











PLAN URBANISTIC DE DETALIU

**Construire locuinta unifamiliala:
P+1E+M, imprejmuire,
organizare executie lucrari**
Str. Codalbitei, nr. 41, sector 2, Bucuresti

PLAN REGLEMENTARE -PROPUNERE-

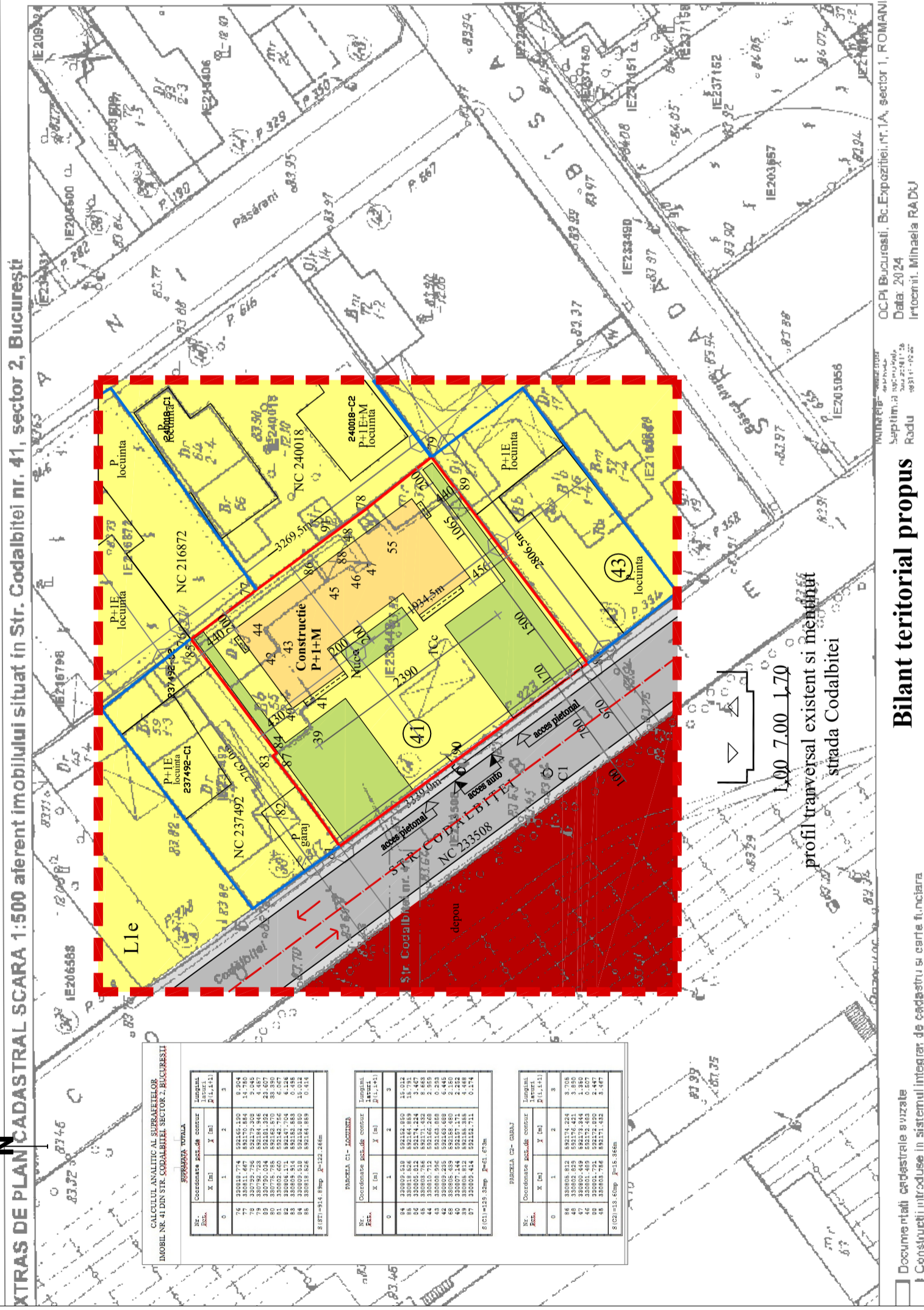
-  Limita zonei studiate
-  Limita parcelei studiate
-  Limite parcele invecinate
-  **Construcție propusa P+1E+M**
-  Circulație carosabila
-  Circulație pietonala - trotuare
-  Acces auto propus
-  Acces pietonal propus
-  Spatiu verde plantat propus in incinta pe teren natural
-  Balcoane

Zonificare functionala

-  Locuire individuala
-  Transporturi, servicii, comert

Bilant teritorial

- S teren 915.00 mp
- Sc maxima 549.00 mp
- Sd maxima 1098.00 mp
- P.O.T. maxim 60 %
- C.U.T. maxim 1.2
- H maxim coama 7.00 m
- S minima verde plantata pe teren natural 275.00 mp (30%)
- S minima alei si parcarii betonate 229.00 mp (25%)



CALCULUL ANALITIC AL SUPRAFEȚELOR
IMOBIL NR. 41 DIN STR. CODALBITEI, SECTOR 2, BUCUREȘTI

Nr. Parcela	Coordonate punctelor contur			Suprafața
	X (m)	Y (m)	Z (m)	
0				0
76	330811.794	820170.358	1.704	15.724
77	330811.647	820170.358	1.704	15.724
78	330789.756	820170.358	1.704	3.467
79	330789.756	820170.358	1.704	3.467
80	330789.756	820170.358	1.704	3.467
81	330789.756	820170.358	1.704	3.467
82	330806.171	820147.704	1.704	0.495
83	330806.171	820147.704	1.704	0.495
84	330818.528	820147.704	1.704	0.414
85	330818.528	820147.704	1.704	0.414
S (C1)=129.32mp P=1.2, 266m				

Nr. Parcela	Coordonate punctelor contur			Suprafața
	X (m)	Y (m)	Z (m)	
0				0
84	330809.528	820147.704	1.704	15.724
85	330818.528	820147.704	1.704	15.724
86	330809.528	820147.704	1.704	15.724
87	330809.528	820147.704	1.704	15.724
88	330809.528	820147.704	1.704	15.724
89	330809.528	820147.704	1.704	15.724
90	330809.528	820147.704	1.704	15.724
91	330809.528	820147.704	1.704	15.724
92	330809.528	820147.704	1.704	15.724
93	330809.528	820147.704	1.704	15.724
94	330809.528	820147.704	1.704	15.724
95	330809.528	820147.704	1.704	15.724
96	330809.528	820147.704	1.704	15.724
97	330809.528	820147.704	1.704	15.724
98	330809.528	820147.704	1.704	15.724
99	330809.528	820147.704	1.704	15.724
100	330809.528	820147.704	1.704	15.724
S (C1)=129.32mp P=1.2, 266m				

Nr. Parcela	Coordonate punctelor contur			Suprafața
	X (m)	Y (m)	Z (m)	
0				0
86	330809.528	820170.358	1.704	3.705
87	330809.528	820170.358	1.704	3.705
88	330809.528	820170.358	1.704	3.705
89	330809.528	820170.358	1.704	3.705
90	330809.528	820170.358	1.704	3.705
91	330809.528	820170.358	1.704	3.705
92	330809.528	820170.358	1.704	3.705
93	330809.528	820170.358	1.704	3.705
94	330809.528	820170.358	1.704	3.705
95	330809.528	820170.358	1.704	3.705
96	330809.528	820170.358	1.704	3.705
97	330809.528	820170.358	1.704	3.705
98	330809.528	820170.358	1.704	3.705
99	330809.528	820170.358	1.704	3.705
100	330809.528	820170.358	1.704	3.705
S (C1)=129.32mp P=1.2, 266m				

Bilant teritorial propus

Sc propusa	223.80 mp
Sd propusa	567.60 mp
Regim inaltime propus	P+1+M
P.O.T. propus	24 %
C.U.T. propus	0.6
S spatii verzi	300.00 mp

NA'ADI COM S.R.L. J40/5112/2002		Beneficiar : Andronesi Toudor Danut Amplasament : str. Codalbitei, nr. 41, sector 2, Bucuresti	294 01/2025
Proiectat	arh. Ruxandra Hagiu	sc. 1/500	Faza P.U.D.
Desnat	arh. Ruxandra Hagiu	01/2025	Plan reglementare - propunere

Documentatii cadastrale suzitate
Construcții introduse in sistemul integrat de cadastru si cartea funciara

OCPI Bucuresti, Bc. Expozitiei, nr. 1A, sector 1, ROMANIA
Data: 2024
Intocmit: Mihaela RADU