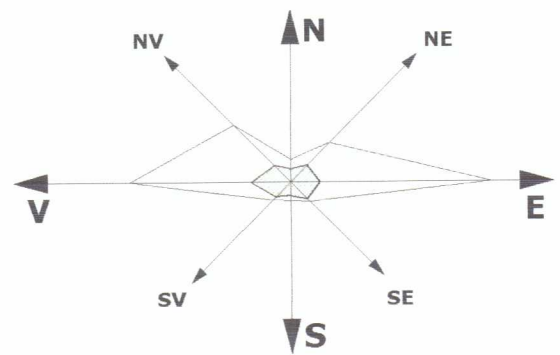


# PLAN URBANISTIC GENERAL

## COMUNA PREDESTI

### JUDETUL DOLJ

#### I.T. - INCADRAREA IN TERITORIU



U.A.T. COMUNA CERNATESTI  
spre RASNICU OGHIAN

U.A.T. COMUNA SOPOT

U.A.T. COMUNA COTOFENII DIN DOS

U.A.T. COMUNA SOPOT

COMUNA PREDESTI

U.A.T. COMUNA PLESOI

SPRE CARSTOVANI

DC 77 spre CARSTOVANI

SAT BUCICANI

U.A.T. COMUNA BRESTA

U.A.T. COMUNA BRESTA

DJ 606 spre CRAIOVA

DJ 606B spre CROVNA

#### LEGENDA

- ◆ LIMITE
- LIMITA TERITORIULUI ADMINISTRATIV AL COMUNEI
- LIMITA INTRAVILAN PROPUIS
- ◆ FOLOSINTA TERENURILOR
- TERENURI PENTRU CONSTRUCTII SI AMENAJARI
- ARABIL
- PASUNI
- VII
- FANETE
- LIVEZI
- PADURI
- APE
- NEPRODUCTIVE
- ◆ DRUMURI/STRAZI
- JUDETENE/DRUMURI COMUNALE
- ◆ ZONE DE PROTECTIE/ INTERDICTIE
- ZONE DE PROTECTIE FATA DE OBIECTIVELE CU VALOARE PATRIMONIUL/VALOARE PEISAGISTICA
- ZONE PROTEJATE PE BAZA NORMELOR SANITARE
- ZONE CU RISCURI NATURALE (RISC DE INUNDATII, ALUNECARI DE TEREN)
- ◆ REțele MAGISTRALE EDILITARE EXISTENTE
- ZONA PROTECTIE LEA 20KV(12.00m fata de ax)

#### BILANT TERITORIAL - EXISTENT

AL FOLOSINTEI SUPRAFETELOR DIN TERITORIUL ADMINISTRATIV

AL COMUNEI PREDESTI CATEGORII DE FOLOSINTA

	AGRICOL	PADURI	APE	DRUMURI	CURTI C-TII	NEPROD.	NEAGRICOL	TOTAL	TOTAL
ha	3884	139	27	94	113	35	408	4302	
%	90.52	3.23	0.63	2.19	2.63	0.81	9.48	100.00	

#### BILANT TERITORIAL - PROPUIS

AL FOLOSINTEI SUPRAFETELOR DIN TERITORIUL ADMINISTRATIV

AL COMUNEI PREDESTI CATEGORII DE FOLOSINTA

	AGRICOL	PADURI	APE	DRUMURI	CURTI C-TII	NEPROD.	NEAGRICOL	TOTAL	TOTAL
ha	3577.97	139	27	94	429	35	724	4301.97	
%	83.17	3.23	0.63	2.19	9.97	0.81	16.83	100.00	

#### CENTRALIZATOR TRUPURI CUPRINSE IN TERITORIUL INTRAVILAN PROPUIS COMUNA PREDESTI

TRUP	DENUMIRE	EXISTENT		PROPUIS	
		SUPRAFATA HA	%	SUPRAFATA HA	%

##### SAT PREDESTI

A1	TRUP 1 LOCALITATE (LR1, LR4, C, )	370.40	85.75	386.36	92.88
A2	ZONA AGREMENT, SPORT, SP. VERZI, ODHNA SI DOTARI COMPATIBILE	-	-	2.50	0.60
IS	- TEREN DESTINAT MANASTIRE	4.00	1.03	-	-
DS	A3 TDS-PISTA AERONAUTICA/SEDIU ADM.	4.00	1.03	0.46	0.11
A2	A4 FERMA BRESTA NR.5	1.00	0.26	1.00	0.24
A3	A5 FERMA RASNIC NR.4	1.05	0.27	1.05	0.25
A4	A6 FERMA RASNIC NR.7	0.99	0.26	0.99	0.24
A5	A7 FERMA ZOOTEHNICA	3.50	0.93	4.21	1.01
A6	A8 FERMA VEGETALA NR.6	0.51	0.13	0.58	0.14
A1	A9 FERMA POMICOLA BREASTA	0.70	0.18	0.70	0.17
TE	- STATIE DE EPURARE	0.60	0.16	-	-
A10	ZONA AGREMENT, PESCUIT SPORTIV, DOTARI COMPATIBILE	-	-	4.00	0.96
A11	ZONA INDUSTRIALA, DEPOZITARE, SERVICII	-	-	15.00	3.60
TOTAL INTRAVILAN SAT PREDESTI		366.83	100.00	416.86	100.00

##### SAT PREDESTII MICI

B1	TRUP LOCALITATE	23.64	97.12	24.17	97.19
GC	B2 CIMITIR	0.70	2.88	0.70	2.81
TOTAL INTRAVILAN SAT PREDESTII MICI		24.34	100.00	24.87	100.00

##### SAT BUCICANI

C1	TRUP LOCALITATE	7.08	100.00	6.92	100.00
TOTAL INTRAVILAN SAT BUCICANI		7.06	100.00	6.92	100.00

##### TOTAL GENERAL INTRAVILAN COMUNA PREDESTI

		418.23	100.00	448.65	100.00
--	--	--------	--------	--------	--------

#### INCADRAREA IN JUDET

##### COMUNA PREDESTI

SAT PREDESTI  
SAT PREDESTII MICI  
SAT BUCICANI

JUDETUL GORJ

COMUNA PREDESTI

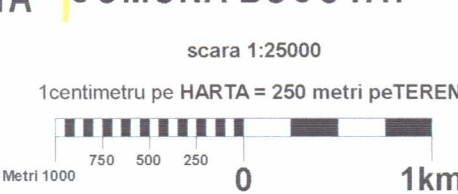
JUDETUL VALCEA

JUDETUL MEHEDINTI

JUDETUL DOLJ

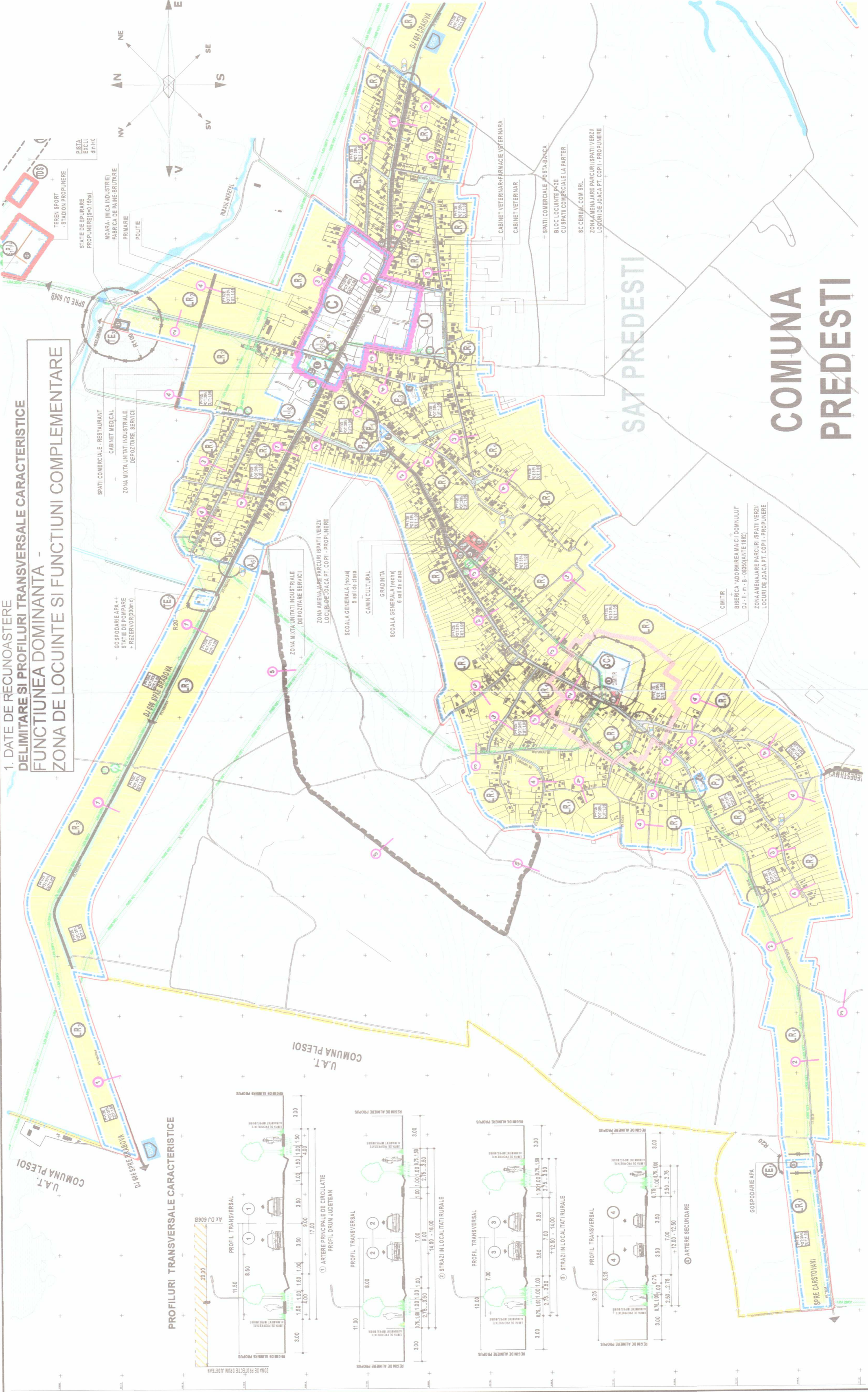
BULGARIA

Verificator/Expert	Nume	Semnatura	Referat / Expertiza Nr.	din data
PROIECTANT GENERAL:	CIVIL PROJECT CONSULT SRL		BENEFICIAR:	
GRAIOVA, STR. TOPORASII NR. 51, BLD. 1 TEL/FAX: 0851-176973	E-mail: civilprojectconsult@yahoo.com		COMUNA PREDESTI	Proiect nr. 4/2016
PROIECTANT DE SPECIALTATE:	S.C. MND PROJECT S.R.L.		JUDETUL DOLJ	FAZA: P.U.G.
STR. DOLJULUI NR. 43, BL. A1, SC. 2, GRAIOVA, DOLJ, TEL.: 0745-000022	E-mail: balasoiu-mihaela@yahoo.com			Plansa nr. A01
SPECIFICATIE	NUME	SEMNATURA	SCARA	TITLU PROIECT:
SEF PROIECT COORDONATOR	Arh. BALASOIU MIHAELA		1:25000	ACTUALIZARE PUG - COMUNA PREDESTI
PROIECTAT	Arh. BALASOIU MIHAELA		DATA	SAT PREDESTI, SAT PREDESTII MICI, SAT BUCICANI,
DESENAT	Ing. COSTIN VIRTEINITA		2016	I.T. - INCADRAREA IN TERITORIU





1. DATE DE RECUNOAȘTERE  
DELIMITARE SI PROFILURI TRANSVERSALE CARACTERISTICE  
FUNCTIUNEA DOMINANTA -  
ZONA DE LOCUINTE SI FUNCTIUNI COMPLEMENTARE



UNITATI TERITORIALE DE REFERINTA  
"LR<sub>1</sub>", LR<sub>2</sub>", "LR<sub>3</sub>" - SAT PREDEȘTI

LEGENDA

- LIMITE
  - LIMITA TERITORIULUI ADMINISTRATIV COMUNAL
  - LIMITA TERITORIULUI INTRAVILAN PROPUS
  - LIMITA ZONA CENTRALA
  - LIMITA UNITATI TERITORIALE DE REFERINTA - U.T.R.
- ZONIFICARE FUNCTIONALA
  - ZONA CU FUNCTIUNI COMPLEXE DE INTERES PUBLIC SI SERVICII DE INTERES GENERAL
  - ZONA DE LOCUINTE CU REGIM DE INALTIME P. P+1-2 ETAJE SI FUNCTIUNI COMPLEMENTARE
  - ZONA MIXTA - UNITATI INDUSTRIALE SI DEPOZITARE, SERVICII
  - ZONA MIXTA UNITATI INDUSTRIALE, AGRICOLE SI DEPOZITARE
  - ZONA ACTIVITATI PRODUCTIVE(UNITATI INDUSTRIALE/DEPOZITARE/UNITATI AGRICOLE)
  - STRAZI CU IMBRACAMINTE DEFINITIVA(ASFALT) STRAZI PROPUSE SPRE MODERNIZARE(STRAZI NEAMENAJATE(PAMANT BATUT))
  - ZONA PARCURI, PLANTATII DE PROTECTIE(ALINIAMENT, AGREMENT-TURISM, SPORT
  - ZONA CONSTRUCTIILOR SI DOTARILOR AFERENTE TEHNICO EDILITARE
  - ZONA DE GOSPODARIE COMUNALA(CIMITIRE
  - APE/TERENURI CU APE

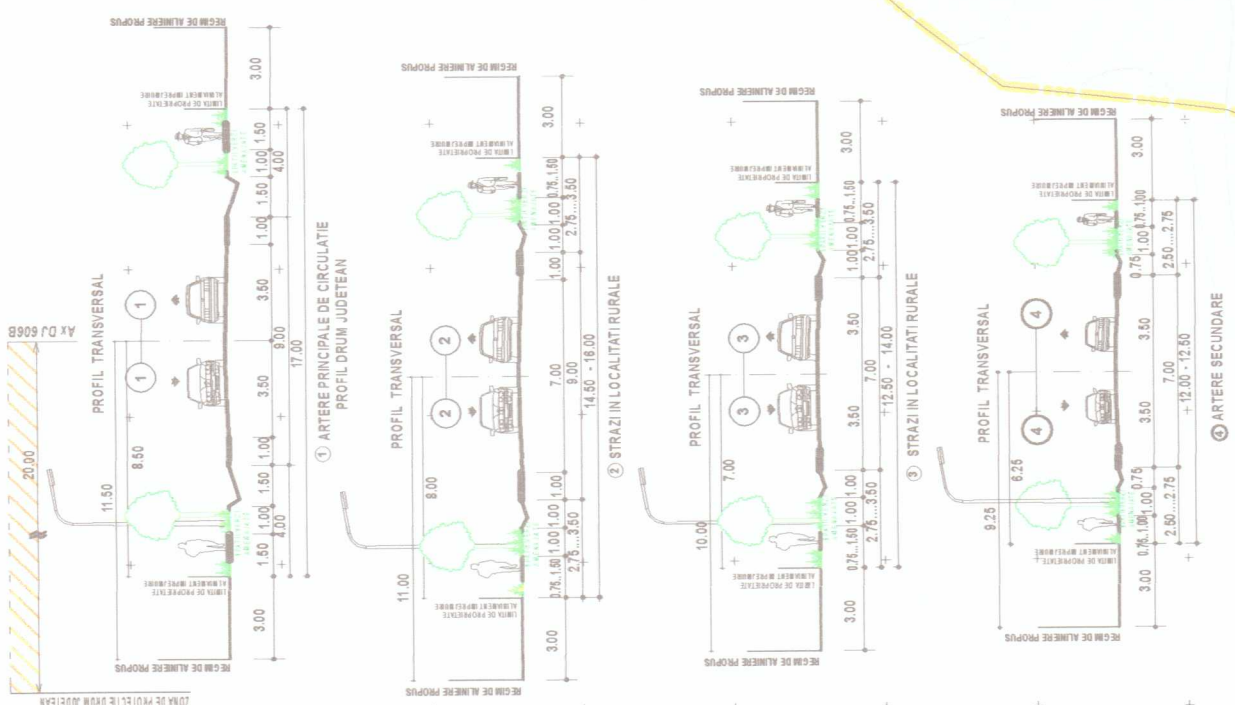
• REGLEMENTARI

1. FUNCTIUNI PERMISE -ART. 14 ASIGURAREA COMPATIBILITATII FUNCTIUNILOR
  - LOCUINTE SI FUNCTIUNI COMPLEMENTARE, CARE NU CREEAZA DISFUNCTIONALITATI SI INCOMPATIBILITATI IN ZONA, CU RESPECTAREA ART. 3-16 REGULI DE BAZA PRIVIND MODUL DE OCUPARE A TERENIURILOR
2. UTILIZARI PERMISE CU CONDITII
  - ZONA PROTEJATA CU VALOARE ISTORICA /PEISAGISTICA ART. 8.9
  - ZONA PROTEJATA PE BAZA NORMELOR SANITARE-CIMITIRE (50,00m)/GOSPODARIE APA (20,00m); STATIE EPURARE(R.100-300m)
  - ZONA DE PROTECTIE DRUM JUDETEAN/COMUNAL (20,00m din ax/ 18,00m din ax)
  - INTERDICTII TEMPORARE DE CONSTRUIRE PANA LA APROBAREA DOCUMENTATIILOR DE URBANISM PRIVIND ZONA
  - INTERDICTII PERMANENTE DE CONSTRUIRE(CULOAR LEA 20KV-12m DIN AX), CULOARE DE PROTECTIEZONE CU RISCURI PREVIZIBILE
3. CONDITII DE AMPLASARE SI CONFORMARE A CONSTRUCTIILOR
  - 3.1. REGULI DE AMPLASARE SI RETRAGERI MINIME OBLIGATORII
  - ART. 17 - ORIENTAREA FATA DE PUNCTELE CARDINALE
  - ART. 18 - AMPLASAREA FATA DE DRUMURILE PUBLICE
  - ART. 20 - AMPLASAREA FATA DE CAI FERATE
  - ART. 23 - AMPLASAREA FATA DE ALINIAMENT
  - ART. 24 - AMPLASAREA IN INTERIORUL PARCELEI
  - 3.2. REGULI PRIVIND ASIGURAREA ACCESELOR OBLIGATORII
  - ART. 25, ART. 26 - ACCESE CAROSABILE, ACCESE PIETONALE
  - 3.3. REGULI PRIVIND ECHIPAREA TEHNICO-EDILITARA
  - ART. 27 ART. 28, ART. 29
  - 3.4. REGULI PRIVIND FORMA SI DIMENSIUNILE TERENULUI SI CONSTRUCTIILOR
  - ART. 30 - PARCELAJE
  - ART. 31 - REGIM DE INALTIME
  - ART. 32 - ASPECTUL EXTERIOR AL CONSTRUCTIILOR
  - ART. 33 - PARCAJE
  - ART. 34 - SPATII VERZI PLANTATE
  - ART. 35 - IMPREJMUIRI
4. MODUL DE OCUPARE A TERENULUI - ART. 15 - ANEXA 2 - R.G.U

LR<sub>1</sub>, LR<sub>2</sub>, LR<sub>3</sub> - ZONA DE LOCUINTE CU REGIM DE INALTIME P. P+1-2E SI FUNCTIUNI COMPLEMENTARE  
P.O.T. PROCENT DE OCUPARE TEREN 35%  
C.U.T. COEFICIENT UTILIZARE TEREN 1.06

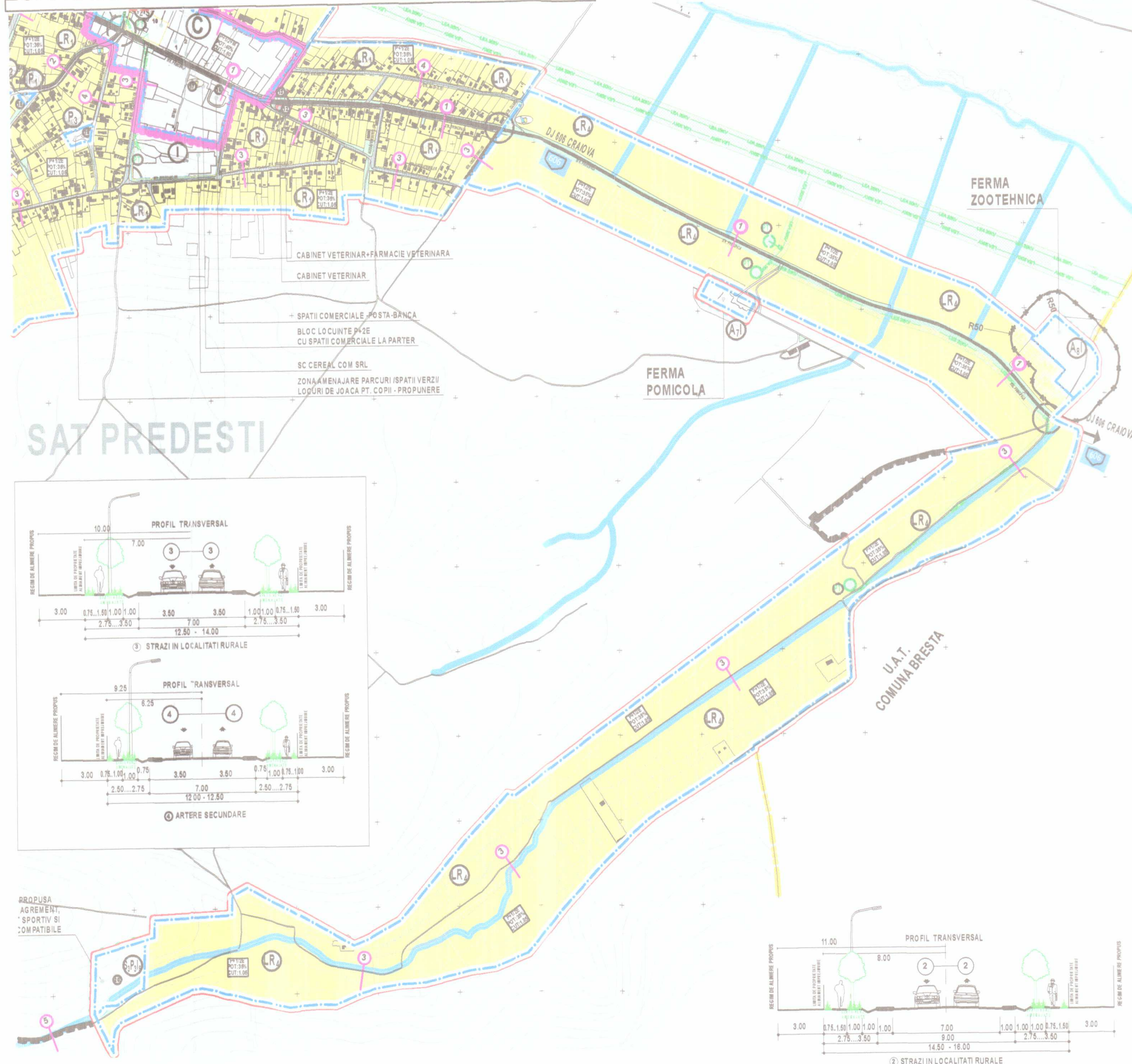
IS - SUBZONA CU FUNCTIUNI COMPLEXE DE INTERES PUBLIC SI SERVICII DE INTERES GENERAL  
P.O.T. PROCENT DE OCUPARE TEREN 40%  
C.U.T. COEFICIENT UTILIZARE TEREN 1.20

PROFILURI TRANSVERSALE CARACTERISTICE





1. DATE DE RECUNOASTERE  
**DELIMITARE SI PROFILURI TRANSVERSALE CARACTERISTICE**  
**FUNCTIUNEA DOMINANTA -**  
**ZONA DE LOCUINTE SI FUNCTIUNI COMPLEMENTARE**



# UNITATI TERRITORIALE DE REFERINTA "LR<sub>4</sub>" - SAT PREDESTI

## LEGENDA

### • LIMITE

- LIMITA TERITORIULUI ADMINISTRATIV COMUNAL
- LIMITA TERITORIU INTRAVILAN PROPUIS
- LIMITA ZONA CENTRALA
- LIMITA UNITATI TERRITORIALE DE REFERINTA - U.T.R.

### • ZONIFICARE FUNCTIONALA

- ZONA CU FUNCTIUNI COMPLEXE DE INTERES PUBLIC SI SERVICII DE INTERES GENERAL
- ZONA DE LOCUINTE CU REGIM DE INALTIME P, P+1-2 ETAJE SI FUNCTIUNI COMPLEMENTARE
- ZONA MIXTA UNITATI INDUSTRIALE, AGRICOLE SI DEPOZITARE
- ZONA ACTIVITATI PRODUCTIVE (UNITATI INDUSTRIALE/DEPOZITARE/UNITATI AGRICOLE)
- STRAZI CU IMBRACAMINTE DEFINITIVA (ASFALT)/STRAZI PROPUSE SPRE MODERNIZARE/STRAZI NEAMENAJATE (PAMANT BATUT)
- ZONA PARCURI, PLANTATII DE PROTECTIE/ALINIAMENT, AGREMENT-TURISM, SPORT
- ZONA CONSTRUCTIILOR SI DOTARILOR AFERENTE TEHNICO EDILITARE
- ZONA DE GOSPODARIE COMUNALA/CIMITIRE
- APE/TERENURI CU APE

### • REGLEMENTARI

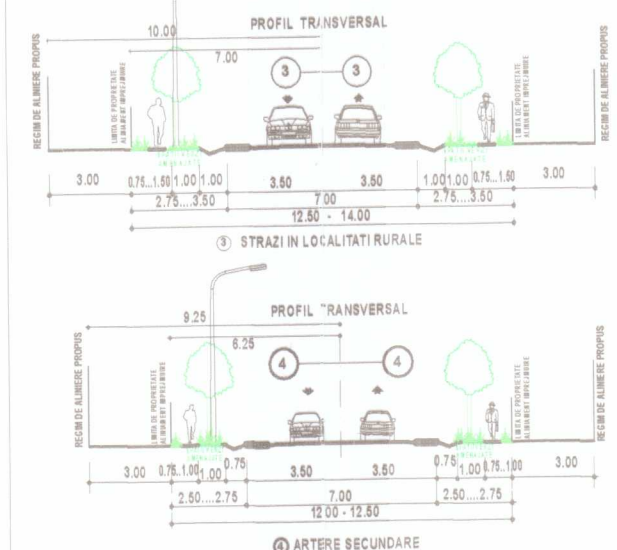
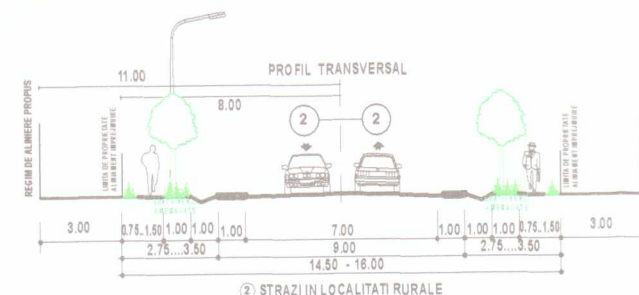
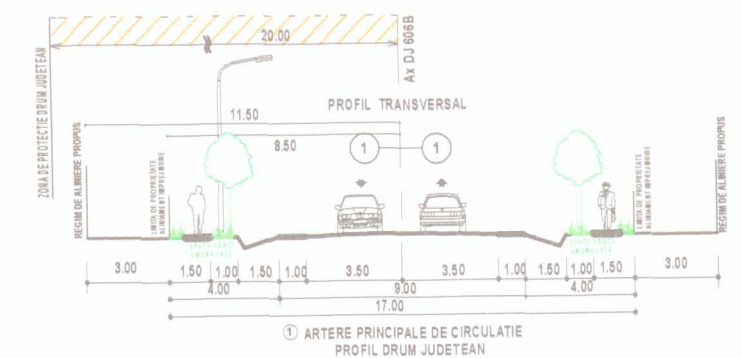
1. FUNCTIUNI PERMISE - ART. 14 ASIGURAREA COMPATIBILITATII FUNCTIUNILOR
- LOCUINTE SI FUNCTIUNI COMPLEMENTARE, CARE NU CREEAZA DISFUNCTIONALITATI SI INCOMPATIBILITATI IN ZONA, CU RESPECTAREA ART. 3-16 REGULI DE BAZA PRIVIND MODUL DE OCUPARE A TERENURILOR
2. UTILIZARI PERMISE CU CONDITII
- ZONA PROTEJATA CU VALOARE ISTORICA /PEISAGISTICA ART. 8,9
- ZONA DE PROTECTIE PE BAZA NORMELOR SANITARE-CIMITIRE (50,00m); GOSPODARIE APA (20,00m); STATIE EPURARE (R100-300m)
- ZONA DE PROTECTIE DRUM JUDETEAN/COMUNAL (20,00m din ax/ 18,00m din ax)
- INTERDICTII TEMPORARE DE CONSTRUIRE PANA LA APROBAREA DOCUMENTATIILOR DE URBANISM PRIVIND ZONA
- INTERDICTII PERMANENTE DE CONSTRUIRE (CULOAR LEA 20KV-12m DIN AX), CULOARE DE PROTECTIE/ZONE CU RISCURI PREVIZIBILE
3. CONDITII DE AMPLASARE SI CONFORMARE A CONSTRUCTIILOR
- 3.1. REGULI DE AMPLASARE SI RETRAGERI MINIME OBLIGATORII
- ART. 17 - ORIENTAREA FATA DE PUNCTELE CARDINALE
- ART. 18 - AMPLASAREA FATA DE DRUMURILE PUBLICE
- ART. 20 - AMPLASAREA FATA DE CAI FERATE
- ART. 23 - AMPLASAREA FATA DE ALINIAMENT
- ART. 24 - AMPLASAREA IN INTERIORUL PARCELEI
- 3.2. REGULI PRIVIND ASIGURAREA ACCESELOR OBLIGATORII
- ART. 25, ART. 26 - ACCESE CAROSABILE, ACCESE PIETONALE
- 3.3. REGULI PRIVIND ECHIPAREA TEHNICO-EDILITARA
- ART. 27, ART. 28, ART. 29
- 3.4. REGULI PRIVIND FORMA SI DIMENSIUNILE TERENULUI SI CONSTRUCTIILOR
- ART. 30 - PARCELAIRE
- ART. 31 - REGIM DE INALTIME
- ART. 32 - ASPECTUL EXTERIOR AL CONSTRUCTIILOR
- ART. 33 - PARCAJE
- ART. 34 - SPATII VERZI PLANTATE
- ART. 35 - IMPREJMUIRI
4. MODUL DE OCUPARE A TERENULUI - ART. 15 - ANEXA 2 - R.G.U.

### LR<sub>4</sub> - ZONA DE LOCUINTE CU REGIM DE INALTIME P, P+1-2E

### SI FUNCTIUNI COMPLEMENTARE

P.O.T. PROCENT DE OCUPARE TEREN 35%  
C.U.T. COEFICIENT UTILIZARE TEREN 1.05

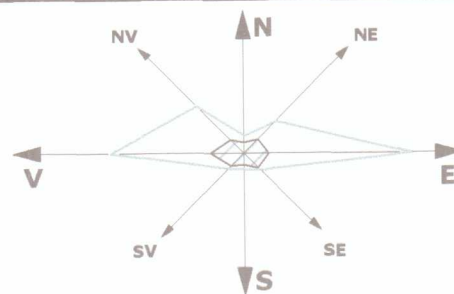
### PROFILURI TRANSVERSALE CARACTERISTICE



PROPUISA  
AGREMENT,  
SPORTIV SI  
COMPATIBILE



1. DATE DE RECUNOASTERE  
DELIMITARE SI PROFILURI TRANSVERSALE CARACTERISTICE  
FUNCTIUNEA DOMINANTA -  
ZONA DE LOCUINTE SI FUNCTIUNI COMPLEMENTARE



# UNITATI TERRITORIALE DE REFERINTA "LR<sub>5</sub>" - SAT PREDESTII MICI

## LEGENDA

### • LIMITE

- LIMITA TERITORIULUI ADMINISTRATIV COMUNAL
- LIMITA TERITORIU INTRAVILAN PROPUIS
- LIMITA UNITATI TERRITORIALE DE REFERINTA - U.T.R.

### • ZONIFICARE FUNCTIONALA

- ZONA CU FUNCTIUNI COMPLEXE DE INTERES PUBLIC SI SERVICII DE INTERES GENERAL
- ZONA DE LOCUINTE CU REGIM DE INALTIME P, P+1-2 ETAJE SI FUNCTIUNI COMPLEMENTARE
- ZONA ACTIVITATI PRODUCTIVE(UNITATI INDUSTRIALE/DEPOZITARE/UNITATI AGRICOLE)
- STRAZI CU IMBRACAMINTE DEFINITIVA(ASFALT)/STRAZI PROPUSE SPRE MODERNIZARE/STRAZI NEAMENAJATE(PAMANT BATUT)
- ZONA PARCURI, PLANTATII DE PROTECTIE/ALINIAMENT, AGREMENT-TURISM, SPORT
- ZONA CONSTRUCTIILOR SI DOTARILOR AFERENTE TEHNICO EDILITARE
- ZONA DE GOSPODARIE COMUNALA/CIMITIRE
- APE/TERENURI CU APE

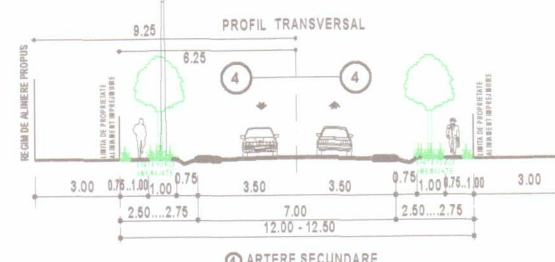
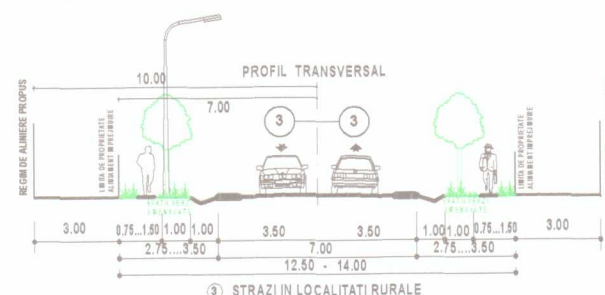
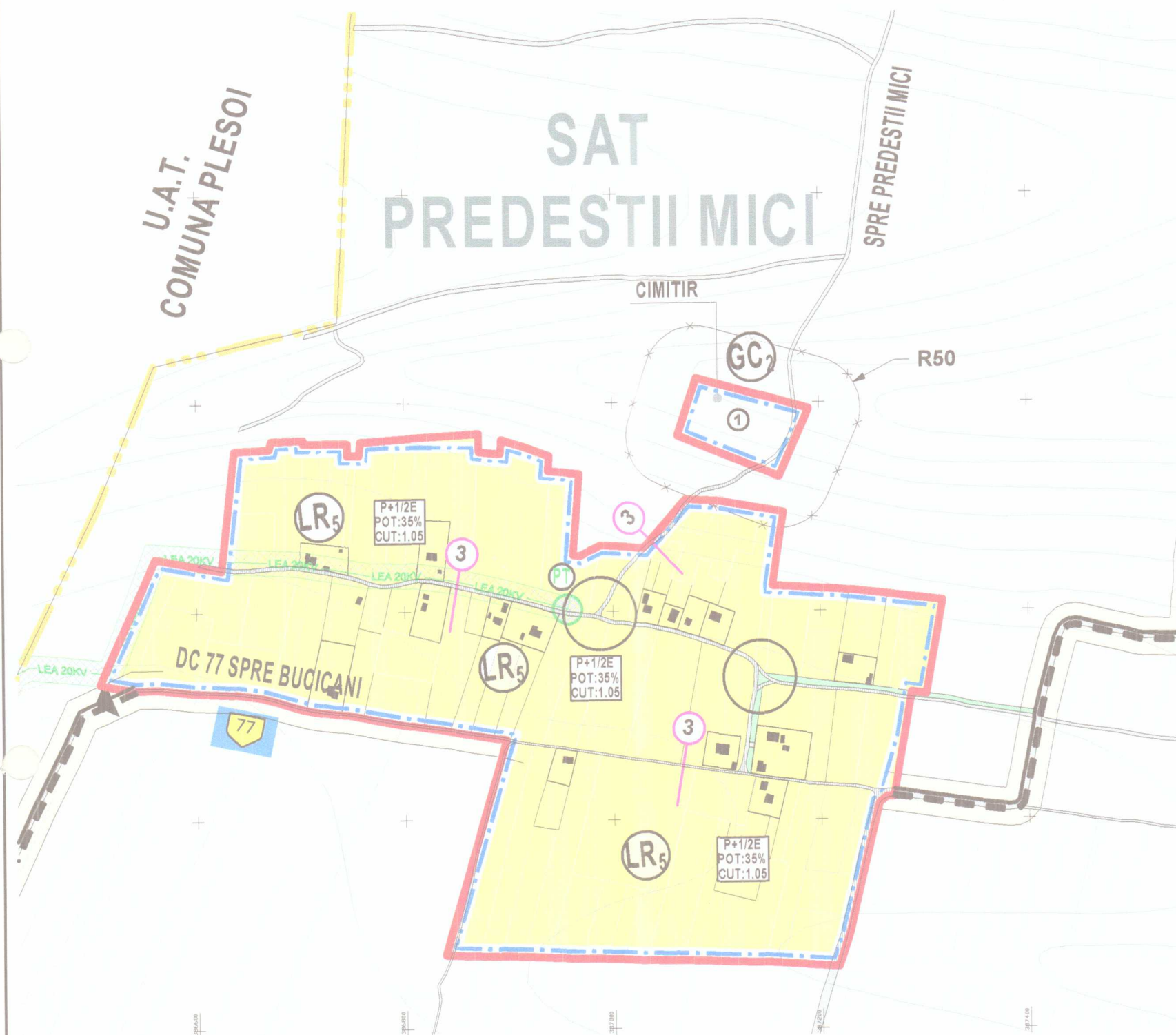
### • REGLEMENTARI

1. FUNCTIUNI PERMISE - ART. 14 ASIGURAREA COMPATIBILITATII FUNCTIUNILOR
  - LOCUINTE SI FUNCTIUNI COMPLEMENTARE, CARE NU CREEAZA DISFUNCTIONALITATI SI INCOMPATIBILITATI IN ZONA, CU RESPECTAREA ART. 3-16 REGULI DE BAZA PRIVIND MODUL DE OCUPARE A TERENURILOR
2. UTILIZARI PERMISE CU CONDITII
  - ZONA PROTEJATA CU VALOARE ISTORICA/PEISAGISTICA ART. 8,9
  - ZONA PROTEJATA PE BAZA NORMELOR SANITARE-CIMITIRE(50,00m);GOSPODARIE APA (20,00m); STATIE EPURARE(R100-300m)
  - ZONA DE PROTECTIE DRUM JUDETEAN/COMUNAL(20,00m din ax/ 18,00m din ax)
  - INTERDICTII TEMPORARE DE CONSTRUIRE PANA LA APROBAREA DOCUMENTATIIILOR DE URBANISM PRIVIND ZONA
  - INTERDICTII PERMANENTE DE CONSTRUIRE(CULOAR LEA 20KV-12m DIN AX), CULOARE DE PROTECTIE/ZONE CU RISCURI PREVIZIBILE
3. CONDITII DE AMPLASARE SI CONFORMARE A CONSTRUCTIILOR
  - 3.1. REGULI DE AMPLASARE SI RETRAGERI MINIME OBLIGATORII
    - ART. 17 - ORIENTAREA FATA DE PUNCTELE CARDINALE
    - ART. 18 - AMPLASAREA FATA DE DRUMURILE PUBLICE
    - ART. 20 - AMPLASAREA FATA DE CAI FERATE
    - ART. 23 - AMPLASAREA FATA DE ALINIAMENT
    - ART. 24 - AMPLASAREA IN INTERIORUL PARCELEI
  - 3.2. REGULI PRIVIND ASIGURAREA ACCESELOR OBLIGATORII
    - ART. 25, ART. 26 - ACCESE CAROSABILE, ACCESE PIETONALE
  - 3.3. REGULI PRIVIND ECHIPAREA TEHNICO-EDILITARA
    - ART. 27, ART. 28, ART. 29
  - 3.4. REGULI PRIVIND FORMA SI DIMENSIUNILE TERENULUI SI CONSTRUCTIILOR
    - ART. 30 - PARCELARE
    - ART. 31 - REGIM DE INALTIME
    - ART. 32 - ASPECTUL EXTERIOR AL CONSTRUCTIILOR
    - ART. 33 - PARCAJE
    - ART. 34 - SPATII VERZI PLANTATE
    - ART. 35 - IMPREJMUIRI
4. MODUL DE OCUPARE A TERENULUI - ART. 15 - ANEXA 2 - R.G.U.

### LR<sub>5</sub> ZONA DE LOCUINTE CU REGIM DE INALTIME P, P+1-2E SI FUNCTIUNI COMPLEMENTARE

P.O.T. PROCENT DE OCUPARE TEREN 35%

C.U.T. COEFICIENT UTILIZARE TEREN 1.05



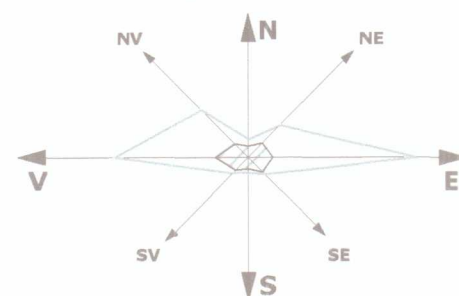


# 1. DATE DE RECUNOASTERE

## DELIMITARE SI PROFILURI TRANSVERSALE CARACTERISTICE

### FUNCTIUNEA DOMINANTA -

### ZONA DE LOCUINTE SI FUNCTIUNI COMPLEMENTARE



## UNITATI TERITORIALE DE REFERINTA "LR<sub>6</sub>" - SAT BUCICANI

### LEGENDA

#### • LIMITE

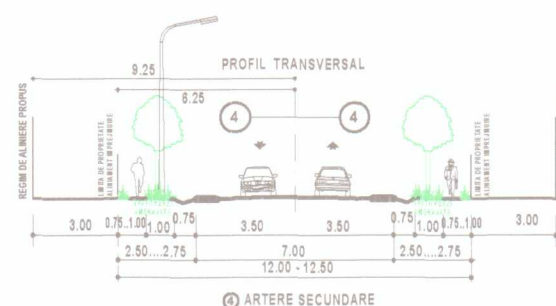
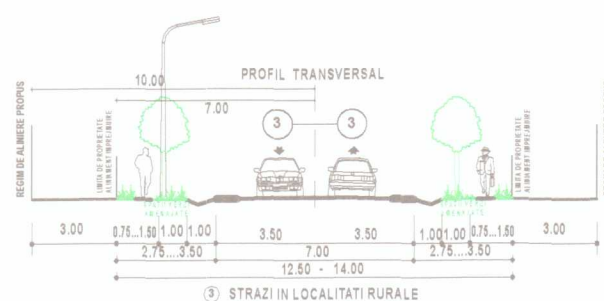
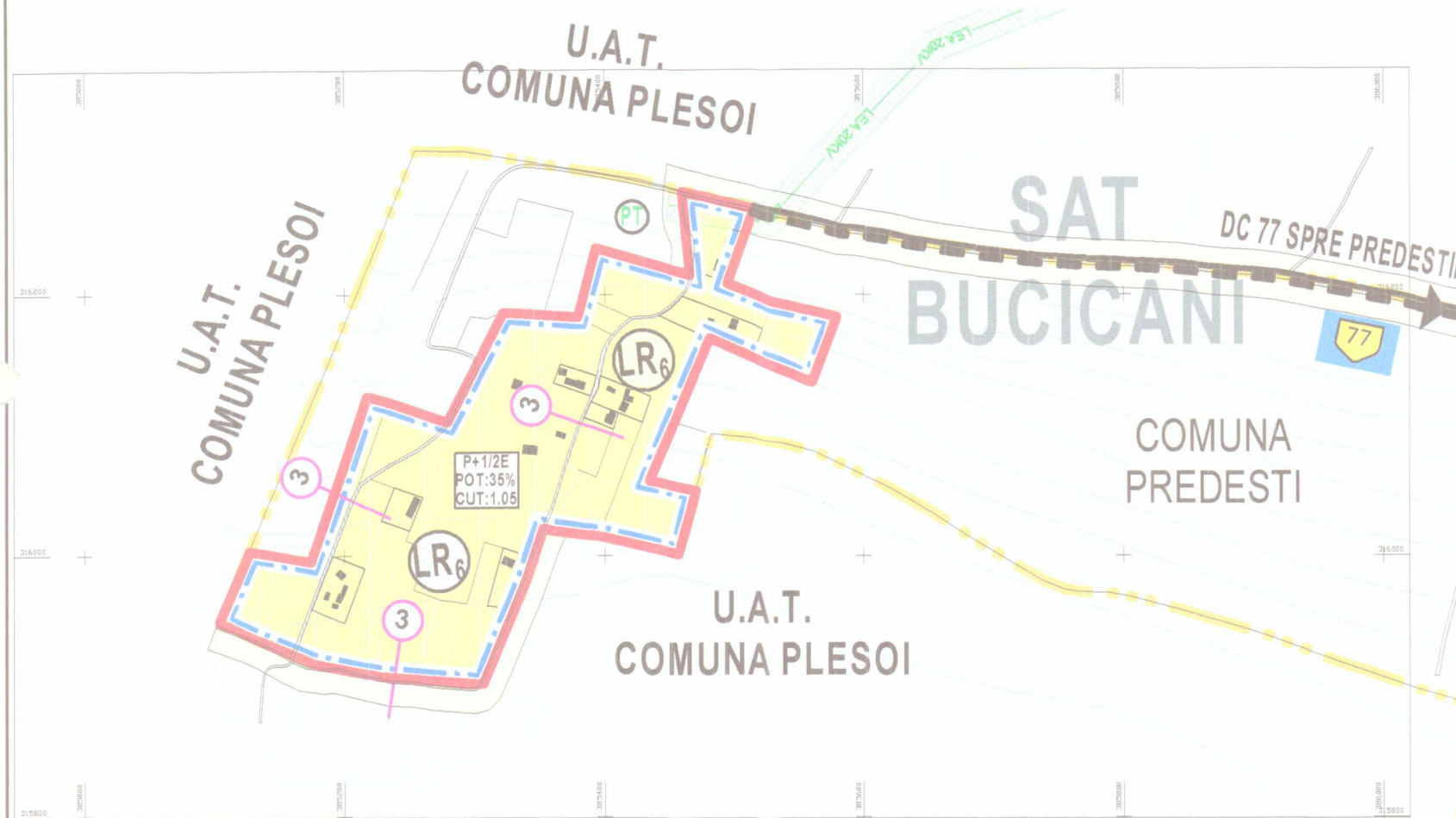
- LIMITA TERITORIULUI ADMINISTRATIV COMUNAL
- LIMITA TERITORIU INTRAVILAN PROPUIS
- LIMITA UNITATI TERITORIALE DE REFERINTA - U.T.R.

#### • ZONIFICARE FUNCTIONALA

- ZONA CU FUNCTIUNI COMPLEXE DE INTERES PUBLIC SI SERVICII DE INTERES GENERAL
- ZONA DE LOCUINTE CU REGIM DE INALTIME P, P+1-2 ETAJE SI FUNCTIUNI COMPLEMENTARE
- ZONA ACTIVITATI PRODUCTIVE (UNITATI INDUSTRIALE/DEPOZITARE/UNITATI AGRICOLE)
- STRAZI CU IMBRACAMINTE DEFINITIVA (ASFALT)/STRAZI PROPUSE SPRE MODERNIZARE/STRAZI NEAMENAJATE (PAMANT BATUT)
- ZONA PARCURI, PLANTATII DE PROTECTIE/ALINIAMENT, AGREMENT-TURISM, SPORT
- ZONA CONSTRUCTIILOR SI DOTARILOR AFERENTE TEHNICO EDILITARE
- ZONA DE GOSPODARIE COMUNALA/CIMITIRE
- APE/TERENURI CU APE

#### • REGLEMENTARI

1. FUNCTIUNI PERMISE - ART. 14 ASIGURAREA COMPATIBILITATII FUNCTIUNILOR
  - LOCUINTE SI FUNCTIUNI COMPLEMENTARE, CARE NU CREEAZA DISFUNCTIONALITATI SI INCOMPATIBILITATI IN ZONA, CU RESPECTAREA ART. 3 - 16 REGULI DE BAZA PRIVIND MODUL DE OCUPARE A TERENURILOR
2. UTILIZARI PERMISE CU CONDITII
  - ZONA PROTEJATA CU VALOARE ISTORICA /PEISAGISTICA ART. 8,9
  - ZONA PROTEJATA PE BAZA NORMELOR SANITARE-CIMITIRE (50,00m); GOSPODARIE APA (20,00m); STATIE EPURARE (R100-300m)
  - ZONA DE PROTECTIE DRUM JUDETEAN/COMUNAL (20,00m din ax/ 18,00m din ax)
  - INTERDICTII TEMPORARE DE CONSTRUIRE PANA LA APROBAREA DOCUMENTATIILOR DE URBANISM PRIVIND ZONA
  - INTERDICTII PERMANENTE DE CONSTRUIRE (CULOAR LEA 20KV-12m DIN AX), CULOARE DE PROTECTIE/ZONE CU RISCURI PREVIZIBILE
3. CONDITII DE AMPLASARE SI CONFORMARE A CONSTRUCTIILOR
  - 3.1. REGULI DE AMPLASARE SI RETRAGERI MINIME OBLIGATORII
    - ART. 17 - ORIENTAREA FATA DE PUNCTELE CARDINALE
    - ART. 18 - AMPLASAREA FATA DE DRUMURILE PUBLICE
    - ART. 20 - AMPLASAREA FATA DE CAI FERATE
    - ART. 23 - AMPLASAREA FATA DE ALINIAMENT
    - ART. 24 - AMPLASAREA IN INTERIORUL PARCELEI
  - 3.2. REGULI PRIVIND ASIGURAREA ACCESELOR OBLIGATORII
    - ART. 25, ART. 26 - ACCESE CAROSABILE, ACCESE PIETONALE
  - 3.3. REGULI PRIVIND ECHIPAREA TEHNICO-EDILITARA
    - ART. 27, ART. 28, ART. 29
  - 3.4. REGULI PRIVIND FORMA SI DIMENSIUNILE TERENULUI SI CONSTRUCTIILOR
    - ART. 30 - PARCELARE
    - ART. 31 - REGIM DE INALTIME
    - ART. 32 - ASPECTUL EXTERIOR AL CONSTRUCTIILOR
    - ART. 33 - PARCAJE
    - ART. 34 - SPATII VERZI PLANTATE
    - ART. 35 - IMPREJMUIRI
4. MODUL DE OCUPARE A TERENULUI - ART. 15 - ANEXA 2 - R.G.U.



#### LR<sub>6</sub> - ZONA DE LOCUINTE CU REGIM DE INALTIME P, P+1-2E SI FUNCTIUNI COMPLEMENTARE

P.O.T. PROCENT DE OCUPARE TEREN 35%

C.U.T. COEFICIENT UTILIZARE TEREN 1.05

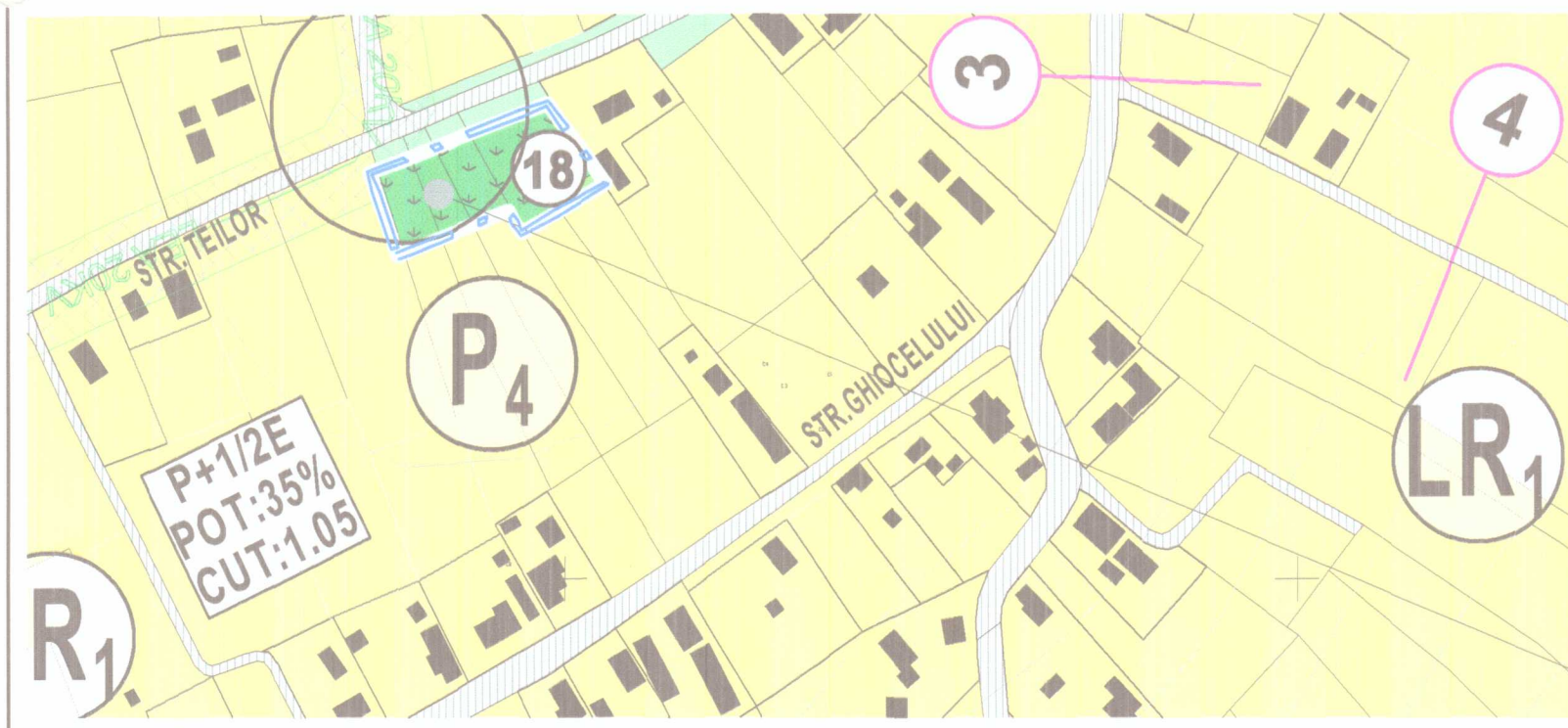






1. DATE DE RECUNOASTERE  
DELIMITARE SI PROFILURI TRANSVERSALE CARACTERISTICE

FUNCTIUNEA DOMINANTA -  
ZONA PARCURI/SPATII VERZI ODIHNA, AGREMENT, SPORT



# UNITATI TERITORIALE DE REFERINTA "P<sub>1</sub>..P<sub>4</sub>" - SAT PREDESTI

## LEGENDA

### • LIMITE

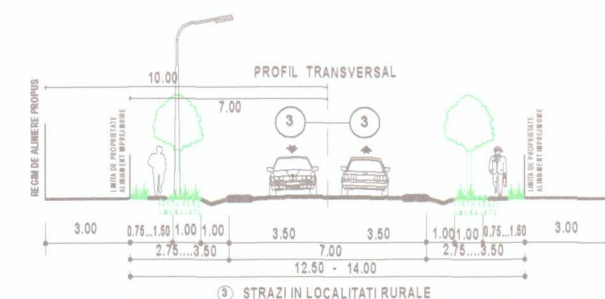
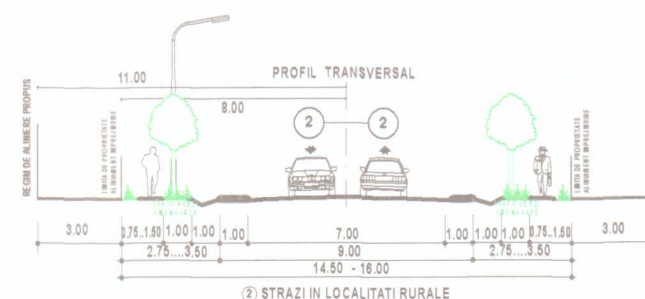
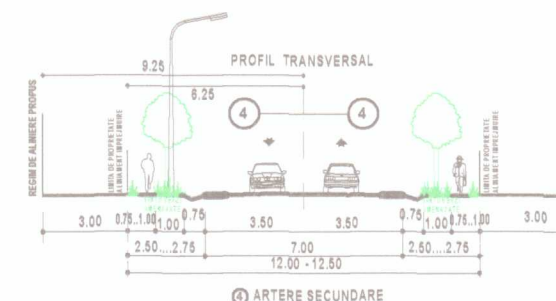
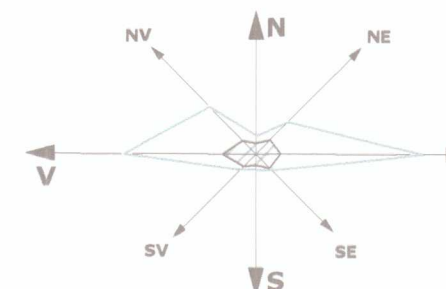
- LIMITA TERITORIU INTRAVILAN PROPUS
- LIMITA ZONA CENTRALA
- LIMITA UNITATI TERITORIALE DE REFERINTA - U.T.R.

### • ZONIFICARE FUNCTIONALA

- ZONA CU FUNCTIUNI COMPLEXE DE INTERES PUBLIC SI SERVICII DE INTERES GENERAL
- ZONA DE LOCUINTE CU REGIM DE INALTIME P, P+1-2 ETAJE SI FUNCTIUNI COMPLEMENTARE
- ZONA MIXTA - UNITATI INDUSTRIALE SI DEPOZITARE, SERVICII
- ZONA MIXTA - AGREMENT, SPATII VERZI, SPORT, SERVICII SI DOTARI COMPATIBILE
- ZONA ACTIVITATI PRODUCTIVE(UNITATI INDUSTRIALE/DEPOZITARE/UNITATI AGRICOLE)
- STRAZI CU IMBRACAMINTE DEFINITIVA(ASFALT)/STRAZI PROPUSE SPRE MODERNIZARE/STRAZI NEAMENAJATE(PAMANT BATUT)
- ZONA PARCURI, PLANTATII DE PROTECTIE/ALINIAMENT, AGREMENT-TURISM, SPORT
- ZONA CONSTRUCTIILOR SI DOTARILOR AFERENTE TEHNICO EDILITARE
- ZONA DE GOSPODARIE COMUNALA/CIMITIRE
- APE/TERENURI CU APE

### • REGLEMENTARI

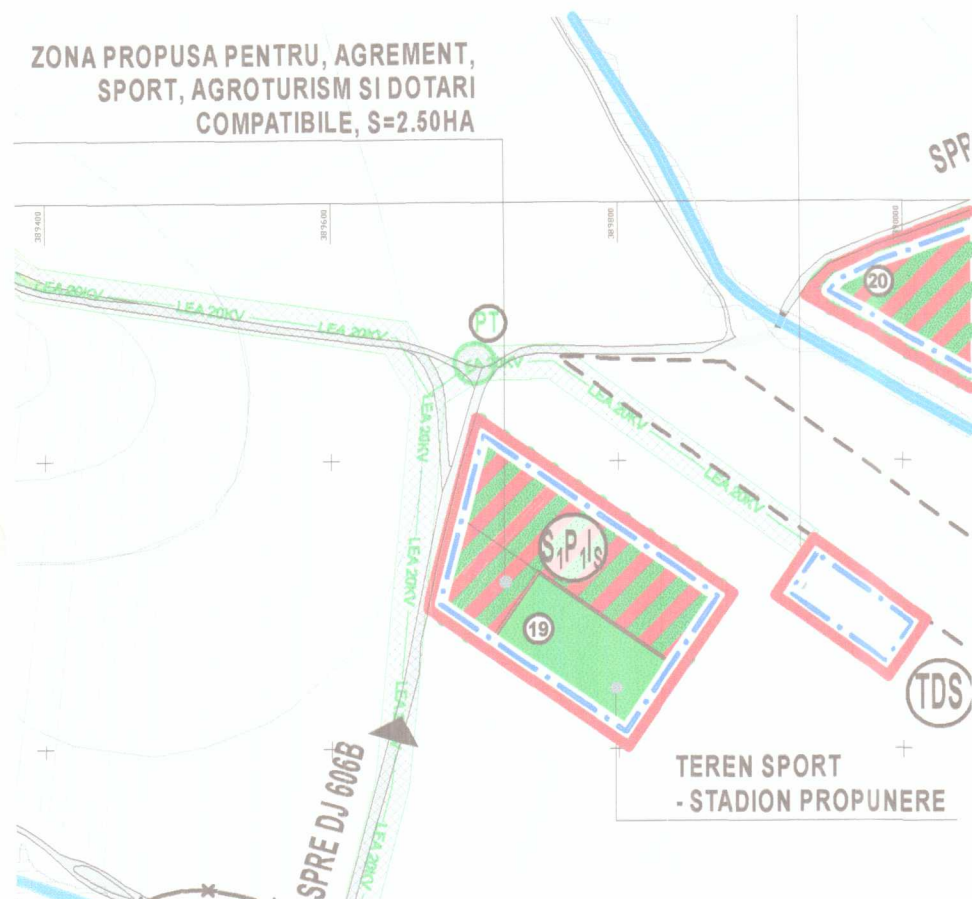
- FUNCTIUNI PERMISE - ART. 14 ASIGURAREA COMPATIBILITATII FUNCTIUNILOR
- LOCUINTE SI FUNCTIUNI COMPLEMENTARE, CARE NU CREEAZA DISFUNCTIONALITATI SI INCOMPATIBILITATI IN ZONA, CU RESPECTAREA ART. 3-16 REGULI DE BAZA PRIVIND MODUL DE OCUPARE A TERENURILOR
- UTILIZARI PERMISE CU CONDITII
- ZONA PROTEJATA CU VALOARE ISTORICA /PEISAGISTICA ART. 8,9
- ZONA PROTEJATA PE BAZA NORMELOR SANITARE-CIMITIRE(50,00m);GOSPODARIE APA (20,00m); STATIE EPURARE(R100-300m)
- ZONA DE PROTECTIE DRUM JUDETEAN/COMUNAL(20,00m din ax/ 18,00m din ax)
- INTERDICTII TEMPORARE DE CONSTRUIRE PANA LA APROBAREA DOCUMENTATIILOR DE URBANISM PRIVIND ZONA
- INTERDICTII PERMANENTE DE CONSTRUIRE(CULOAR LEA 20KV-12m DIN AX), CULOARE DE PROTECTIE/ZONE CU RISCURI PREVIZIBILE
- CONDITII DE AMPLASARE SI CONFORMARE A CONSTRUCTIILOR
- REGULI DE AMPLASARE SI RETRAGERI MINIME OBLIGATORII
- ART. 17 - ORIENTAREA FATA DE PUNCTELE CARDINALE
- ART. 18 - AMPLASAREA FATA DE DRUMURILE PUBLICE
- ART. 20 - AMPLASAREA FATA DE CAI FERATE
- ART. 23 - AMPLASAREA FATA DE ALINIAMENT
- ART. 24 - AMPLASAREA IN INTERIORUL PARCELEI
- REGULI PRIVIND ASIGURAREA ACCESELOR OBLIGATORII
- ART. 25, ART. 26 - ACCESE CAROSABILE, ACCESE PIETONALE
- REGULI PRIVIND ECHIPAREA TEHNICO-EDILITARA
- ART. 27, ART. 28, ART. 29
- REGULI PRIVIND FORMA SI DIMENSIUNILE TERENULUI SI CONSTRUCTIILOR
- ART. 30 - PARCELARE
- ART. 31 - REGIM DE INALTIME
- ART. 32 - ASPECTUL EXTERIOR AL CONSTRUCTIILOR
- ART. 33 - PARCAJE
- ART. 34 - SPATII VERZI PLANTATE
- ART. 35 - IMPREJMUIRI
- MODUL DE OCUPARE A TERENULUI - ART. 15 - ANEXA 2 - R.G.U.
- P<sub>1</sub>..P<sub>4</sub> - ZONA PARCURI, SPATII VERZI ODIHNA, AGREMENT, SPORT,
- P.O.T. PROCENT DE OCUPARE TEREN 10%
- C.U.T. COEFICIENT UTILIZARE TEREN 0.10





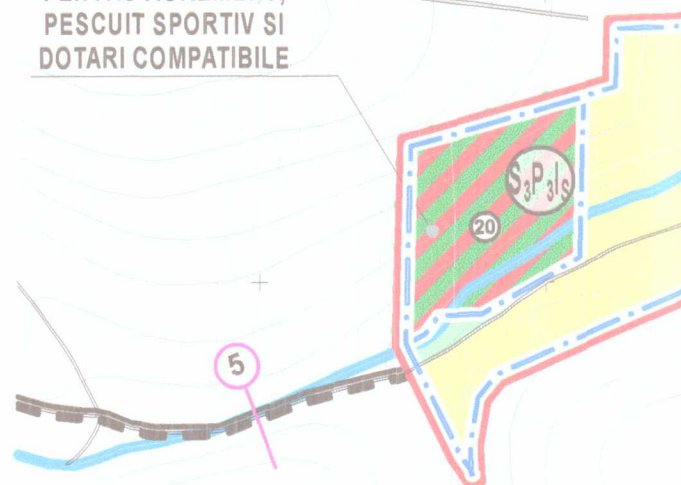
1. DATE DE RECUNOASTERE  
DELIMITARE SI PROFILURI TRANSVERSALE CARACTERISTICE  
FUNCTIUNEA DOMINANTA -  
ZONA MIXTA AGREMENT, SPATII VERZI, SPORT, SERVICII SI DOTARI COMPATIBILE

ZONA PROPUSA PENTRU, AGREMENT,  
SPORT, AGROTURISM SI DOTARI  
COMPATIBILE, S=2.50HA

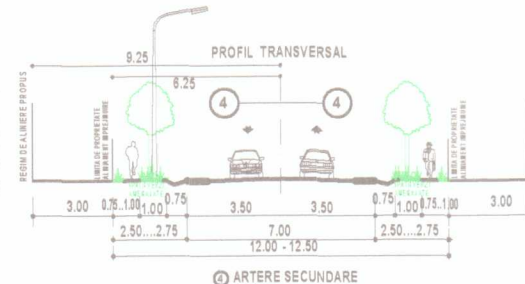
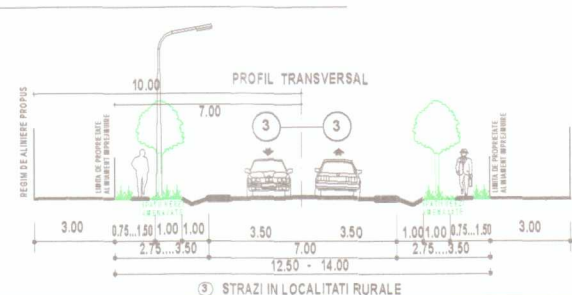
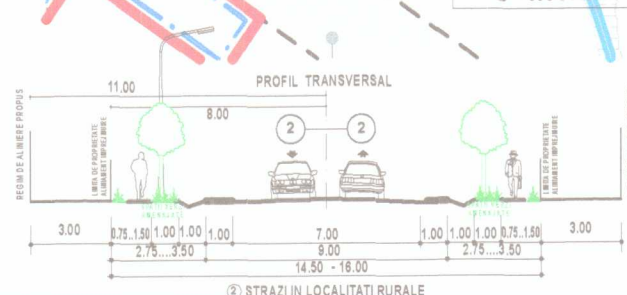


TEREN SPORT  
- STADION PROPUERE

ZONA PROPUSA  
PENTRU AGREMENT,  
PESCUIT SPORTIV SI  
DOTARI COMPATIBILE



ZONA PROPUSA PENTRU AGREMENT,  
PESCUIT SPORTIV SI DOTARI COMPATIBILE,  
S=4.00HA



UNITATI TERITORIALE DE REFERINTA  
"S<sub>1</sub>P<sub>1</sub>I<sub>s</sub>", "S<sub>2</sub>P<sub>2</sub>I<sub>s</sub>", "S<sub>3</sub>P<sub>3</sub>I<sub>s</sub>" - SAT PREDESTI

LEGENDA

• LIMITE

- LIMITA TERITORIU INTRAVILAN PROPU
- LIMITA ZONA CENTRALA
- LIMITA UNITATI TERITORIALE DE REFERINTA - U.T.R.

• ZONIFICARE FUNCTIONALA

- ZONA CU FUNCTIUNI COMPLEXE DE INTERES PUBLIC SI SERVICII DE INTERES GENERAL
- ZONA DE LOCUINTE CU REGIM DE INALTIME P, P+1-2 ETAJE SI FUNCTIUNI COMPLEMENTARE
- ZONA MIXTA - UNITATI INDUSTRIALE SI DEPOZITARE, SERVICII
- ZONA MIXTA - AGREMENT, SPATII VERZI, SPORT, SERVICII SI DOTARI COMPATIBILE
- ZONA ACTIVITATI PRODUCTIVE (UNITATI INDUSTRIALE/DEPOZITARE/UNITATI AGRICOLE)
- STRAZI CU IMBRACAMINTE DEFINITIVA (ASFALT)/STRAZI PROPUSE SPRE MODERNIZARE/STRAZI NEAMENAJATE (PAMANT BATUT)
- ZONA PARCURI, PLANTATII DE PROTECTIE/ALINIAMENT, AGREMENT-TURISM, SPORT
- ZONA CONSTRUCTIILOR SI DOTARILOR AFERENTE TEHNICO EDILITARE
- ZONA DE GOSPODARIE COMUNALA/CIMITIRE
- APE/TERENURI CU APE

• REGLEMENTARI

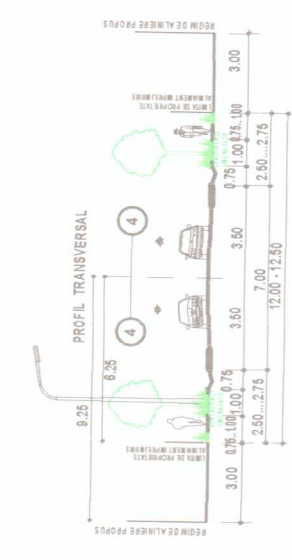
1. FUNCTIUNI PERMISE - ART. 14 ASIGURAREA COMPATIBILITATII FUNCTIUNILOR
- LOCUINTE SI FUNCTIUNI COMPLEMENTARE, CARE NU CREEAZA DISFUNCTIONALITATI SI INCOMPATIBILITATI IN ZONA, CU RESPECTAREA ART. 3 -16 REGULI DE BAZA PRIVIND MODUL DE OCUPARE A TERENURILOR
2. UTILIZARI PERMISE CU CONDITII
- ZONA PROTEJATA CU VALOARE ISTORICA /PEISAGISTICA ART. 8.9
- ZONA PROTEJATA PE BAZA NORMELOR SANITARE-CIMITIRE (50,00m); GOSPODARIE APA (20,00m); STATIE EPURARE (R100-300m)
- ZONA DE PROTECTIE DRUM JUDETEAN/COMUNAL (20,00m din ax/ 18,00m din ax)
- INTERDICTII TEMPORARE DE CONSTRUIRE PANA LA APROBAREA DOCUMENTATIILOR DE URBANISM PRIVIND ZONA
- INTERDICTII PERMANENTE DE CONSTRUIRE (CULOAR LEA 20KV-12m DIN AX), CULOARE DE PROTECTIE/ZONE CU RISCURI PREVIZIBILE
3. CONDITII DE AMPLASARE SI CONFORMARE A CONSTRUCTIILOR
- 3.1. REGULI DE AMPLASARE SI RETRAGERI MINIME OBLIGATORII
- ART. 17 - ORIENTAREA FATA DE PUNCTELE CARDINALE
- ART. 18 - AMPLASAREA FATA DE DRUMURILE PUBLICE
- ART. 20 - AMPLASAREA FATA DE CAI FERATE
- ART. 23 - AMPLASAREA FATA DE ALINIAMENT
- ART. 24 - AMPLASAREA IN INTERIORUL PARCELEI
- 3.2. REGULI PRIVIND ASIGURAREA ACCESELOR OBLIGATORII
- ART. 25, ART. 26 - ACCESE CAROSABILE, ACCESE PIETONALE
- 3.3. REGULI PRIVIND ECHIPAREA TEHNICO-EDILITARA
- ART. 27, ART. 28, ART. 29
- 3.4. REGULI PRIVIND FORMA SI DIMENSIUNILE TERENULUI SI CONSTRUCTIILOR
- ART. 30 - PARCELARE
- ART. 31 - REGIM DE INALTIME
- ART. 32 - ASPECTUL EXTERIOR AL CONSTRUCTIILOR
- ART. 33 - PARCAJE
- ART. 34 - SPATII VERZI PLANTATE
- ART. 35 - IMPREJMUIRI
4. MODUL DE OCUPARE A TERENULUI - ART. 15 - ANEXA 2 - R.G.U.

S<sub>1</sub>P<sub>1</sub>I<sub>s</sub> - ZONA MIXTA - AGREMENT, SPORT,  
SERVICII SI DOTARI COMPATIBILE  
P.O.T. PROCENT DE OCUPARE TEREN 50%  
C.U.T. COEFICIENT UTILIZARE TEREN 1.00

S<sub>2</sub>P<sub>2</sub>I<sub>s</sub>, S<sub>3</sub>P<sub>3</sub>I<sub>s</sub> - ZONA MIXTA - AGREMENT, PESCUIT SPORTIV,  
SERVICII SI DOTARI COMPATIBILE  
P.O.T. PROCENT DE OCUPARE TEREN 50%  
C.U.T. COEFICIENT UTILIZARE TEREN 1.00



## UNITATI AGRICOLE, MICA INDUSTRIE DEPOZITARE



A<sub>1</sub>, A<sub>2</sub>, A<sub>3</sub>, ... - ZONA MIXTA UNITATI AGRICOLE, UNITATI INDUSTRIALE, DEPOZITARE, SERVICII  
P.O.T. PROCENT DE OCUPARE TEREN 70%  
C.U.T. COEFICIENT UTILIZARE TEREN 1.40

CONȚINUTUL PERMISE - ART. 14 ASIGURAREA COMPATIBILITĂȚII FUNCȚIUNILOR  
 CONȚINUTUL SI FUNCȚIUNI COMPLEMENTARE CARE NU CREEAZĂ DISFUNCȚIONALITĂȚI ȘI INCOMPATIBILITĂȚI ÎN ZONĂ, CU RESPECTAREA  
 ALEA DE LA PUNCTUL 10.1.1.1. T. 3-6 REGULI DE BAZĂ PRIVIND MODUL DE OCUPAREA TERENURILOR

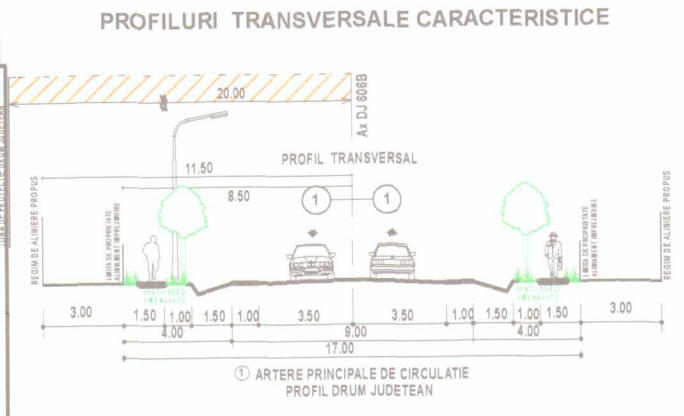
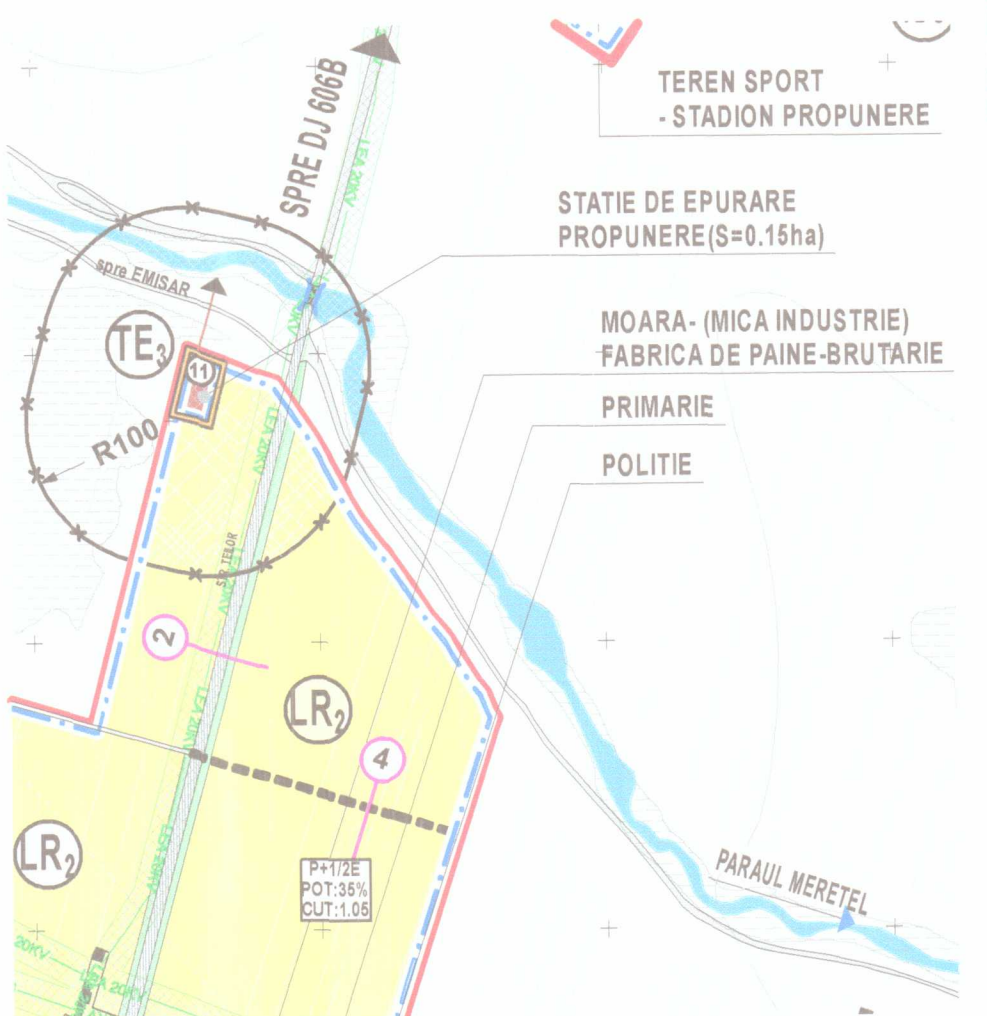
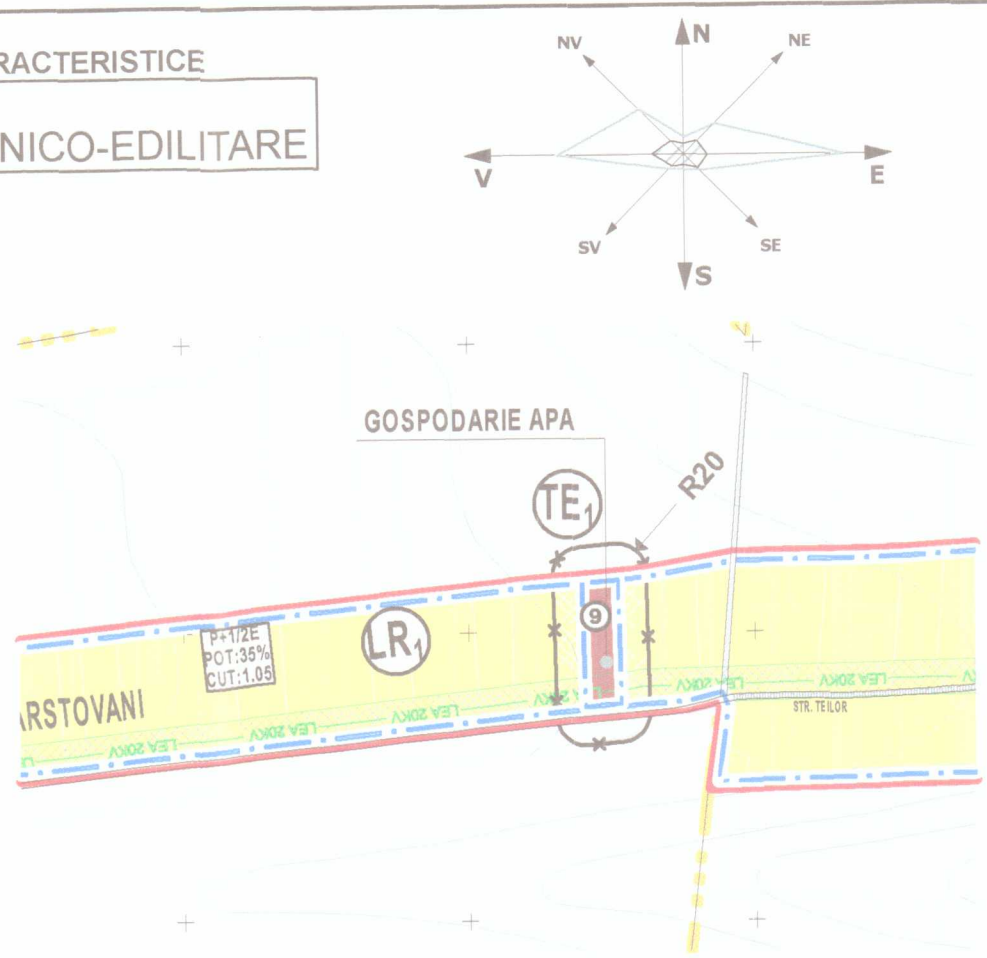
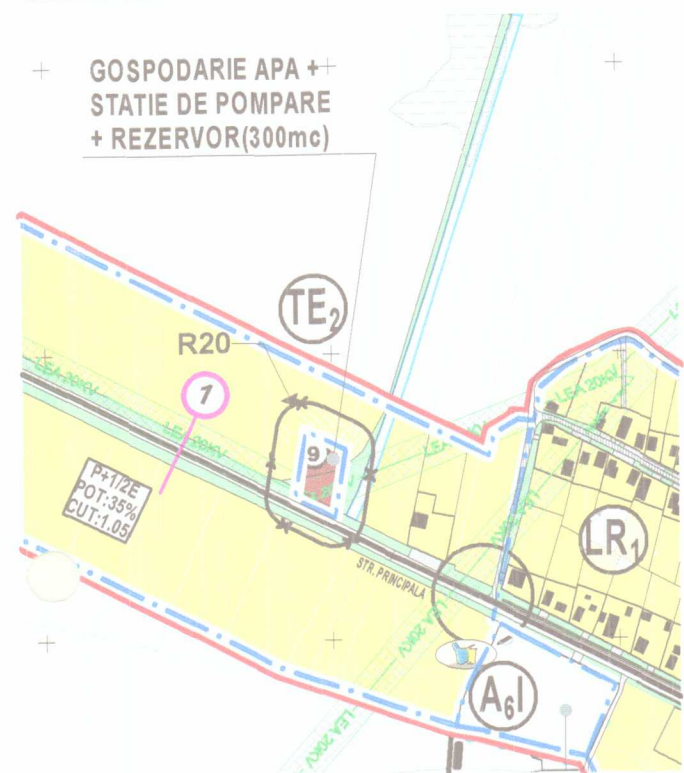
REGULI PERMISE CU CONDIȚII	
ZONA PROTEJATĂ CU VALOAREA ISTORICĂ PEISAGISTICĂ - ART. 89	
ZONA PROTJEATĂ PE BAZA NORMELOR SANITARE-CIMITIRE(50,00m); GOSPODĂRIE APA (20,00m) ; STATIE EPURARE(R100-300m)	
ZONA DE PROTECȚIE DRUM JUDEȚEAN(COMUNA (20,00m din ax / 18,00m din ax)	
TERENURI TEMPORARE DE CONSTRUIRE PANA LA APROBAREA DOCUMENTATIILOR DE URBANISM PRIVIND ZONA	
INTERDICȚII PERMANENTE DE CONSTRUIRE(CULOAR, LEA, 200x1-2m DIN AX), CULOARE DE PROTECȚIE ȘI CU RISCURI PREZENTATE	
CONDICIȚII DE AMPLASARE ȘI CONFORMARE A CONSTRUCȚIILOR	
REGULI DE AMPLASARE ȘI RETRAGERI MINIME OBLIGATORII	
RT. 17 - ORIENTAREA FAȚA DE PUNCTELE CARDINALE	
RT. 18 - AMPLASAREA FAȚA DE CLADIRILE PUBLICE	
RT. 20 - AMPLASAREA FAȚA DE CAI FERATE	
RT. 23 - AMPLASAREA FAȚA DE ALINIAMENT	
RT. 24 - AMPLASAREA ÎN INTERIORUL PARCELII	
REGULI PRIVIND ASIGURAREA ACCESULOR OBLIGATORII	
RT. 25 ART. 28 - ACCESE CAROSABILE, ACCESE PIETONALE	
REGULI PRIVIND ECHIPAREA TEHNICO-EDILITARĂ	
RT. 27 ART. 28 ART. 29	
REGULI PRIVIND FORMA ȘI DIMENSIUNILE TERENULUI ȘI CONSTRUCȚIILOR	
RT. 30 - PARCELARE	
RT. 31 - REGIM DE ÎNALȚIME	
RT. 32 - ASPECTUL EXTERIOR AL CONSTRUCȚIILOR	
RT. 33 - PARCALE	
RT. 34 - SPAȚII VERZI PLANTATE	
RT. 35 - ÎMPREJMURI	
MODUL DE OCUPAREA A TERENULUI - ART. 15 - ANEXA 2 - R.G.U.	







1. DATE DE RECUNOASTERE  
DELIMITARE SI PROFILURI TRANSVERSALE CARACTERISTICE  
FUNCTIUNEA DOMINANTA -  
ZONA ECHIPARE CONSTRUCTII TEHNICO-EDILITARE



UNITATI TERRITORIALE DE REFERINTA  
"TE<sub>1</sub>", "TE<sub>2</sub>", "TE<sub>3</sub>" - SAT PREDESTI

LEGENDA

- LIMITE
  - LIMITA TERITORIULUI ADMINISTRATIV COMUNAL
  - LIMITA TERITORIU INTRAVILAN PROPOS
  - LIMITA UNITATI TERRITORIALE DE REFERINTA - U.T.R.

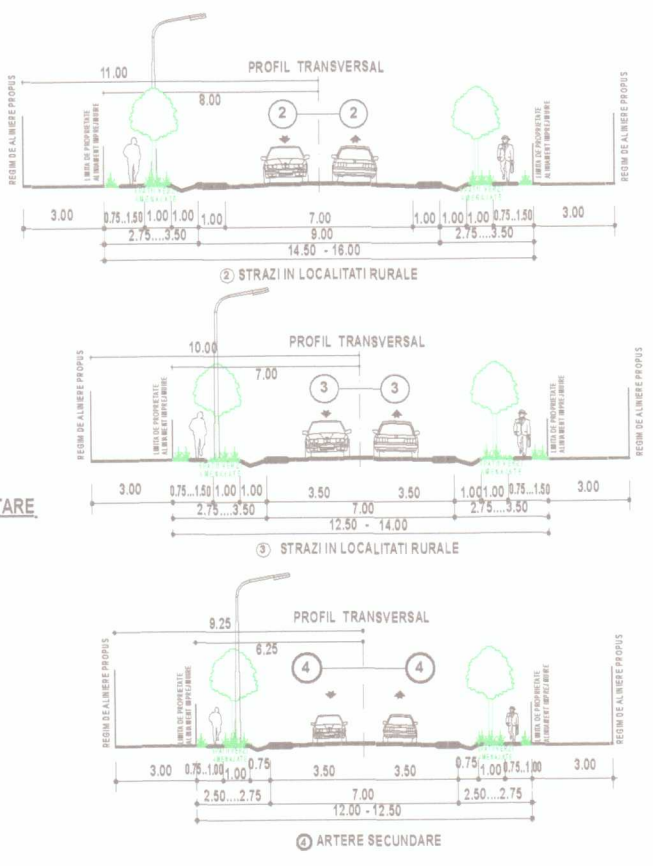
• ZONIFICARE FUNCTIONALA

- ZONA CU FUNCTIUNI COMPLEXE DE INTERES PUBLIC SI SERVICII DE INTERES GENERAL
- ZONA DE LOCUINTE CU REGIM DE INALTIME P, P+1-2 ETAJE SI FUNCTIUNI COMPLEMENTARE
- ZONA MIXTA - UNITATI INDUSTRIALE SI DEPOZITARE, SERVICII
- ZONA ACTIVITATI PRODUCTIVE (UNITATI INDUSTRIALE/DEPOZITARE/UNITATI AGRICOLE)
- STRAZI CU IMBRACAMINTE DEFINITIVA (ASFALT)/STRAZI PROPUSE SPRE MODERNIZARE/STRAZI NEAMENAJATE (PAMANT BATUT)
- ZONA PARCURI, PLANTATII DE PROTECTIE/ALINIAMENT, AGREMENT-TURISM, SPORT
- ZONA CONSTRUCTIILOR SI DOTARILOR AFERENTE TEHNICO EDILITARE
- ZONA DE GOSPODARIE COMUNALA/CIMITIRE
- APE/TERENURI CU APE

• REGLEMENTARI

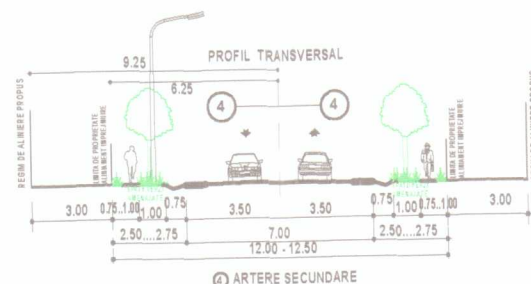
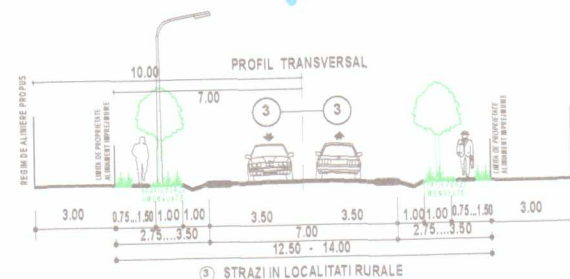
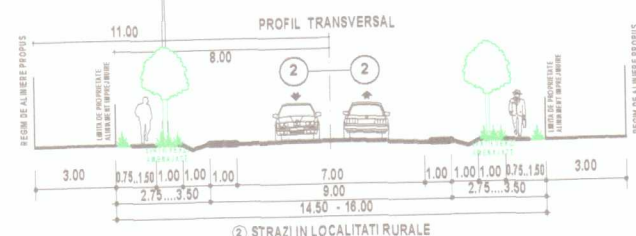
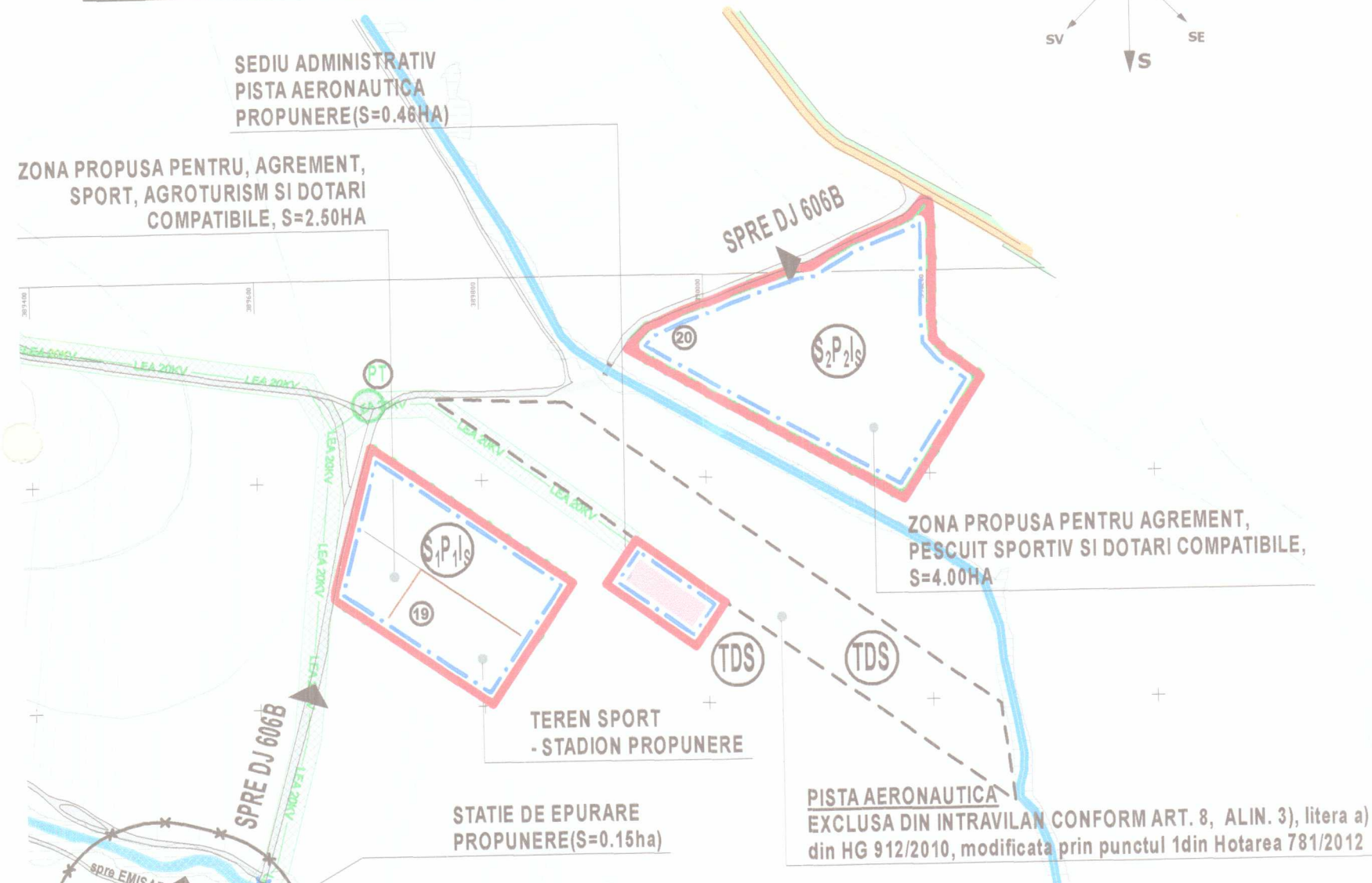
- FUNCTIUNI PERMISE - ART. 14 ASIGURAREA COMPATIBILITATII FUNCTIUNILOR
- LOCUINTE SI FUNCTIUNI COMPLEMENTARE, CARE NU CREEAZA DISFUNCTIONALITATI SI INCOMPATIBILITATI IN ZONA, CU RESPECTAREA ART. 3-16 REGULI DE BAZA PRIVIND MODUL DE OCUPARE A TERENURILOR
- UTILIZARI PERMISE CU CONDITII
  - ZONA PROTEJATA CU VALOARE ISTORICA / PEISAGISTICA ART. 8.9
  - ZONA PROTEJATA PE BAZA NORMELOR SANITARE-CIMITIRE (50,00m); GOSPODARIE APA (20,00m); STATIE EPURARE (R100-300m)
  - ZONA DE PROTECTIE DRUM JUDETEAN/COMUNAL (20,00m din ax/ 18,00m din ax)
  - INTERDICTII TEMPORARE DE CONSTRUIRE PANA LA APROBAREA DOCUMENTATIILOR DE URBANISM PRIVIND ZONA
  - INTERDICTII PERMANENTE DE CONSTRUIRE (CULOAR LEA 20KV-12m DIN AX), CULOARE DE PROTECTIE/ZONE CU RISCURI PREVIZIBILE
- CONDITII DE AMPLASARE SI CONFORMARE A CONSTRUCTIILOR
- REGULI DE AMPLASARE SI RETRAGERI MINIME OBLIGATORII
  - ART. 17 - ORIENTAREA FATA DE PUNCTELE CARDINALE
  - ART. 18 - AMPLASAREA FATA DE DRUMURILE PUBLICE
  - ART. 20 - AMPLASAREA FATA DE CAI FERATE
  - ART. 23 - AMPLASAREA FATA DE ALINIAMENT
  - ART. 24 - AMPLASAREA IN INTERIORUL PARCELEI
- REGULI PRIVIND ASIGURAREA ACCESELOR OBLIGATORII
  - ART. 25, ART. 26 - ACCESE CAROSABILE, ACCESE PIETONALE
- REGULI PRIVIND ECHIPAREA TEHNICO-EDILITARA
  - ART. 27, ART. 28, ART. 29
- REGULI PRIVIND FORMA SI DIMENSIUNILE TERENULUI SI CONSTRUCTIILOR
  - ART. 30 - PARCELARE
  - ART. 31 - REGIM DE INALTIME
  - ART. 32 - ASPECTUL EXTERIOR AL CONSTRUCTIILOR
  - ART. 33 - PARCAJE
  - ART. 34 - SPATII VERZI PLANTATE
  - ART. 35 - IMPREJMUIRI
- MODUL DE OCUPARE A TERENULUI - ART. 15 - ANEXA 2 - R.G.U.

TE<sub>1</sub>, TE<sub>2</sub>, TE<sub>3</sub> - ZONA CONSTRUCTIILOR SI DOTARILOR AFERENTE TEHNICO-EDILITARE  
P.O.T. PROCENT DE OCUPARE TEREN 80%  
C.U.T. COEFICIENT UTILIZARE TEREN 2.40





1. DATE DE RECUNOASTERE  
DELIMITARE SI PROFILURI TRANSVERSALE CARACTERISTICE  
FUNCTIUNEA DOMINANTA -  
ZONA TERENURI CU DESTINATIE SPECIALA



## UNITATI TERITORIALE DE REFERINTA "TDS" - SAT PREDESTI

### LEGENDA

#### • LIMITE

- LIMITA TERITORIU INTRAVILAN PROPOS
- LIMITA UNITATI TERITORIALE DE REFERINTA - U.T.R.

#### • ZONIFICARE FUNCTIONALA

- ZONA CU FUNCTIUNI COMPLEXE DE INTERES PUBLIC SI SERVICII DE INTERES GENERAL
- ZONA DE LOCUINTE CU REGIM DE INALTIME P, P+1-2 ETAJE SI FUNCTIUNI COMPLEMENTARE
- ZONA MIXTA - AGREMENT, SPATII VERZI, SPORT, SERVICII SI DOTARI COMPATIBILE
- ZONA ACTIVITATI PRODUCTIVE (UNITATI INDUSTRIALE/DEPOZITARE/UNITATI AGRICOLE)
- STRAZI CU IMBRACAMINTE DEFINITIVA (ASFALT)/STRAZI PROPUSE SPRE MODERNIZARE/STRAZI NEAMENAJATE (PAMANT BATUT)
- ZONA PARCURI, PLANTATII DE PROTECTIE/ALINIAMENT, AGREMENT-TURISM, SPORT
- ZONA CONSTRUCTIILOR SI DOTARILOR AFERENTE TEHNICO EDILITARE
- ZONA DE GOSPODARIE COMUNALA/CIMITIRE
- APE/TERENURI CU APE
- TERENURI CU DESTINATIE SPECIALA

#### • REGLEMENTARI

- FUNCTIUNI PERMISE - ART. 14 ASIGURAREA COMPATIBILITATII FUNCTIUNILOR
- LOCUINTE SI FUNCTIUNI COMPLEMENTARE, CARE NU CREEAZA DISFUNCTIONALITATI SI INCOMPATIBILITATI IN ZONA, CU RESPECTAREA ART. 3 - 16 REGULI DE BAZA PRIVIND MODUL DE OCUPARE A TERENURILOR
- UTILIZARI PERMISE CU CONDITII
  - ZONA PROTEJATA CU VALOARE ISTORICA/PEISAGISTICA ART. 8,9
  - ZONA PROTEJATA PE BAZA NORMELOR SANITARE-CIMITIRE (50,00m); GOSPODARIE APA (20,00m); STATIE EPURARE (R100-300m)
  - ZONA DE PROTECTIE DRUM JUDETEAN/COMUNAL (20,00m din ax/ 18,00m din ax)
  - INTERDICTII TEMPORARE DE CONSTRUIRE PANA LA APROBAREA DOCUMENTATIILOR DE URBANISM PRIVIND ZONA
  - INTERDICTII PERMANENTE DE CONSTRUIRE (CULOAR LEA 20kV-12m DIN AX), CULOARE DE PROTECTIE/ZONE CU RISCURI PREZIVIBILE
- CONDITII DE AMPLASARE SI CONFORMARE A CONSTRUCTIILOR
  - REGULI DE AMPLASARE SI RETRAGERI MINIME OBLIGATORII
    - ART. 17 - ORIENTAREA FATA DE PUNCTELE CARDINALE
    - ART. 18 - AMPLASAREA FATA DE DRUMURILE PUBLICE
    - ART. 20 - AMPLASAREA FATA DE CAI FERATE
    - ART. 23 - AMPLASAREA FATA DE ALINIAMENT
    - ART. 24 - AMPLASAREA IN INTERIORUL PARCELEI
  - REGULI PRIVIND ASIGURAREA ACCESELOR OBLIGATORII
    - ART. 25, ART. 26 - ACCESE CAROSABILE, ACCESE PIETONALE
  - REGULI PRIVIND ECHIPAREA TEHNICO-EDILITARA
    - ART. 27, ART. 28, ART. 29
  - REGULI PRIVIND FORMA SI DIMENSIUNILE TERENULUI SI CONSTRUCTIILOR
    - ART. 30 - PARCELARE
    - ART. 31 - REGIM DE INALTIME
    - ART. 32 - ASPECTUL EXTERIOR AL CONSTRUCTIILOR
    - ART. 33 - PARCAJE
    - ART. 34 - SPATII VERZI PLANTATE
    - ART. 35 - IMPREJMUIRI
- MODUL DE OCUPARE A TERENULUI - ART. 15 - ANEXA 2 - R.G.U.

#### TDS - ZONA TERENURI CU DESTINATIE SPECIALA

- P.O.T. PROCENT DE OCUPARE TEREN 80%
- C.U.T. COEFICIENT UTILIZARE TEREN 2.40



## ZONA GOSPODARIE COMUNALA, CIMITIRE

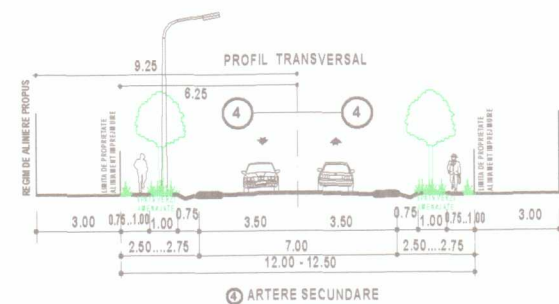
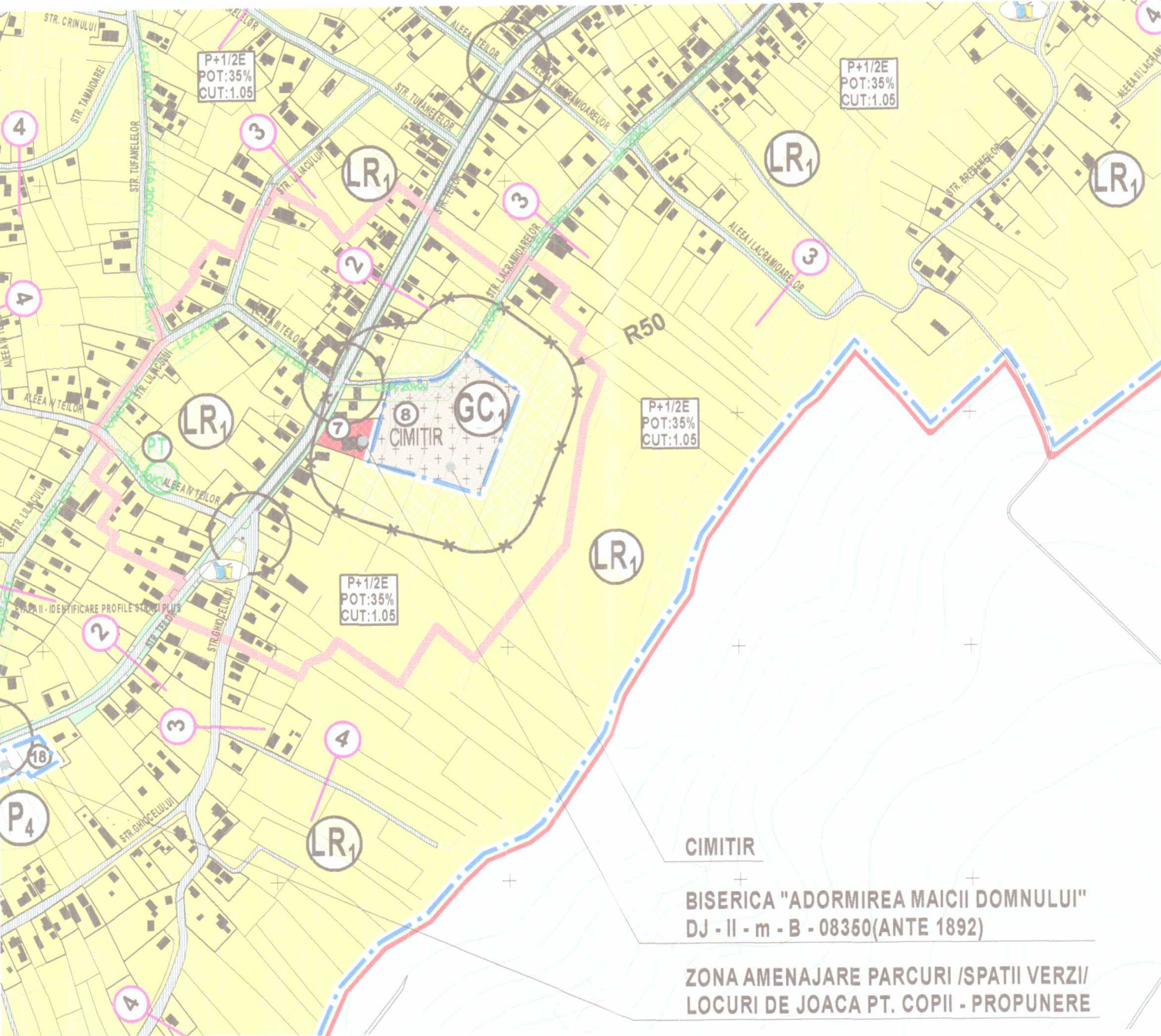
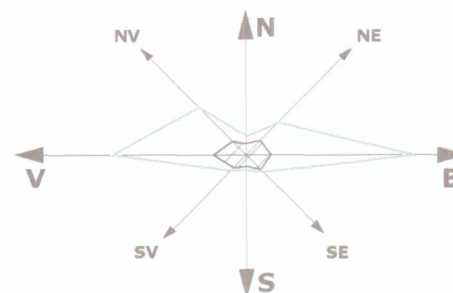


Diagrama 2: Profil transversal al unei străzi rurale. Diagrama prezintă o secțiune transversală a unei străzi rurale cu două benzi de circulație. Dimensiunile sunt indicate în metri. Lățimea totală a străzii este de 14,50-16,00 m. Dimensiunile laterale (paviment și trotuar) sunt de 3,00 m pe fiecare parte. Dimensiunile pentru benzi de circulație și trotuar sunt de 0,75-1,50 m și 1,00-1,50 m. Dimensiunile pentru trotuar și benzi de circulație sunt de 2,75-3,50 m și 1,00-1,50 m. Dimensiunile pentru trotuar și benzi de circulație sunt de 2,75-3,50 m și 1,00-1,50 m. Dimensiunile pentru trotuar și benzi de circulație sunt de 2,75-3,50 m și 1,00-1,50 m.



1. DATE DE RECUNOASTERE  
DELIMITARE SI PROFILURI TRANSVERSALE CARACTERISTICE  
FUNCTIUNEA DOMINANTA -  
ZONA GOSPODARIE COMUNALA, CIMITIRE



UNITATI TERRITORIALE DE REFERINTA  
"GC<sub>2</sub>", - SAT PREDESTII MICI

LEGENDA

• LIMITE

- LIMITA TERITORIULUI ADMINISTRATIV COMUNAL
- LIMITA TERORIU INTRAVILAN PROPU
- LIMITA UNITATI TERRITORIALE DE REFERINTA - U.T.R.

• ZONIFICARE FUNCTIONALA

- ZONA CU FUNCTIUNI COMPLEXE DE INTERES PUBLIC SI SERVICII DE INTERES GENERAL
- ZONA DE LOCUINTE CU REGIM DE INALTIME P, P+1-2 ETAJE SI FUNCTIUNI COMPLEMENTARE
- ZONA ACTIVITATI PRODUCTIVE(UNITATI INDUSTRIALE/DEPOZITARE/UNITATI AGRICOLE)
- STRAZI CU IMBRACAMINTE DEFINITIVA(ASFALT)/STRAZI PROPUSE SPRE MODERNIZARE/STRAZI NEAMENAJATE(PAMANT BATUT)
- ZONA PARCURI, PLANTATII DE PROTECTIE/ALINIAMENT, AGREMENT-TURISM, SPORT
- ZONA CONSTRUCTIILOR SI DOTARILOR AFERENTE TEHNICO EDILITARE
- ZONA DE GOSPODARIE COMUNALA/CIMITIRE
- APE/TERENURI CU APE

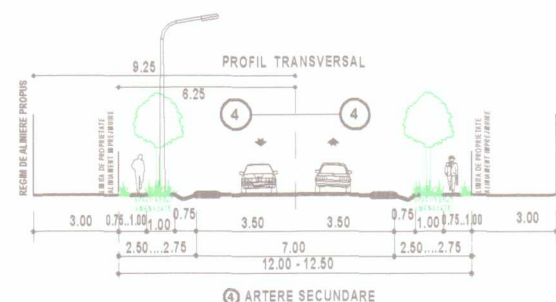
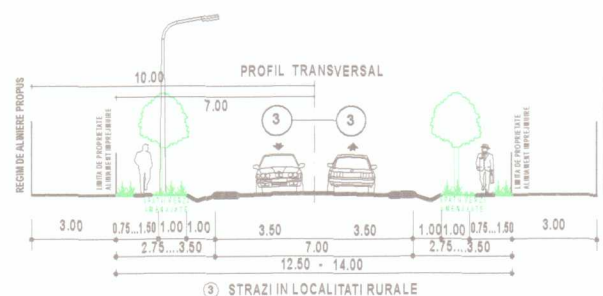
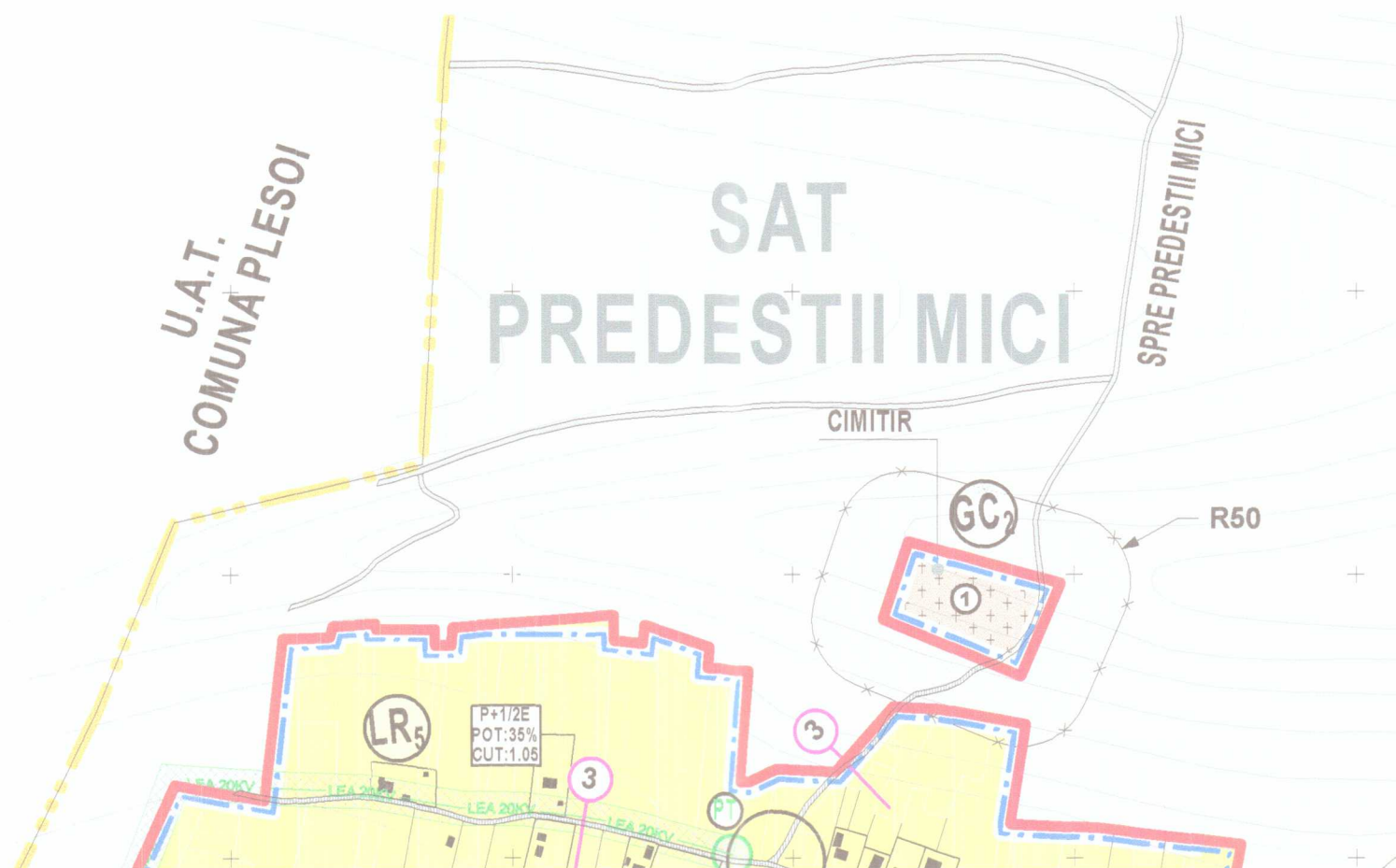
• REGLEMENTARI

1. FUNCTIUNI PERMISE - ART. 14 ASIGURAREA COMPATIBILITATII FUNCTIUNILOR  
- LOCUINTE SI FUNCTIUNI COMPLEMENTARE, CARE NU CREEAZA DISFUNCTIONALITATI SI INCOMPATIBILITATI IN ZONA, CU RESPECTAREA ART. 3-16 REGULI DE BAZA PRIVIND MODUL DE OCUPARE A TERENURILOR
2. UTILIZARI PERMISE CU CONDITII
  - ZONA PROTEJATA CU VALOARE ISTORICA /PEISAGISTICA ART. 8,9
  - ZONA PROTEJATA PE BAZA NORMELOR SANITARE-CIMITIRE(50,00m);GOSPODARIE APA (20,00m); STATIE EPURARE(R100-300m)
  - ZONA DE PROTECTIE DRUM JUDETEAN/COMUNAL(20,00m din ax/ 18,00m din ax)
  - INTERDICTII TEMPORARE DE CONSTRUIRE PANA LA APROBAREA DOCUMENTATIILOR DE URBANISM PRIVIND ZONA
  - INTERDICTII PERMANENTE DE CONSTRUIRE(CULOAR LEA 20KV-12m DIN AX), CULOARE DE PROTECTIE/ZONE CU RISCURI PREVIZIBILE
3. CONDITII DE AMPLASARE SI CONFORMARE A CONSTRUCTIILOR
  - 3.1. REGULI DE AMPLASARE SI RETRAGERI MINIME OBLIGATORII
    - ART. 17 - ORIENTAREA FATA DE PUNCTELE CARDINALE
    - ART. 18 - AMPLASAREA FATA DE DRUMURILE PUBLICE
    - ART. 20 - AMPLASAREA FATA DE CAI FERATE
    - ART. 23 - AMPLASAREA FATA DE ALINIAMENT
    - ART. 24 - AMPLASAREA IN INTERIORUL PARCELEI
  - 3.2. REGULI PRIVIND ASIGURAREA ACCESELOR OBLIGATORII
    - ART. 25, ART. 26 - ACCESE CAROSABILE, ACCESE PIETONALE
  - 3.3. REGULI PRIVIND ECHIPAREA TEHNICO-EDILITARA
    - ART. 27, ART. 28, ART. 29
  - 3.4. REGULI PRIVIND FORMA SI DIMENSIUNILE TERENULUI SI CONSTRUCTIILOR
    - ART. 30 - PARCELARE
    - ART. 31 - REGIM DE INALTIME
    - ART. 32 - ASPECTUL EXTERIOR AL CONSTRUCTIILOR
    - ART. 33 - PARCAJE
    - ART. 34 - SPATII VERZI PLANTATE
    - ART. 35 - IMPREJMUIRI
4. MODUL DE OCUPARE A TERENULUI - ART. 15 - ANEXA 2 - R.G.U.

GC<sub>2</sub> - ZONA GOSPODARIE COMUNALA / CIMITIRE

P.O.T. PROCENT DE OCUPARE TEREN -

C.U.T. COEFICIENT UTILIZARE TEREN -





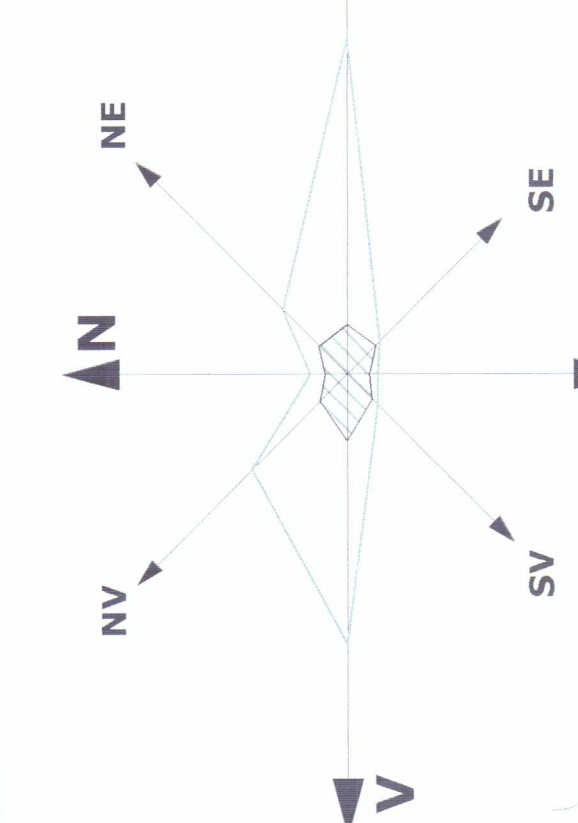








PLAN URBANISTIC GENERAL  
COMUNA PREDESTI,  
SAT PREDESTI, SAT PREDESTII MICI, SAT BUCICANI  
JUDETUL DOLJ



SECU ADMINISTRATIV  
PRIMA AERONAUTICA  
PROIECTARE  
ZONA PISCINA SPORT  
ASPORTURSI SI DOTARI  
SPORT COMPATIBILE S24.000A

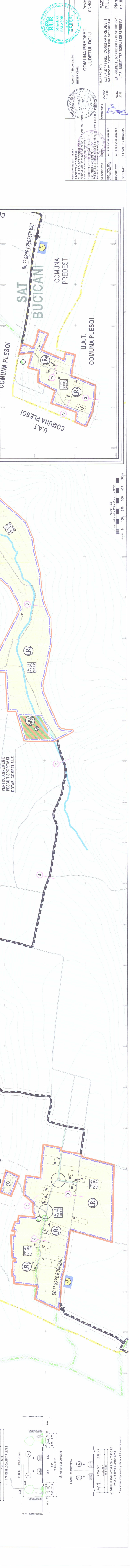
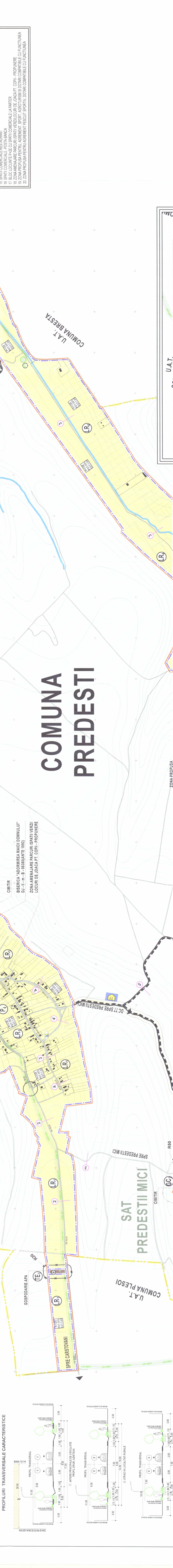
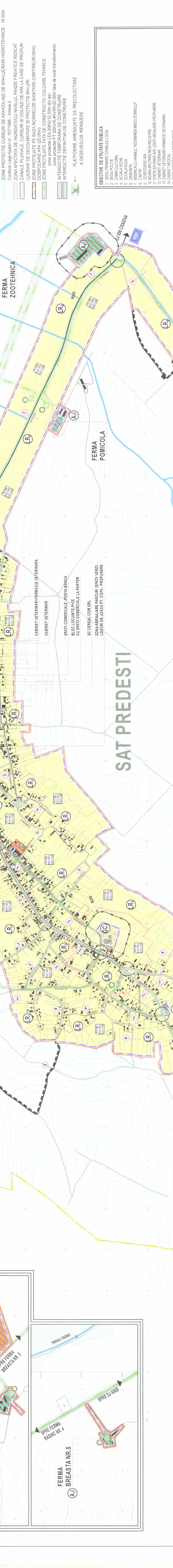
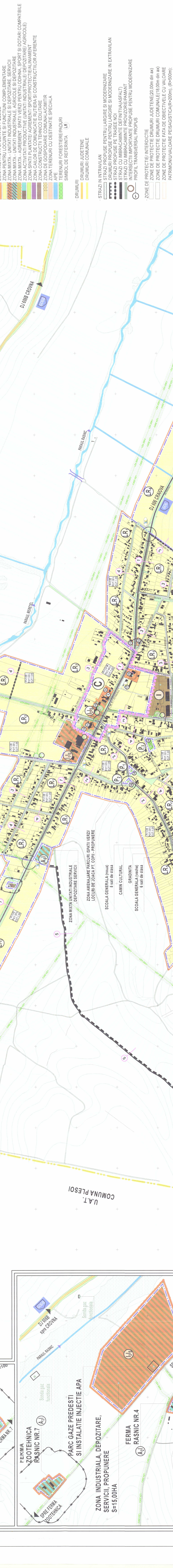
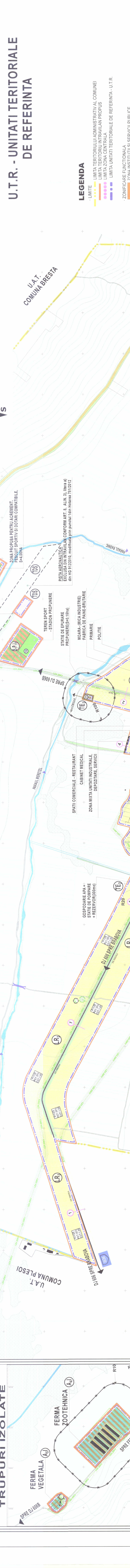
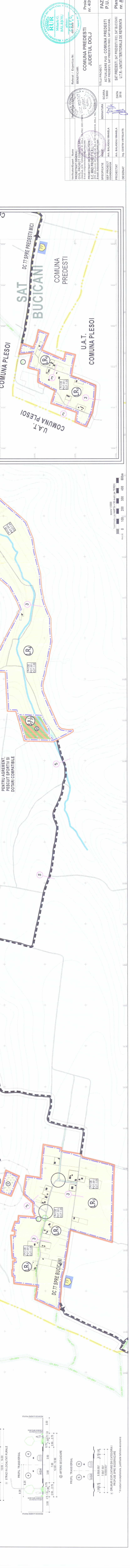
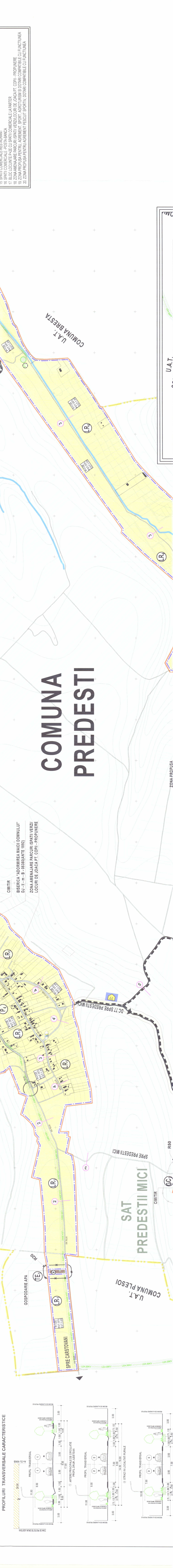
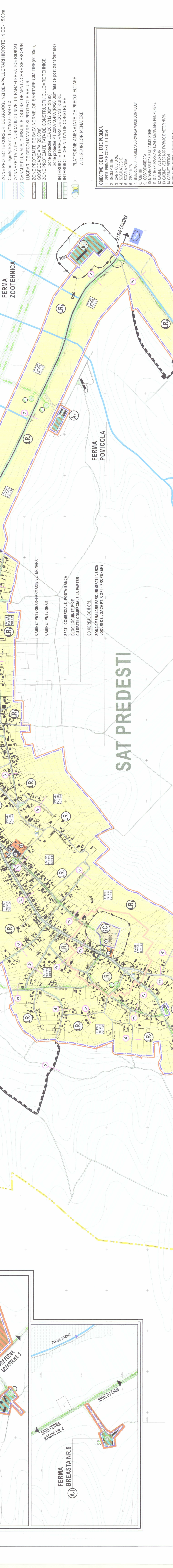
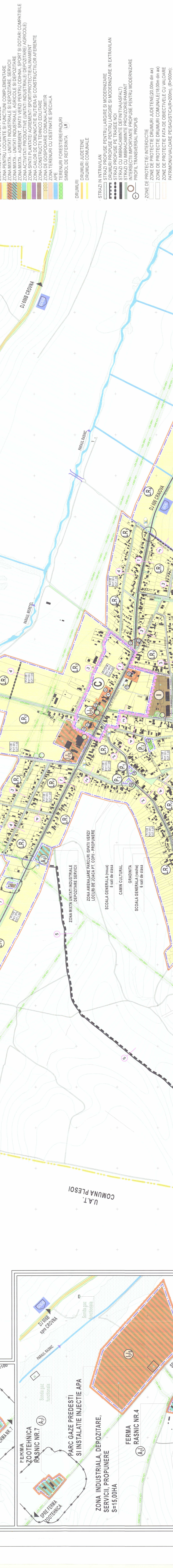
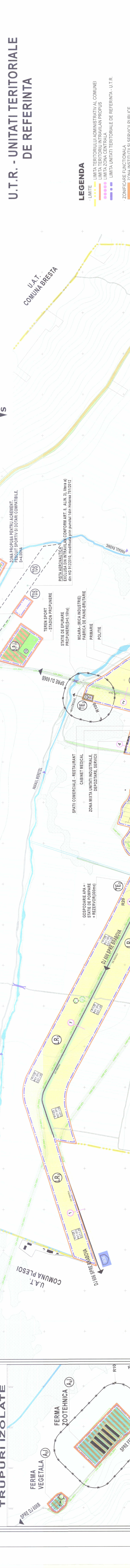
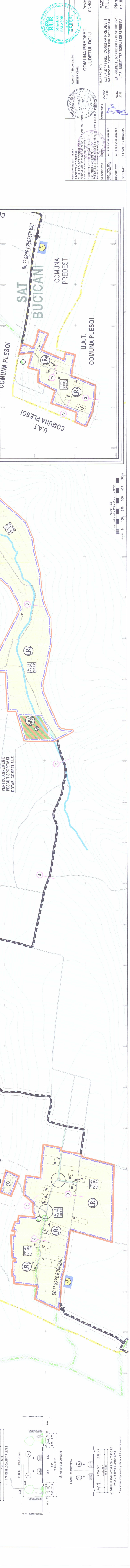
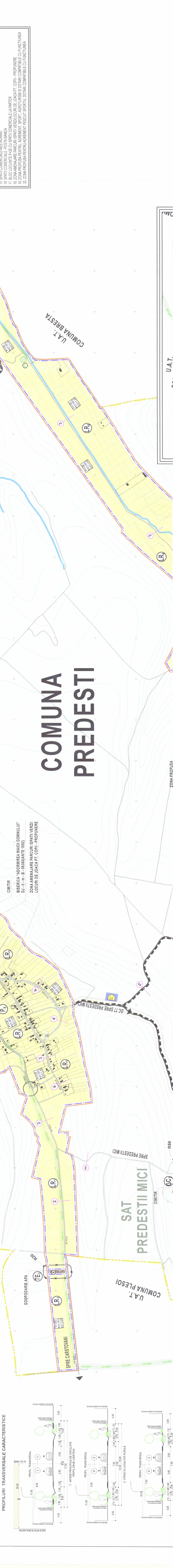
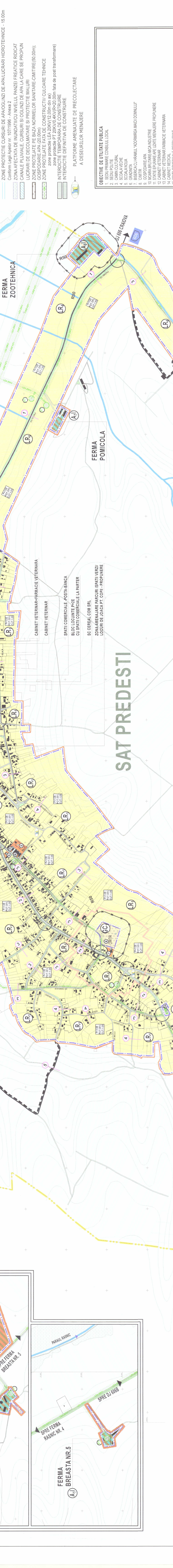
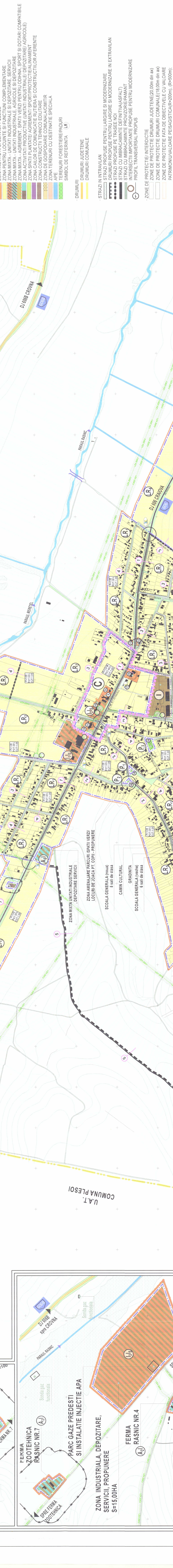
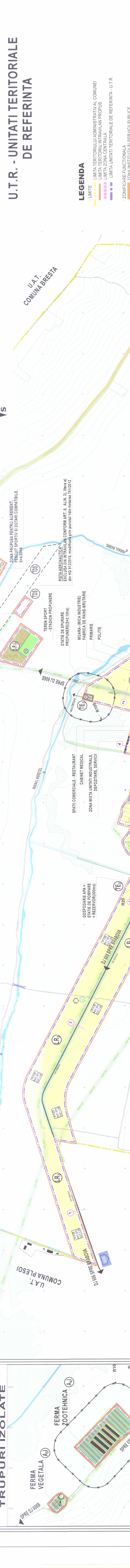
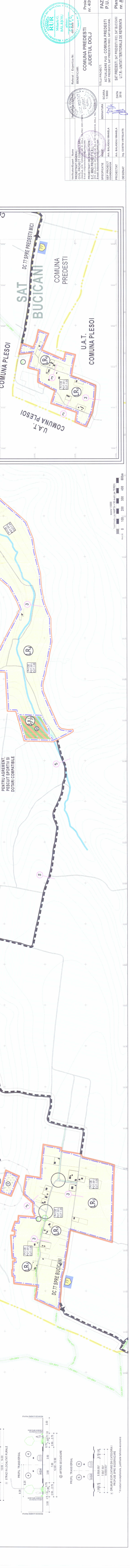
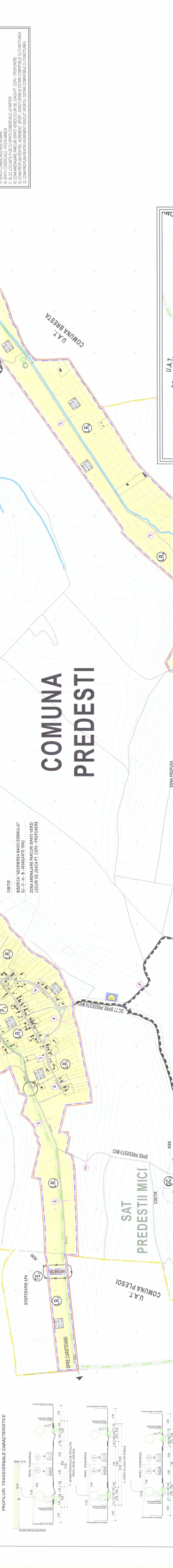
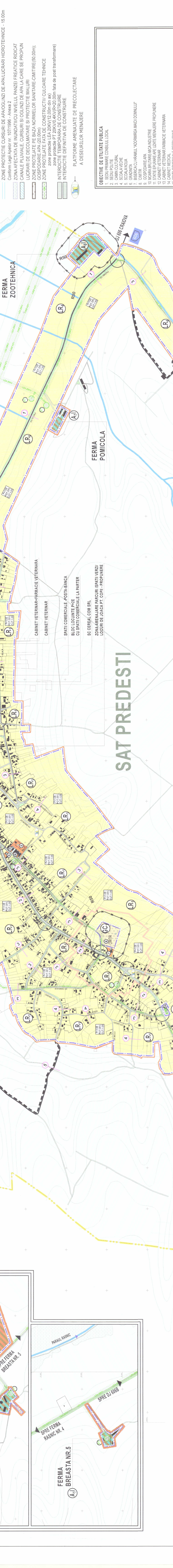
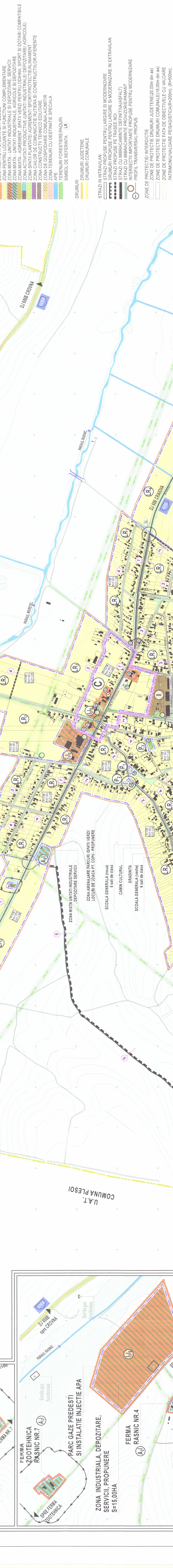
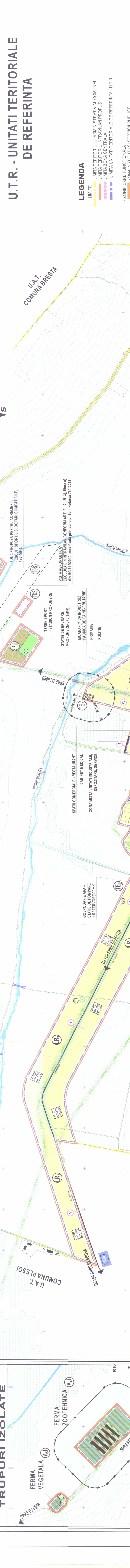
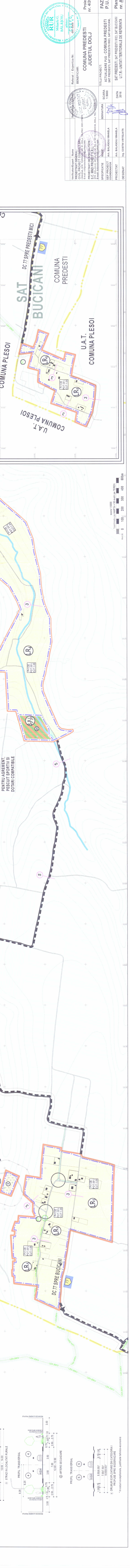
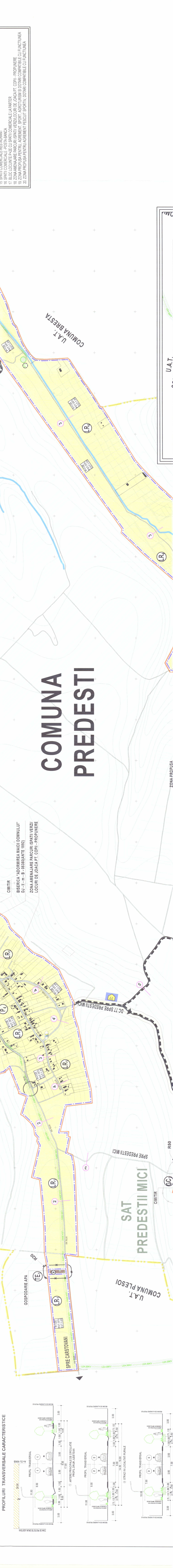
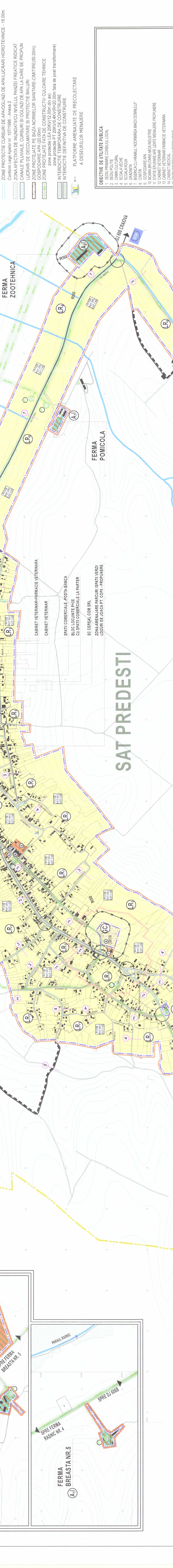
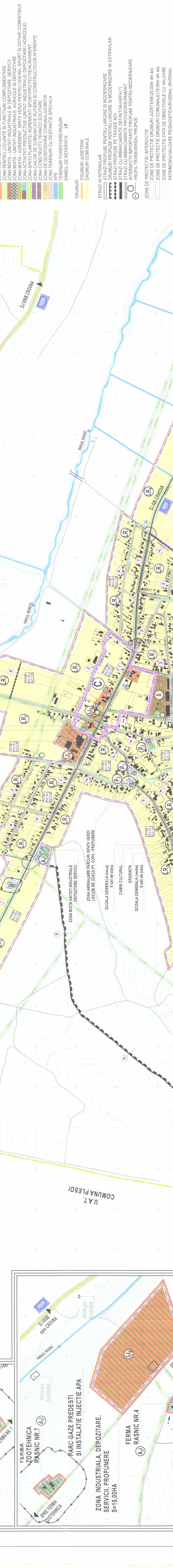
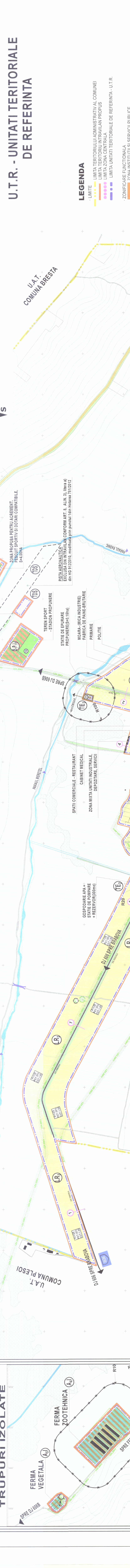
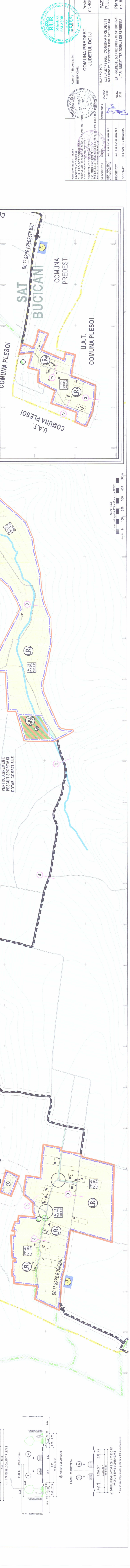
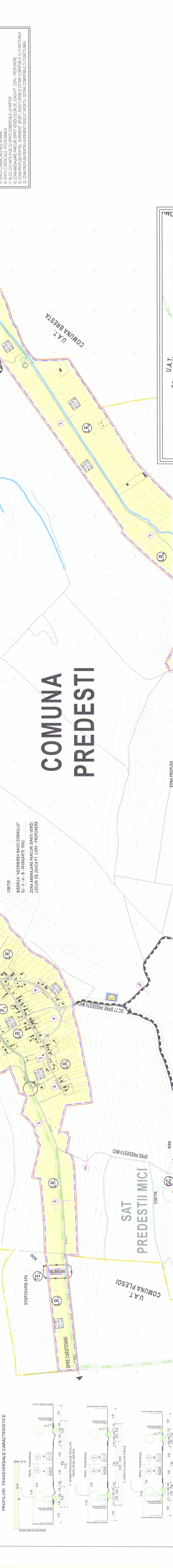
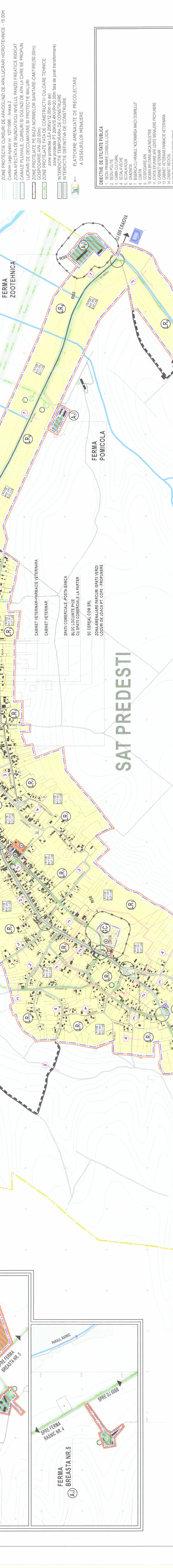
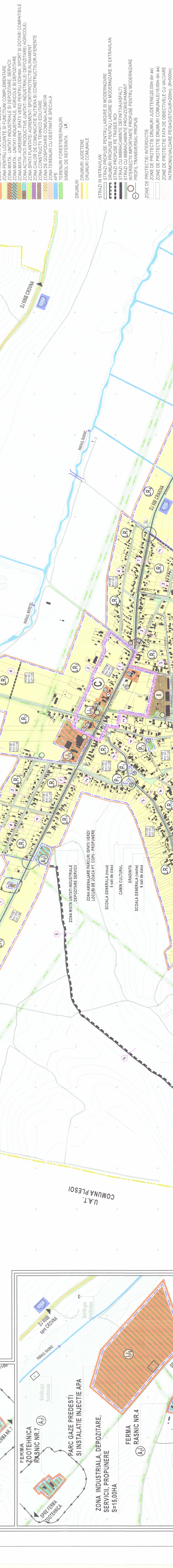
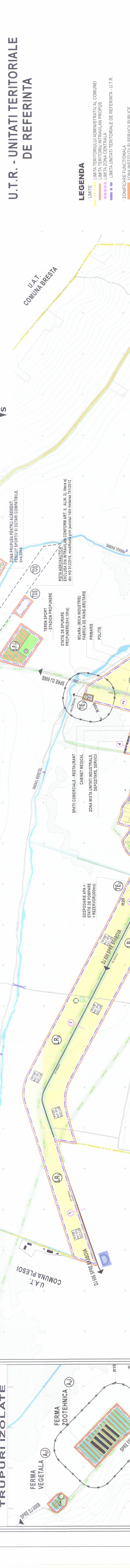
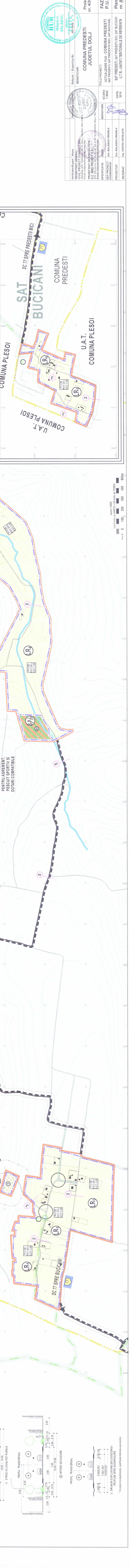
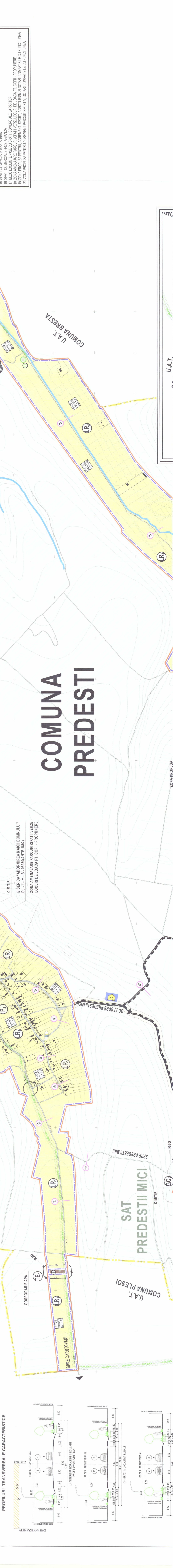
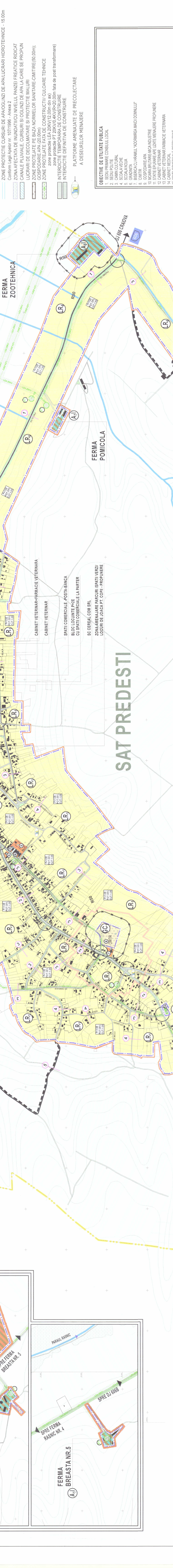
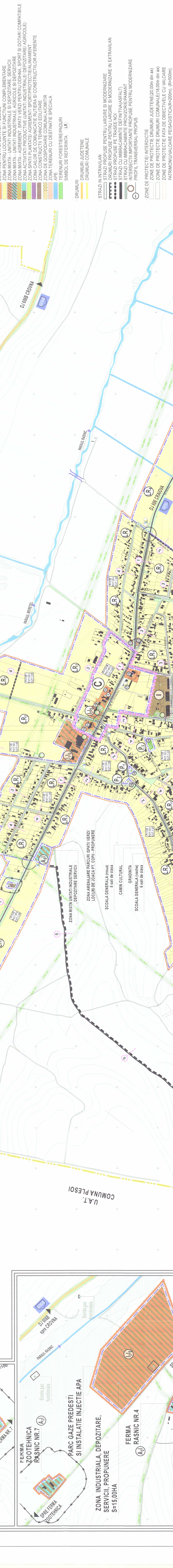
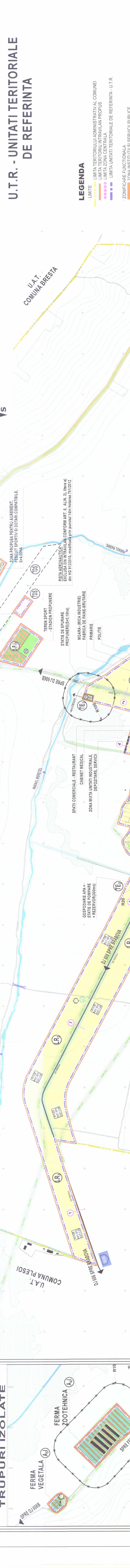
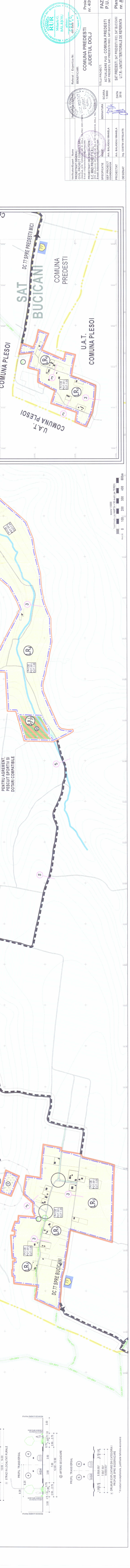
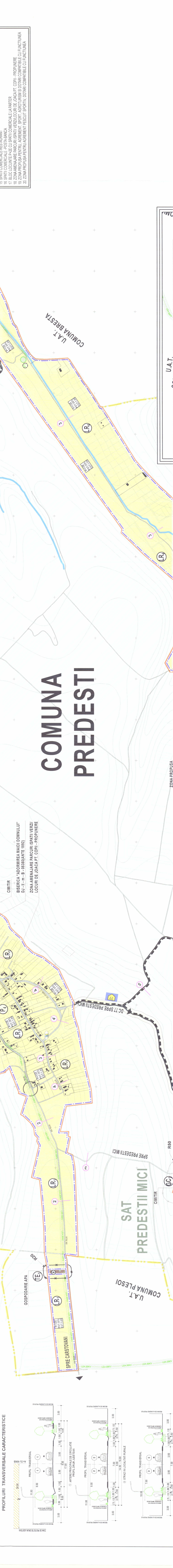
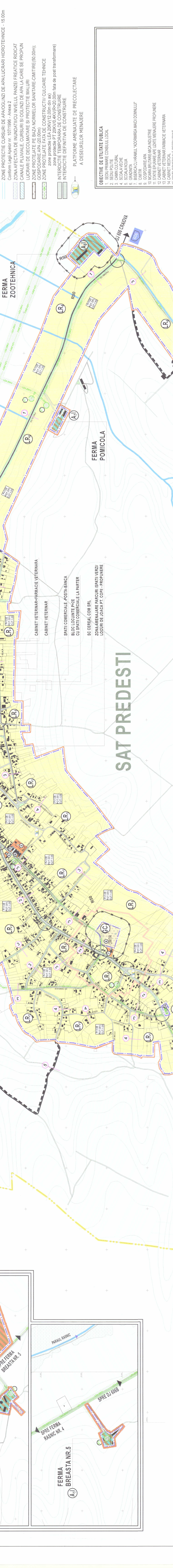
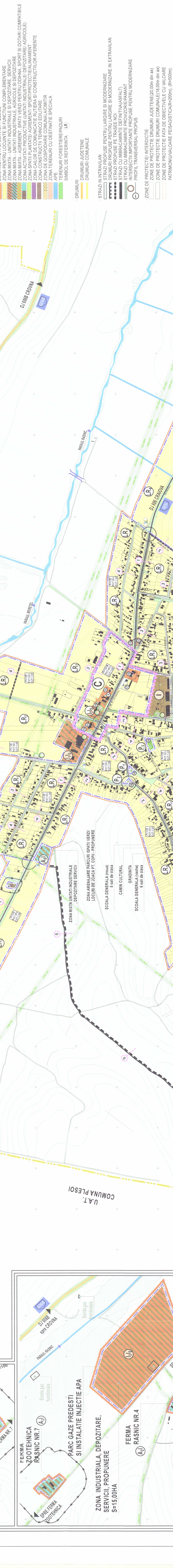
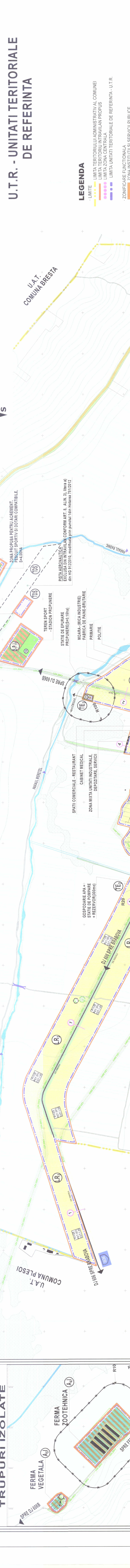
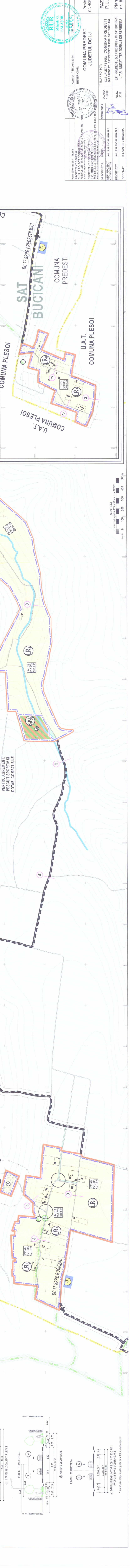
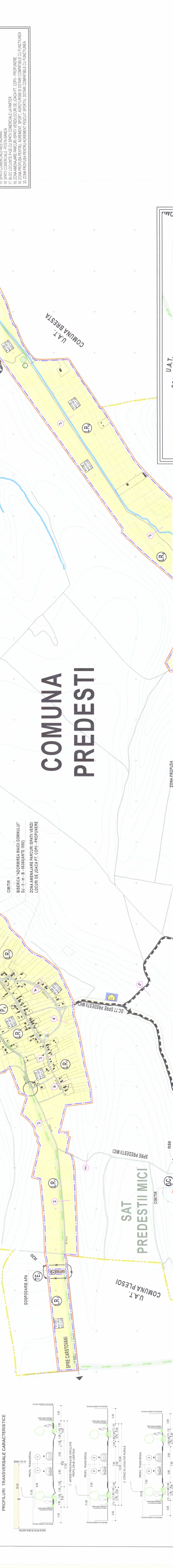
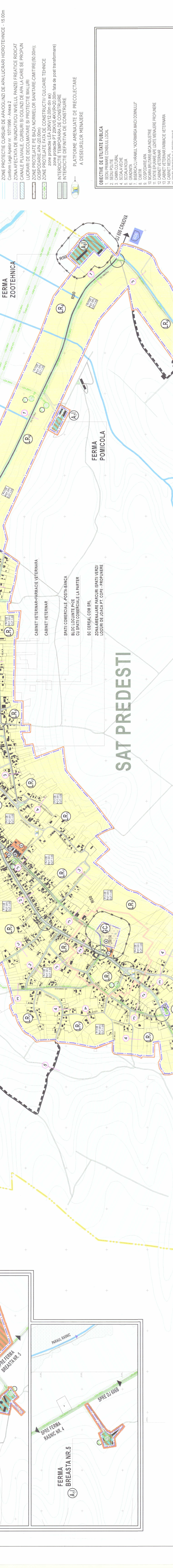
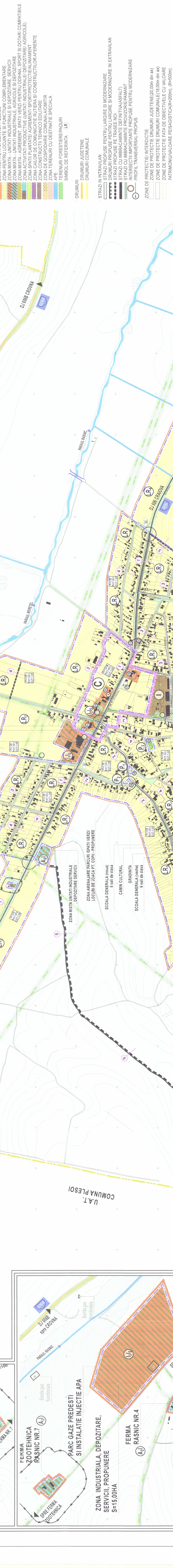
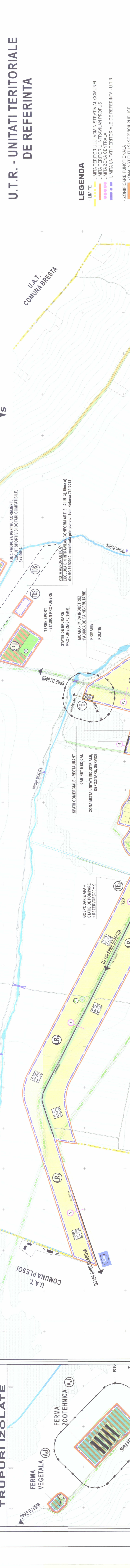
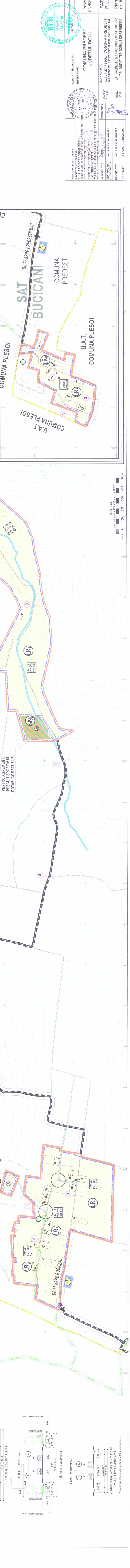
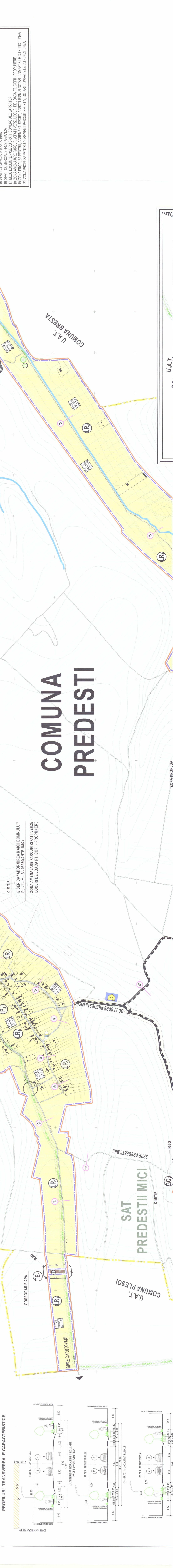
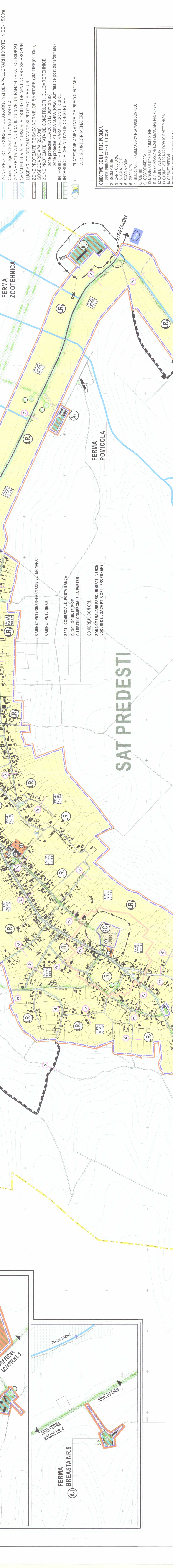
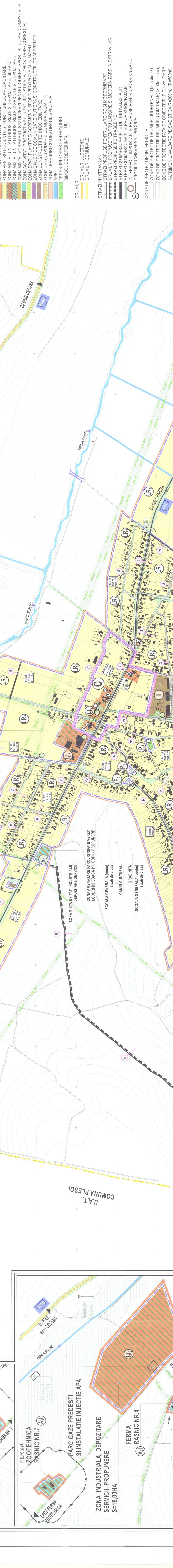
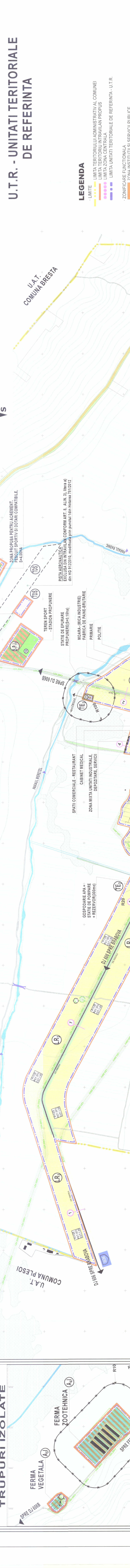
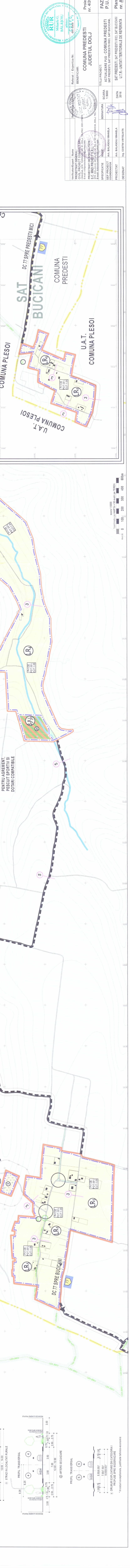
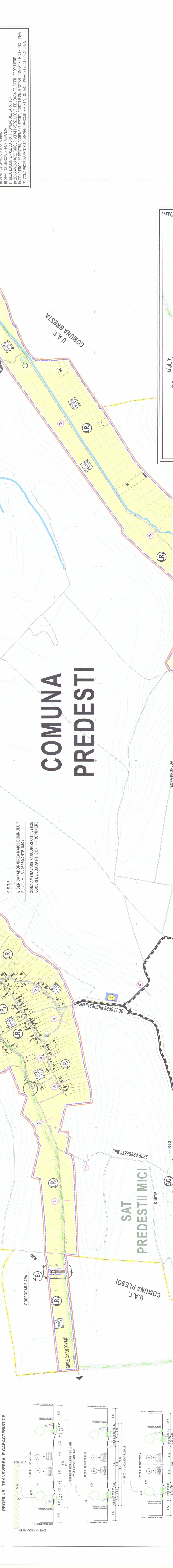
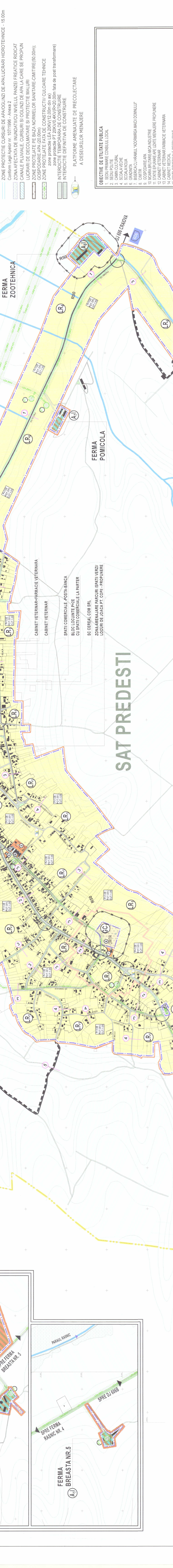
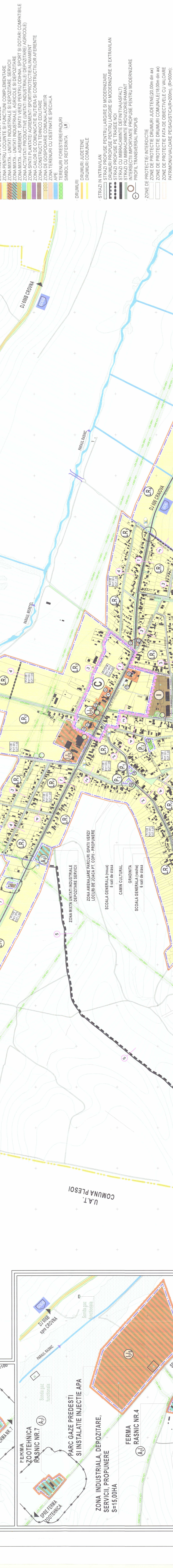
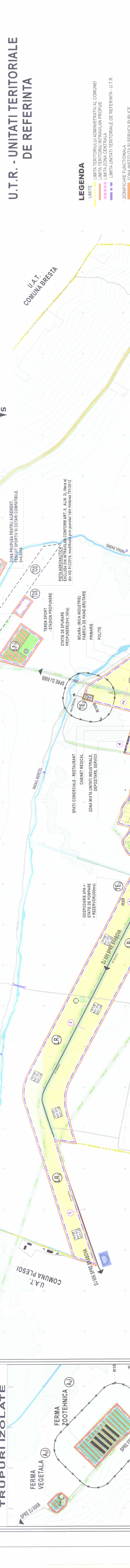
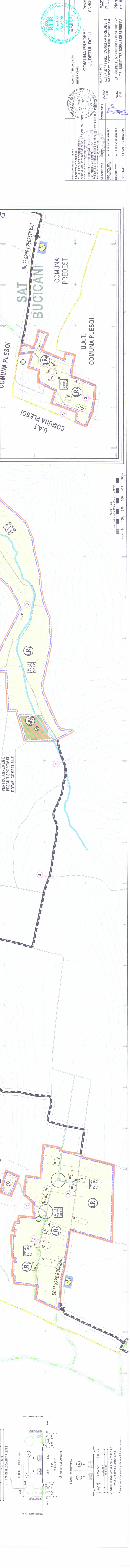
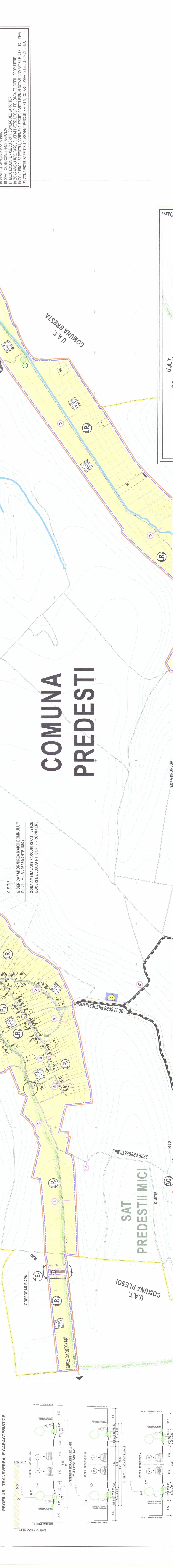
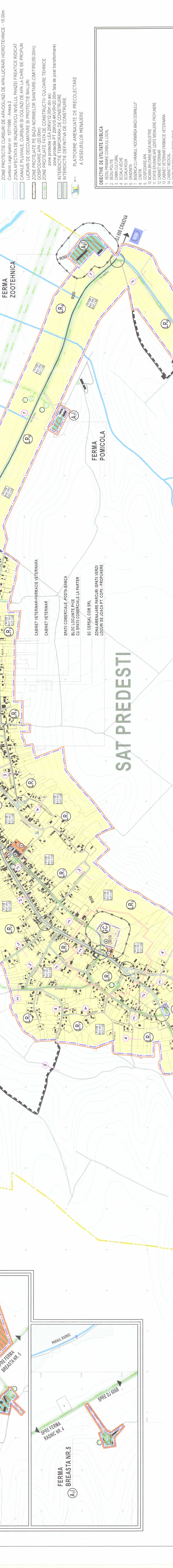
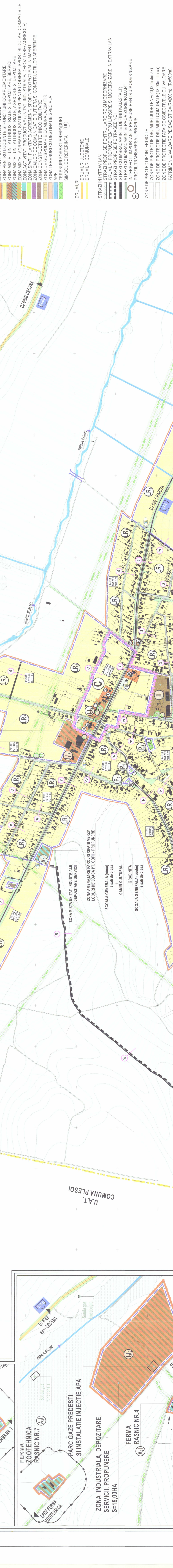
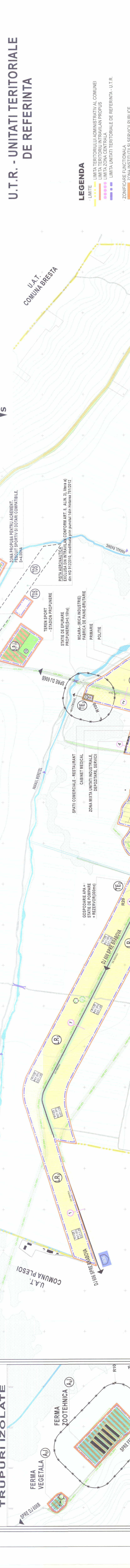
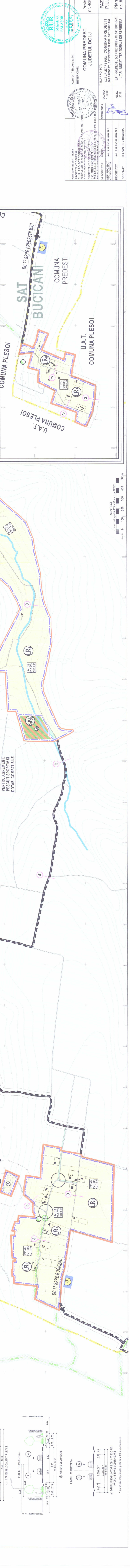
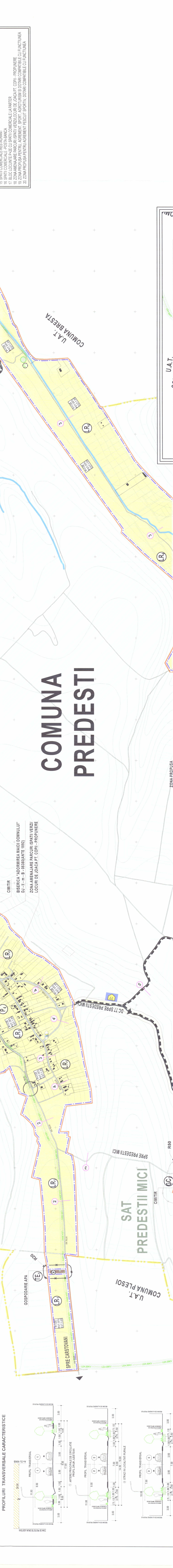
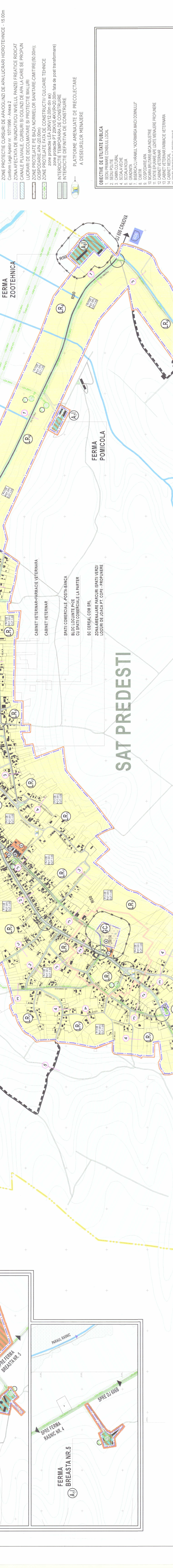
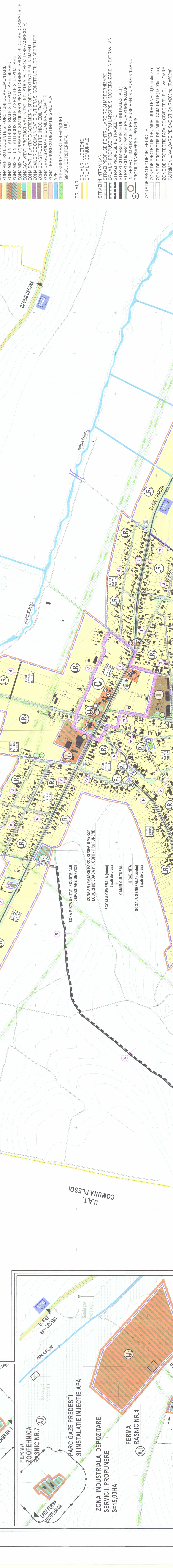
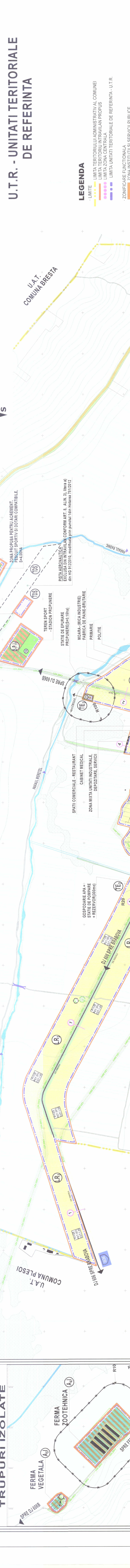
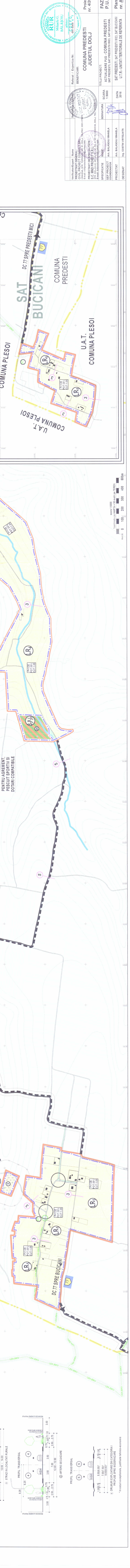
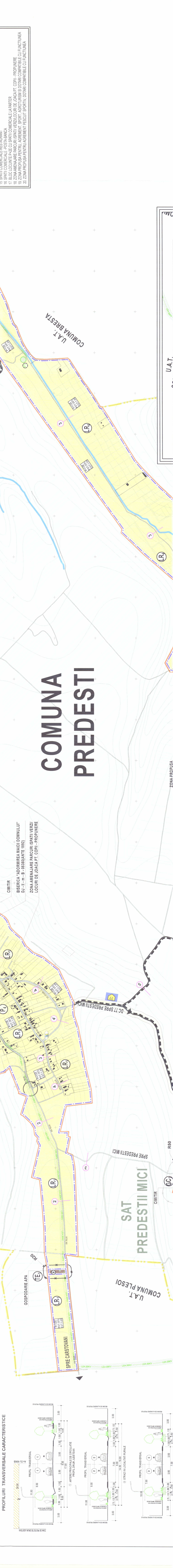
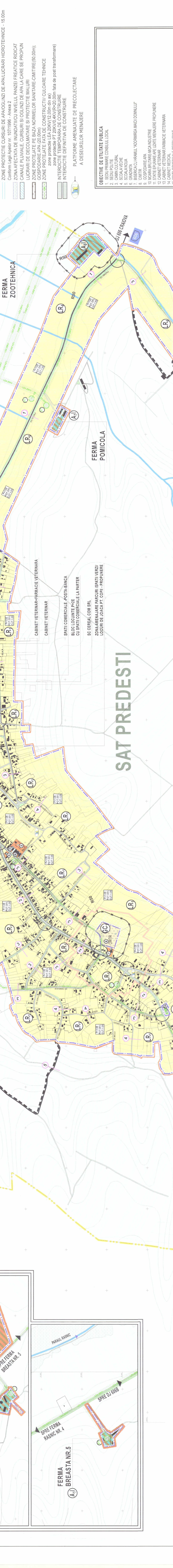
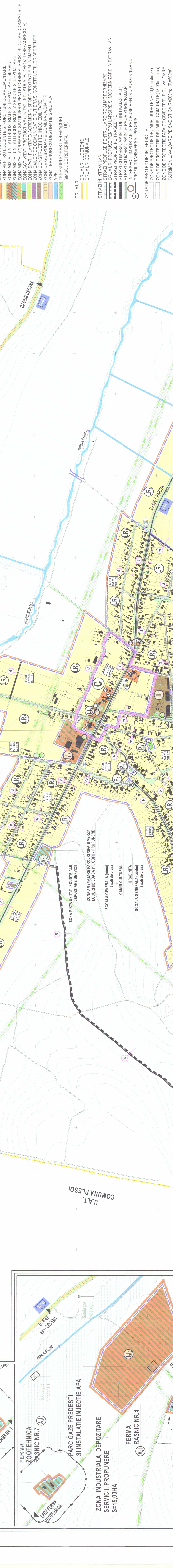
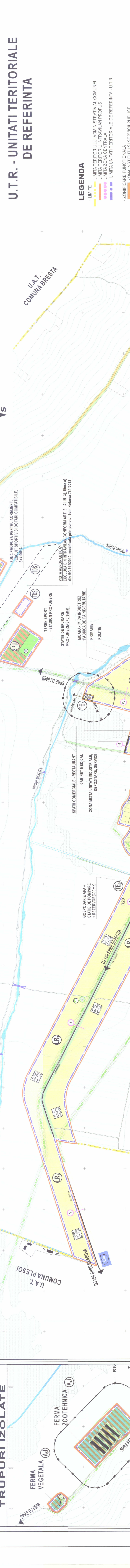
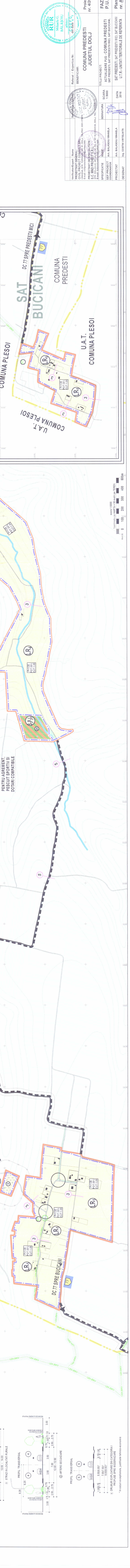
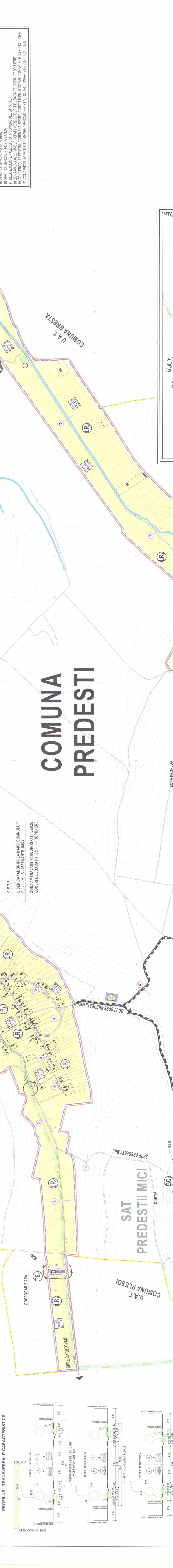
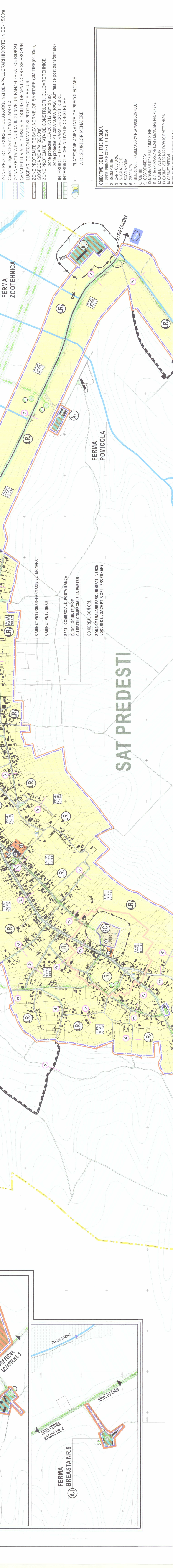
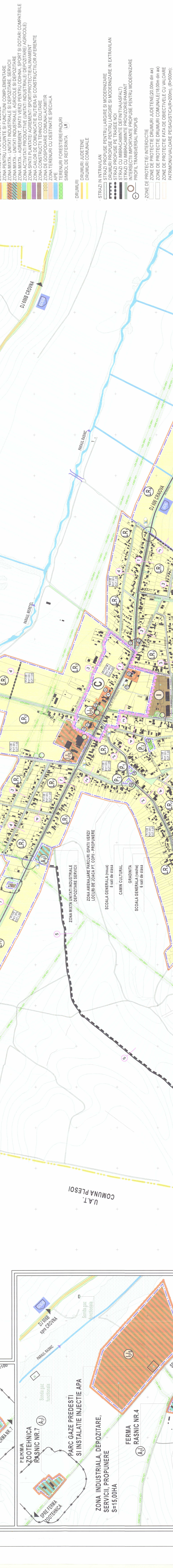
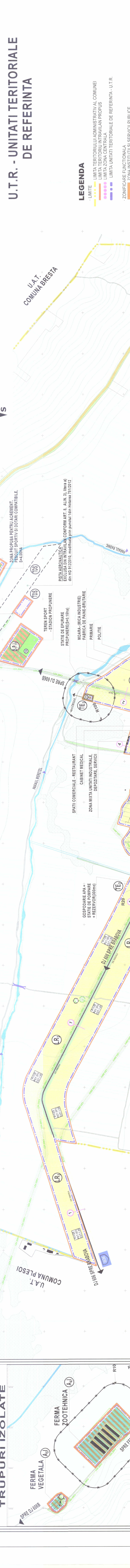
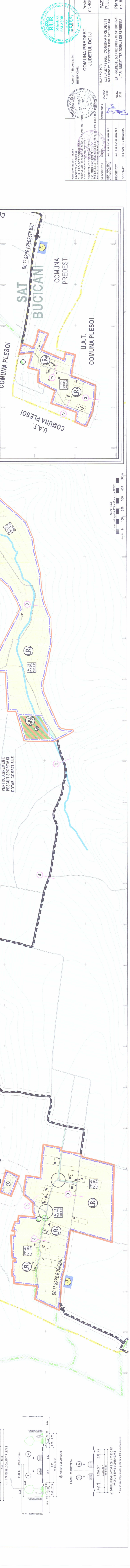
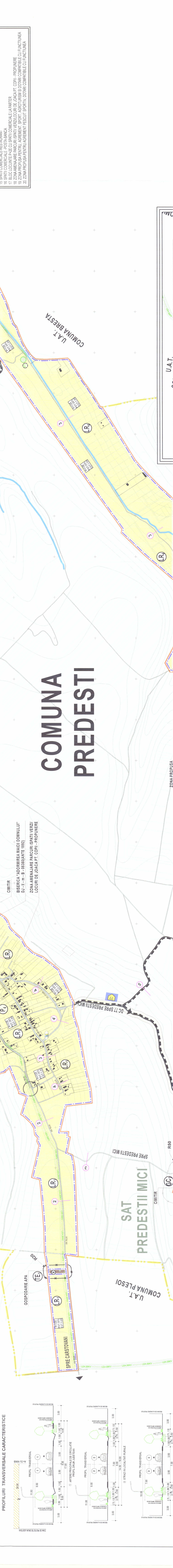
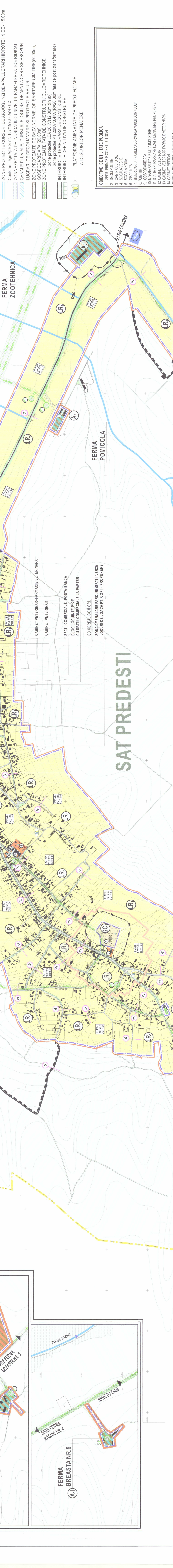
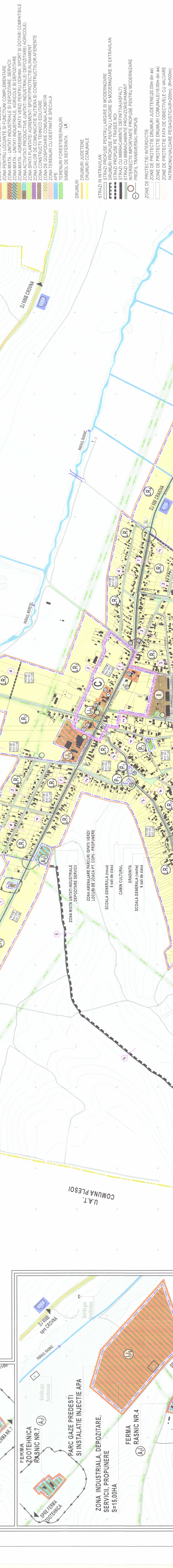
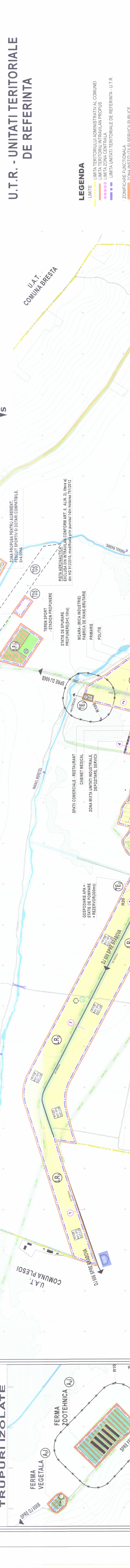
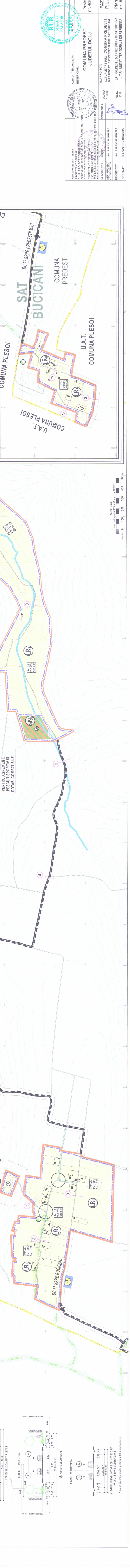
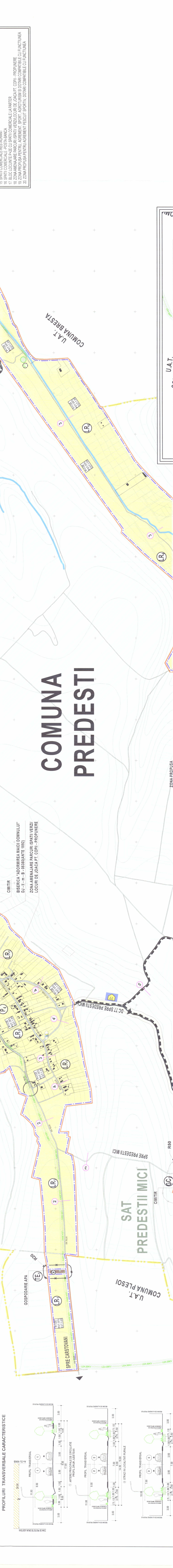
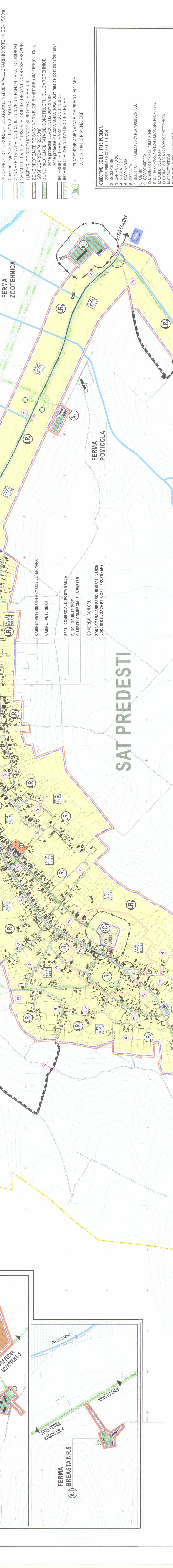
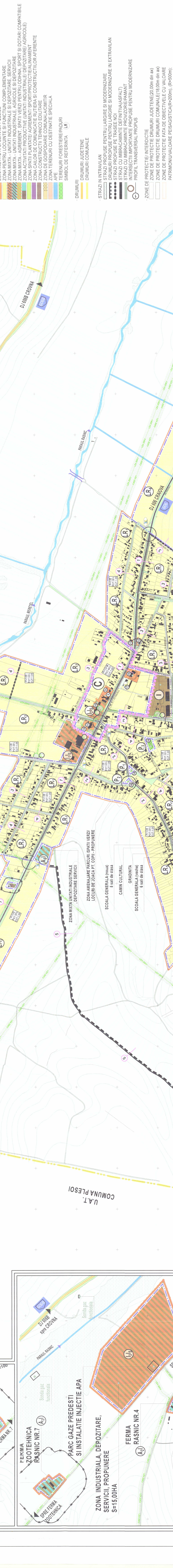
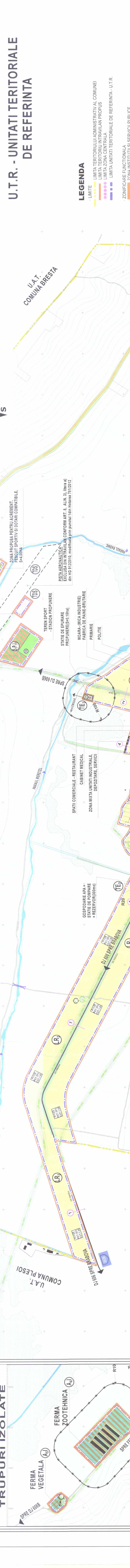
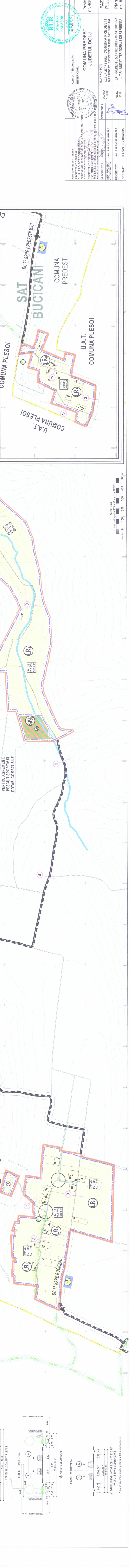
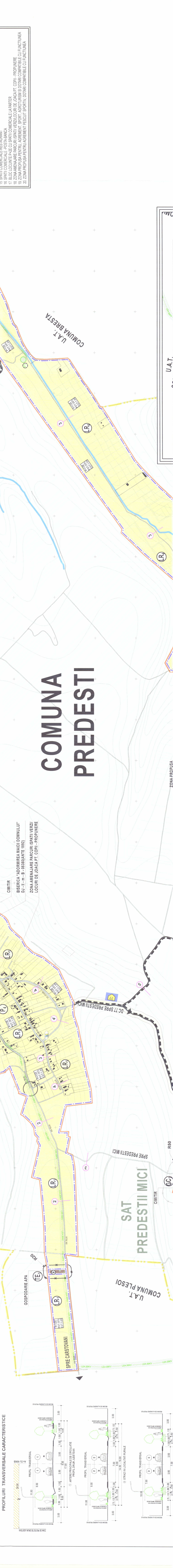
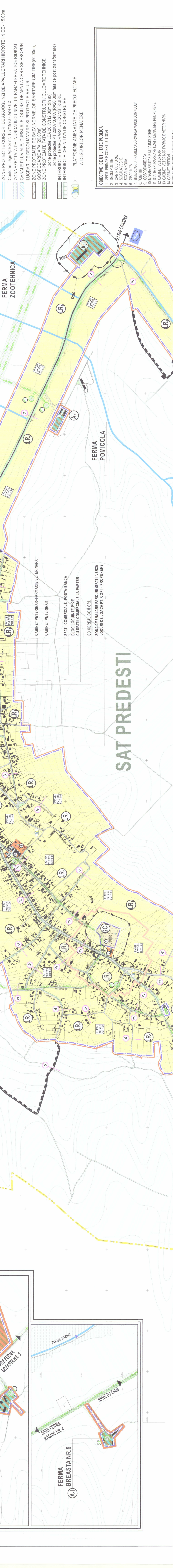
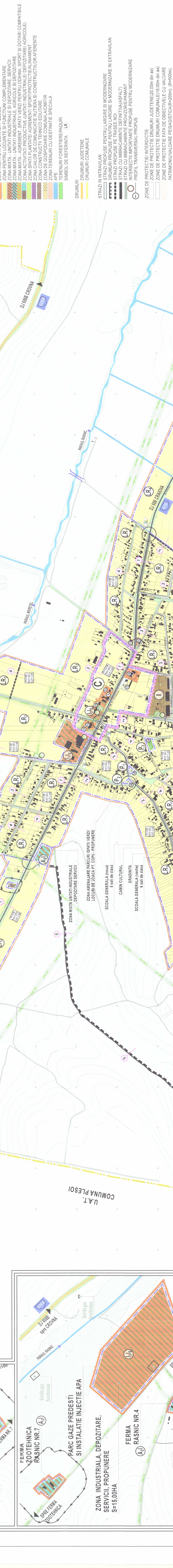
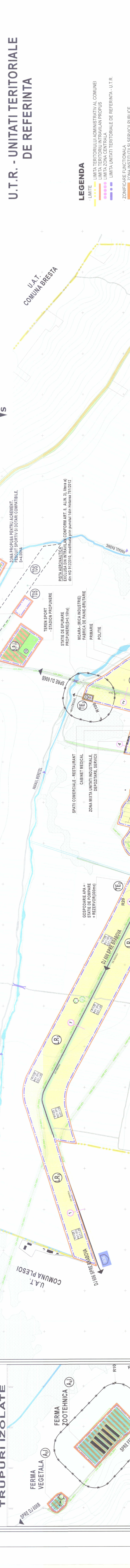
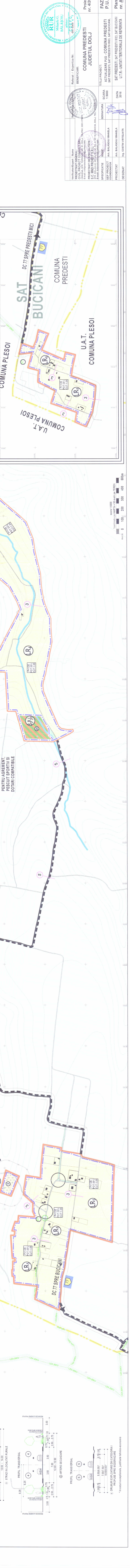
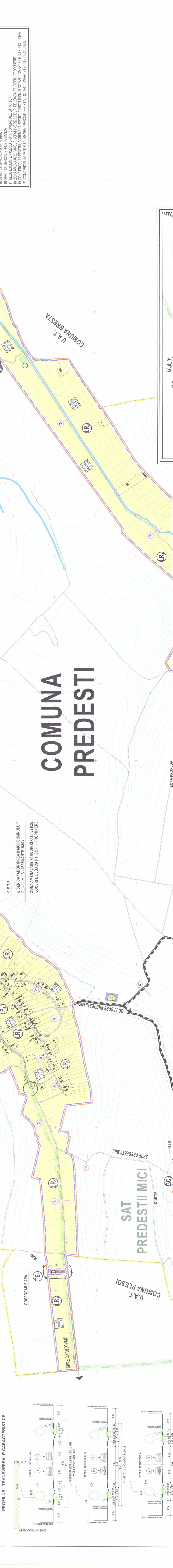
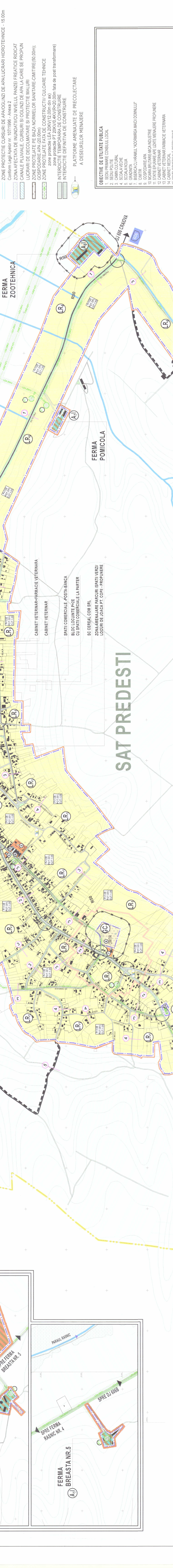
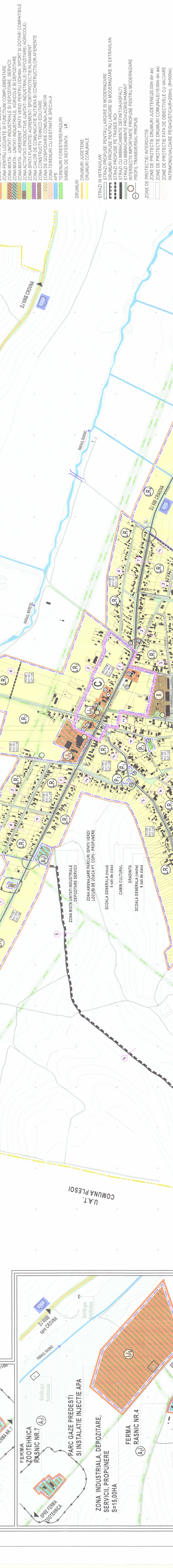
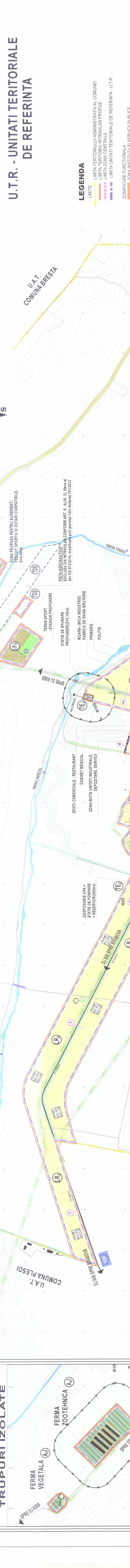
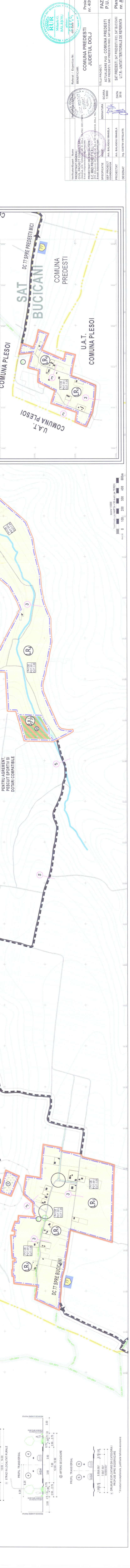
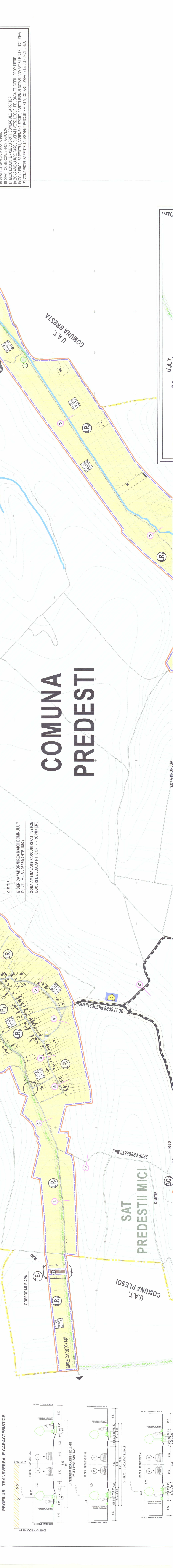
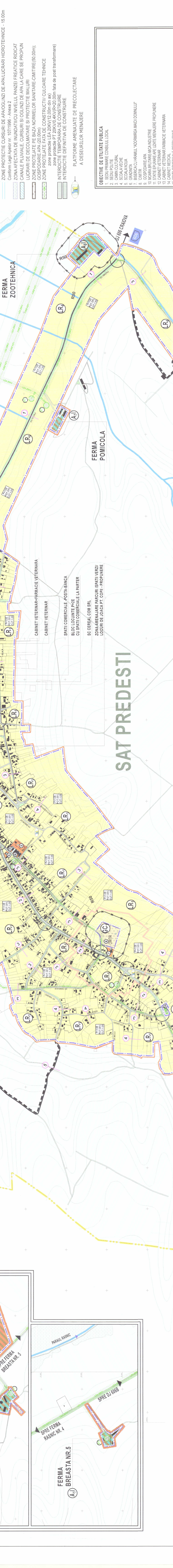
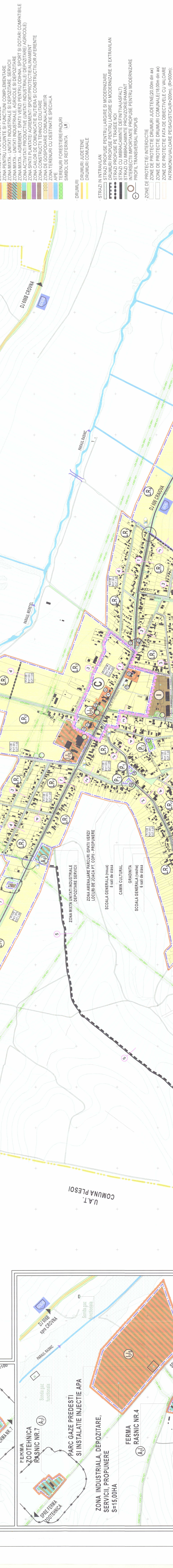
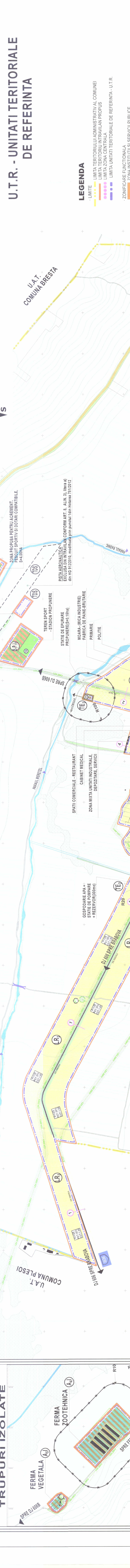
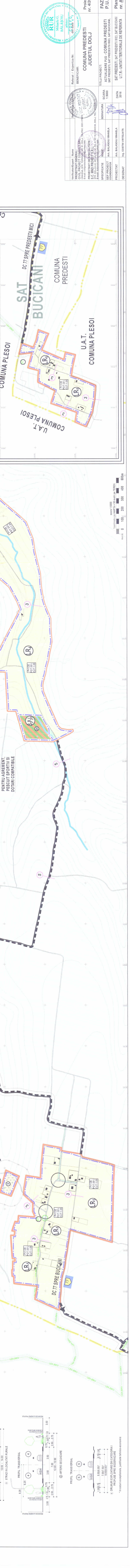
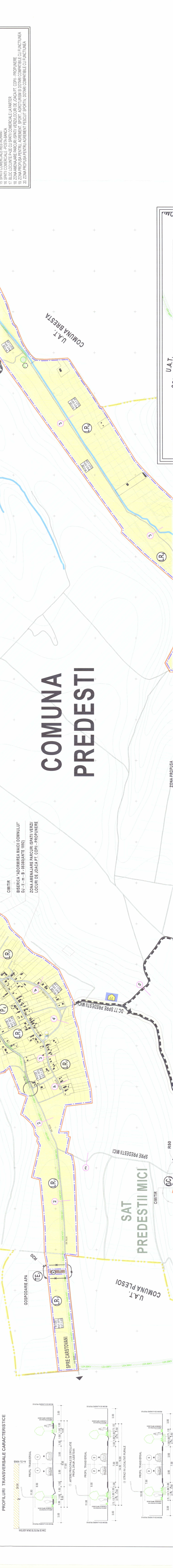
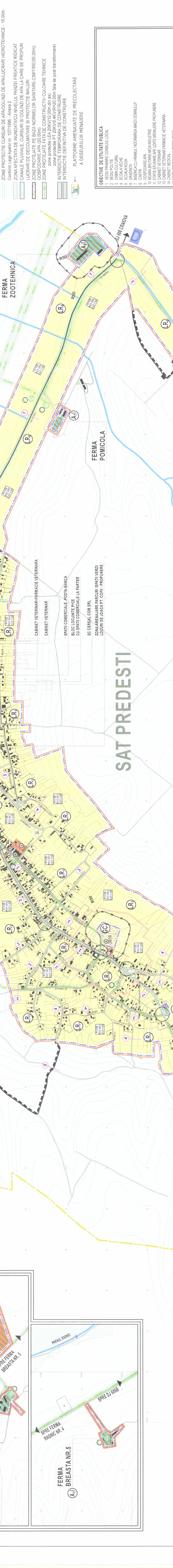
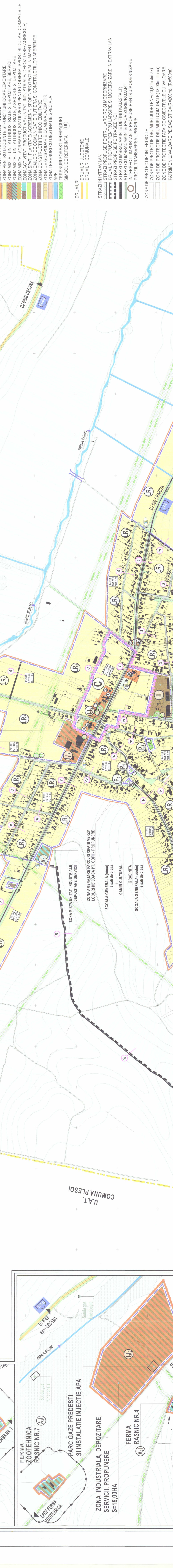
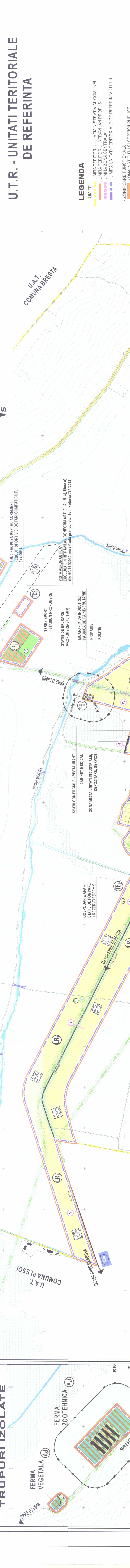
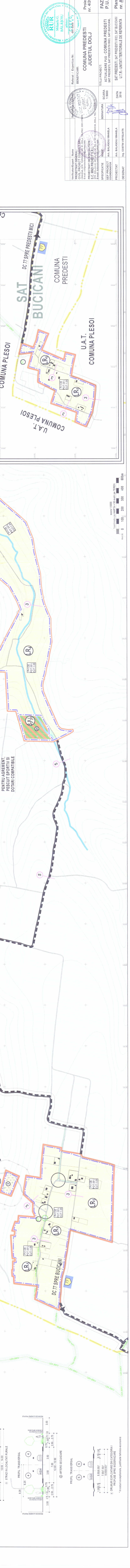
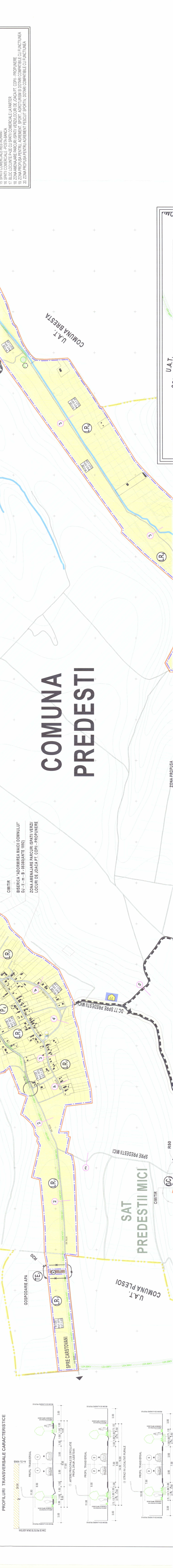
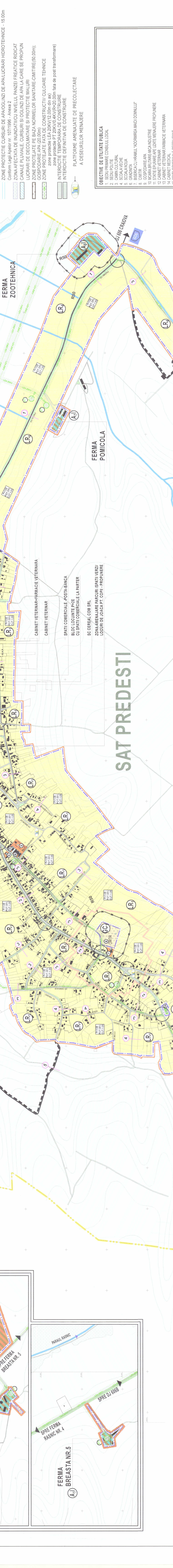
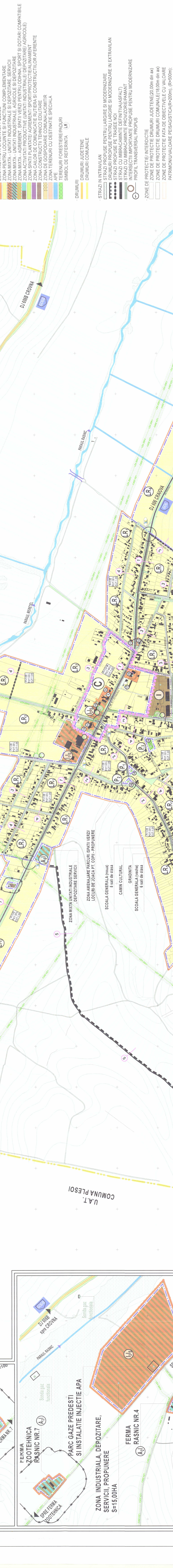
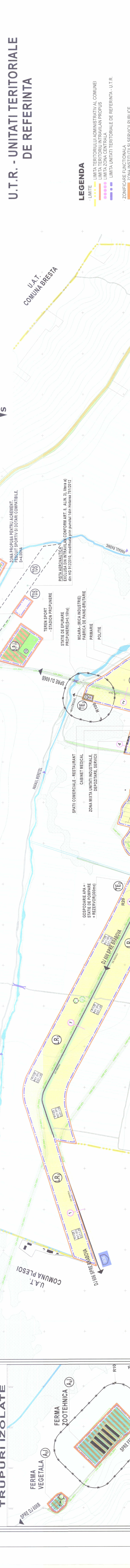
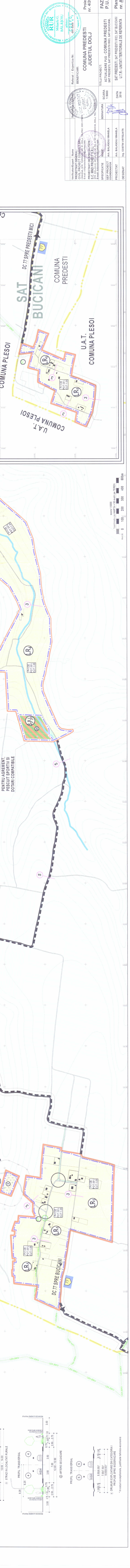
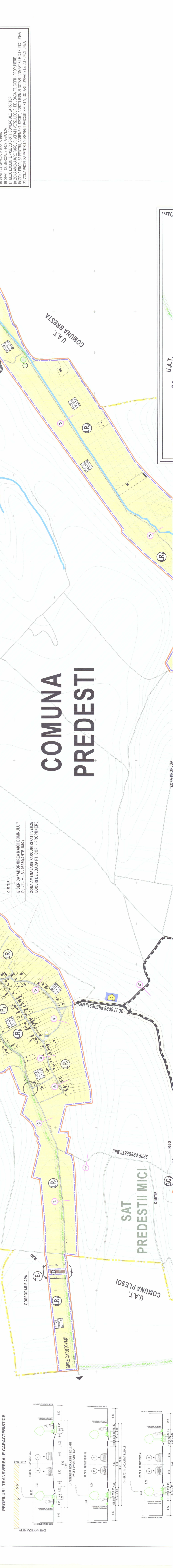
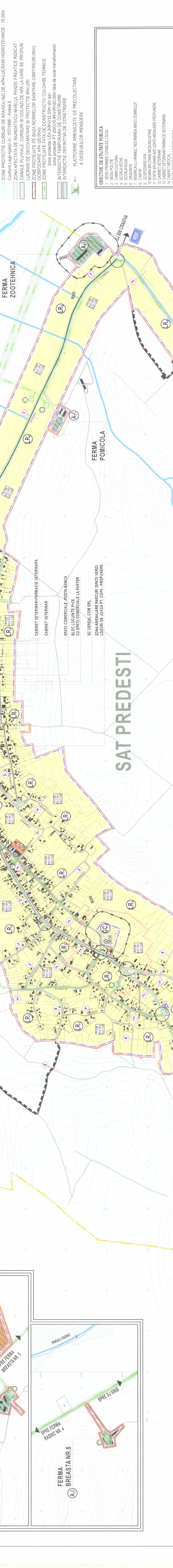
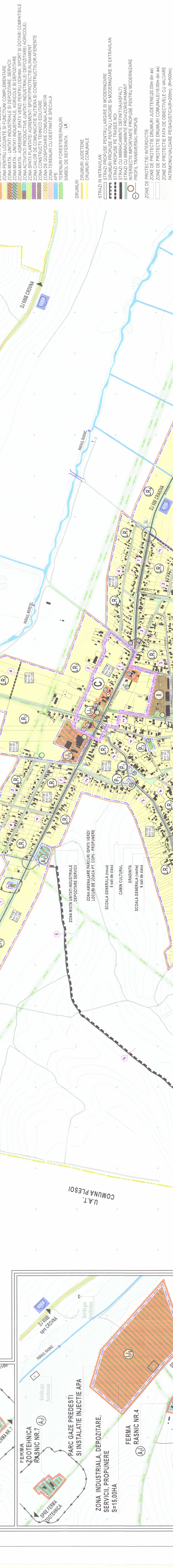
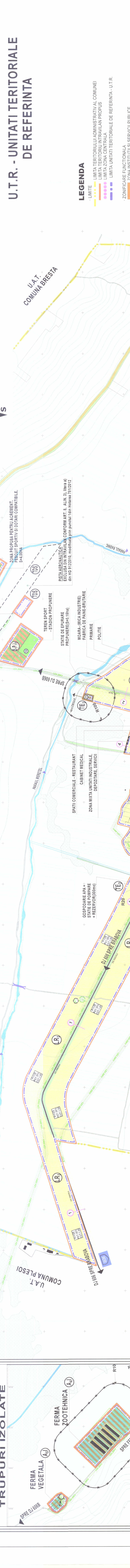
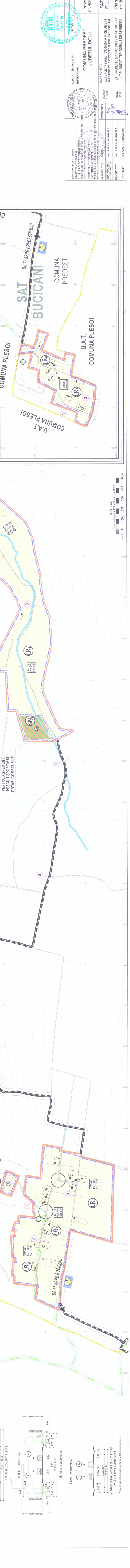
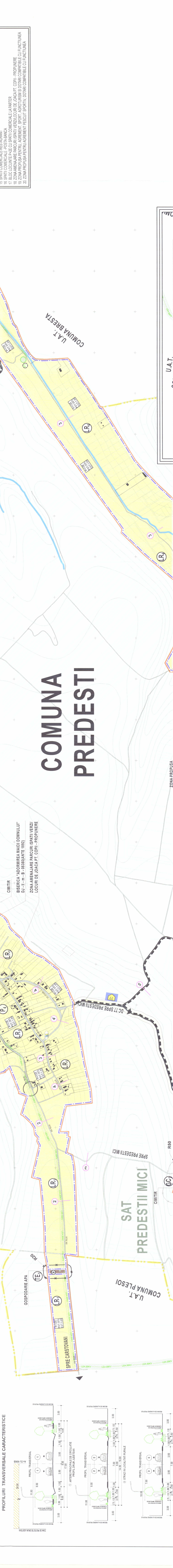
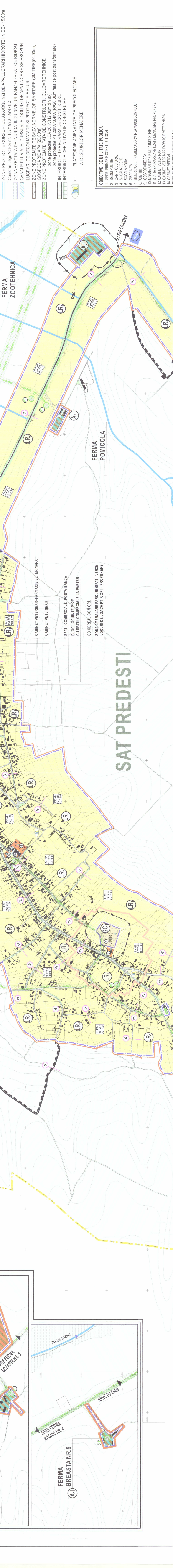
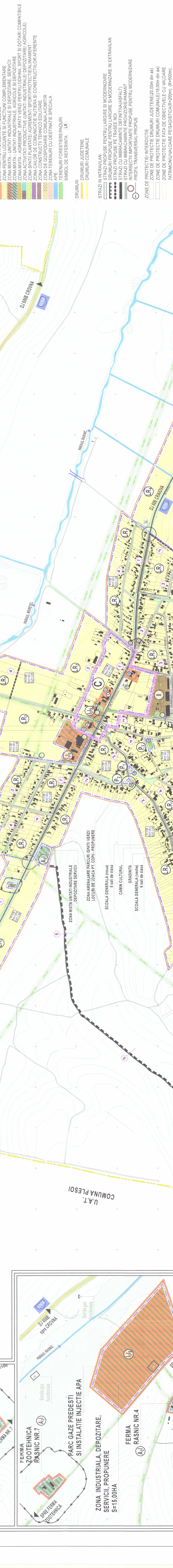
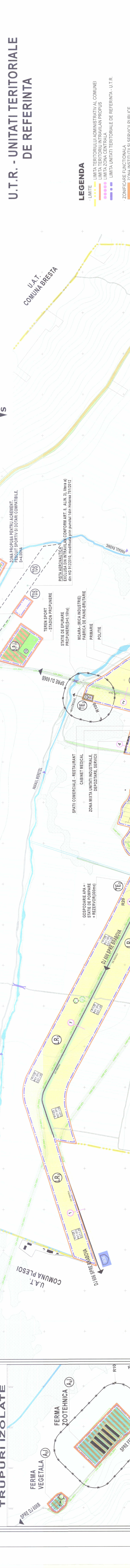
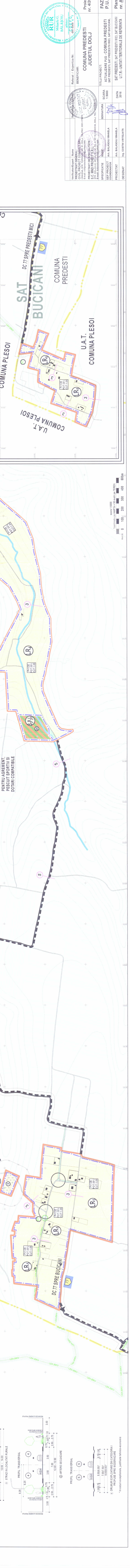
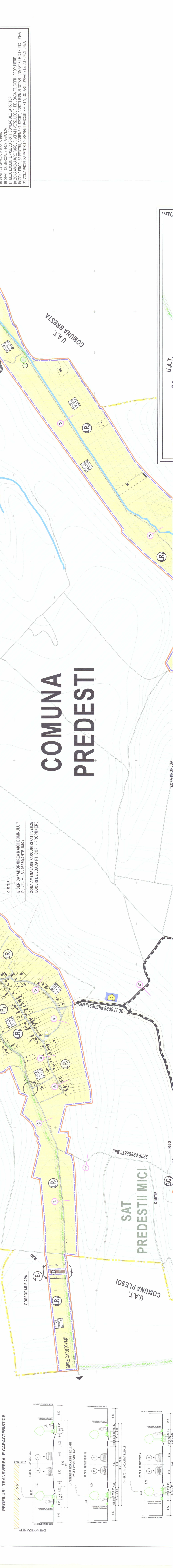
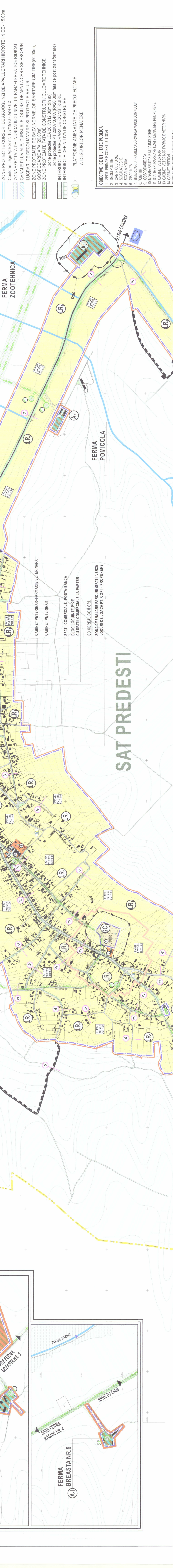
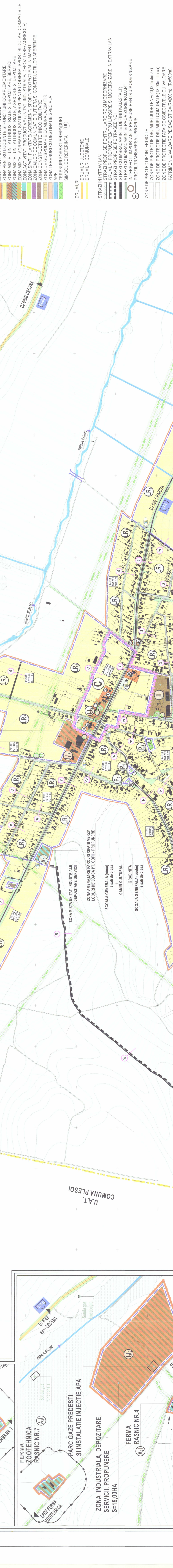
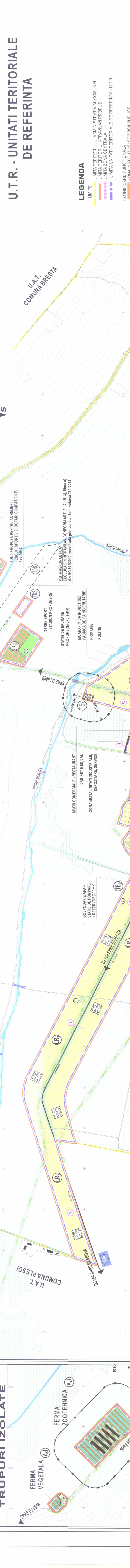
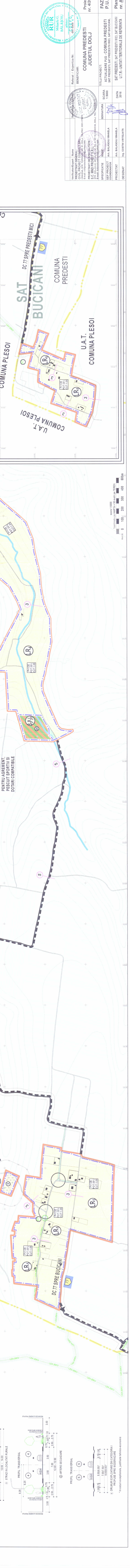
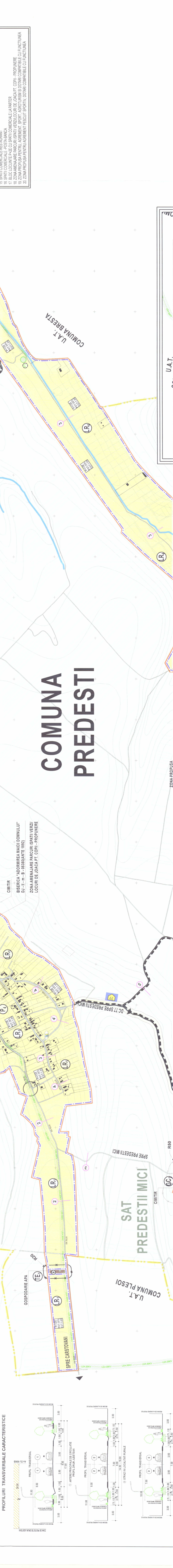
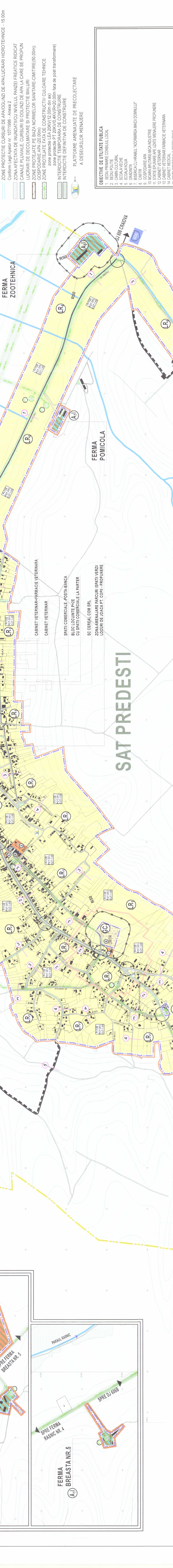
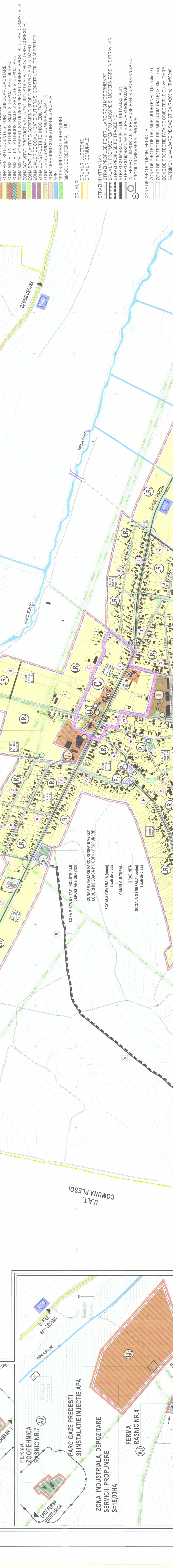
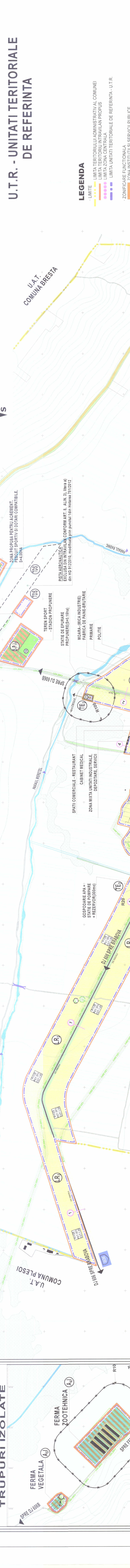
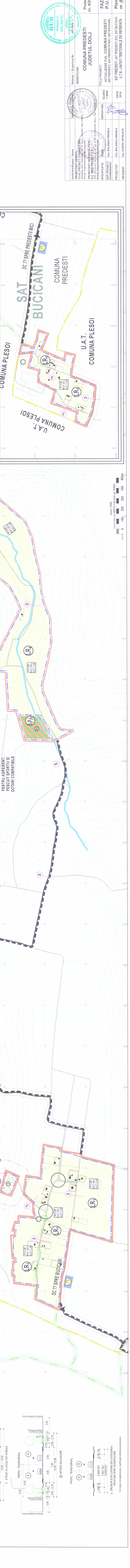
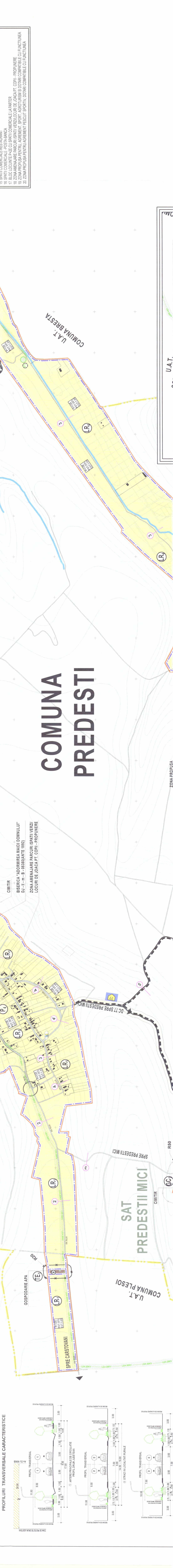
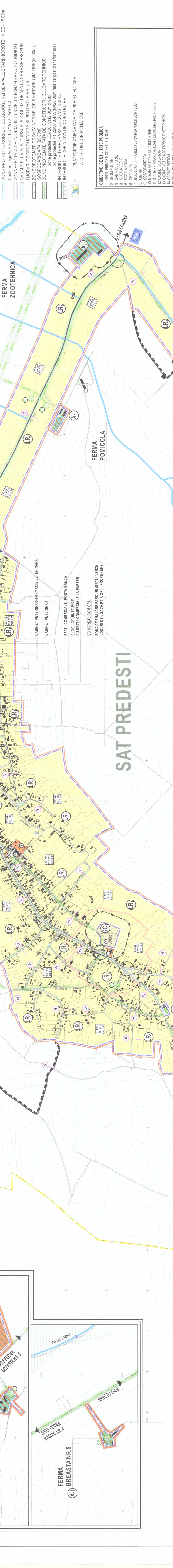
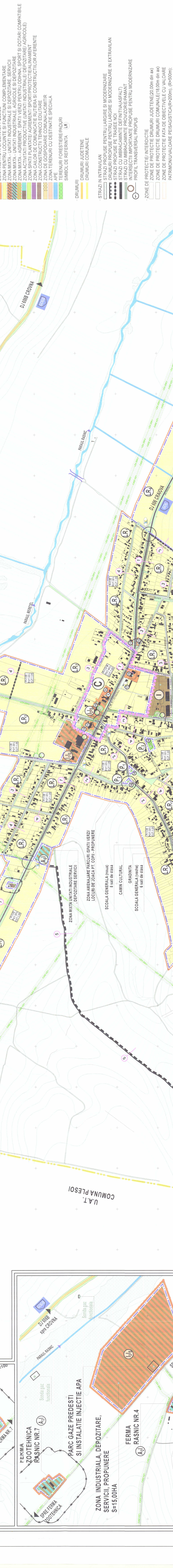
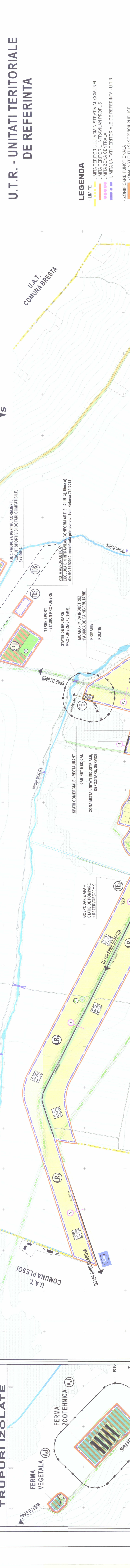
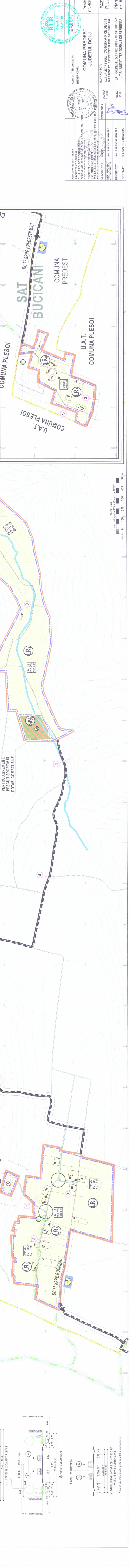
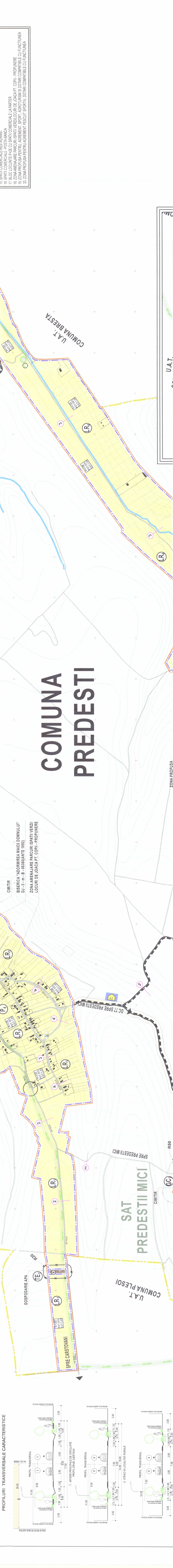
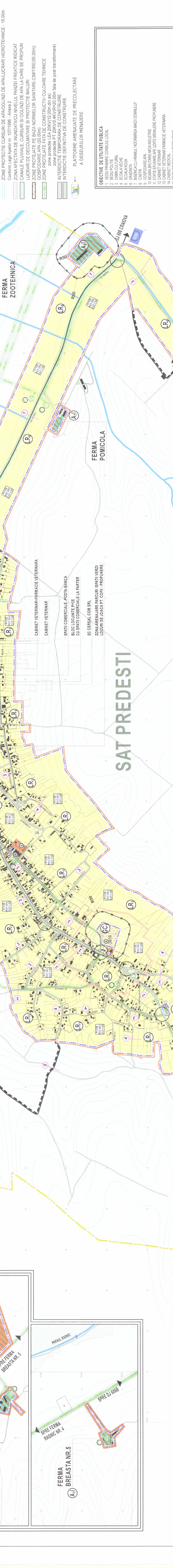
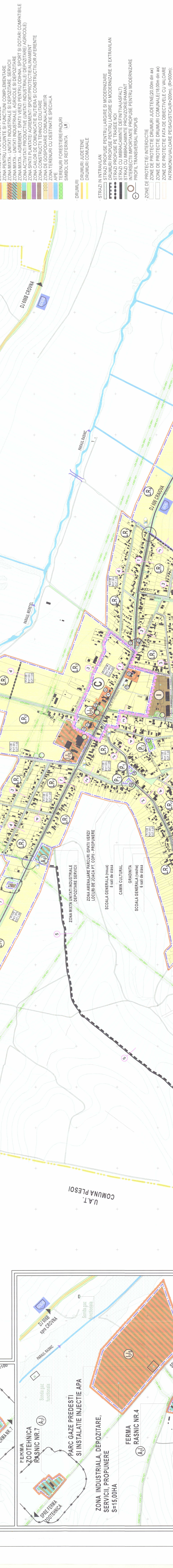
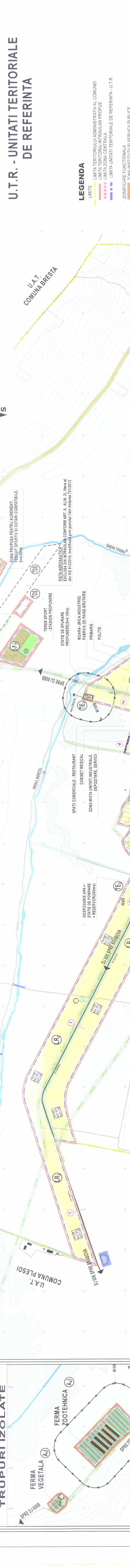
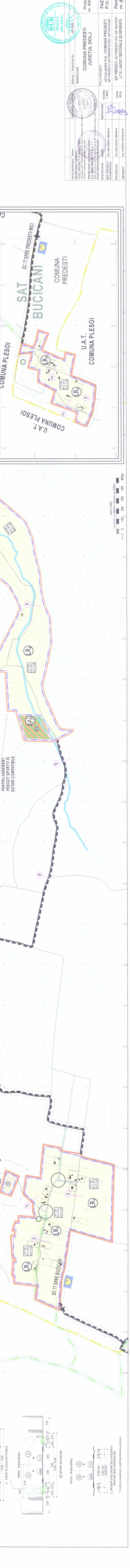
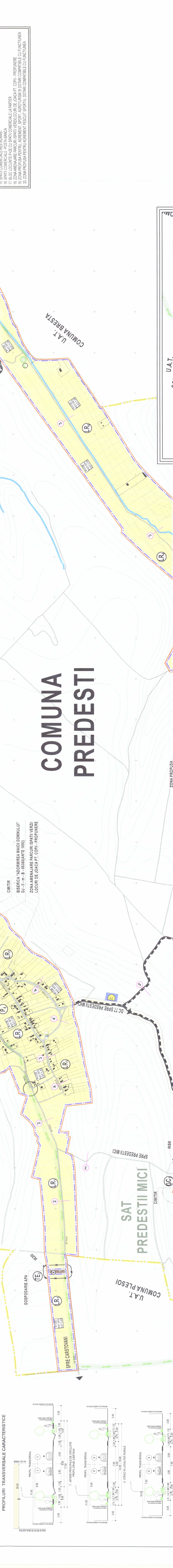
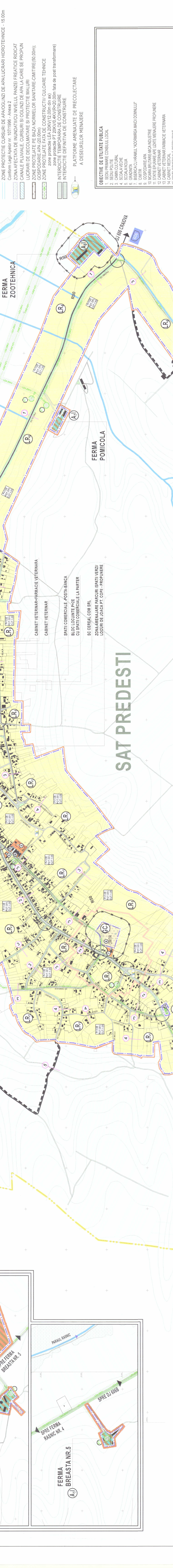
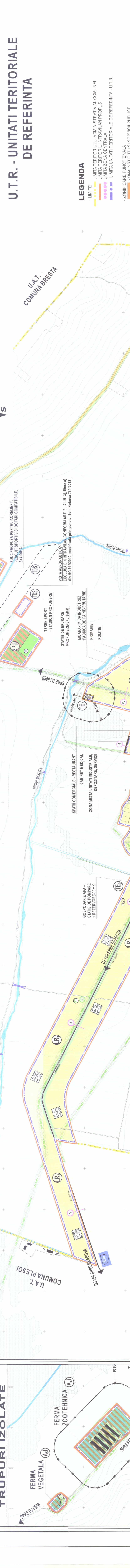
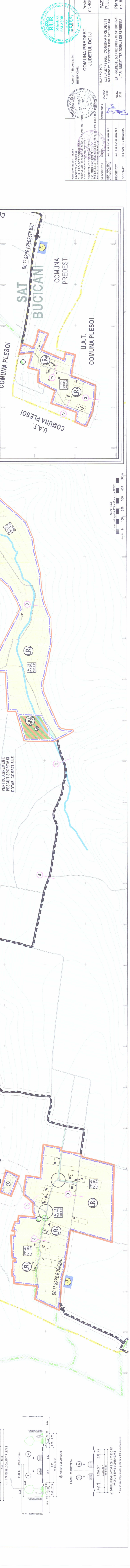
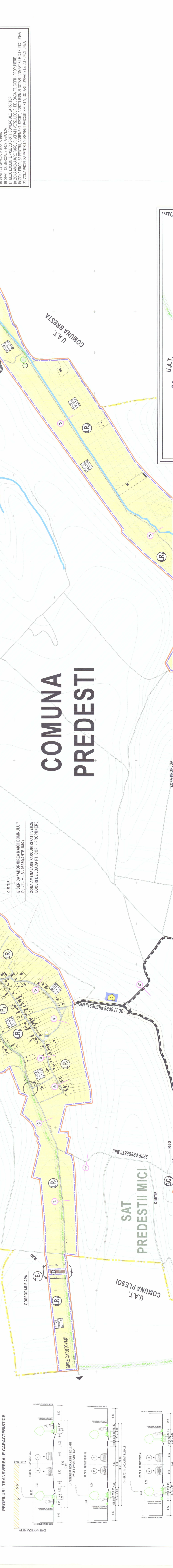
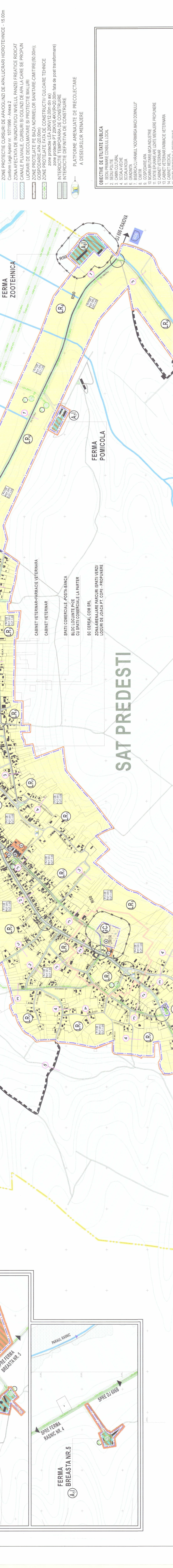
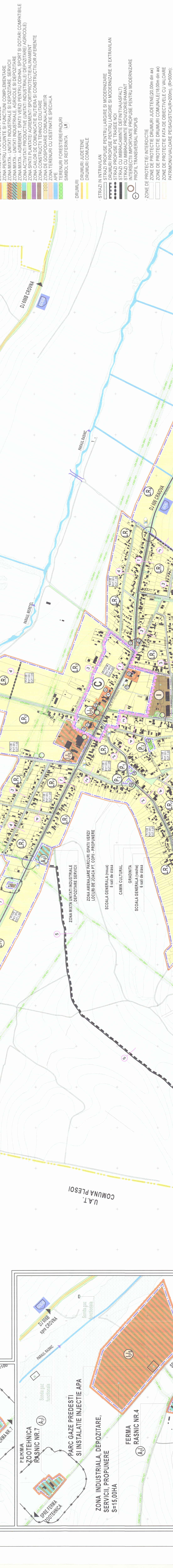
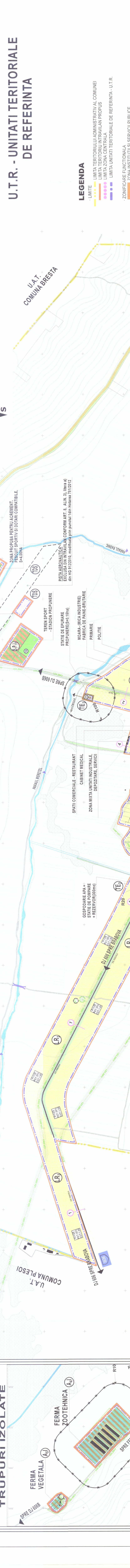
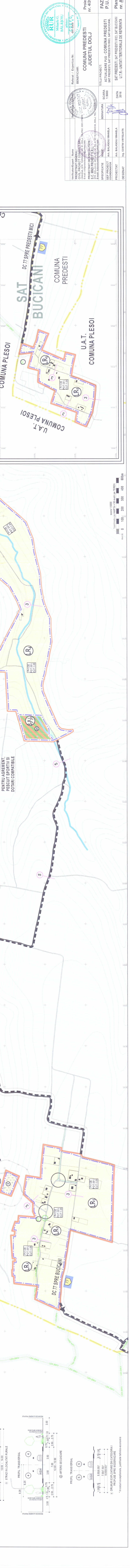
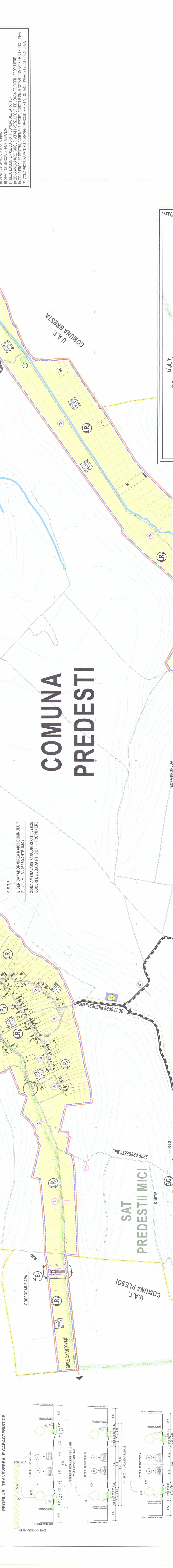
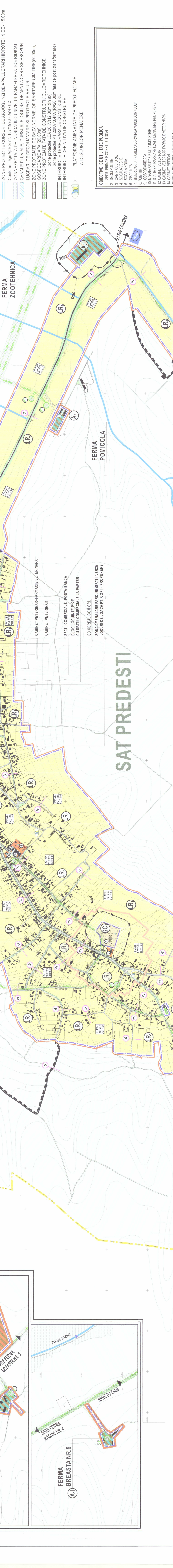
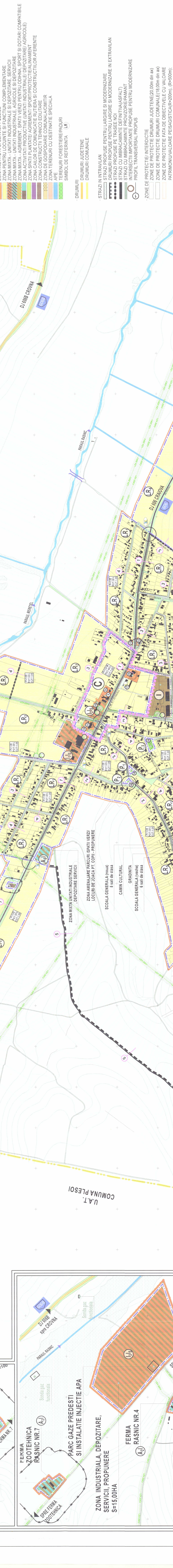
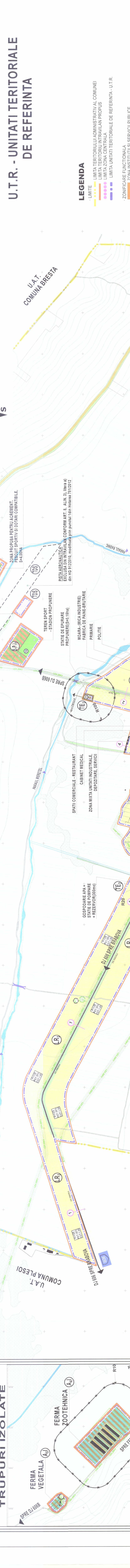
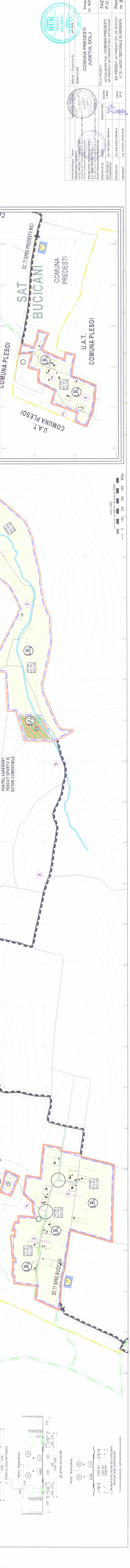
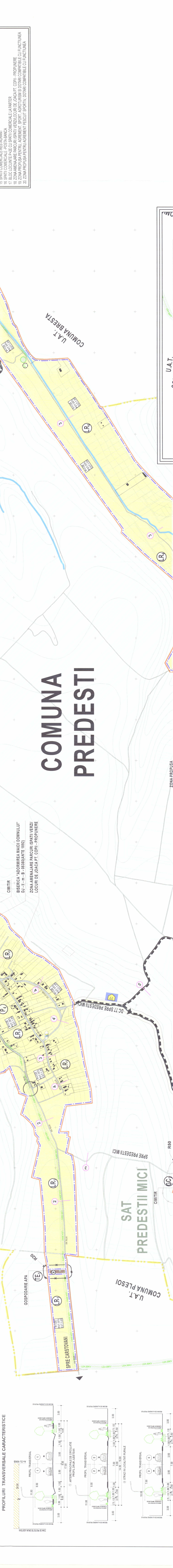
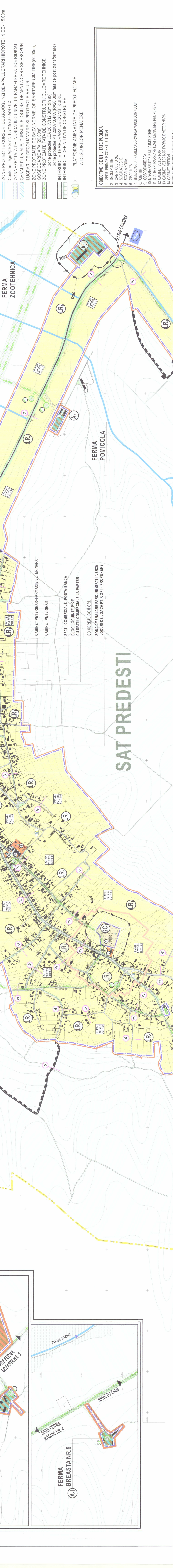
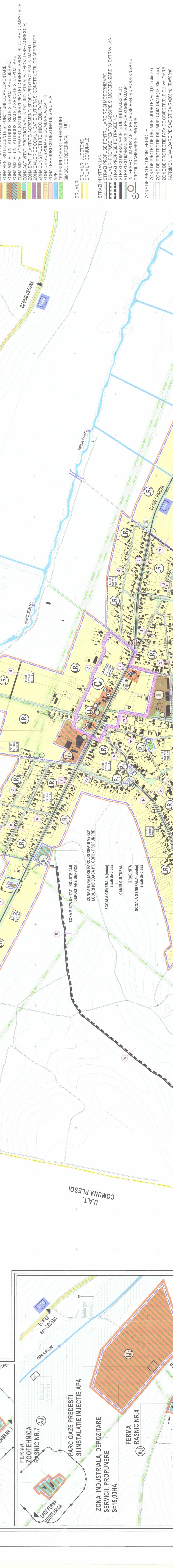
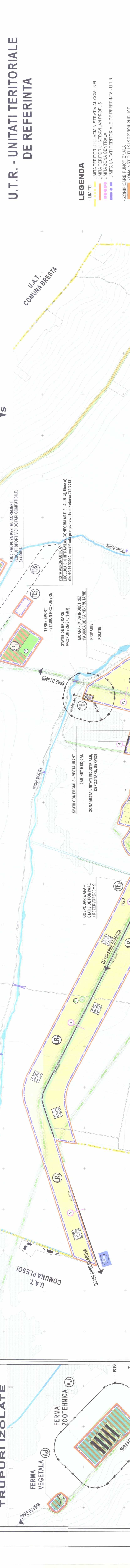
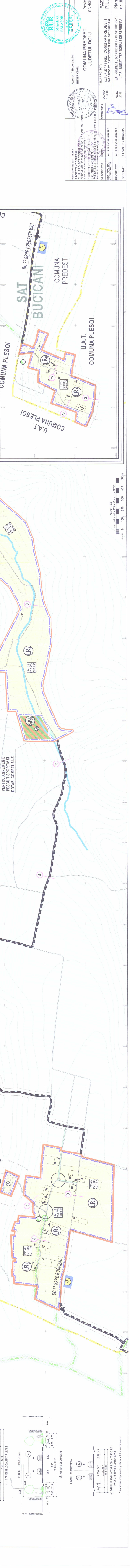
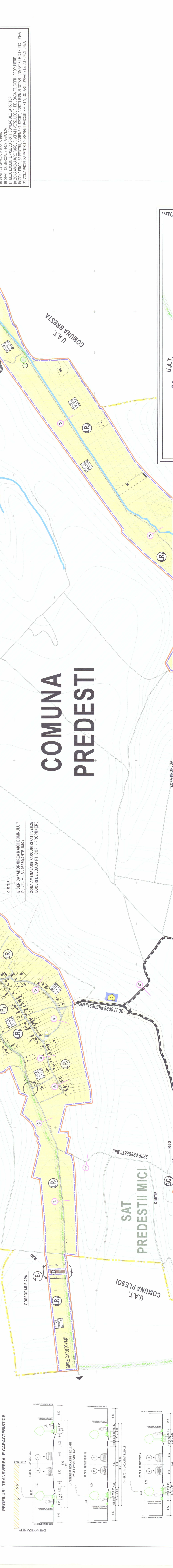
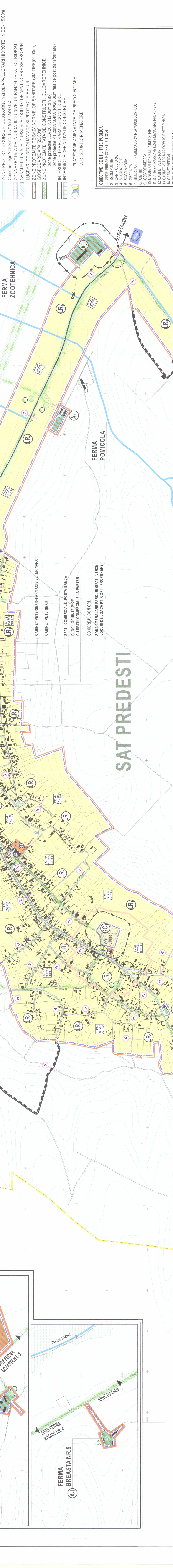
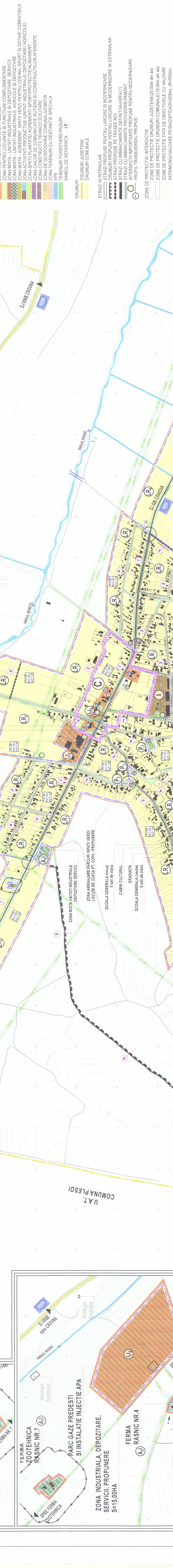
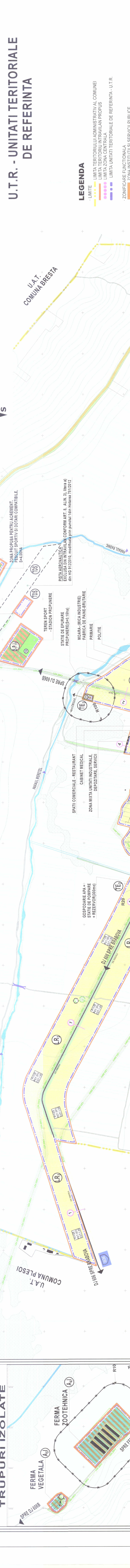
SECU ADMINISTRATIV  
PRIMA AERONAUTICA  
PROIECTARE  
ZONA PISCINA SPORT  
ASPORTURSI SI DOTARI  
SPORT COMPATIBILE S24.000A

SECU ADMINISTRATIV  
PRIMA AERONAUTICA  
PROIECTARE  
ZONA PISCINA SPORT  
ASPORTURSI SI DOTARI  
SPORT COMPATIBILE S24.000A

SECU ADMINISTRATIV  
PRIMA AERONAUTICA  
PROIECTARE  
ZONA PISCINA SPORT  
ASPORTURSI SI DOTARI  
SPORT COMPATIBILE S24.000A

SECU ADMINISTRATIV  
PRIMA AERONAUTICA  
PROIECTARE  
ZONA PISCINA SPORT  
ASPORTURSI SI DOTARI  
SPORT COMPATIBILE S24.000A

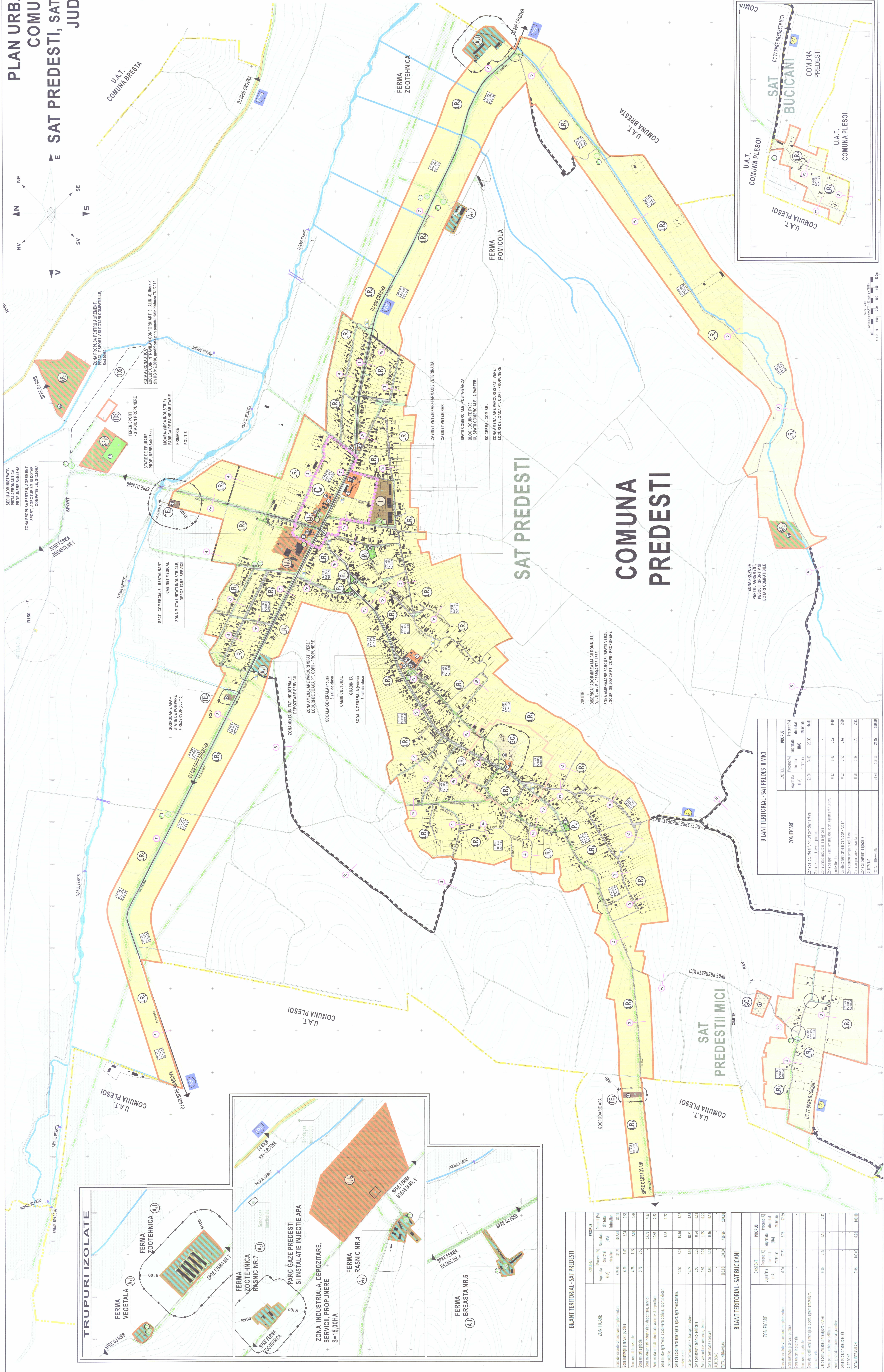
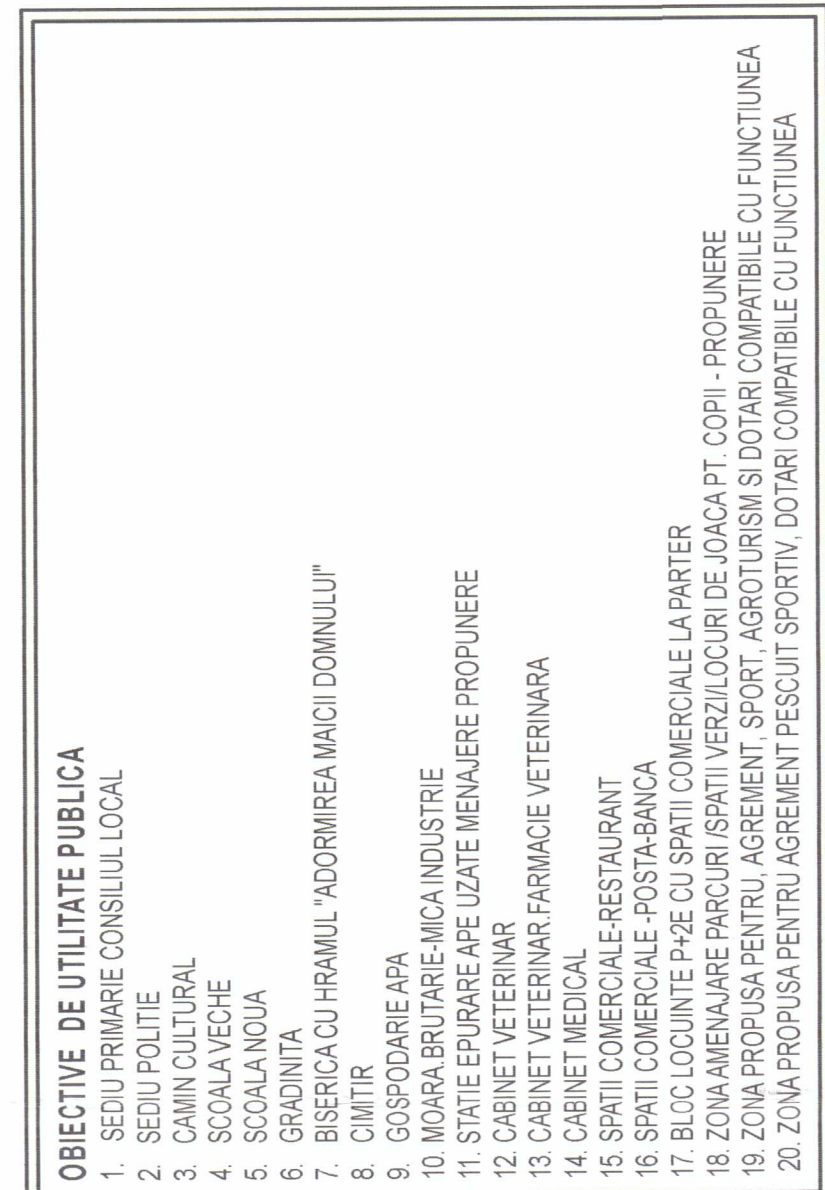
SECU ADMINISTRATIV  
PRIMA AERONAUTICA  
PROIECTARE  
ZONA PISCINA SPORT  
ASPORTURSI SI DOTARI  
SPORT COMPATIBILE S24.000A





**PLAN URBANISTIC GENERAL  
COMUNA PREDESTI,  
PREDESTI, SAT PREDESTII MICI, SAT BUCICANI  
JUDETUL DOLJ**

# REGLEMENTARI URBANISTICE -ZONIFICARE, CIRCULATII



BULANT TERITORIAL - SAU PREDESTI	ZONIFICARE	EXISTENT	PROPOS		PROPOS
			Suprafata [m <sup>2</sup> ]	Procent [m <sup>2</sup> /ha]	
	Suprafata [ha]	Suprafata [m <sup>2</sup> ]			
	330,65	18,26	182,41	55,16	182,41
	2,50	16,94	2,34	15,64	2,34
	4,72	1,14	2,00	0,48	2,00
	3,76	2,51	-	-	-
	-	17,78	2,47	-	17,78
	2,52	18,83	2,42	-	18,83
	-	7,88	1,71	-	7,88
	12,57	2,26	1,16	-	1,16
	17,78	4,26	18,41	4,15	18,41
	16,97	1,75	5,44	0,13	16,97
	1,97	1,26	1,36	0,25	1,97
	1,97	1,26	1,36	0,25	1,97
	1,97	1,26	1,36	0,25	1,97
	1,97	1,26	1,36	0,25	1,97
	388,65	100,00	416,46	100,00	388,65

[illegible]

ZONIFICARE	EXTENSIE		PROFUND	
	Perimetru (m)	Suprafata (m <sup>2</sup> )	Perimetru (m)	Suprafata (m <sup>2</sup> )
1. Zona de servitii si functionare administrativa	2,25	54,15	21,38	50,42
2. Zona de servitii si functionare administrativa	1,15	1,45	0,12	0,48
3. Zona de servitii si functionare administrativa	1,62	1,15	0,07	0,69
4. Zona pentru servicii utilitare	1,70	1,18	0,70	2,61
5. Zona de servitii si functionare administrativa	1,15	1,15	0,12	0,48







PLAN URBANISTIC GENERAL  
COMUNA PREDESTI,  
SAT PREDESTI, SAT PREDESTII MICI, SAT BUCICANI  
JUDETUL DOLJ

