

REGLEMENTARI URBANISTICE

ZONIFICARE FUNCTIONALA
CAI DE COMUNICATII
RESTRICTII TEHNICE



LEGENDA

LIMITE

- Teren reglementat prin PUD
- Limita de proprietate

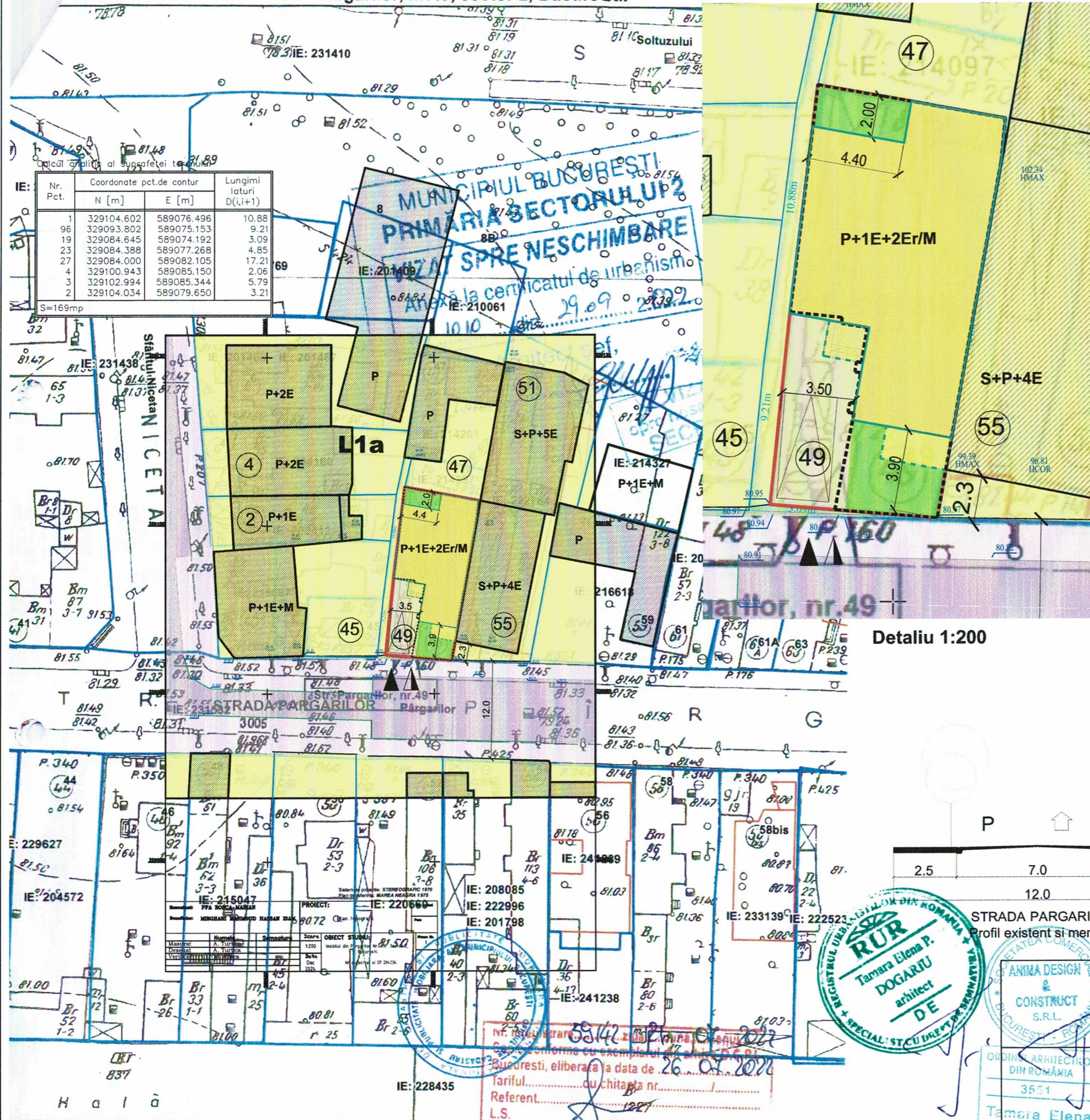
ZONE FUNCTIONALE

- L1a Zona locuinte
- Circulatie carosabila
- Constructii existente
- Circulatie pietonala
- Amprenta constructie existenta pe teren

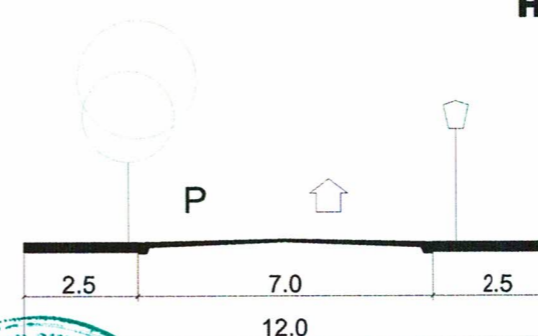
REGLEMENTARI

- Retragere obligatorie impusa de la aliniament si limite laterale parcela

- Acces auto
 - Acces pietonal
- POT max = 65%**
CUT max = 1.3
Rh max = P+1E+2Er/M
H max cornisa = +10,00m



Detaliu 1:200



STRADA PARGARIILOR
Profil existent si mentinut

BILANT TERRITORIAL

	EXISTENT	PROPOS
Suprafata teren	169,0 mp	169,0 mp
Suprafata construita	137,6 mp	110,0 mp
Suprafata construita desfasurata	137,6 mp	220,0 mp
Suprafata spatii verzi	0 mp	50,7 mp
POT	81,4 %	65,0 %
CUT	0,81	1,3
Regim de inaltime	Parter	P+1E+2Er/M

PROIECTANT URBANISM

ANIMA DESIGN & CONSTRUCT

arh. Tamara Dogariu

BENEFICIAR: MIRGHANI MAHMOUD HASSAN ISAM

PROIECT: PLAN URBANISTIC DE DETALIU

Str. Pârgariilor nr 49, sector 2 Bucuresti

TITLUL PLANSEI: REGLEMENTARI URBANISTICE

J40 / 5657 / 1998; CUI: 10667797

Bucuresti Str. Maria Rosetti nr 25B

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Proiect nr.179_UI/2024

FAZA: PUD
Sc. 1:500
Data: feb 2025
Planșa nr. U_04