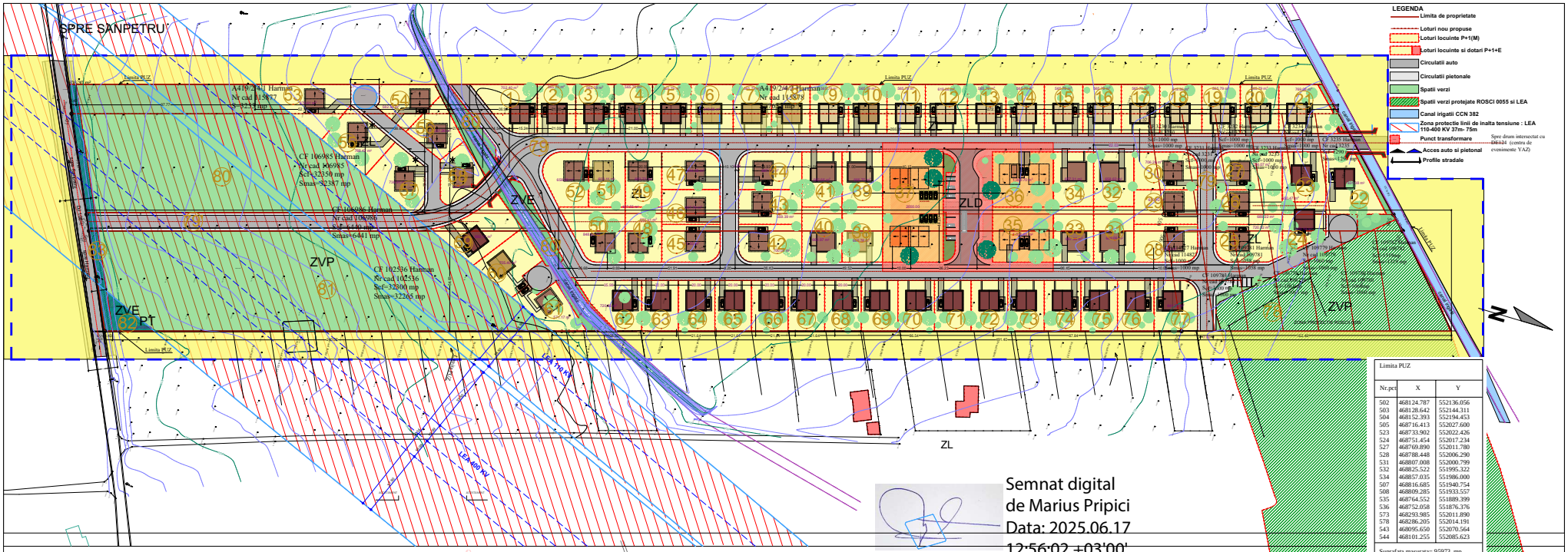



Semnat digital
de Marius Pripici
Data: 2025.06.17
12:56:02 +03'00'

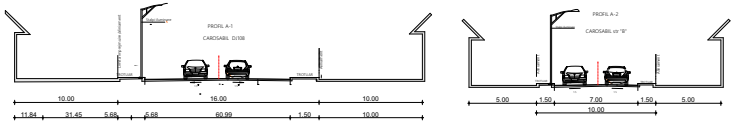
| Limita PUZ | | |
|---|---|---|
| Nr.pct | X | Y |
| 502 | 468124.787 | 552136.056 |
| 503 | 468128.642 | 552144.311 |
| 504 | 468152.393 | 552194.453 |
| 505 | 468716.413 | 552027.600 |
| 523 | 468733.902 | 552022.426 |
| 524 | 468751.454 | 552017.234 |
| 527 | 468769.890 | 552011.780 |
| 528 | 468788.448 | 552006.290 |
| 531 | 468807.008 | 552000.799 |
| 532 | 468825.522 | 551995.322 |
| 534 | 468857.035 | 551986.000 |
| 507 | 468816.685 | 551940.754 |
| 508 | 468809.285 | 551933.557 |
| 535 | 468764.552 | 551889.399 |
| 536 | 468752.058 | 551876.376 |
| 573 | 468293.985 | 552011.890 |
| 578 | 468286.205 | 552014.191 |
| 543 | 468095.650 | 552070.564 |
| 544 | 468101.255 | 552085.623 |

Suprafata masurata= 95973 mp

## BILANT TERITORIAL

Digitally signed
by Bogdan-
Mircea Liurca
Date: 2025.06.16
16:28:34 +03'00'

| | | | existent | | propus | | |
|---|---|---|---|---|---|---|---|
| | | FUNCTIUNI | SUPRAFATA mp | % | SUPRAFATA mp | % | indici urbanistici; regim inaltime,obs. |
| | | TEREN ARABIL | 95937mp | 100% | 0mp | 0% | |
| ZL | Subzona locuintelor si functiunilor complementare | curti constructii | 0.00mp | 0.00% | 4721S.0mp | 49.22% | 7Mmax |
| | | constructii | 0.00mp | 0.00% | 14164.5mp 30% | | POT = 30%; CUT = 0.7 regim de inaltime P+5(M) |
| | | circulatii de incinta si parcaje spatii verzi | | | 9441S.0mp 20% 23607.5mp 50% | | Suprafata totala a terenului ZL = 47210 mp regim de inaltime max P+5(M) ,Inaltimea maxima 25m, S max streasina = 4.00m |
| | | circulatii si zone verzi propuse a fi cedate domeniului public | 0.00mp | 0.00% | 12385.5mp | 12.91% | 2 blocuri spatii verzi, cu 1 drumuri |
| ZLD | Subzona locuintelor si functiunilor complementare de tip D | curti constructii | 0.00mp | 0.00% | 4000mp | 4.17% | 3 blocuri 59,26,37 si parcari 7M |
| | | constructii | | | 1600mp 40% 800mp 20% 1600mp 40% | | POT = 40%; CUT = 1.6 regim de inaltime P+3S+5P ,Inaltimea maxima 19.00m, h max streasina = 8.00m Suprafata totala a terenului ZLD = 4000 mp Propus ,Inaltimea maxima 20m, h max streasina = 8.00m |
| | | circulatii de incinta si parcaje spatii verzi | | | | | |
| | | circulatii si zone verzi propuse a fi cedate domeniului public | 0.00mp | 0.00% | 2545.5mp | 2.65% | 2 blocuri cu verzi |
| ZVe | Subzona echipamentelor publice de interes local | curti constructii | 0.00mp | 0.00% | 1505.0mp | 1.57% | 3 blocuri - 8M,8M,4M |
| | | constructii cu caracter provizoriu | ne | | 150.5mp 10% 301.0mp 20% 1053.5mp 70% | | constructiile vitrii editilare vor avea regimul de inaltime P+1 ,Inaltimea maxima 8.00m ,h max streasina = 4.00m ,constructiile din spatiile verzi - sci avea caracter temporar provizoriu si se V dispune sacrifier ca datori ale autorizarii vetzi si de relocare |
| | | circulatii de incinta | | | | | |
| | | parcaje propuse a fi cedate catre ANIF | 0.00mp | 0.00% | 95.0mp | 0.1% | |
| ZVP | Spatii verzi protejate ROSCI 0055 si LEA | curti constructii | 0.00mp | 0.00% | 20711mp | 21.59% | 3 blocuri - 8M,8M |
| | | constructii | 0.00mp | 0.00% | 0mp 0% | | detasarea unor fii constructie , drumuri inclide parcaje zone verde - imprejmuire gard du hmax 1.8m |
| | | circulatii de incinta | 0.00mp | 0.00% | 0mp 0% | | |
| | | spatii verzi de protectie | 0.00mp | 0.00% | 20711.0mp | | |
| | | circulatii propuse a fi cedate domeniului public | 0.00mp | 0.00% | 2385.0mp | 2.48% | 1 lot - 7M |
| | Spatii verzi de protectie a LEA | constructii | 0.00mp | 0.00% | 0.00mp | | 1 LOT-7M - cu se scoate din circuitul agricol |
| | | circulatii de incinta | 0.00mp | 0.00% | 0.00mp | | detasarea unor fii constructie sau amenajare |
| | | spatii verzi de protectie | 0.00mp | 0.00% | 4863.0mp | 4.96% | zone verzi protejate - ROSCI 0055 |
| | | TOTAL | 95937mp | 100% | 95937mp | 100% | |







Iova - CF102536,106758,1/2din106986 -36580mp
Iova - titlu Gutt - 11.000mp
Efim J- CF106985,114827,109783,109781
109779,109780,109782,114826,114825,114824
114823,114822,114821/2din106986 -48357mp

**S parcele initiatoare PUZ - 95937mp**
**din care cf extras CF - 84937 mp**
**titlu de proprietate - 11.000mp**

| | |
|---|---|
| ZL | Zona locuinte |
| ZLD | Zona locuinte si dotari |
| ZVP | Zona verde de protectie |

| | | | | | |
|---|---|---|---|---|---|
| Beneficiar: Primaria Ungheni | | Data: | Semnatura: | Scara: | Denumirea proiectului: PLAN URBANISTIC ZONAL |
| | | | | | S.C. CODE PROIECT S.R.L. str. Sarian Bacriu, nr.39/4 ap.15 , Bucuresti Tel/fax: CIF: RO18402272 J40/11/2006 |
| Proiectant general: | Nume | Semnatura | Data | Scara | Adresa: Str. BRAZDEI, Sole: Harman Str. 21/255, CF: 106985,106986 |
| Arh. | Arh. Cristina Ababei | | | | Proiectarea unei zone cu destinatie mixta: locuinte individuale, locuinte si dotari, parcaje, spatii verzi, drumuri |
| Arh. | Arh. Denis Ababei | | | | |
| Arh. | Arh. Cristina Ionita | | | | |
| Arh. | Arh. Cristina Ionita | | | | Faza de proiectare: PLAN URBANISTIC ZONAL - PUZ/PMB |

Project nr. 03
Data: 2025
Faza: PUZ
Planul nr. 01

Ababei Denis Titus
05/09/2025 11:36:08 UTC+02