# P.U.D.

Strada Ilioara
nr. 54
Sector 3, Bucuresti

**CONSTRUIRE ANSAMBLU CU FUNTIUNI MIXTE**

## 6. REGLEMENTARI URBANISTICE

P.U.D. 23/2021
10. 11. 2021

**LEGENDA**

Limita de proprietate/ teren reglementat
Strada Ilioara nr. 54 sector 3, Bucuresti
S teren =62.937mp(conform cadastru)

Parcelar

**ZONIFICARE FUNCTIONALA conf. PUZ Sector 3:**

- M2
- Cb1
- R
- L1a
- Situri arheologice
- Zona protectie cale ferata

**CIRCULATII conform PUZ Sector 3:**

- Circulatii carosabile propuse
- Circulatii pietonale propuse

IE200551

| Nr. Pct. | Coordonate pct.de contur X [m] | Y [m] | Lungimi laturi D(i,i+1) | Nr. Pct. | Coordonate pct.de contur X [m] | Y [m] | Lungimi laturi D(i,i+1) |
|---|---|---|---|---|---|---|---|
| 1 | 323476.812 | 592695.757 | 26.662 | 36 | 323549.010 | 592537.316 | 68.373 |
| 2 | 323450.153 | 592696.184 | 172.101 | 37 | 323617.107 | 592543.450 | 21.284 |
| 3 | 323285.787 | 592645.169 | 9.272 | 38 | 323638.391 | 592543.566 | 1.056 |
| 4 | 323288.964 | 592636.458 | 21.658 | 39 | 323639.447 | 592543.571 | 4.824 |
| 5 | 323266.453 | 592615.797 | 22.655 | 40 | 323644.268 | 592543.728 | 17.009 |
| 6 | 323303.901 | 592594.776 | 20.058 | 41 | 323660.798 | 592547.738 | 13.540 |
| 7 | 323312.683 | 592576.743 | 25.257 | 42 | 323673.802 | 592551.509 | 21.052 |
| 8 | 323327.112 | 592556.013 | 8.542 | 43 | 323693.801 | 592558.084 | 0.545 |
| 9 | 323333.222 | 592550.043 | 11.597 | 44 | 323693.966 | 592557.565 | 14.514 |
| 10 | 323341.342 | 592541.763 | 8.561 | 45 | 323707.801 | 592561.954 | 44.208 |
| 11 | 323348.488 | 592536.865 | 5.994 | 46 | 323749.854 | 592575.589 | 3.012 |
| 12 | 323345.174 | 592531.875 | 2.983 | 47 | 323752.747 | 592576.428 | 80.870 |
| 13 | 323342.825 | 592530.036 | 42.671 | 48 | 323725.575 | 592652.596 | 3.925 |
| 14 | 323365.448 | 592493.855 | 10.466 | 49 | 323724.261 | 592656.295 | 4.562 |
| 15 | 323376.187 | 592497.686 | 27.334 | 50 | 323719.897 | 592654.966 | 7.491 |
| 16 | 323400.981 | 592506.733 | 15.331 | 51 | 323717.370 | 592662.018 | 34.633 |
| 17 | 323416.171 | 592508.809 | 48.039 | 52 | 323707.772 | 592695.294 | 2.140 |
| 18 | 323462.483 | 592521.573 | 25.311 | 53 | 323705.799 | 592694.466 | 26.715 |
| 19 | 323486.885 | 592528.294 | 27.582 | 54 | 323680.197 | 592686.834 | 11.671 |
| 20 | 323514.029 | 592533.191 | 20.870 | 55 | 323675.746 | 592697.623 | 5.700 |
| 21 | 323534.780 | 592535.420 | 9.980 | 56 | 323670.416 | 592698.643 | 5.302 |
| 22 | 323531.676 | 592544.905 | 7.993 | 57 | 323666.207 | 592702.867 | 4.282 |
| 23 | 323524.015 | 592542.662 | 14.917 | 58 | 323663.231 | 592705.946 | 3.394 |
| 24 | 323519.364 | 592556.835 | 2.224 | 59 | 323662.346 | 592709.223 | 17.866 |
| 25 | 323521.478 | 592557.525 | 68.579 | 60 | 323644.989 | 592704.987 | 8.445 |
| 26 | 323500.106 | 592622.686 | 8.738 | 61 | 323636.799 | 592702.926 | 5.362 |
| 27 | 323491.812 | 592619.939 | 23.862 | 62 | 323631.744 | 592704.715 | 8.006 |
| 28 | 323484.754 | 592642.733 | 6.808 | 63 | 323629.613 | 592712.432 | 14.472 |
| 29 | 323491.224 | 592644.852 | 37.311 | 64 | 323615.627 | 592708.712 | 75.892 |
| 30 | 323479.517 | 592680.279 | 3.311 | 65 | 323542.410 | 592688.740 | 7.091 |
| 31 | 323482.681 | 592681.253 | 2.622 | 66 | 323540.133 | 592695.455 | 34.892 |
| 32 | 323483.489 | 592678.759 | 12.434 | 67 | 323506.886 | 592684.860 | 6.782 |
| 33 | 323495.318 | 592682.591 | 0.898 | 68 | 323503.999 | 592690.996 | 8.950 |
| 34 | 323495.604 | 592681.740 | 5.693 | 69 | 323486.678 | 592694.292 | 18.923 |
| 35 | 323501.081 | 592683.293 | 153.644 | S(IE200551)=62937mp | | | |

**REGLEMENTARI conform PUZ Sector 3**

**M2-** subzona mixta aflata in afara zonelor protejate, cu cladiri avand regim de construire continuu sau discontinuu si inaltimi maxime de P+14 niveluri

Subzona M2 - cf. PUZ Sector 3
P.O.T max =70%
C.U.T max =3.5
Rh max - P+14E

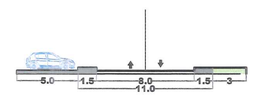
P.O.T. propus - 60%
C.U.T. propus - 3.5
Rh propus - P+1E/ 12 m- functiuni comerciale
P+6E/ 28 m- functiuni mixte

**REGLEMENTARI:**

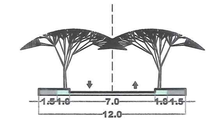
- Constructii propuse - functiune comerciala
- Constructii propuse - functiune mixta - servicii/birouri/locuire
- Limita edificabil propus
- Spatii verzi la sol pozitionate orientativ
- Acces Auto

| BILANT TERITORIAL PE PARCELA STUDIATA | | | |
|---|---|---|---|
| | EXISTENT | PREVEDERI P.U.Z. | PROPUS |
| Suprafata teren | 62937 | | 62937 |
| Suprafata construita | 0 | | 3776 |
| Suprafata desfasurata | 0 | | 220279.50 |
| P.O.T. | 0 | 70 | 60 |
| C.U.T. | 0 | 3.50 | 3.50 |
| R.H. Max | | P+14E | P+1E/P+6E |
| H max la cornisa | | - | 12m/28m |
| Spatii verzi 30% ( din care 20% pe sol si 10% pe terase) | | | 18881.10 |

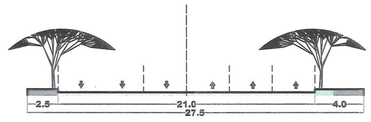
Profil circulatie interioara B-B'



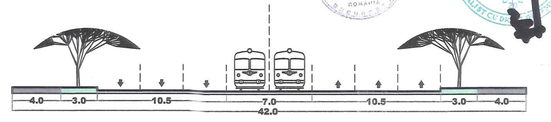

Profil circulatie interioara A-A'




Profil propus strada Malva/Ilioara 1:250




Profil Existent Nicolae Grigorescu Scara 1:250




Profil Propus Nicolae Grigorescu Scara 1:250

| | | | | | |
|---|---|---|---|---|---|
| Proiectant: S.C. [redacted] STUDIO S.R.L. | | | Beneficiar: ENTIRE REAL ESTATE SOLUTIONS SRL | | Proiect 463/2020 |
| ELABORAT | NUME | SEMNATURA | Scara 1/1000 | Titlu proiect: P.U.D- Strada Ilioara nr. 54 | Faza P.U.Z. |
| SEF PROIECT | urb. Iulia Alexandrescu | | Data 28.01. 2021 | Titlu planse: REGLEMENTARI URBANISTICE | Planse nr: 06 |
| PROIECTAT | urb. Iulia Alexandrescu | | | | |
| PROIECTAT | | | | | |

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