

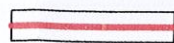
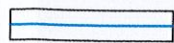
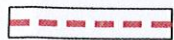
PUD

PLAN URBANISTIC DE DETALIU
Str. Iernii nr. 5A, Sector 2, Bucuresti



REGLEMENTARI URBANISTICE

LEGENDA

LIMITE

-  Terenul reglementat prin PUD
-  Limita de proprietate
-  Aliniere catre strada a cladirilor

REGLEMENTARI



-  Retragerie obligatorie impusa de la aliniament si limite laterale parcela
-  Posibilitate balcon/terasa

POT max = 53,7%

CUT max = 2,0




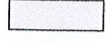


Rh max = S+P+2E+3Er

H cornisa etaj 2 = 10,0m; H cornisa etaj 3 = 13,0m

 Acces pietonal  Acces auto

Parcarea autovehiculelor se va asigura strict in incinta proprietatii, cu respectarea HCGMB nr 66/2006

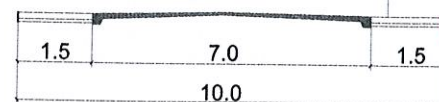
ZONE FUNCTIONALE

-  Subzona L1a locuinte individuale si colective mici
-  Subzona mixta M3
-  Circulatie carosabila
-  Circulatie pietonala
-  Cladiri existente
-  Imobil **monument istoric** B-II-m-B-18704 - "Casa" sf sec XIX, str **Episcop Radu nr 29**



	S teren (m ²)	POT max	CUT max	Suprafata construita sol	Suprafata construita desfasurata
Subzona L1a	236	45%	1.3	106.2	306.8
Subzona M3	326	60%	2.5	195.6	815
TC GAL	562	53.70%	2.00	301.8	1121.8

BILANT TERITORIAL	
Suprafata teren	563,0 mp
Suprafata construita	301,8 mp
Suprafata construita desfasurata	1121,80 mp
Suprafata spatii verzi	169 mp (30%)
POT	53,7%
CUT	2,0
Regim de inaltime	S+P+2E+3Er



STRADA IERNII - Profil existent si reglementat



PROIECTANT URBANISM
ANIMA DESIGN & CONSTRUCT

A D & C
J40 / 5657 / 1998; CUI: 10667797
Bucuresti Str. Maria Rosetti nr 25B
0722.431.432; tamaradogariu@gmail.com

PROIECTAT

arh. Tamara Dogariu

BENEFICIARI:
Stan Rodica-Mihaela si Stan Alexandra - Andreea

Proiect nr.178_U/2024

PROIECT
PLAN URBANISTIC DE DETALIU
Str. Iernii nr. 5A, sector 2 Bucuresti

FAZA: PUD
Sc. 1:500
Data: ian 2025

TITLUL PLANSEI:
REGLEMENTARI URBANISTICE

Plansa nr.
U_04