Plan topografic

JUDETUL : BRASOV
UAT : HARMAN
COD SIRUTA :
ADRESA : LOC. HARMAN, str. Garii

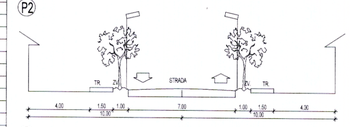
PUZ-CONSTRUIRE LOCUINTE, DOTARI COMPLEMENTARE, SPATII COMERCIALE, BIROURI, DEPOZITE, PARCELARE, EXTINDERE UTILITATI, DESFIINTARE CONSTRUCTII EXISTENTE
COMUNA HARMAN, FN,
JUD. BRASOV
-PLAN REGLEMENTARI-

COORDONATE PUZ

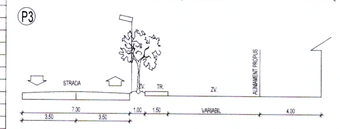
Nr. Pct.	Coordonate pct.de contur N [m]	E [m]
1	467222.728	554077.762
2	467271.390	554052.570
3	467234.125	553986.275
4	467223.318	553967.050
5	467207.972	553939.750
6	467164.751	553962.104
7	467159.511	553951.304
8	467202.089	553929.283
9	467211.398	553925.048
10	467191.611	553880.095
11	467223.613	553865.890
12	467271.553	553844.916
13	467290.652	553836.738
14	467310.284	553828.095
15	467314.292	553825.855
16	467317.671	553824.323
17	467322.191	553822.275
18	467326.063	553820.520
19	467329.794	553818.829
20	467334.016	553816.915
21	467338.316	553814.966
22	467342.052	553813.273
23	467345.971	553811.497
24	467349.547	553809.876
25	467353.196	553808.222
26	467356.600	553806.679
27	467359.518	553805.357
28	467363.952	553803.347
29	467368.013	553801.507
30	467372.051	553799.676
31	467376.784	553797.540
32	467381.124	553795.564
33	467385.707	553793.487
34	467390.038	553791.524
35	467394.477	553789.512
36	467398.651	553787.620
37	467465.498	553758.658
38	467451.215	553726.047
39	467455.123	553724.461
40	467465.406	553817.894
41	467396.290	553860.362
42	467434.708	553948.446
43	467532.339	553905.545
44	467588.670	554026.656
45	467579.025	554030.878
46	467560.737	554038.883
48	467542.447	554046.889
49	467524.155	554054.896
50	467524.390	554055.434
51	467506.115	554063.434
52	467487.724	554071.287
53	467487.561	554070.915
54	467469.260	554078.926
55	467450.956	554086.938
56	467432.650	554094.951
57	467414.341	554102.966
58	467396.029	554110.982
59	467377.715	554118.999
60	467359.398	554127.017
61	467341.077	554135.036
62	467322.353	554143.235
63	467322.483	554143.465

S(2)=83647mp

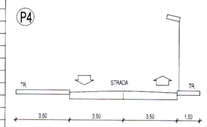
P2

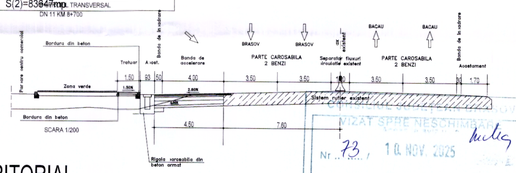


P3



P4





BILANT TERITORIAL

NR.CRT.	ZONE FUNCTIONALE	EXISTENT mp	EXISTENT %	PROPUS mp	PROPUS %
1.	ZONA CONSTRUCTII INDUSTRIALE SI EDILITARE — POT EXISTENT=6.12% CUT EXISTENT=0.06	83 647.00	100.00	0.00	0.00
2.	ZONA LOCUINTE — POT MAX.=35% REGIM DE INALTIME MAX=S(D)+P+2E; CUT MAX.=0.75 ZONA VERDE MIN.-35%	0.00	0.00	56 275.82	67.28
3.	ZONA SPATII COMERCIALE, BIROURI, DEPOZIT — POT MAX.=45% CUT MAX.=0.75 REGIM DE INALTIME MAX=P+E ZONA VERDE MIN. 20%	0.00	0.00	4 448.00	5.32
4.	ZONA VERDE AMENAJATA TIP PARC	0.00	0.00	4095.72	4.90
5.	CIRCULATII CU ZONA VERDE ALINIAMENT -1 m	0.00	0.00	18 827.46	22.50
6.	TOTAL ZONA STUDIATA	83 647.00	100.00	83 647.00	100.00

- LIMITA ZONA STUDIATA
- LIMITA ZONA REGLEMENTATA PRIN PUZ
- LIMITA PROPRIETATI REGLEMENTATE
- DRUMURI EXISTENTE
- TEREN STUDIAT PRIN PUZ CENTRU COMERCIAL APROBAT CU HCL 137/27.21.2021
- PARCELARE PROPUSA
- ZONA LOCUINTE PROPUSA
- ZONA SPATII COMECIALE, BIROURI, DEPOZITE PROPUSA
- ZONA VERDE AMENAJATA TIP PARC PROPUSA
- DRUMURI PROPUSE
- ALINIERE PROPUSA
- LIMITA EDIFICABIL PROPUSA
- ZONA PROTECTIE LINIE CFR 20m DIN AXUL LINIEI
- TEREN CU FUNCTIUNEA CONSTRUCTII ADMINISTRATIVE SI SOCIAL CULTURALE NEREGLEMENTAT PRIN PUZ
- ZONA PROTECTIE SI SIGURANTA LEA 20kV EXISTENTA -12 m STANGA -DREAPTA
- ZONA PROTECTIE SI SIGURANTA LEA JT EXISTENTA SI LES 20kV PROPUSA-0.8 m STANGA -DREAPTA
- SERVITUATE DE TRECERE CU AUTO SI PICIORUL SI RETELE EDILITAREIN FAVOAREA TUTUROR LOTURILOR REZULTATE PRIN PREZENTUL PUZ -EXISTENTA
- ZONA PROTECTIE LINIE CFR 20 m DIN AXUL LINIEI
- ZONA UNITATI MICA INDUSTRIE PRESTARI SERVICII SI DEPOZITARE

Executant BATA-JAKAB ANA Semnatura si stampila

Semnatura si stampila O.C.P.T.

90764 / 14.05.2025
Prezentul document receptionat este valabil insoțit de procesul verbal de receptie Nr. 1918 / 2025

Rodica Bodriug
Digitally signed by Rodica Bodriug
Date: 2025.05.28 11:11:22 +03'00'

BATA-JAKAB ANA
Semnat digital de BATA-JAKAB ANA
Data: 2025.05.26 08:38:40 +03'00'

VERIFICATOR EXPERT	NUME	SEMNATURA	CERINTA	REFERAT / EXPERTIZA NR. / DATA

BIROU DE ARHITECTURA
J.08/2061/1998, CIF. RO10290793
BRASOV str.CALEA BUCURESTI 51 etj.
TEL 0268/306332 FAX 0268/306333
e-mail office@top-form.ro

Beneficiar: SC AGRAR INVEST SRL
Amplasament: COMUNA HARMAN, SAT HARMAN, FN., JUD.BRASOV
Proiect nr. 22/2021

SPECIFICATIE	NUME	SEMNATURA
SEF PROIECT	arh. Atzberger Magdalena	
PROIECTAT	arh. Atzberger Magdalena	
DESENAT	des. Vulcanean Elena	

Scara: 1/1000
Data: 09/2025
Titlu proiect: CONSTRUIRE LOCUINTE, DOTARI COMPLEMENTARE, SPATII COMERCIALE, BIROURI, DEPOZITE, PARCELARE, EXTINDERE UTILITATI, DESFIINTARE CONSTRUCTII EXISTENTE
Titlu plansa: PLAN REGLEMENTARI
Faza: P.U.Z.
Plansa nr. U-04

Nr. 73 / 10. NOV. 2025
ARHITECT SEF