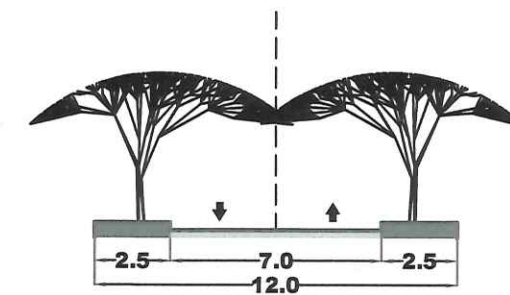
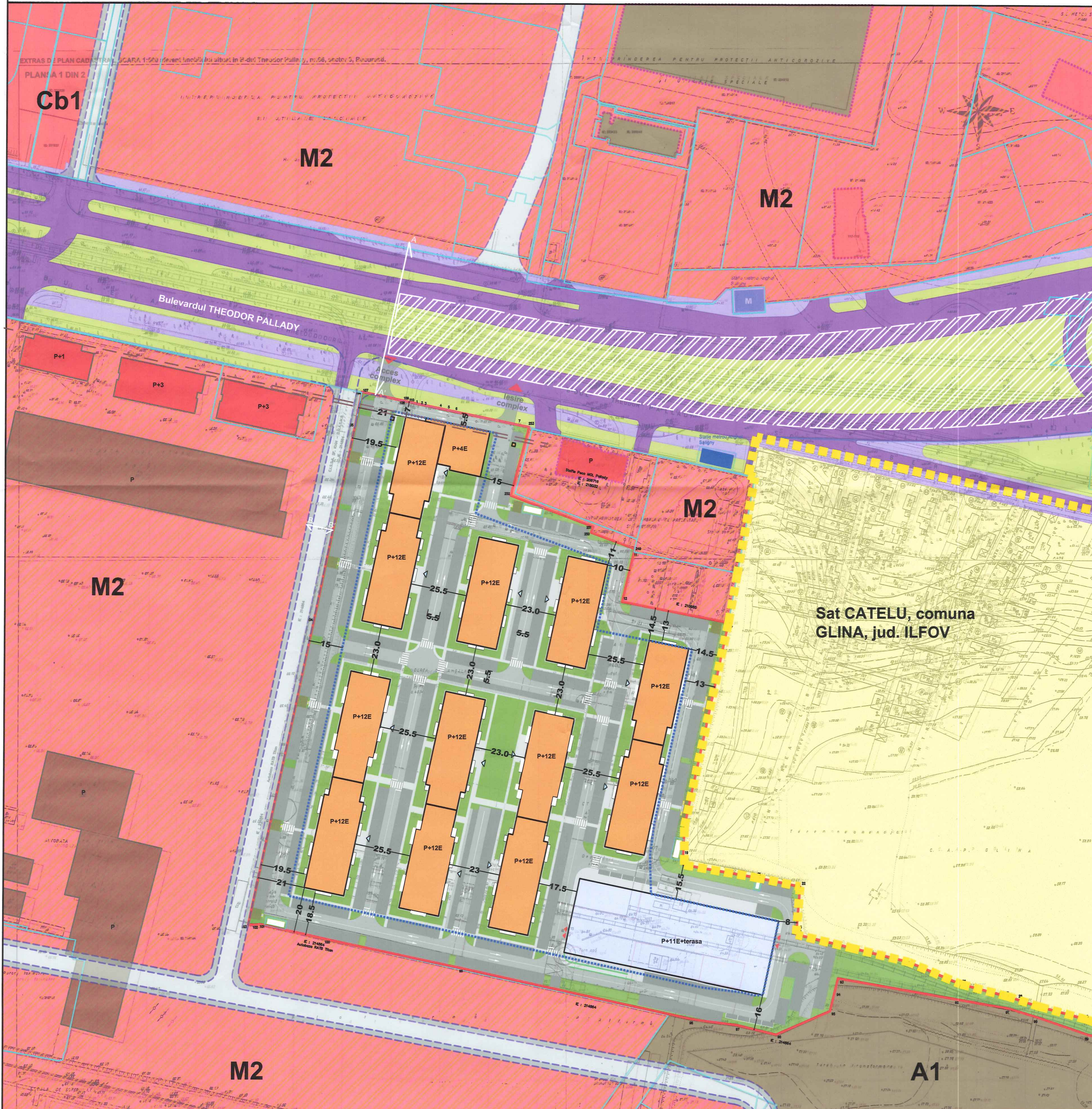


Profil Boulevardul Theodor Pallady Scara 1:250



Profil Stradal B-B' 1:250



BILANT TERITORIAL PE PARCELA STUDIATA			
	EXISTENT	PREVEDERI PAZ.	PROPOS
Suprafata teren	48080		48080
Suprafata construita	0		168280.00
Suprafata destavurata	0		168280.00
P.O.T.	0	70	35
C.U.T.	0	3.50	3.50
R.H. Max		P+14E	P+12E
H max la cornisa	45		40
Spatii verzi (la sol) 20%			9616
Spatii verzi pe terasol/peste subsol 10%			4808
Nr. Unitati locative			1922
Nr. locuri de parcare (locuiri comert/bicouri)			2369
Suprafata de teren afectata de supralargirea strada			-

Coordonate nr. cadastral 232830
Sistem de Proiectie Stereografic 1970

Nr. Pct.	Coordonate pct.de contur	Lungimi loturi D(L,H)
	X [m] Y [m]	
13	323448.388 596365.861	48.801
12	323457.814 596317.844	22.968
11	323478.980 596323.169	1.458
249	323481.400 596323.501	21.051
250	323488.709 596333.760	2.800
251	323491.335 596304.732	39.805
252	323505.157 596267.404	31.878
253	323535.990 596275.499	3.997
	323536.801 596271.585	30.493
6	323542.988 596241.726	3.518
5	323545.702 596238.281	3.732
4	323544.441 596236.823	6.879
3	323545.834 596227.887	1.619
2	323546.150 596226.299	3.514
110	323546.867 596222.943	2.528
109	323547.417 596220.391	0.443
108	323547.507 596219.957	19.854
107	323551.543 596200.843	0.297
106	323551.605 596200.125	15.859
105	323536.041 596197.081	89.751
104	323448.170 596178.807	139.185
103	323311.979 596150.092	5.013
102	323312.109 596155.103	0.213
101	323312.312 596155.163	30.059
100	323305.615 596184.471	27.398
183	323299.956 596211.278	8.440
182	323298.213 596219.536	28.437
98	323292.753 596205.841	108.750
98	323269.743 596349.644	20.876
97	323267.214 596370.586	18.425
96	323269.892 596368.267	26.213
95	323273.620 596412.495	8.992
94	323282.361 596414.606	6.290
83	323288.475 596403.083	53.321
92	323279.124 596469.085	24.403
91	323274.884 596493.117	13.309
90	323270.981 596505.841	24.588
89	323262.981 596529.089	11.446
88	323260.385 596540.237	14.922
87	323254.187 596553.602	13.616
86	323247.144 596565.467	16.323
85	323238.790 596579.490	14.389
84	323230.744 596591.419	26.475
83	323208.596 596610.487	13.769
82	323198.271 596618.301	15.212
81	323185.760 596626.955	15.769
80	323171.564 596633.821	14.459
79	323158.271 596639.510	17.377
78	323141.668 596644.637	15.548
77	323128.392 596647.531	29.655
76	323098.940 596650.996	31.473
75	323085.834 596655.787	25.261
74	323040.749 596658.760	27.208
73	323013.891 596671.111	27.400
72	322986.709 596686.564	34.087
71	322953.356 596673.602	9.833
70	322945.875 596679.945	16.966
69	322930.201 596686.451	19.727
68	322914.918 596698.925	13.955
67	322903.099 596705.945	16.740
66	322890.988 596717.902	13.224
65	322881.394 596727.003	14.431
64	322871.979 596737.940	25.010
63	322859.388 596756.266	18.773
62	322850.710 596774.913	13.898
61	322845.415 596787.763	25.494
60	322837.820 596812.089	27.289
59	322839.816 596835.141	25.050
58	322843.005 596810.295	23.277
57	322847.946 596787.548	16.648
56	322854.669 596772.318	18.917
55	322863.697 596755.694	20.923
54	322874.771 596737.942	25.903
53	322893.734 596720.297	29.609
52	322916.879 596701.830	23.665
51	322937.112 596689.556	25.446
50	322960.280 596679.033	13.658
49	322973.239 596674.720	14.445
48	322987.231 596671.131	27.943
47	323014.891 596667.186	28.621
46	323041.332 596664.078	27.261
45	323068.525 596662.154	31.221
44	323099.674 596660.049	14.522
43	323114.138 596658.751	16.055
42	323130.140 596657.443	17.225
41	323148.230 596651.285	16.756
40	323161.668 596644.780	29.367
39	323187.367 596630.587	14.049
38	323199.317 596623.180	16.231
37	323212.408 596613.585	12.545
36	323222.083 596605.600	17.430
35	323235.084 596593.990	15.059
34	323243.475 596581.486	16.719
33	323252.925 596567.694	12.031
32	323258.412 596556.987	14.722
31	323264.531 596543.697	15.943
30	323269.917 596528.591	22.739
29	323275.905 596506.655	10.411
28	323279.124 596498.754	4.089
27	323280.388 596492.865	22.292
26	323285.897 596471.264	25.328
25	323295.778 596447.945	52.342
24	323308.222 596397.104	0.501
23	323308.715 596397.193	21.049
22	323329.702 596398.801	18.632
21	323333.463 596380.553	34.864
20	323339.435 596348.204	3.945
19	323343.377 596346.057	15.015
18	323356.362 596346.520	22.692
17	323378.588 596351.189	11.946
16	323390.278 596353.647	24.764
15	323414.532 596358.746	34.576

P.U.D. Bdul Theodor Pallady, nr. 66, lot 1, Sector 3, Bucuresti

PLAN URBANISTIC DE DETALIU
6. REGLEMENTARI URBANISTICE

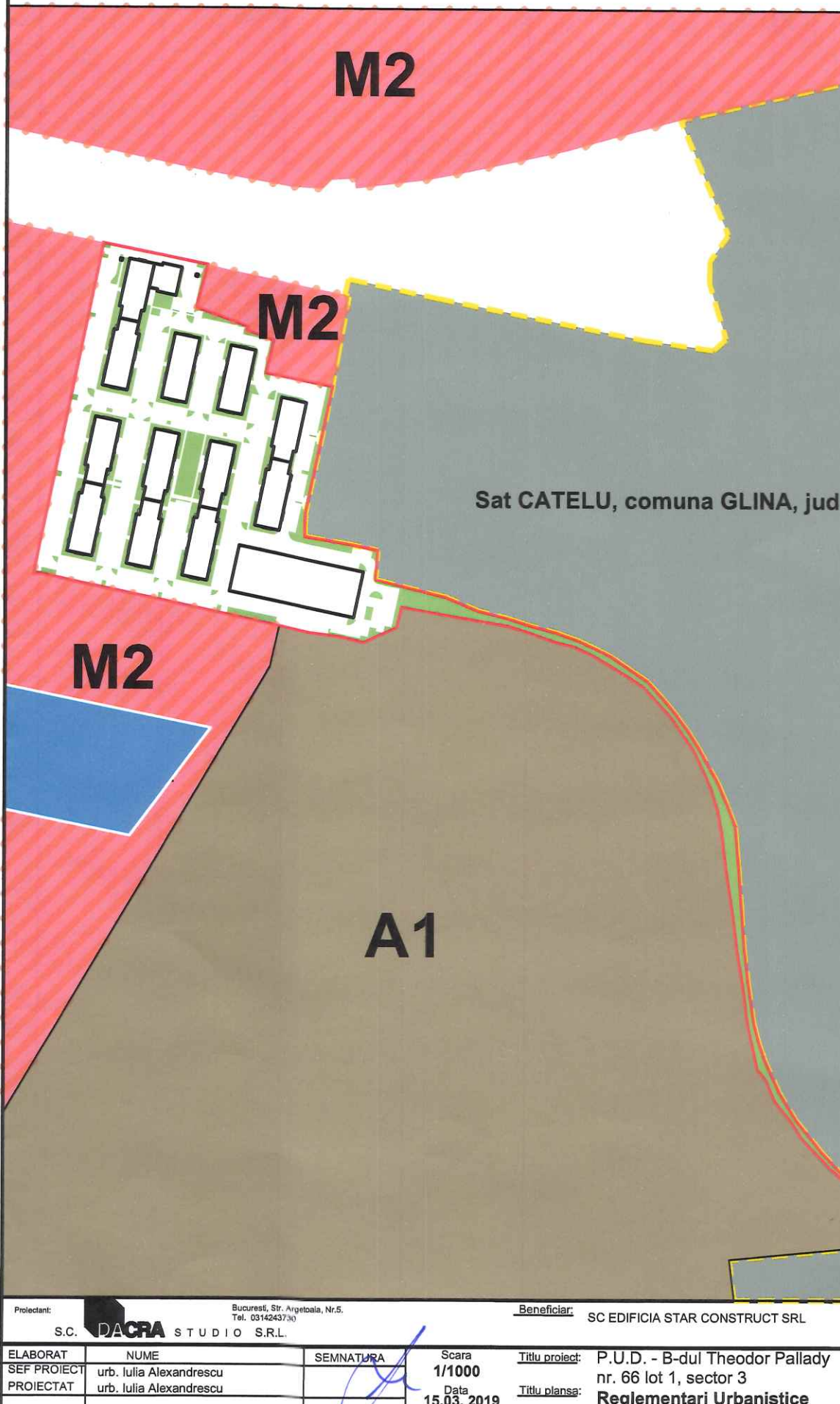
- Limita de proprietate/ teren reglementat B-dul Theodor Pallady nr. 66 lot 1 sector 3, Bucuresti S teren =48080 mp(conform cadastru)
- Limita administrativa Municipiului Bucuresti
- Parcelar

- ZONIFICARE FUNCTIONALA conf. PUZ Sector 3:**
- M2 - subzona mixta cu cladiri avand regim de construire continuu sau discontinuu si inaltime maxime de P+14 niveluri cu accente inalte peste 45 metri.
 - Cb1 - servicii publice dispersate existente in afara zonelor protejate;
 - A1 - parcuri de activitati
 - Spatii verzi aferente circuitului publice

- CONSTRUCTII EXISTENTE:**
- Constructii pozitionate informativ conform imagini satelit
 - Cladiri comert - servicii
 - Constructii productie/depozitare
- CIRCULATII conform PUZ Sector 3 aprobat:**
- Circulatii carosabile existente
 - Circulatii pietonale existente
 - Circulatii carosabile propuse
 - Circulatii pietonale propuse

- REGLEMENTARI:**
- Edificabil maxim propus
 - Aliniere stradala existenta
 - Constructii propuse cu functiune mixta - locuire colectiva/ comert/birouri Se permite iesirea in consola a balcoanelor/teraselor cu 1.6 m fata de cota fatadei
 - Parcare supraetajata
 - Spatii verzi la sol
 - Acces Auto
 - Acces Pietonal

- P.O.T propus =35% P.O.T maxim =70%
- C.U.T propus =3.5 adc/mp C.U.T. maxim= 3.5 adc/mp
- Rh propus - P+12E Rh maxim - P+14E



ELABORAT	NUME	SEMANTINA	Scara	Titlu scara	Proiect
PROIECTAT	ur. Iulia Alexandrescu		1/1000		439/2019
PROIECTAT	ur. Iulia Alexandrescu		15.03.2019		P.U.D. - B-dul Theodor Pallady nr. 66 lot 1, sector 3 Reglementari Urbanistice

18.04.2019