULATII PIETONAL
 - SPATII VERZI
 - ▲ ACCES PRINCIPAL
 - P.G. PUBELE DESEURI MENAJERE



BILANT TERITORIAL - PROPUIS

	arabil	FOLOSINTA c.construcii	drum	%
PROPRIETATE PRIVATA	3.028,00			100,00
ZONA REGLENTATA - CF 56687 - intravilan		3.028,00		
LMu1 zona rezidentiala cu cladiri pina la 10,00m				
teren constructii		3.028,00		100,00
din care: s. edificabil		2.067,28		68,27
s. construita - 5 constructii 10 unitati de cazare		1.083,30	POT = 35,78%	
s. desfasurata		2.166,60	CUT = 0,716	
s. carosabil - pietonal			614,81	20,30
s. spatii verzi		1.329,89		43,92

Propuneri lotizare dupa construire

LOT	Suprafata	%
LOT 01	303,00	10,01
LOT 02	302,13	9,98
LOT 03	302,30	9,98
LOT 04	302,37	9,99
LOT 05	302,54	9,99
LOT 06	302,71	10,00
LOT 07	302,88	10,00
LOT 08	303,05	10,01
LOT 09	303,22	10,01
LOT 10	303,80	10,03

P.O.T.propus maxim = 36,00%
C.U.T.propus maxim = 0,750

- LEGENDA**
- Staip de lemn pentru telefon - telegraf
 - CC Constructie
 - Drum Pietruit
 - Limita Intre Proprietati
 - Gard din Plasa
 - Porti-Acces
 - Teren Arabil
 - Gard de lemn
 - 54831 Imobile cu nr. cadastrale

coordonator urbanism arh.dan botez

S.C. "CASA CHIRIAC" S.R.L. BOTOSANI
R.C.J. J07 / 372 / 1992 - TEL. 0744.700798

beneficiar: "ANSAMBLU LOCUINTE P+1"
proiect: Aleea Iacob Iacobovici Nr. 15A - Botosani

scara: 1/500
april 2022

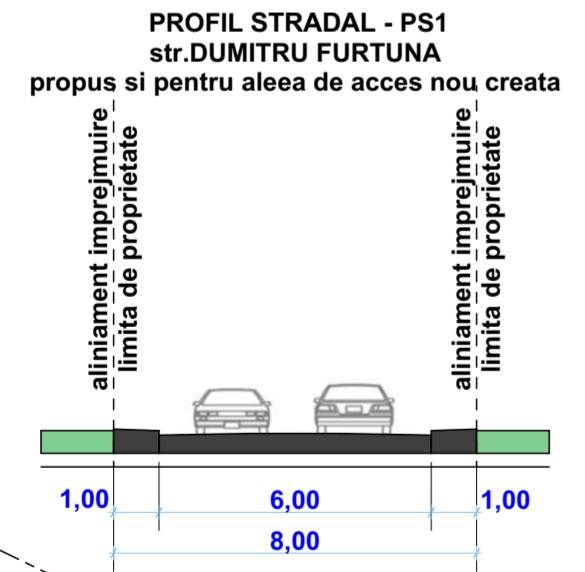
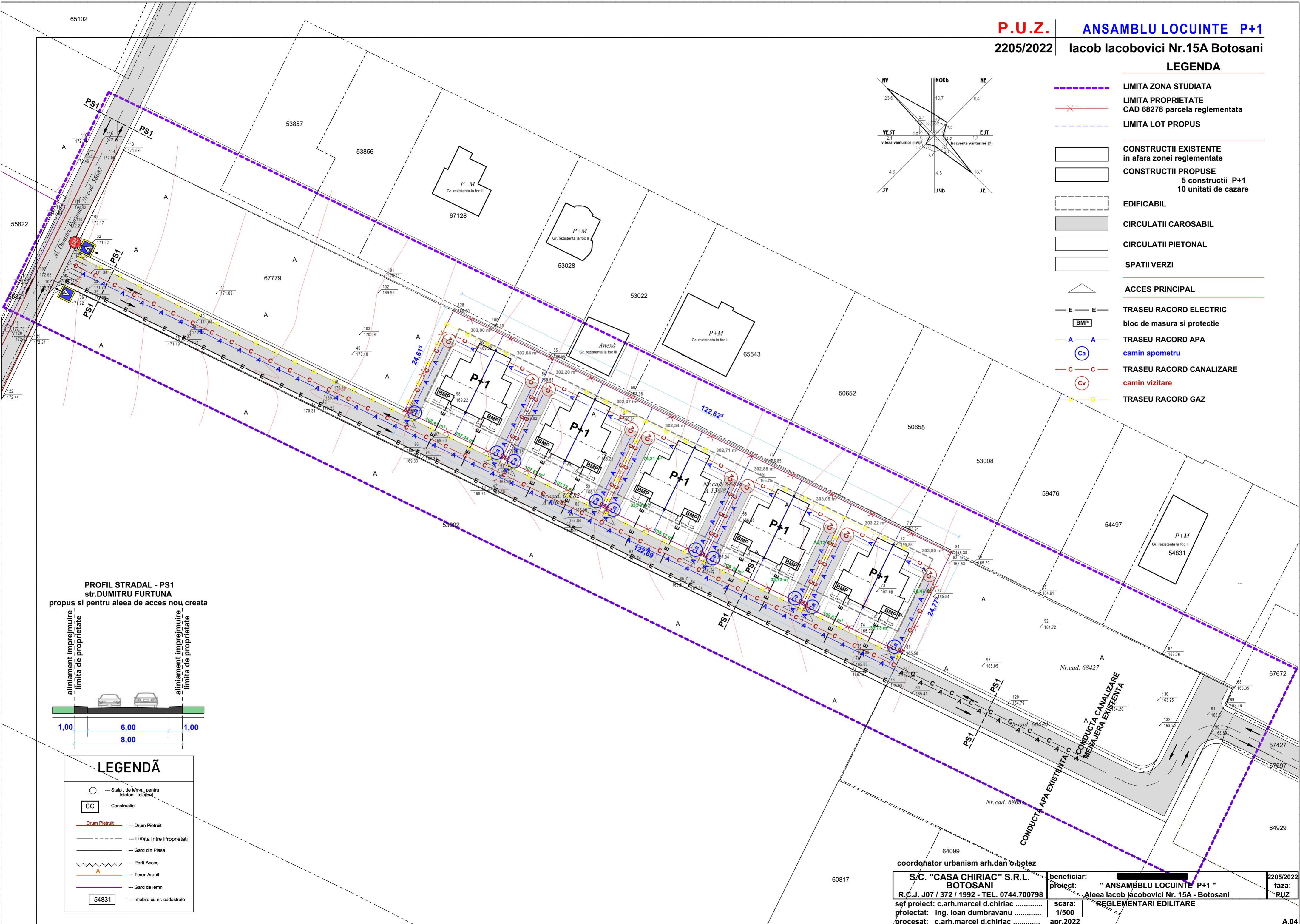
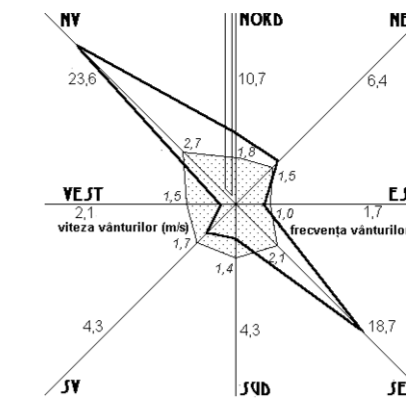
REGLEMENTARI URBANISTICE

2205/2022
faza: RUZ

A.03

LEGENDA

- LIMITA ZONA STUDIATA
- LIMITA PROPRIETATE CAD 68278 parcela reglementata
- LIMITA LOT PROPSU
- CONSTRUCTII EXISTENTE in afara zonei reglementate
- CONSTRUCTII PROPUSE 5 constructii P+1 10 unitati de cazare
- EDIFICABIL
- CIRCULATII CAROSABIL
- CIRCULATII PIETONAL
- SPATII VERZI
- ACCES PRINCIPAL
- TRASEU RACORD ELECTRIC
- bloc de masura si protectie
- TRASEU RACORD APA
- camin apometru
- TRASEU RACORD CANALIZARE
- camin vizitare
- TRASEU RACORD GAZ



- LEGENDA**
- Stalp de lemn pentru telefon - telegraf
 - Constructie
 - Drum Pietruit
 - Limita Intre Proprietati
 - Gard din Plasa
 - Porti-Acces
 - Teren Arabil
 - Gard de lemn
 - Imobile cu nr. cadastrale

coordonator urbanism arh.dan b.gotez

S.C. "CASA CHIRIAC" S.R.L. BOTOSANI
R.C.J. J07 / 372 / 1992 - TEL. 0744.700798

beneficiar: [redacted]
proiect: "ANSAMBLU LOCUINTE P+1"
Aleea Iacob Iacobovici Nr. 15A - Botosani

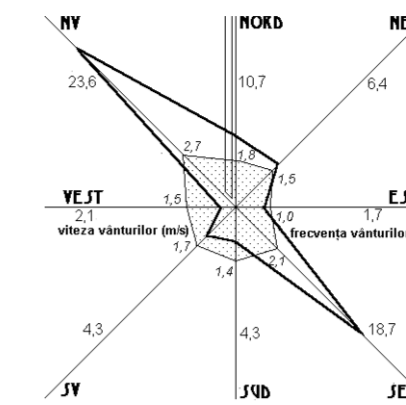
sef proiect: c.arh.marcel d.chiriac
proiectat: ing. ioan dumbravanu
procesat: c.arh.marcel d.chiriac

scara: 1/500
april 2022

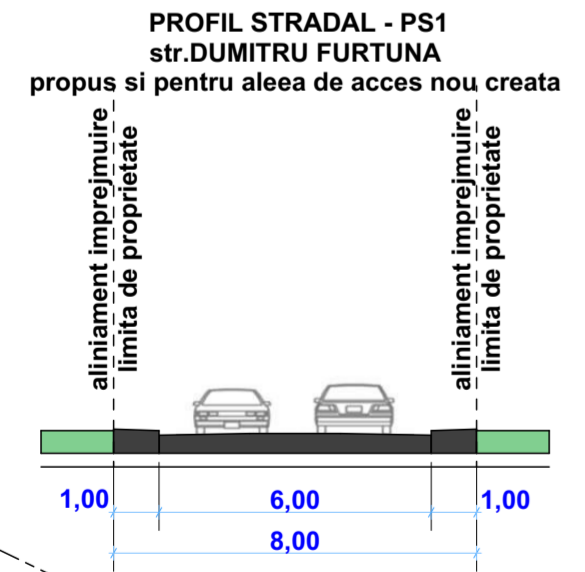
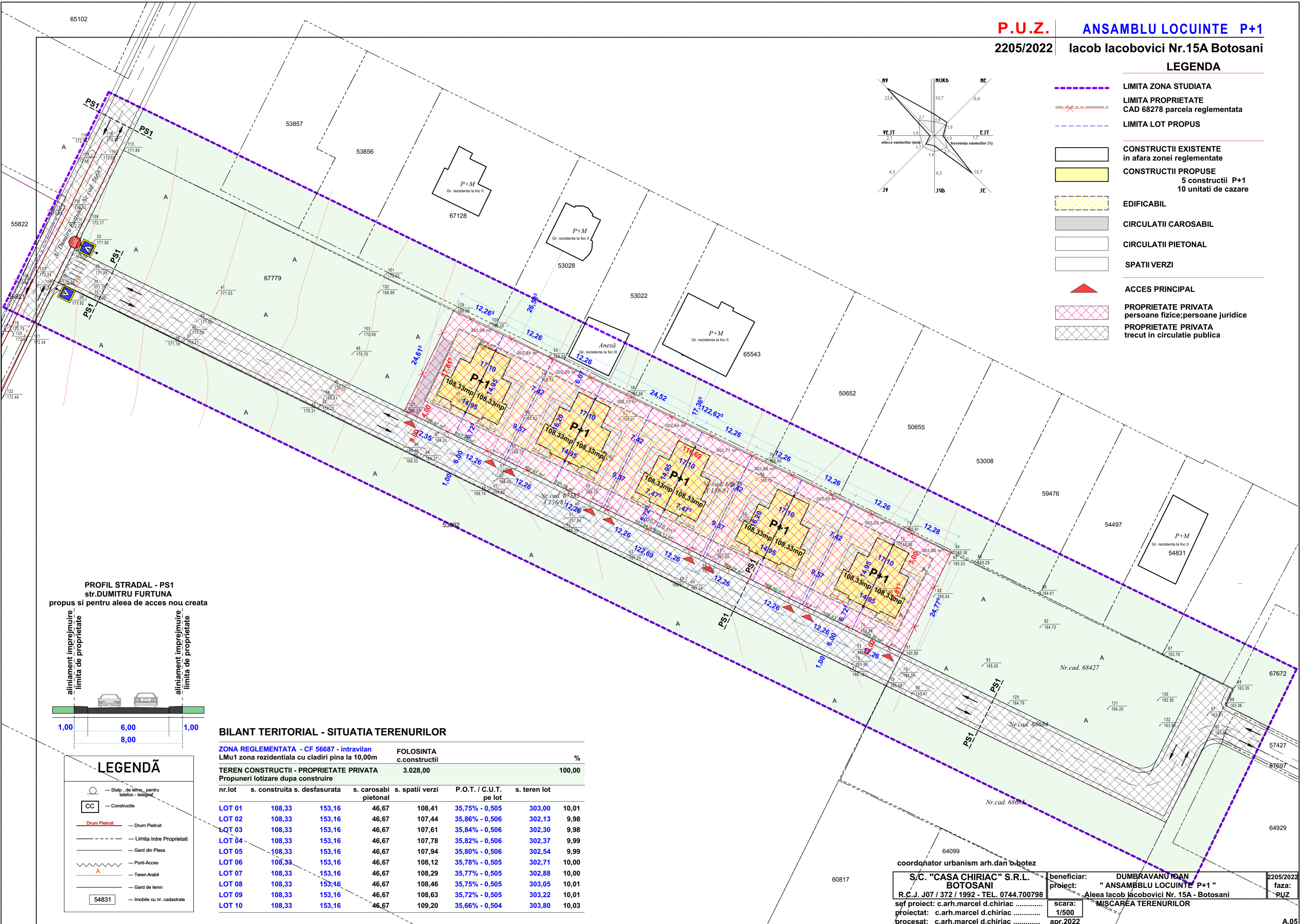
REGLEMENTARI EDILITARE

2205/2022
faza: RUZ

A.04



- LEGENDA**
- - - - - LIMITA ZONA STUDIATA
 - - - - - LIMITA PROPRIETATE CAD 68278 parcela reglementata
 - - - - - LIMITA LOT PROPUS
 - CONSTRUCTII EXISTENTE in afara zonei reglementate
 - CONSTRUCTII PROPUSE 5 constructii P+1 10 unitati de cazare
 - EDIFICABIL
 - CIRCULATII CAROSABIL
 - CIRCULATII PIETONAL
 - SPATII VERZI
 - ▲ ACCES PRINCIPAL
 - PROPRIETATE PRIVATA persoane fizice; persoane juridice
 - PROPRIETATE PRIVATA trecut in circulatie publica



BILANT TERITORIAL - SITUATIA TERENURILOR

ZONA REGLENTATA - CF 56687 - intravilan	FOLOSINTA c.construcții	%
LMu1 zona rezidentiala cu cladiri pina la 10,00m	3.028,00	100,00

TEREN CONSTRUCTII - PROPRIETATE PRIVATA
Propuneri lotizare dupa construire

nr.lot	s. construita	s. desfasurata	s. carosabi pietonal	s. spatii verzi	P.O.T. / C.U.T. pe lot	s. teren lot	
LOT 01	108,33	153,16	46,67	108,41	35,75% - 0,505	303,00	10,01
LOT 02	108,33	153,16	46,67	107,44	35,86% - 0,506	302,13	9,98
LOT 03	108,33	153,16	46,67	107,61	35,84% - 0,506	302,30	9,98
LOT 04	108,33	153,16	46,67	107,78	35,82% - 0,506	302,37	9,99
LOT 05	108,33	153,16	46,67	107,94	35,80% - 0,506	302,54	9,99
LOT 06	108,33	153,16	46,67	108,12	35,78% - 0,505	302,71	10,00
LOT 07	108,33	153,16	46,67	108,29	35,77% - 0,505	302,88	10,00
LOT 08	108,33	153,16	46,67	108,46	35,75% - 0,505	303,05	10,01
LOT 09	108,33	153,16	46,67	108,63	35,72% - 0,505	303,22	10,01
LOT 10	108,33	153,16	46,67	109,20	35,66% - 0,504	303,80	10,03

- LEGENDA**
- CC Staip de lemn pentru telefon - telegraf
 - Constructie
 - Drum Pietruit
 - - - - - Limita Intre Proprietati
 - - - - - Gard din Plasa
 - ~ ~ ~ ~ ~ Porti-Acces
 - - - - - Teren Arabil
 - - - - - Gard de lemn
 - 54831 Imobile cu nr. cadastrale

coordonator urbanism arh.dan d.botez

S.C. "CASA CHIRIAC" S.R.L. BOTOSANI
R.C.J. J07 / 372 / 1992 - TEL. 0744.700798
sef proiect: c.arh.marcel d.chiriac
proiectat: c.arh.marcel d.chiriac
procesat: c.arh.marcel d.chiriac

beneficiar: DUMBRAVANU IOAN
proiect: "ANSAMBLU LOCUINTE P+1"
Aleea Iacob Iacobovici Nr. 15A - Botosani
MISCAREA TERENURILOR

2205/2022
faza: RUZ
scara: 1/500
apr.2022

A.05