

COORDONATE SI PUNCTE DE LIMITA ZONE STUDIATE

NR. PUNCT	X	Y
01	200155.000	291117.000
02	200155.079	291222.000
03	200155.113	291243.121
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56	200155.113	291243.121

REGLEMENTARI URBANISTICE
ZONIFICARE - MOBILARE URBANISTICA

LEGENDA

- LIMITA ZONEI STUDIATE - PUZ
- LIMITA ADMINISTRATIV-TERRITORIALA
- LIMITA PLANURI URBANISTICE ZONALE DE DETALIU APROBATE
- LIMITA DE PROPRIETATE E TERRA EXISTENTE
- LIMITA DE PROPRIETATE EXISTENTE

ZONIFICARE FUNCTIONALA EXISTENTA

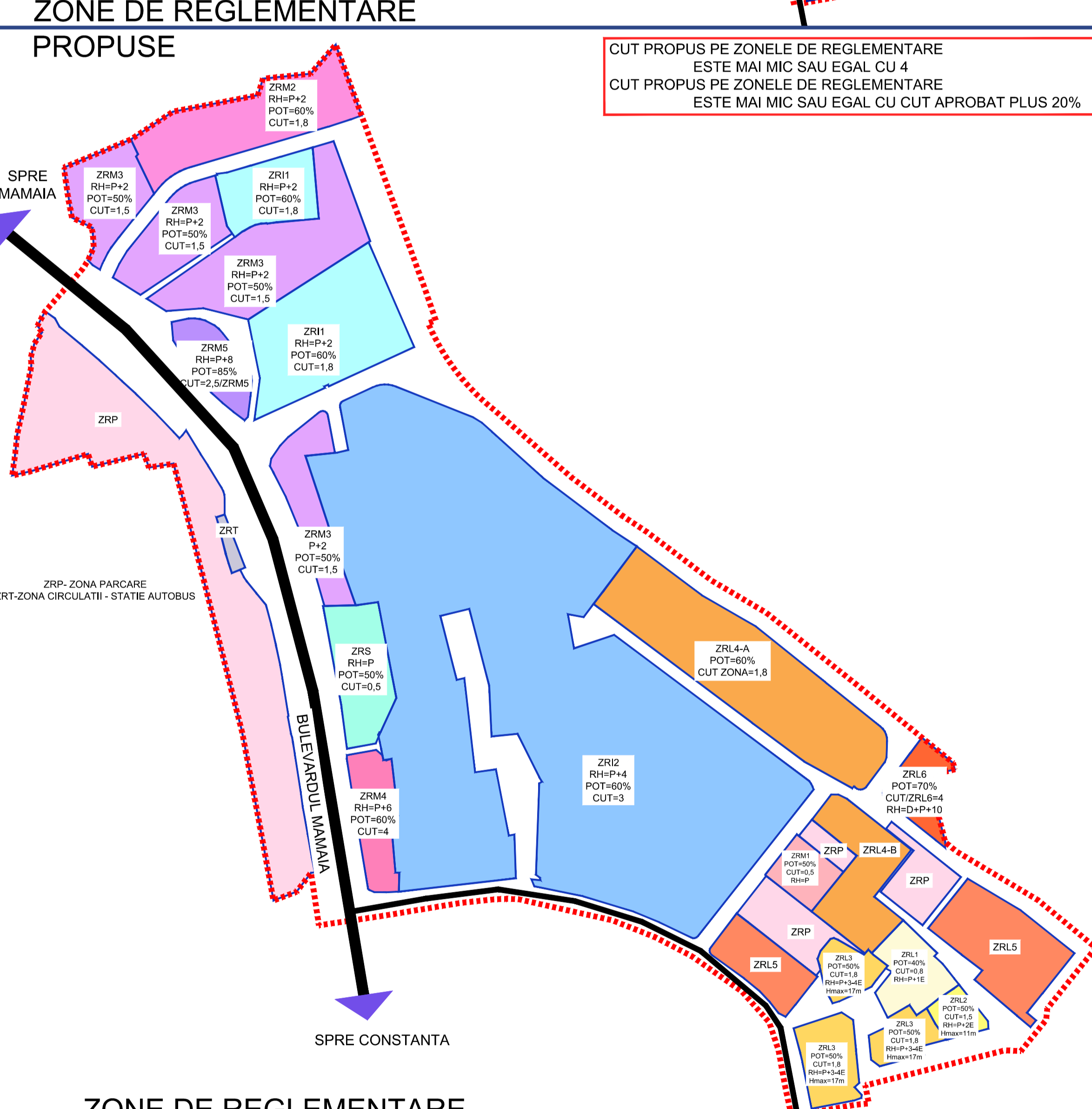
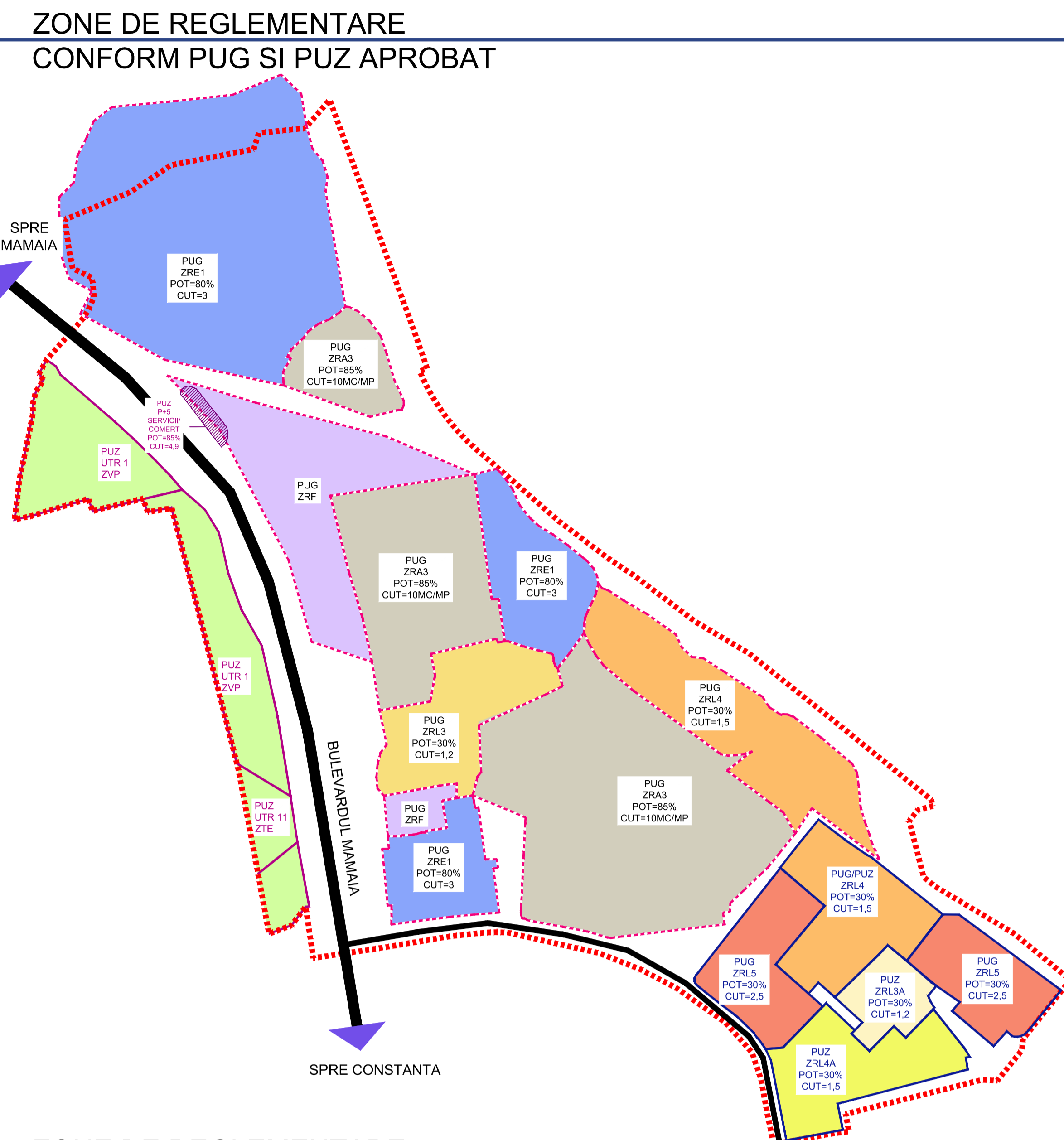
- INSTITUTII PUBLICE, INCLUSIV ALTE CLADIRI AFERENTE FUNCTIUNII DE BAZA
- INVATAMANT, CERCETARE, FORMARE PROFESIONALA, INCLUSIV ALTE CLADIRI AFERENTE FUNCTIUNII DE BAZA
- STATIE ALIMENTARE CARBURANTI
- LOCUINTE INDIVIDUALE CU RH+ P+2E
- LOCUINTE COLECTIVE CU RH+ P+4E
- LOCUINTE COLECTIVE CU RH+P+8
- CLADIRI TEHNICO-EDILITARE
- TEREN AFERENT LIMITELOR DE PROPRIETATE EXISTENTE, OCUPAT CU CONSTRUCTII AMENAJARI AFERENTE FUNCTIUNII DE BAZA
- CIRCULATII AUTO PUBLICE EXISTENTE
- CIRCULATII AUTO PRIVATE EXISTENTE
- CIRCULATII PIETONALE PUBLICE EXISTENTE
- CIRCULATII - PISTA BICICLETE PROIECTATA
- SPATII PLANTATE PUBLICE EXISTENTE
- SPATII PLANTATE PRIVATE EXISTENTE
- PARCAJE LA SOL EXISTENTE

ZONIFICARE FUNCTIONALA APROBATA PRIN PUZ/PUZ CARE SE MENTINE

- CIRCULATII AUTO
- PARCAJE LA SOL
- SPATII PLANTATE

ZONIFICARE FUNCTIONALA PROPUASA

- LIMITA DE PROPRIETATE PROPUSE/RECONFIGURATE
- LIMITA ZONE DE REGLEMENTARE PROPUSE
- SUPRAFETEA MAXIME EDIFICABILE PE PARCELE
- ZONE NON-AEDIFICANDI
- CLADIRE CU FUNCTIUNI MIXTE EXISTENTE: SERVICI/COMERT CU RH+P+3 CU COND. DE FESTE DOMENIU PUBLIC/PROPUASA PENTRU FUNCTIUNI MIXTE: LOCUIRE/SERVICI/COMERT SI RH+P+8
- ZONA FUNCTIUNI MIXTE COMERT/SERVICII CU RH+PARTER
- ZONA FUNCTIUNI MIXTE: SERVICI/ALIMENTARE PUBLICA/TURISM CU RH+P+2
- ZONA FUNCTIUNI MIXTE: LOCUIRE/SERVICI/COMERT/ALIMENTARE PUBLICA CU RH+P+2
- ZONA LOCUIRE CU RH+P+1
- ZONA LOCUIRE CU RH+P+2
- ZONA LOCUIRE CU RH+P+3+4
- ZONA LOCUIRE CU RH+P+10
- ZONA INSTITUTII, SERVICII SI ECHIPAMENTE PUBLICE
- CIRCULATII AUTO PROPUSE
- PARCAJE LA SOL PROPUSE
- CIRCULATII PIETONALE PROPUSE
- SPATII PLANTATE PROPUSE



REGLEMENTARI URBANISTICE APROBATE IN LIMITELE ZONEI STUDIATE

- HCLM NR.42/14.12.2007 - PUZ-CONSTRUIRE MOBIL, S+HE-ALIMENTARE PUBLICA SI BIROURI, POT=40%, CUT=4.80
- HCLM NR.53/20.08.2008 - PUZ-AMENAJARE SI RECOMPARTIMENTARE SECTOR ADMINISTRATIV GARDA DE MEDIU, POT=50.50%, CUT=2.23
- HCLM NR.52/23.12.2004 - PUZ-SUPRAETAJARE MOBIL P+4 POLICLINICA, BIROURI SI APARTAMENTE, POT=35%, CUT=1.74
- HCLM NR.45/24.09.2007 - PUZ-SUPRAETAJARE MOBIL P+2E, POT=33.33%, CUT=1.08
- HCLM NR.27/05.05.2008 - PUZ-REMODELARE URBANA ZONA FALEZA NORD, ZRL3A-POT=40%, CUT=0.80, RH+P+4, ZRL4A-POT=50%, CUT=1.41, RH+P+3+4
- A.C. NR.18/19.02.1993 - CONSTRUIRE GRUP SALI INVATAMANT, CAZARE S+P+M+4E+0-SE+SE+200mc, POT=40.85%, CUT=1.4
- A.C. NR.34/12.08.2013 - AMENAJARE PARCARE - SITE PISCAROR NITRE BL.228 SI BL.227
- HCLM NR.28/25.05.2005 - PUZ-ZONA DE COASTA A MARI NEGRE ETAPA I, ETAPA II - IN CURS DE ELABORARE
- HCLM NR.11/18.07.2010 - PRINDO APROBAREA INDICATORILOR TEHNICO-ECONOMICI PENTRU TRAVERSA TOMEI NITRE STATIA MAMAIA SI TOMEI CONSTANTA - IN ETAPA STUDIILOR DE FEZABILITATE

BILANT TERITORIAL: EXISTENT-PROPUNERE

FUNCTIUNE	SITUATIA EXISTENTA		PROPUNERE	
	MP	%	MP	%
LOCUINTE INDIVIDUALE P+P+1	1207.1	0.81	633.82	0.42
LOCUINTE INDIVIDUALE P+2	4533.98	3.06	3285.33	2.21
LOCUINTE COLECTIVE P+4	2215	1.49	2215	1.48
LOCUINTE COLECTIVE P+8	1765	1.19	1765	1.12
LOCUINTE COLECTIVE P+10	512.4	0.34	512.4	0.34
INSTITUTII PUBLICE	20503.3	13.85	20503.3	13.85
INVATAMANT SI CERCETARE	27764.91	18.76	32823.83	22.24
COMERT/SERVICII	2352.15	1.58	2352.15	1.58
FUNCTIUNI MIXTE P	445	0.3	445	0.3
FUNCTIUNI MIXTE P+2	15187.6	10.28	15187.6	10.28
FUNCTIUNI MIXTE P+6	3331	2.25	3331	2.25
FUNCTIUNI MIXTE P+8	355	0.23	355	0.23
COMERT/BIROURI	1000	0.67	1000	0.67
COMERT	11723.28	7.92	11723.28	7.92
TERENURI LIBERE	2179.55	1.47	2179.55	1.47
TERENURI CU CLADIRI NEFINALIZATE (LOCUINTE)	20318.45	13.72	20318.45	13.72
TERENURI NEUTILIZATE D.P.D.V. URBANISTIC	7315	4.94	9830	6.64
SPATII PLANTATE	9076.87	6.13	9352	6.31
PARCAJE	7315	4.94	9830	6.64
CIRCULATII AUTO SI PIETONALE	36897.81	24.93	42435.87	28.67
TOTAL	148000	100	148000	100

EVOLUTIE CUT CUT PROPUSE ESTE MAI MIC SAU EGAL CU 4
CUT PROPUSE ESTE MAI MIC SAU EGAL CU CUT APROBAT PLUS 20%

NOI	REGLEM. EXISTENTA	CUT	PUZ/PUZ APROBAT	PUZ/PUZ APROBAT	NOI	REGLEM. EXISTENTA	CUT	PUZ/PUZ APROBAT	PUZ/PUZ APROBAT
ZRL5	2.5	2.5	2.5	2.5	ZRL1	0.5	0.5	0.5	0.5
ZRE1	3	3	3	3	ZRM2	1.8	1.8	1.8	1.8
ZRE3	3	3	3	3	ZRM3	1.5	1.5	1.5	1.5
ZRL1	0.5	0.5	0.5	0.5	ZRM4	4	4	4	4
ZRL2	1	1	1	1	ZRM5	2.5/3.5	2.5/3.5	2.5/3.5	2.5/3.5
ZRL3	1	1	1	1	ZRL1	1.8	1.8	1.8	1.8
ZRL4	1.5	1.5	1.5	1.5	ZRL2	1.8	1.8	1.8	1.8
ZRL5	2.5	2.5	2.5	2.5	ZRL3	1.5	1.5	1.5	1.5
ZRL6	2.5	2.5	2.5	2.5	ZRL4	1.8	1.8	1.8	1.8
ZRL7	2.5	2.5	2.5	2.5	ZRL5	1.5	1.5	1.5	1.5
ZRL8	2.5	2.5	2.5	2.5	ZRL6	1.5	1.5	1.5	1.5
ZRL9	2.5	2.5	2.5	2.5	ZRL7	1.5	1.5	1.5	1.5
ZRL10	2.5	2.5	2.5	2.5	ZRL8	1.5	1.5	1.5	1.5
ZRL11	2.5	2.5	2.5	2.5	ZRL9	1.5	1.5	1.5	1.5
ZRL12	2.5	2.5	2.5	2.5	ZRL10	1.5	1.5	1.5	1.5
ZRL13	2.5	2.5	2.5	2.5	ZRL11	1.5	1.5	1.5	1.5
ZRL14	2.5	2.5	2.5	2.5	ZRL12	1.5	1.5	1.5	1.5
ZRL15	2.5	2.5	2.5	2.5	ZRL13	1.5	1.5	1.5	1.5
ZRL16	2.5	2.5	2.5	2.5	ZRL14	1.5	1.5	1.5	1.5
ZRL17	2.5	2.5	2.5	2.5	ZRL15	1.5	1.5	1.5	1.5
ZRL18	2.5	2.5	2.5	2.5	ZRL16	1.5	1.5	1.5	1.5
ZRL19	2.5	2.5	2.5	2.5	ZRL17	1.5	1.5	1.5	1.5
ZRL20	2.5	2.5	2.5	2.5	ZRL18	1.5	1.5	1.5	1.5
ZRL21	2.5	2.5	2.5	2.5	ZRL19	1.5	1.5	1.5	1.5
ZRL22	2.5	2.5	2.5	2.5	ZRL20	1.5	1.5	1.5	1.5
ZRL23	2.5	2.5	2.5	2.5	ZRL21	1.5	1.5	1.5	1.5
ZRL24	2.5	2.5	2.5	2.5	ZRL22	1.5	1.5	1.5	1.5
ZRL25	2.5	2.5	2.5	2.5	ZRL23	1.5	1.5	1.5	1.5
ZRL26	2.5	2.5	2.5	2.5	ZRL24	1.5	1.5	1.5	1.5
ZRL27	2.5	2.5	2.5	2.5	ZRL25	1.5	1.5	1.5	1.5
ZRL28	2.5	2.5	2.5	2.5	ZRL26	1.5	1.5	1.5	1.5
ZRL29	2.5	2.5	2.5	2.5	ZRL27	1.5	1.5	1.5	1.5
ZRL30	2.5	2.5	2.5	2.5	ZRL28	1.5	1.5	1.5	1.5
ZRL31	2.5	2.5	2.5	2.5	ZRL29	1.5	1.5	1.5	1.5
ZRL32	2.5	2.5	2.5	2.5	ZRL30	1.5	1.5	1.5	1.5
ZRL33	2.5	2.5	2.5	2.5	ZRL31	1.5	1.5	1.5	1.5
ZRL34	2.5	2.5	2.5	2.5	ZRL32	1.5	1.5	1.5	1.5
ZRL35	2.5	2.5	2.5	2.5	ZRL33	1.5	1.5	1.5	1.5
ZRL36	2.5	2.5	2.5	2.5	ZRL34	1.5	1.5	1.5	1.5
ZRL37	2.5	2.5	2.5	2.5	ZRL35	1.5	1.5	1.5	1.5
ZRL38	2.5	2.5	2.5	2.5	ZRL36	1.5	1.5	1.5	1.5
ZRL39	2.5	2.5	2.5	2.5	ZRL37	1.5	1.5	1.5	1.5
ZRL40	2.5	2.5	2.5	2.5	ZRL38	1.5	1.5	1.5	1.5
ZRL41	2.5	2.5	2.5	2.5	ZRL39	1.5	1.5	1.5	1.5
ZRL42	2.5	2.5	2.5	2.5	ZRL40	1.5	1.5	1.5	1.5
ZRL43	2.5	2.5	2.5	2.5	ZRL41	1.5	1.5	1.5	1.5
ZRL44	2.5	2.5	2.5	2.5	ZRL42	1.5	1.5	1.5	1.5
ZRL45	2.5	2.5	2.5	2.5	ZRL43	1.5	1.5	1.5	1.5
ZRL46	2.5	2.5	2.5	2.5	ZRL44	1.5	1.5	1.5	1.5
ZRL47	2.5	2.5	2.5	2.5	ZRL45	1.5	1.5	1.5	1.5
ZRL48	2.5	2.5	2.5	2.5	ZRL46	1.5	1.5	1.5	1.5
ZRL49	2.5	2.5	2.5	2.5	ZRL47	1.5	1.5	1.5	1.5
ZRL50	2.5	2.5	2.5	2.5	ZRL48	1.5	1.5	1.5	1.5
ZRL51	2.5	2.5	2.5	2.5	ZRL49	1.5	1.5	1.5	1.5
ZRL52	2.5	2.5	2.5	2.5	ZRL50	1.5	1.5	1.5	1.5
ZRL53	2.5	2.5	2.5	2.5	ZRL51	1.5	1.5	1.5	1.5
ZRL54	2.5	2.5	2.5	2.5	ZRL52	1.5	1.5	1.5	1.5
ZRL55	2.5	2.5	2.5	2.5	ZRL53	1.5	1.5	1.5	1.5
ZRL56	2.5	2.5	2.5	2.5	ZRL54	1.5	1.5	1.5	1.5
ZRL57	2.5	2.5	2.5	2.5	ZRL55	1.5	1.5	1.5	1.5
ZRL58	2.5	2.5	2.5	2.5	ZRL56	1.5	1.5	1.5	1.5
ZRL59	2.5	2.5	2.5	2.5	ZRL57	1.5	1.5	1.5	1.5
ZRL60	2.5	2.5	2.5	2.5	ZRL58	1.5	1.5	1.5	1.5
ZRL61	2.5	2.5	2.5	2.5	ZRL59	1.5	1.5	1.5	1.5
ZRL62	2.5	2.5	2.5	2.5	ZRL60	1.5	1.5	1.5	1.5
ZRL63	2.5	2.5	2.5	2.5	ZRL61	1.5	1.5	1.5	1.5
ZRL64	2.5	2.5	2.5	2.5	ZRL62	1.5	1.5	1.5	1.5
ZRL65	2.5	2.5	2.5	2.5	ZRL63	1.5	1.5	1.5	1.5
ZRL66	2.5	2.5	2.5	2.5	ZRL64	1.5	1.5	1.5	1.5
ZRL67	2.5	2.5	2.5	2.5	ZRL65	1.5	1.5	1.5	1.5
ZRL68	2.5	2.5	2.5	2.5	ZRL66	1.5	1.5	1.5	1.5
ZRL69	2.5	2.5	2.5	2.5	ZRL67	1.5	1.5	1.5	1.5
ZRL70	2.5	2.5	2.5	2.5	ZRL68	1.5	1.5	1.5	1.5
ZRL71	2.5	2.5	2.5	2.5	ZRL69	1.5	1.5	1.5	1.5
ZRL72	2.5	2.5	2.5	2.5	ZRL70				