

Teritoriul administrativ: Harman
Cod SIRUTA: 41088
Adresa: loc. Harman, jud. Brasov
Nr. cadastral al bunului imobil: 102227, 102230, 102235

Nume proprietari: Rachita Ioan-Razvan
Rachita Alina-Nicoleta
Localitatea: Harman
Judetul: Brasov

canal

28.75m
6.97m

24.85m

LOT 13

24.85m

LOT 11

24.85m

LOT 10

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LOT 9

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LOT 8

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LOT 7

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LOT 6

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LOT 5

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LOT 4

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LOT 3

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INVENTAR DE COORDONATE

Sistem de proiectie STEREO 70
Nivel de referinta Marea Neagra

nr. cad. 102227		
Pct.	Nord (m)	Est (m)
200	468660.623	551783.091
201	468680.504	551803.121
202	468369.487	551895.130
203	468363.417	551896.926
204	468356.369	551873.100
Suprafata masurata = 8050 mp		
Suprafata din act = 8050 mp		

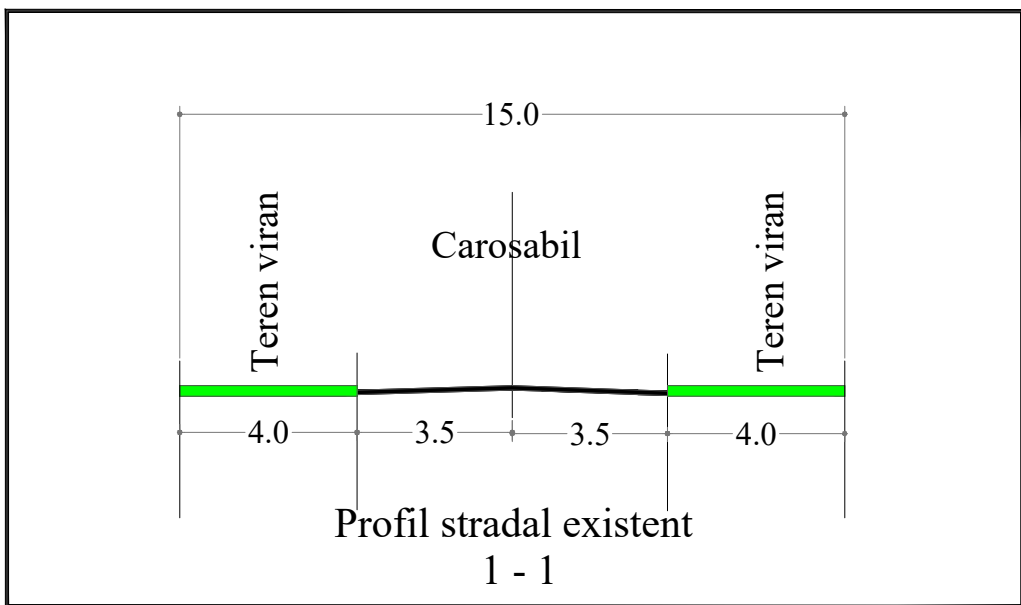
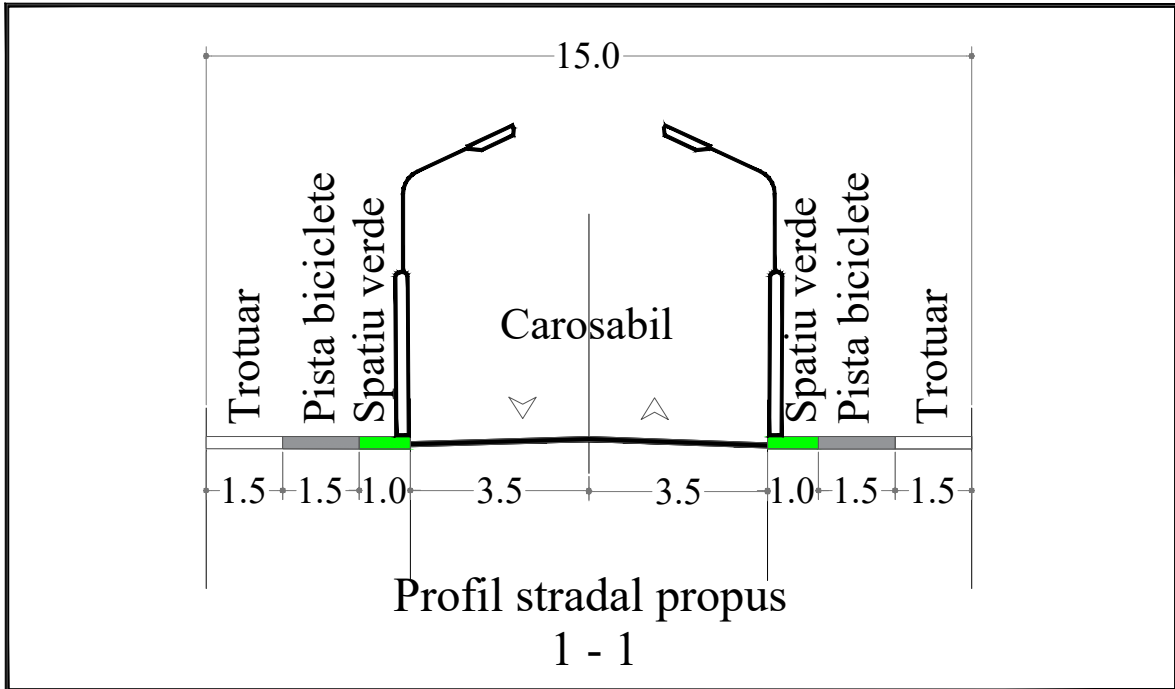
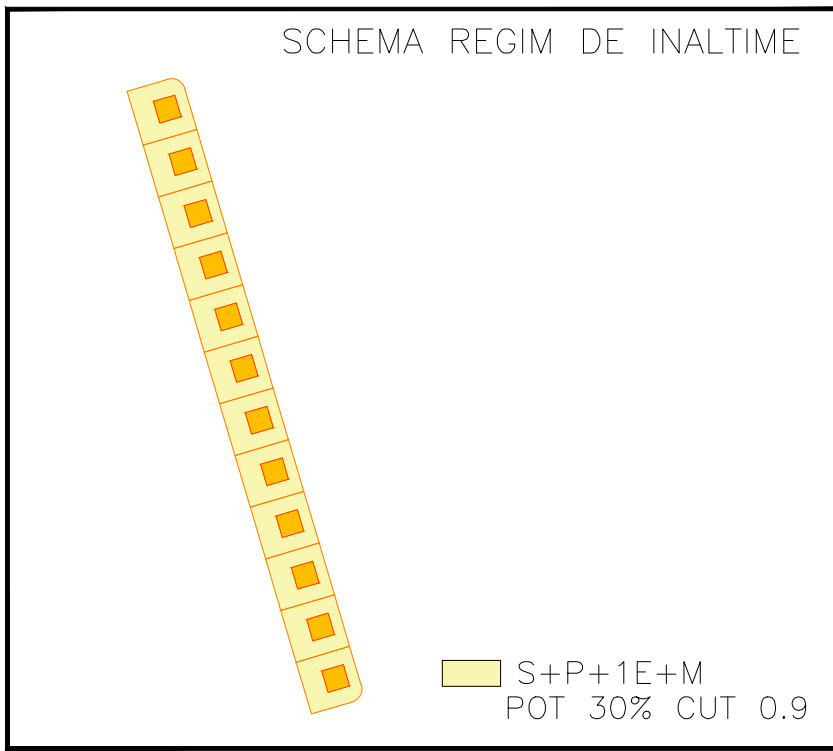
nr. cad. 102230		
Pct.	Nord (m)	Est (m)
201	468680.504	551803.121
206	468685.413	551808.067
210	468371.228	551901.013
202	468369.487	551895.130
Suprafata masurata = 2000 mp		
Suprafata din act = 2000 mp		

nr. cad. 102235					
Pct.	Nord (m)	Est (m)	Pct.	Nord (m)	Est (m)
202	468369.487	551895.130	213	468058.991	551988.469
210	468371.228	551901.013	214	468059.155	551988.368
211	468061.450	551992.656	215	468058.448	551987.147
212	468061.234	551992.281	203	468363.417	551896.926
Suprafata masurata = 1986 mp					
Suprafata din act = 1986 mp					

limita PUZ - nr. cad. 102227, 102230, 102235					
Pct.	Nord (m)	Est (m)	Pct.	Nord (m)	Est (m)
200	468660.623	551783.091	213	468058.991	551988.469
204	468356.369	551873.100	239	468061.454	551992.655
203	468363.417	551896.926	210	468371.228	551901.013
215	468058.448	551987.147	206	468685.413	551808.067
214	468059.155	551988.368	201	468680.504	551803.121
Suprafata masurata = 12036 mp					
Suprafata din act = 12036 mp					

Data,
octombrie 2024

Intocmit,
ing. Vlad-Mihail Cornea
Certificat de autorizare: Seria RO-BV-F Nr. 02244
CATEGORIA B



LEGENDA PUZ

LIMITE

- LIMITA ZONA DE STUDIU
- ALINIERE, RETRAGERE MINIMA FATA DE ALINIEMENT
- LIMITA DE PROPRIETATE LOTURI PROPUSE
- LIMITA ZONA DE EDIFICABILA

CIRCULATII

- CIRCULATII CAROSABILE EXISTENTE
- CIRCULATII CAROSABILE

ZONIFICARE FUNCTIONALA

- LOCUIRE INDIVIDUALA
- ZONA VERDE PUBLICA
- SPATIU VERDE

EDIFICABIL SI INTERDICTII

- ZONA EDIFICABILA

BILANT TERITORIAL EXISTENT ZONA STUDIATA

ZONA DE STUDIU	12 036 mp
CONSTRUCTII EXISTENTE	0.00 mp
CIRCULATII EXISTENTE	0.00 mp
TEREN NECONSTRUIT	12 036 mp

BILANT TERITORIAL MOBILARE URBANISTICA PROPUZ ZONA STUDIATA

ZONA DE STUDIU	12 036	100 %
PARCELE CASE	7 166 mp	59.54 %
ZONA VERDE PUBLICA	634 mp	5.27 %
SPATIU VERDE	129 mp	1.07 %
STRAZI	4 107 mp	34.12 %

BILANT TERITORIAL UTR

UTR 1 - ZLI	7 166	59.54 %
UTR 2 - ZVP	634 mp	5.27 %
CIRCULATII	4 236 mp	35.19 %

INDICI SI INDICATORI URBANISTICI

UTR1_ZLI	UTR2_ZVP
MAX. ADMIS	MAX. ADMIS
POT - 30%	POT - 10%
CUT - 0.6	CUT - 0.2
RMH - S+P+1E 6.5m - cornisa 11m - coama	RMH - P+1E

TOATE DRUMURILE PROPUSE PRIN PREZENTA DOCUMENTATIE AU LATIMEA MINIMA DE 3.0m, NU EXISTA OBSTACOLE AFLATE LA O INALTIME MAI MICA DE 4.5m PE TRASEUL DE DEPLASARE AL AUTOSPECIALELOR DE INTERVENTIE SI SUNT PREVAZUTE PENTRU TRAFIC GREU
DECLIVITATEA LONGITUDINALA A DRUMURILOR EXISTENTE SI PROPUSE ESTE MAI MICA DE 7%
IN ZONA REGLEMENTATA NU EXISTA IMPUSE RESTRICII DE AMPLASARE DE OBIECTIVE TIP SEVESO

proiectant general	L.P. ARHITECTURA S.R.L. Str. Calabran nr. 102, et. 3, Hun, Brasov, jud. Brasov, Romania Nr. O.A.C. 30/10/2018, CUI: 3075797 telefon: +40 726 754 174 e-mail: lucian.paltanea@gmail.com	beneficiar:	RACHITA IOAN-RAZVAN / RACHITA ALINA NICOLETA adresa: STR. HORIA LOVINESCU, NR. 24, COMUNA HARMAN, JUD. BRASOV
proiectant de specialitate	L.P. ARHITECTURA S.R.L. Str. Calabran nr. 102, et. 3, Hun, Brasov, jud. Brasov, Romania Nr. O.A.C. 30/10/2018, CUI: 3075797 telefon: +40 726 754 174 e-mail: lucian.paltanea@gmail.com	format:	A1
specificatie	nume	semnatura	scara:
sef proiect	Urb. Barbu Vlad		1:1000
polectat	Urb. Lucian Paltanea		
desenat	Urb. Lucian Paltanea		
		data:	02.2025
		titlu planșă:	PLAN REGLEMENTARI URBANISTICE
			proiect nr. U02 din 2025
			faza de pr. PUZ
			nr. planșă U- 03