

P.U.Z. UNIRII-TECUCIULUI, BACAU

U2. REGLEMENTARI URBANISTICE - ZONIFICARE

OBIECTIV:
CONSTRUIRE ANSAMBLU FUNCTIUNI MIXTE "DEDEMAN CAMPUS"

BENEFICIAR:
S.C. DEDEMAN S.R.L.

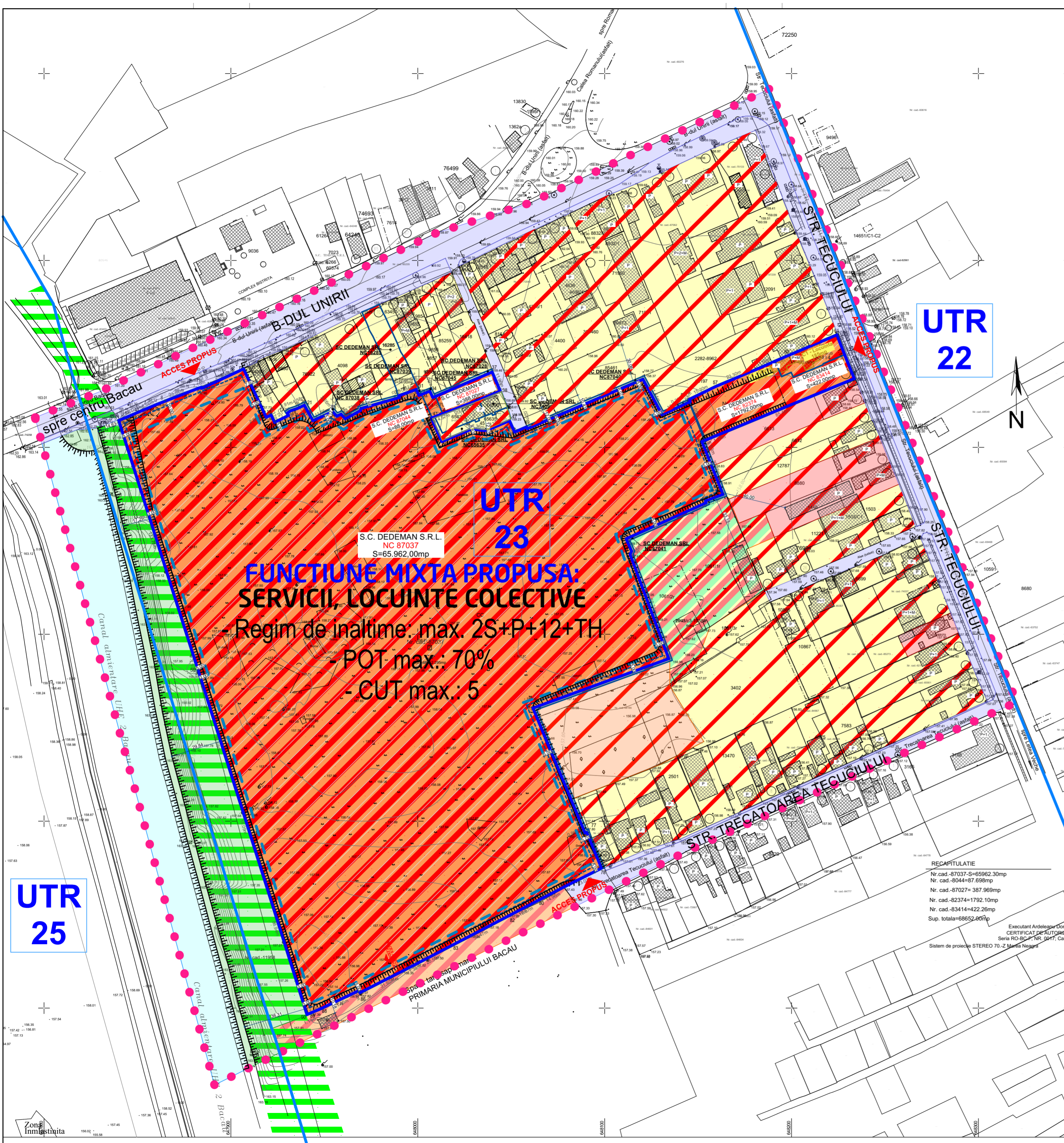
BILANT TERITORIAL

	PROPUS
Suprafata zona studiata P.U.Z.	161.455,50mp(16.14ha)
Suprafata amplasament reglementat prin P.U.Z.	68.652,00mp (6.86ha)

ZONIFICARE nou propusa prin P.U.Z.
Zona mixta - servicii, locuinte colective, spatii plantate/agrement/sport

INDICATORI URBANISTICI propusi
 Regim de inaltime maxim 2S+P+12+TH, H max. 42m/45m
 P.O.T.max. 70%, C.U.T.max 5

Nr. Pct.	Coordonate pct.de contur		Lungimi (D(L=1))
	X [m]	Y [m]	
1	565290.325	647910.668	15.087
2	565304.710	647906.120	79.556
3	565379.990	647926.270	7.930
4	565387.145	647979.959	133.780
5	565514.694	647928.513	1.004
6	565515.055	647940.438	12.815
7	565520.040	647852.241	8.863
8	565524.420	647926.220	23.844
9	565532.060	647882.440	2.157
10	565532.700	647884.500	0.403
11	565532.260	647898.696	0.079
12	565532.194	647884.695	24.645
13	565535.160	647907.039	26.581
14	565516.700	647919.140	2.877
15	565517.910	647921.750	4.312
16	565514.020	647925.610	7.376
17	565517.290	647930.220	1.367
18	565514.420	647929.450	2.708
19	565519.970	647916.070	3.905
20	565521.220	647935.370	4.581
21	565523.160	647935.620	9.439
22	565514.890	647944.070	11.558
23	565519.700	647954.580	3.296
24	565517.290	647958.770	2.538
25	565518.320	647959.090	3.328
26	565514.890	647961.320	0.694
27	565520.030	647968.960	1.130
28	565521.150	647969.130	21.262
29	565524.420	647969.590	0.997
30	565527.908	647989.251	10.839
31	565531.554	647999.458	3.400
32	565528.400	648004.990	0.997
33	565528.760	648001.810	5.222
34	565533.160	648008.070	3.758
35	565527.270	648008.270	1.131
36	565527.710	648009.308	33.442
37	565545.930	648014.030	11.864
38	565529.921	648044.715	12.740
39	565529.070	648032.961	20.620
40	565517.680	648013.610	4.567
41	565515.953	648009.243	1.500
42	565515.416	648007.842	12.867
43	565503.690	648013.140	17.185
44	565510.330	648028.990	6.356
45	565501.450	648035.290	1.070
46	565509.690	648037.140	13.212
47	565514.280	648049.290	6.696
48	565508.770	648052.030	6.938
49	565511.520	648058.400	1.022
50	565510.580	648058.800	67.327
51	565537.040	648120.710	21.642
52	565516.060	648130.900	15.547
53	565526.610	648135.900	1.011
54	565525.540	648144.630	0.219
55	565525.630	648144.820	0.534
56	565526.155	648145.185	15.298
57	565525.850	648158.940	23.303
58	565541.910	648190.975	11.528
59	565546.522	648190.975	3.313
60	565547.850	648194.010	33.130
61	565550.810	648222.400	10.724
62	565550.820	648228.400	1.096
63	565550.790	648227.790	14.283
64	565536.560	648234.160	85.490
65	565503.890	648155.170	1.745
66	565503.220	648153.659	1.004
67	565502.840	648152.630	30.461
68	565474.580	648163.950	10.055
69	565471.070	648163.950	1.031
70	565470.090	648154.840	46.844
71	565450.850	648152.130	6.568
72	565444.480	648141.930	1.952
73	565442.700	648141.130	59.737
74	565398.690	648141.400	77.312
75	565392.250	648022.250	71.489
76	565294.270	648090.770	0.887
77	565294.600	648090.700	21.572
78	565274.648	648098.901	23.025
79	565294.330	648078.314	14.860
80	565271.414	648065.052	17.874
81	565249.143	648049.207	0.104
82	565249.090	648048.110	36.470
83	565232.139	648016.826	20.594
84	565232.730	647998.503	1.378
85	565222.104	647997.279	31.924
86	565207.600	647988.840	1.288
87	565205.740	647986.240	21.855
88	565199.340	647948.510	7.453
89	565196.450	647941.636	1.146
90	565195.017	647940.560	86.938



- LEGENDA**
- LIMITA ZONA STUDIATA P.U.Z.
 - LIMITA AMPLASAMENT REGLEMENTAT PRIN P.U.Z.
 - LIMITA IMOBILE CE AU GENERAT P.U.Z. - NC: 87037,87027, 87044, 82374, 83414 - S.totala = 68.652,00mp
 - LIMITE CADASTRALE
 - LIMITE U.T.R.
 - CONSTRUCTII EXISTENTE
 - ▲ ACCESE
 - AMENAJARI HIDROTEHNICE
 - Canal acumulare U.H.E. 2 Bacău
 - Dig mal stang canal acumulare
- REGLEMENTARI URBANISTICE - ZONIFICARE**
- LI - Zona locuinte individuale existenta
 - LC - Zona locuinte colective existenta
 - IS - Zona institutii publice si servicii existenta
 - P - Zona pentru parcuri, spatii verzi, complexe sportive, amenajari pentru sport, agrement, turism, perdele de protectie - existenta
 - CCr - Zona cai rutiere existente / cai rutiere in incinta
 - IS,LC - Zona mixta locuinte colective / servicii existenta
 - IS,LI,P - Zona mixta locuinte individuale / servicii / sport, agrement, spatii plantate existenta
- Reconversii functionale propuse**
- LC,IS - Zona mixta servicii si locuinte colective
 - LC,IS - Zona mixta servicii si locuinte colective - reglementare la nivelul zonei studiate (in afara amplasamentului) cu propunere de preluare in PUG Bacău
 - "Coridor verde" - Zona spatii plantate/agrement/sport - reglementare la nivelul zonei studiate (in afara amplasamentului) cu propunere de preluare in PUG Bacău
 - Taluz amenajat (inierbat/gradenat)
 - Retrageri/Limita edificabil
 - Limita parcare subterana generala comuna

Constructii existente / propuse spre desfiintare

Nr. cadastrale	Mentinite	Desfiintare
NC 82374		C1 - 18mp - Garaj
NC 83414		C1 - 185mp - Locuinta



beneficiar:
S.C. DEDEMAN S.R.L.
 strada Al. Tolstoi nr. 8, mun. Bacău, jud. Bacău

obiectiv:
P.U.Z. - CONSTRUIRE ANSAMBLU FUNCTIUNI MIXTE "DEDEMAN CAMPUS"

adresa:
 B-dul Unirii nr.54, nr.78A, nr.80; Str.Tecuciului, nr.12 mun. Bacău, jud. Bacău, ROMANIA

verificator expert tehnic: **MARIUS EUGEN VADEANU**

SEMNATURA CERINTA

Este interzisa copierea si multiplicarea prezentei documentatii fara aprobarea scrisa a S.C. CREATIV PROJECT S.R.L.

proiectant general: **S.C. CREATIV PROJECT S.R.L. PIATRA NEAMT**
 TEL: 0742/988212; 0740/302724; 0233/227747
 C.U.I. 17536675

scara: 1:1500

format: A2+

data: 2021

rev: 5/6/2021

faza: P.U.Z.

denumirea plansei: **REGLEMENTARI URBANISTICE - ZONIFICARE**

nr. plansei: **U2**

UTR 25

UTR 22

UTR 23

**FUNCTIUNE MIXTA PROPUISA:
 SERVICII, LOCUINTE COLECTIVE**
 - Regim de inaltime: max. 2S+P+12+TH
 - POT max.: 70%
 - CUT max.: 5

Zona Immobiliara