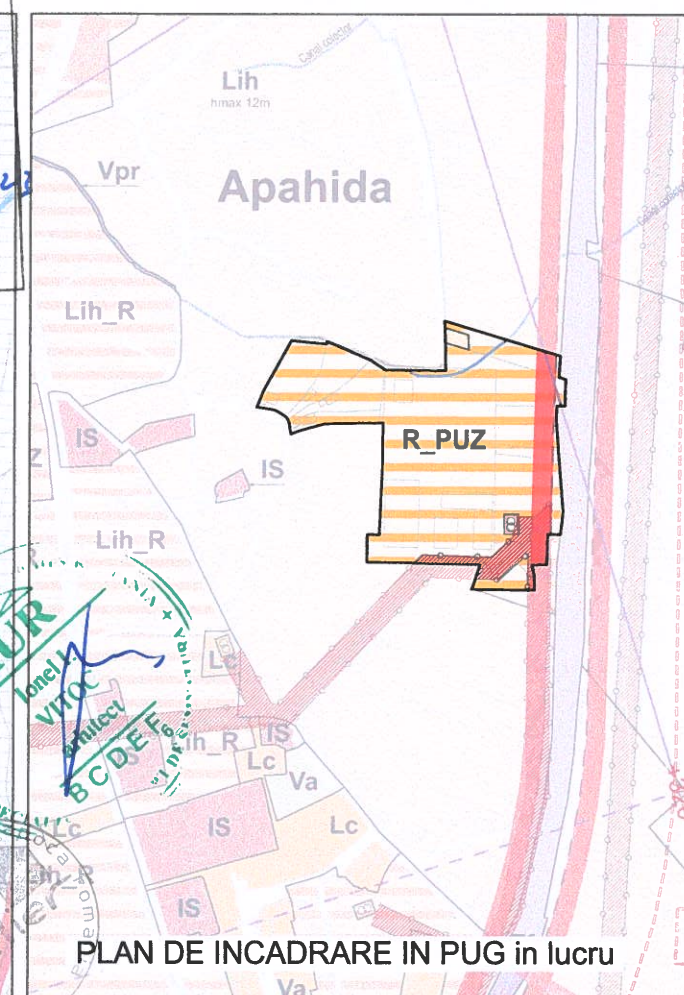
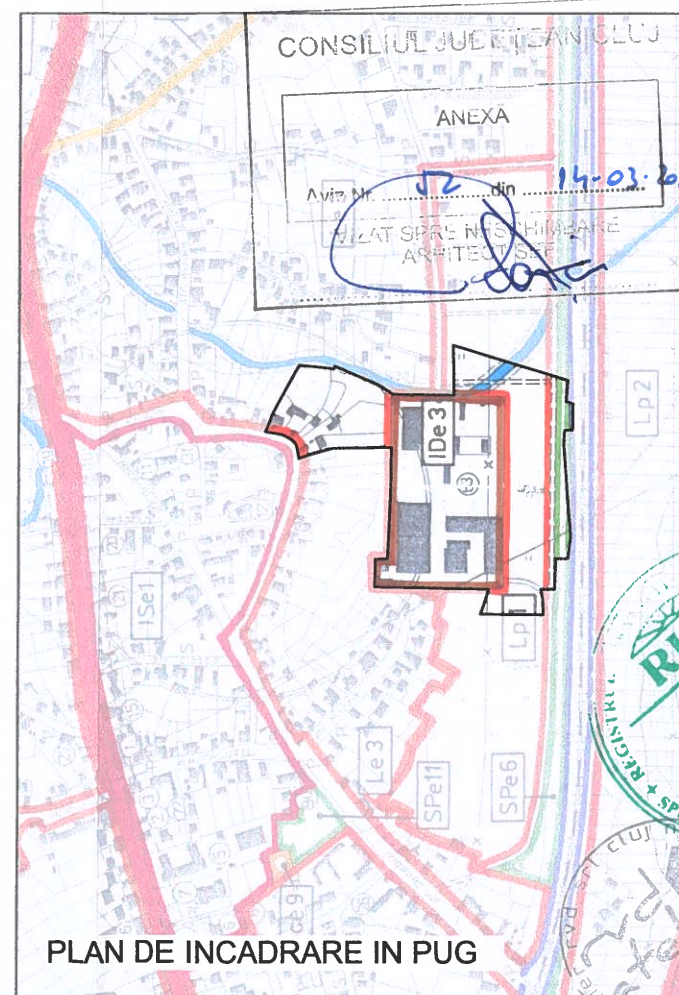
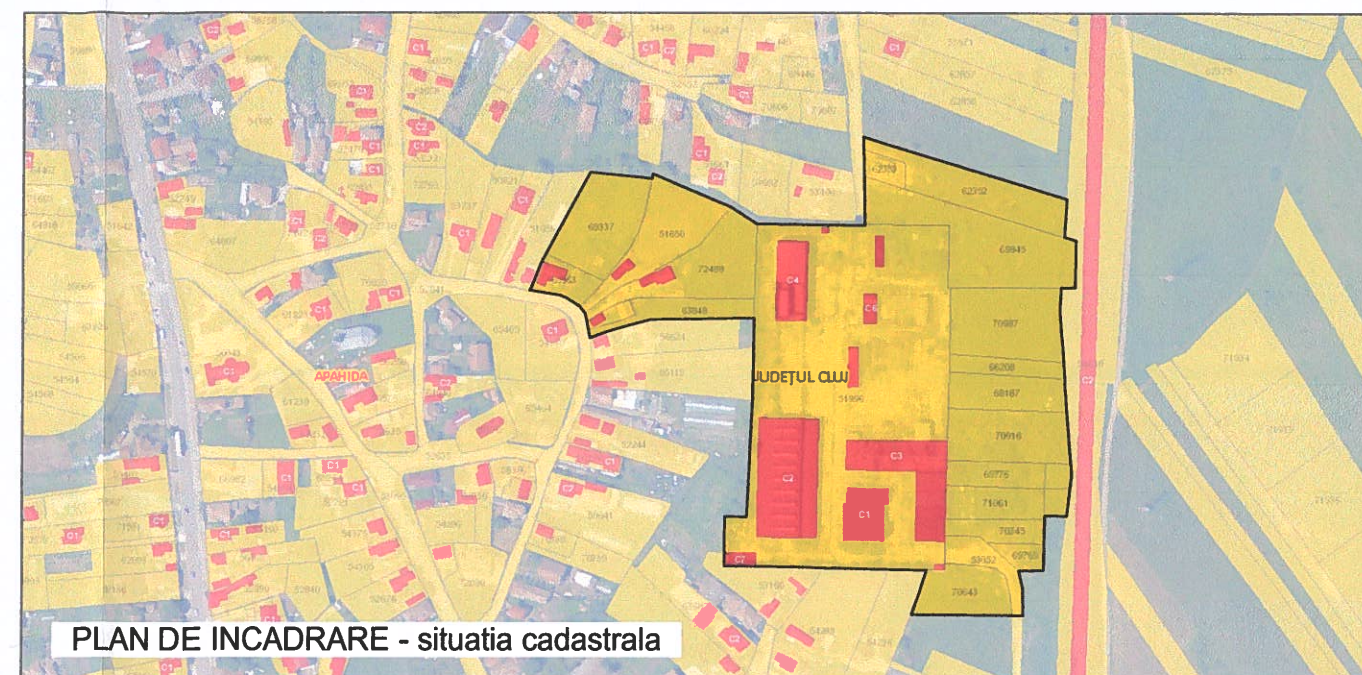
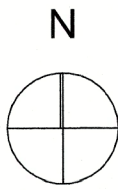
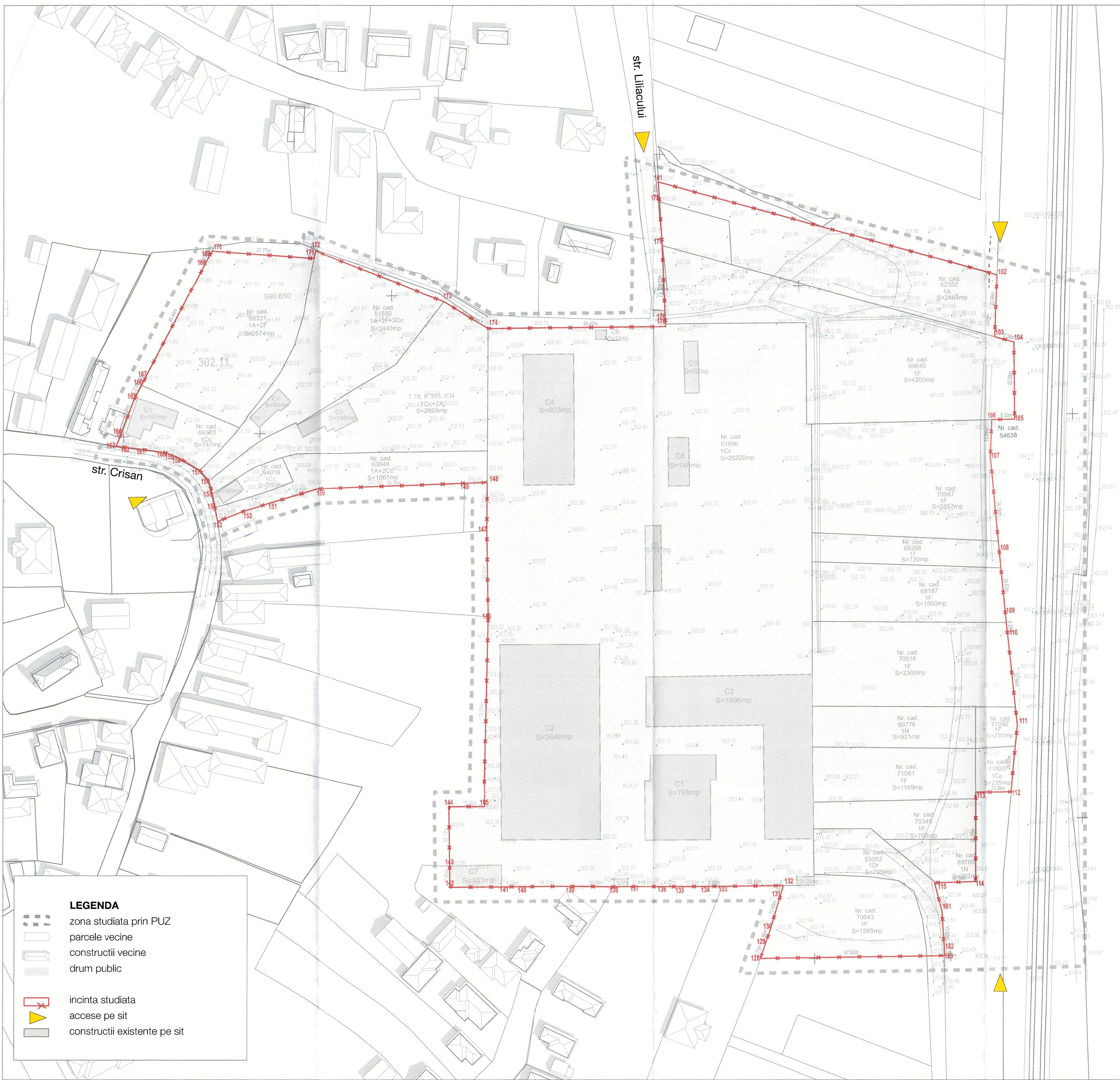




PLAN DE INCADRARE - ORTOFOTOPLAN

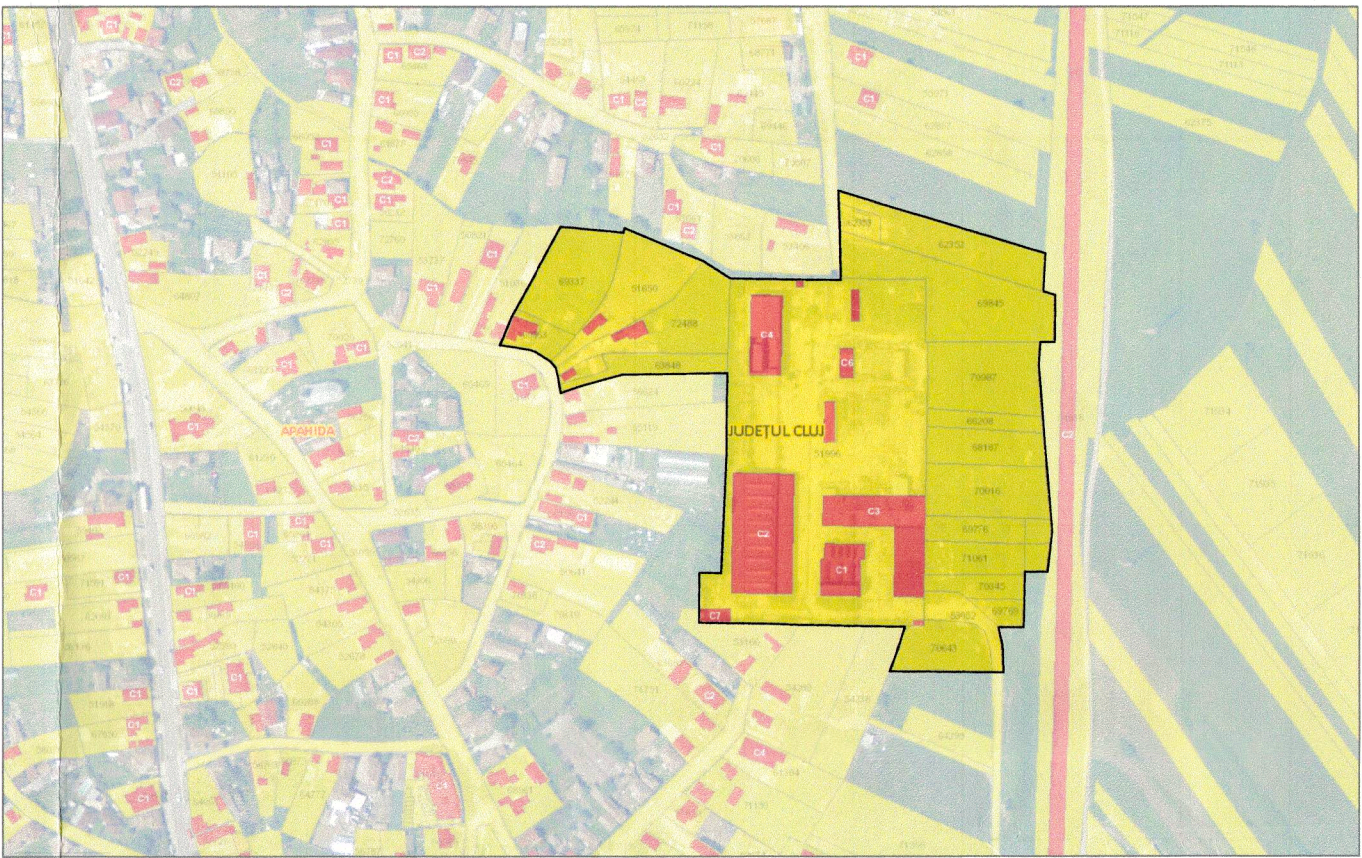


Atelier RVD ARHITECTURĂ STRATEGIE ȘI URBANISM		Beneficiar: THYS DEVELOPMENT AND CONSTRUCTION S.R.L. str. Tautului, nr. 42/A, ap. 1. sat. Floresti, comuna Floresti, jud. Cluj	
		Denumire proiect: PLAN URBANISTIC ZONAL: REGENERARE URBANA - REALIZARE ANSAMBLU MIXT CARE SA CUPRINDA LOCUIRE COLECTIVA, COMERT, DOTARI COMUNITARE, BIROURI, GRADINITA, SPATII VERZI, PARKING AUTO, SERVICII	
Sef Proiect:	arh. Rares V. DRAGAN	Amplasament: strada George Cosbuc, nr. 7, sat. Apahida, comuna Apahida, jud. Cluj	
Proiectat:	arh. Valentin BADARINZA	Data: 17.02.2023	
Verificat:	arh. Rares V. DRAGAN	Nr.proiect: 134	
Coordonator RUR:	arh. Ionel VITOC	Scara:	
		Faza: PUZ	
		Plansa:	
		PLANSĂ DE INCADRARE	
		A.1	



Nr. pet.	X (m)	Y (m)	Lungimea latitud. (m)
101	590699.750	405349.301	129.99
102	590652.162	405373.319	22.98
103	590629.225	405371.931	7.38
104	590627.085	405378.992	28.58
105	590596.503	405378.606	8.53
106	590598.512	405370.073	13.94
107	590584.599	405369.231	34.18
108	590550.514	405371.771	24.63
109	590525.953	405374.601	8.29
110	590517.691	405374.292	32.94
111	590484.666	405377.037	24.92
112	590460.125	405374.075	13.38
113	590460.380	405360.694	33.16
114	590427.226	405359.884	15.16
115	590427.104	405344.720	11.03
116	590416.353	405347.181	13.93
117	590402.729	405347.695	2.81
118	590399.922	405347.673	67.63
119	590400.573	405280.051	3.73
120	590404.083	405281.317	7.96
121	590411.574	405284.021	12.88
122	590423.643	405287.910	4.01
123	590427.463	405289.141	22.45
124	590427.763	405286.696	6.99
125	590427.862	405259.704	10.59
126	590428.072	405249.114	4.62
127	590428.203	405244.500	12.84
128	590428.489	405231.061	5.17
129	590428.535	405228.496	16.06
130	590429.125	405210.449	19.17
131	590429.416	405191.277	6.00
132	590429.507	405185.279	19.07
133	590429.797	405166.210	7.86
134	590437.654	405166.292	22.12
135	590459.770	405166.532	13.06
136	590459.460	405179.584	70.57
137	590529.956	405182.809	32.01
138	590561.967	405183.035	17.81
139	590579.767	405183.531	8.31
140	590579.633	405175.225	54.36
141	590578.891	405120.869	18.95
142	590573.924	405102.581	9.97
143	590571.117	405093.010	9.83
144	590567.695	405083.792	5.16
145	590572.772	405082.895	5.18
146	590577.889	405082.096	5.07
147	590582.811	405080.868	5.13
148	590586.816	405077.661	9.28
149	590591.788	405069.825	3.98
150	590593.360	405060.174	14.04
151	590593.680	405055.091	10.44
152	590595.411	405054.792	5.83
153	590596.293	405049.027	1.93
154	590596.531	405047.109	4.15
155	590600.301	405048.834	14.04
156	590613.369	405053.963	6.21
157	590618.819	405056.933	1.26
158	590619.929	405057.538	49.44
159	590633.353	405081.181	2.53
160	590655.571	405082.396	2.90
161	590658.158	405083.819	37.77
162	590664.468	405121.409	2.91
163	590667.311	405122.029	51.21
164	590667.368	405189.192	19.09
165	590636.941	405185.183	65.47
166	590636.068	405205.644	1.01
167	590637.075	405205.627	29.07
168	590666.145	405250.118	16.22
169	590662.358	405249.557	7.40
S = 55591 mp			

- LEGENDA**
- zona studiata prin PUZ
 - parcele vecine
 - constructii vecine
 - drum public
 - incinta studiata
 - accese pe sit
 - constructii existente pe sit



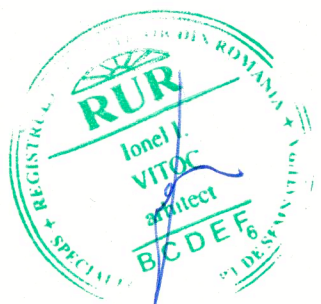
CONSILIUL JUDEȚEAN CLUJ

ANEXĂ

Aviz Nr. 12 din 14.03.2023

VIZAT ȘI ÎNREGISTRAT

ARHITECT



BILANT TERITORIAL - situatia existenta		UM
1	SUPRAFATA TEREN	55.591 mp
2	SUPRAFATA CONSTRUITA	7.212 mp
3	POT	13,0 %
4	SUPRAFETE MINERALE (PAVATE/BETONATE)	19.200 mp
5	SPATII VERZI	29.179 mp

Atelier RVD
ARHITECTURĂ STRATEGIE ȘI URBANISM

A: B-dul Eroilor nr 16 et.5,
Cluj-Napoca, Romania
T: 0726.31.90.79
E: atelier.rvd@gmail.com
W: www.atelierrvd.ro

Beneficiar:

THYS DEVELOPMENT AND CONSTRUCTION S.R.L.
str. Tautului, nr. 42/A, ap. 1. sat. Foresti, comuna Foresti, jud. Cluj

Denumire proiect:

PLAN URBANISTIC ZONAL: REGENERARE URBANA - REALIZARE ANSAMBLU MIXT CARE SA CUPRINDA LOCUIRE COLECTIVA, COMERT, DOTARI COMUNITARE, BIROURI, GRADINITA, SPATII VERZI, PARKING AUTO, SERVICII

Amplasament:

strada George Cosbuc, nr. 7, sat. Apahida, comuna Apahida, jud. Cluj

Sef Proiect:

arh. Rares V. DRAGAN

Data: 17.02.2023

Proiectat:

arh. Valentin BADARINZA

Nr.proiect: 134

Verificat:

arh. Rares V. DRAGAN

Scara:

Coordonator RUR:

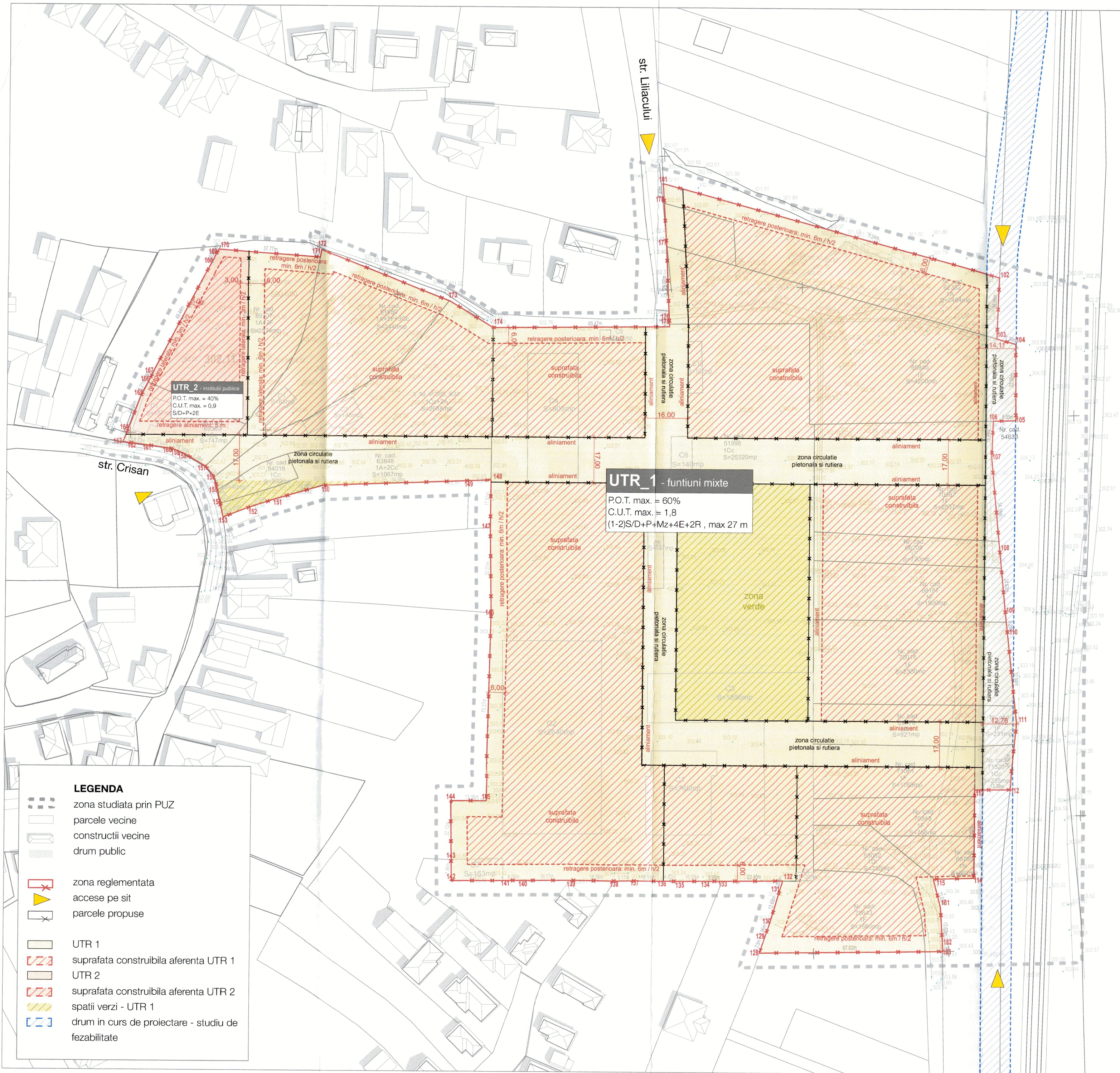
arh. Ionel VITOC

Faza: PUZ

Plansa:

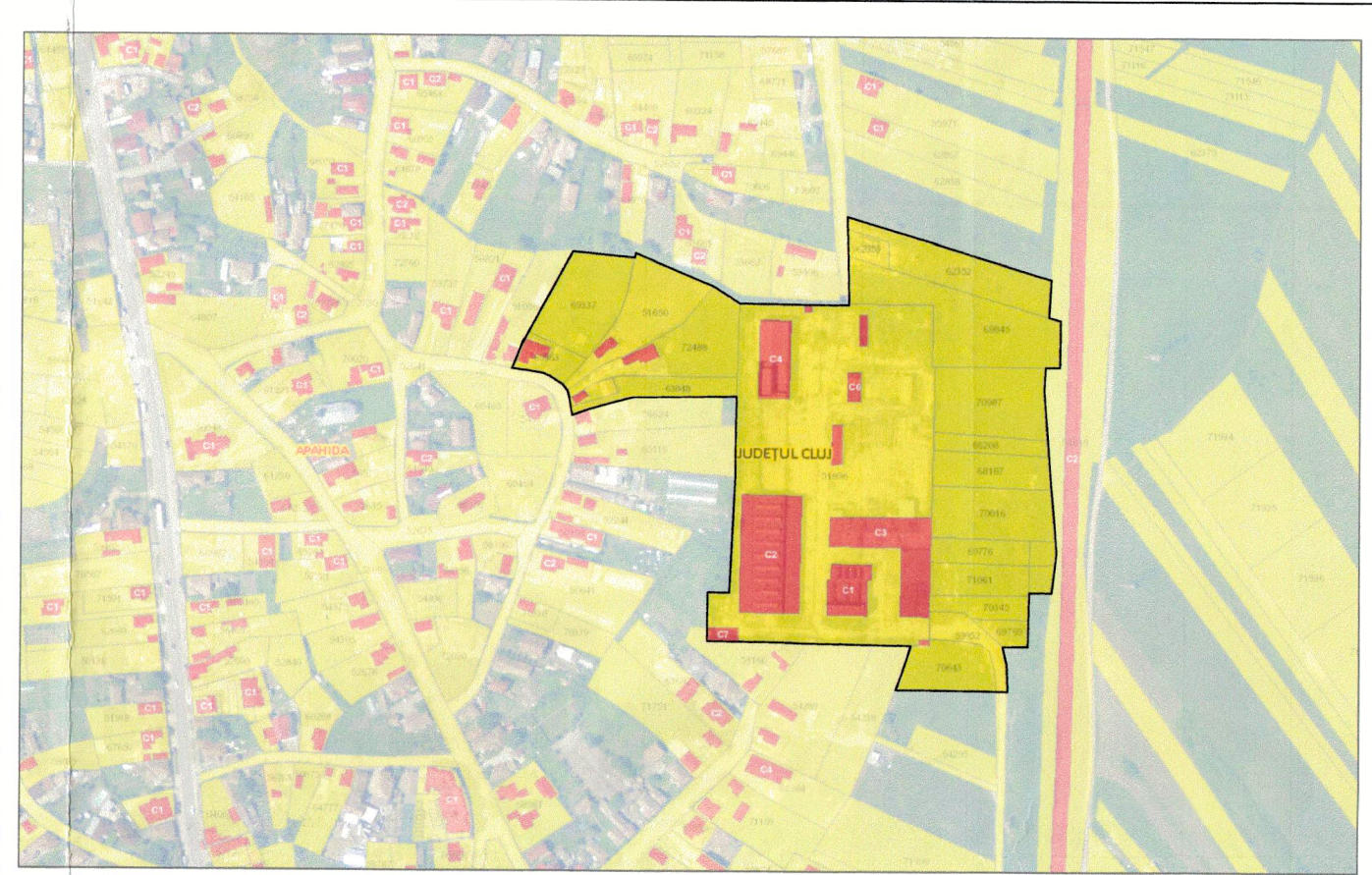
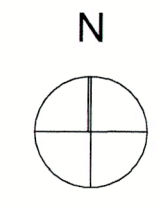
PLANSUA SITUATIA EXISTENTA

A.2



Nr pct	X (m)	Y (m)	Lungime latime (m)
101	590689.750	405249.301	129.59
102	590652.162	405373.319	22.98
103	590629.225	405371.931	7.38
104	590627.085	405378.992	20.58
105	590598.503	405378.606	8.53
106	590598.512	405370.073	13.94
107	590654.999	405369.231	34.18
108	590550.514	405371.771	24.63
109	590625.953	405373.601	8.29
110	590517.691	405374.292	32.94
111	590494.686	405377.037	24.92
112	590460.125	405374.075	13.38
113	590460.380	405360.694	33.16
114	590427.226	405359.884	15.16
115	590427.104	405344.720	11.03
181	590416.353	405347.181	13.63
182	590402.729	405347.695	2.81
183	590399.922	405347.673	67.63
128	590400.573	405280.051	5.73
129	590404.083	405281.317	7.96
130	590411.574	405284.021	12.68
131	590423.643	405287.910	4.01
132	590427.463	405289.141	22.45
133	590427.763	405266.696	6.99
134	590427.862	405259.704	10.59
135	590428.072	405249.114	4.62
136	590428.203	405244.500	12.84
137	590428.489	405231.661	5.17
138	590428.535	405226.496	16.06
139	590429.125	405210.449	19.17
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141	590429.507	405185.279	19.07
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143	590437.654	405166.292	22.12
144	590459.770	405166.532	13.06
145	590459.460	405179.584	70.57
146	590529.956	405182.809	32.01
147	590561.987	405183.035	17.81
148	590579.767	405183.531	8.31
149	590679.633	405175.225	54.36
150	590678.891	405120.869	18.95
151	590673.924	405102.581	9.97
152	590511.171	405093.010	9.83
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154	590672.772	405082.895	5.18
155	590677.689	405082.096	5.07
156	590682.811	405080.868	5.13
157	590686.816	405077.861	9.28
158	590591.788	405069.825	3.98
159	590593.380	405066.174	1.12
160	590593.680	405065.091	10.44
161	590595.411	405054.792	5.83
162	590595.293	405050.027	1.93
163	590596.531	405047.109	15.15
164	590600.301	405048.834	14.04
165	590613.369	405053.983	6.21
166	590618.819	405056.933	1.26
167	590619.929	405057.538	49.44
168	590663.353	405061.161	2.53
169	590665.571	405062.396	2.96
170	590668.168	405083.819	37.77
171	590664.468	405121.409	2.91
172	590667.311	405122.029	51.21
173	590647.308	405169.192	19.09
174	590636.941	405185.183	65.47
175	590636.068	405250.644	1.01
176	590637.075	405250.627	29.07
177	590665.145	405250.118	16.22
178	590662.358	405249.557	7.40

S = 55591 mp



SUPRAFATA TEREN = 55 591 mp
Suprafata reglementata = 55 591 mp
din care:
UTR_1 - functiuni mixte = 53 591 mp
UTR_2 - institutii publice = 2 000 mp

UTR_1 - FUNCTIUNI MIXTE
SUPRAFATA UTR - 53 591 mp

(P.O.T.) PROCENTUL DE OCUPARE A TERENULUI
P.O.T. max propus UTR = 60 %

(C.U.T.) COEFICIENT DE UTILIZARE A TERENULUI
C.U.T. max propus UTR = 1,8
- in etapa de autorizare, la nivel de parcela calculul coeficientilor urbanistici POT si CUT se va raporta la nivel de UTR

(S.C.) SUPRAFATA CONSTRUITA MAXIMA
S.C. max propus UTR = 32 154,6 mp

(S.C.D.) SUPRAFATA CONSTRUITA DESFASURATA MAXIMA
S.C.D. max propus UTR = 96 463,8 mp

SPATIU VERDE minim UTR = 30%
- in etapa de autorizare, la nivel de parcela calculul spatiilor verzi se va raporta la nivel de UTR

REGIM DE INALTIME
Regim de inaltime max. propus: (1-2)/S/D+P+Mz+4E+2R
H cornisa max = +22 m
H max = +27 m

PARCAJE
locuinte:
- 1 loc. de parcare autoturism pentru fiecare apartament cu A.U. sub 50 mp
- 1,5 loc. de parcare autoturism pentru fiecare apartament cu A.U. mai mare sau egala cu 50 mp
comert: 1 loc de parcare autoturism la 100 mp supraf. de vanzare
servicii: 1 loc de parcare autoturism la 100 mp suprafata utila

UTR_2 - ZONA DE INSTITUTII PUBLICE
SUPRAFATA UTR - 2 000 mp

(P.O.T.) PROCENTUL DE OCUPARE A TERENULUI
P.O.T. max propus UTR = 40 %

(C.U.T.) COEFICIENT DE UTILIZARE A TERENULUI
C.U.T. max propus UTR = 0,9

(S.C.D.) SUPRAFATA CONSTRUITA DESFASURATA MAXIMA
S.C.D. max propus UTR = 1 800 mp

SPATIU VERDE minim = 30%

REGIM DE INALTIME
Regim de inaltime max. propus: S/D+P+2E

Atelier RVD
ARHITECTURA STRATEGIE SI URBANISM

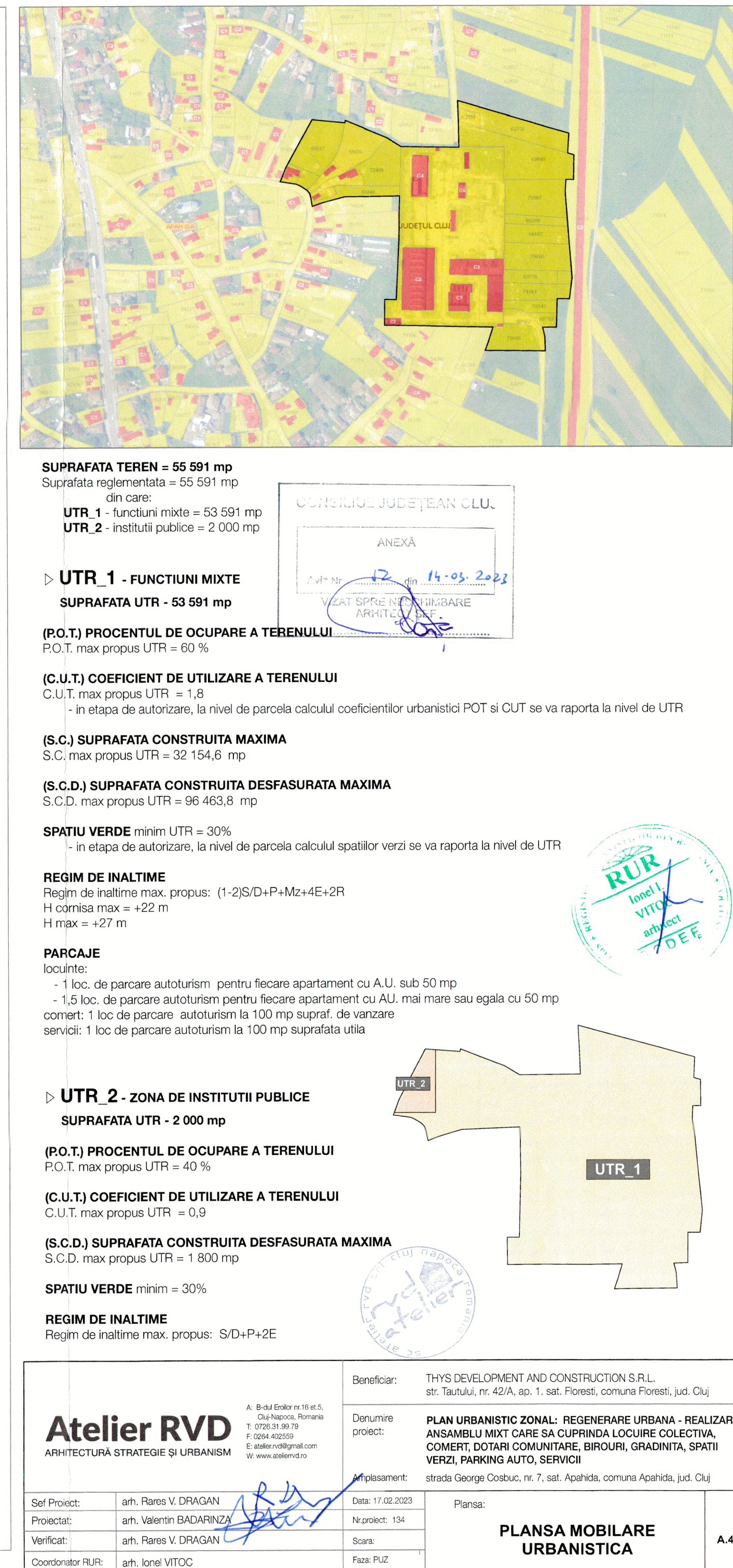
Sef Proiect: arh. Rares V. DRAGAN
Proiectat: arh. Valentin BADARINZA
Verificat: arh. Rares V. DRAGAN
Coordonator RJR: arh. Ionel VITOC

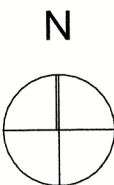
A: B-dul Eroilor nr.16 et.5,
Cluj-Napoca, Romania
T: 0728.31.99.79
F: 0254.402559
E: atelier.rvd@gmail.com
W: www.atelierrvd.ro

Data: 17.02.2023
Nr.proiect: 134
Scara:
Faza: PUZ

Beneficiar: THYS DEVELOPMENT AND CONSTRUCTION S.R.L.
str. Tautului, nr. 42/A, ap. 1. sat. Floresti, comuna Floresti, jud. Cluj
Denumire proiect: PLAN URBANISTIC ZONAL: REGENERARE URBANA - REALIZARE ANSAMBLU MIXT CARE SA CUPIRINDA LOCUIRE COLECTIVA, COMERT, DOTARI COMUNITARE, BIROURI, GRADINITA, SPATII VERZI, PARKING AUTO, SERVICII
Amplasament: strada George Cosbuc, nr. 7, sat. Apahida, comuna Apahida, jud. Cluj

PLANSĂ REGLEMENTARĂ URBANISTICĂ

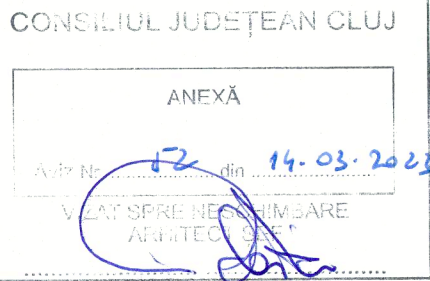




Nr pct	X(m)	Y(m)	Lungimi laturi (m)
101	590689.750	405249.301	129.59
102	590652.162	405373.319	22.95
103	590629.225	405371.931	7.38
104	590627.085	405378.952	28.58
105	590598.503	405378.606	8.53
106	590598.515	405370.075	13.94
107	590584.599	405369.231	34.18
108	590550.514	405371.771	24.83
109	590525.953	405373.601	8.29
110	590517.891	405374.292	22.94
111	590484.866	405377.037	24.92
112	590480.125	405374.075	13.38
113	590480.360	405390.994	33.16
114	590427.226	405359.884	15.16
115	590427.104	405344.720	11.03
181	590416.353	405347.181	13.63
182	590402.729	405347.869	2.81
183	590399.922	405347.873	67.63
128	590400.573	405280.051	3.73
129	590404.083	405281.317	7.36
130	590411.574	405284.021	12.89
131	590423.643	405287.910	4.01
132	590427.463	405289.141	22.45
133	590427.763	405266.996	6.99
134	590427.862	405259.704	10.59
135	590428.072	405249.114	4.62
136	590428.203	405244.500	12.84
137	590428.489	405231.661	5.17
138	590428.535	405226.496	16.09
139	590429.125	405210.449	19.17
140	590429.416	405181.277	6.00
141	590429.507	405185.279	19.07
142	590429.797	405166.210	7.86
143	590437.654	405166.292	22.12
144	590459.770	405166.532	13.06
145	590459.480	405179.584	70.57
146	590529.956	405182.809	32.01
147	590561.967	405183.035	17.81
148	590579.767	405183.531	8.31
149	590579.633	405175.225	54.36
150	590578.891	405120.869	18.95
151	590573.924	405102.581	9.97
152	590571.117	405093.010	9.83
153	590567.695	405083.792	5.16
154	590572.772	405082.895	5.18
155	590577.869	405082.096	5.07
156	590582.811	405080.868	5.13
157	590586.816	405077.661	9.28
158	590591.788	405069.825	3.98
159	590593.360	405066.174	1.12
160	590593.880	405065.091	10.44
161	590595.411	405054.792	5.83
162	590596.293	405049.027	1.93
163	590596.531	405047.109	4.15
164	590600.301	405048.834	14.04
165	590613.369	405053.963	0.21
166	590618.819	405056.933	1.26
167	590619.929	405057.538	49.44
168	590663.353	405081.181	2.53
169	590665.571	405082.396	2.96
170	590668.168	405083.819	37.77
171	590684.468	405121.409	2.91
172	590667.311	405122.029	51.21
173	590647.368	405169.192	19.09
174	590636.941	405185.183	65.47
175	590636.068	405250.844	1.01
176	590637.075	405250.827	29.07
177	590666.145	405250.118	16.22
178	590682.358	405249.557	7.40

S = 55591 mp

- LEGENDA**
- zona studiata prin PUZ
 - parcele vecine
 - constructii vecine
 - drum public
 - zona reglementata
 - accese pe sit
 - parcele propuse
 - teren in proprietate publica
 - teren in proprietate privata
 - teren in proprietate privata ce urmeaza a fi transferat in proprietate publica (administratia locala) - conform HCL 277/21.12.2022
 - schimb de proprietati public - privat:
 - teren proprietate publica ce urmeaza a fi schimbat
 - teren proprietate privata ce urmeaza a fi schimbat



- PARCELARE PROPUȘA**
- PARCELA 1 = 2 000 mp
 - PARCELA 2 = 5 471,1 mp
 - PARCELA 3 = 2 330,7 mp
 - PARCELA 4 = 8 603,1 mp
 - PARCELA 5 = 5 760,4 mp
 - PARCELA 6 = 4 496,7 mp
 - PARCELA 7 = 2 120,8 mp
 - PARCELA 8 = 9 256,7 mp
 - PARCELA 9 = 4 346,5 mp
 - PARCELA 10 = 9 679,1 mp
 - PARCELA 11 = 1 525,7 mp

Atelier RVD
ARHITECTURĂ STRATEGIE ȘI URBANISM

Sef Proiect: arh. Rares V. DRAGAN
Proiectat: arh. Valentin BADARINZA
Verificat: arh. Rares V. DRAGAN
Coordonator RUR: arh. Ionel VITOC

Beneficiar: THYS DEVELOPMENT AND CONSTRUCTION S.R.L.
str. Tautului, nr. 42/A, ap. 1. sat. Floresti, comuna Floresti, jud. Cluj

Denumire proiect: **PLAN URBANISTIC ZONAL: REGENERARE URBANA - REALIZARE ANSAMBLU MIXT CARE SA CUPRINDA LOCUIRE COLECTIVA, COMERT, DOTARI COMUNITARE, BIROURI, GRADINITA, SPATII VERZI, PARKING AUTO, SERVICII**

Amplasament: strada George Cosbuc, nr. 7, sat. Apahida, comuna Apahida, jud. Cluj

Data: 22.02.2023
Nr.proiect: 134
Scara: 1:1000
Faza: PUZ

PLANSĂ PROPRIETĂȚI ASUPRA TERENULUI



Nr. poz.	X (m)	Y (m)	Lungime (m)
101	100000.00	100000.00	1.00
102	100000.00	100000.00	1.00
103	100000.00	100000.00	1.00
104	100000.00	100000.00	1.00
105	100000.00	100000.00	1.00
106	100000.00	100000.00	1.00
107	100000.00	100000.00	1.00
108	100000.00	100000.00	1.00
109	100000.00	100000.00	1.00
110	100000.00	100000.00	1.00
111	100000.00	100000.00	1.00
112	100000.00	100000.00	1.00
113	100000.00	100000.00	1.00
114	100000.00	100000.00	1.00
115	100000.00	100000.00	1.00
116	100000.00	100000.00	1.00
117	100000.00	100000.00	1.00
118	100000.00	100000.00	1.00
119	100000.00	100000.00	1.00
120	100000.00	100000.00	1.00
121	100000.00	100000.00	1.00
122	100000.00	100000.00	1.00
123	100000.00	100000.00	1.00
124	100000.00	100000.00	1.00
125	100000.00	100000.00	1.00
126	100000.00	100000.00	1.00
127	100000.00	100000.00	1.00
128	100000.00	100000.00	1.00
129	100000.00	100000.00	1.00
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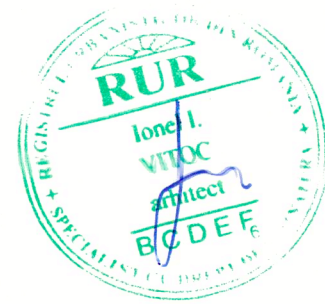
CONSILIUL JUDEȚEAN CLUJ

ANEXĂ

Aviz nr. 12 din 14.03.2023

VIZAT SPRE RECHIMBARE

AFILIAT



Atelier RVD
ARHITECTURĂ STRATEGIE ȘI URBANISM

A - B-dul Eroilor nr.16 et.5,
Cluj-Napoca, Romania
T: 0726.31.99.79
F: 0254.402559
E: atelier.rvd@gmail.com
W: www.atelierrvd.ro

Sef Proiect: arh. Rares V. DRAGAN
Proiectat: arh. Valentin BADARINZA
Verificat: arh. Rares V. DRAGAN
Coordonator RUR: arh. Ionel VITOC

Beneficiar: THYS DEVELOPMENT AND CONSTRUCTION S.R.L.
str. Tautului, nr. 42/A, ap. 1. sat. Floresti, comuna Floresti, jud. Cluj

Denumire proiect: PLAN URBANISTIC ZONAL: REGENERARE URBANA - REALIZARE ANSAMBLU MIXT CARE SA CUPRINDA LOCUIRE COLECTIVA, COMERT, DOTARI COMUNITARE, BIROURI, GRADINITA, SPATII VERZI, PARKING AUTO, SERVICII

Amplasament: strada George Cosbuc, nr. 7, sat. Apahida, comuna Apahida, jud. Cluj

Data: 17.02.2023
Nr.proiect: 134
Scara:
Faza: PUZ

Plansa:

PLANSĂ REȚELE EDILITARE