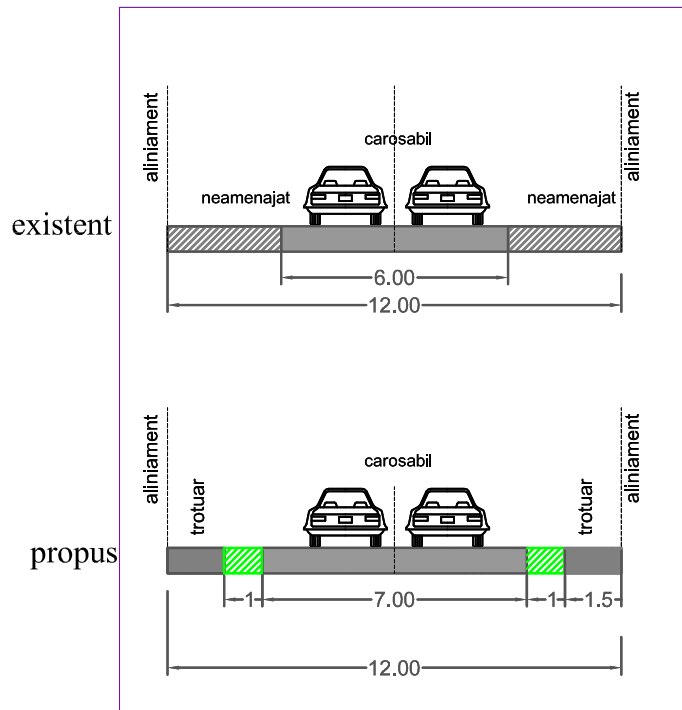
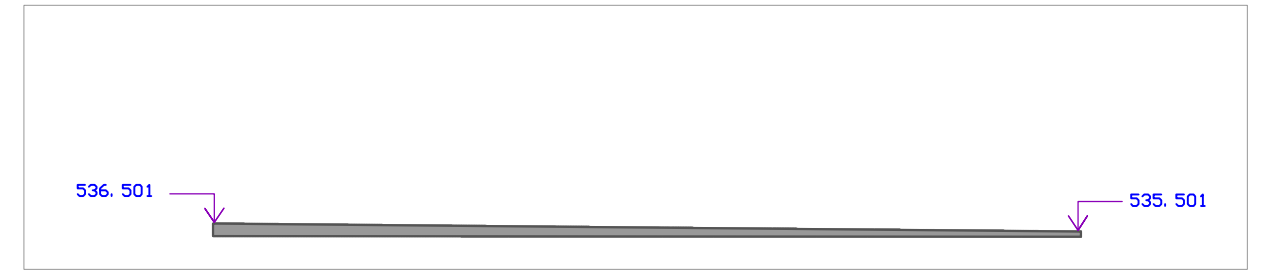


PUZ ZONA INDUSTRIALA SEBERT TEHNOLOGIE S.R.L.
3.1. reglementari urbanistice

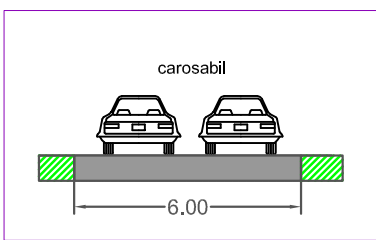
profil transversal str Epresteto



profil longitudinal str Epresteto - sc. 1:1000



profil alei carosabile in incinta



LEGENDA

- limita zona studiata
- limita PUZ
- limita incinta S.C. Sebert Tehnologie s.r.l.
- CI hala existenta
- PT post trafo existent
- P regim de inaltime
- strada Epresteto
- >> acces in curte
- alei carosabile, strazi
- spatii verzi amenajate
- zona edificabila

ZONIFICARE

- zona industriala
- zona circulatii publice

ILUSTRARE URBANISTICA

- hale
- rezervor suprateran PSI
- spatii verzi amenajate

Reglementari urbanistice

- regim de inaltime max. P inalt
- Hmax la cornisa: 5.5m
- Hmax la coama: 6.5m
- retrageri minime pentru hale:
10m fata de aliniament,
3.m fata de vecinatati

suprafata studiata: 18 510mp
bilant teritorial PUZ

| destinatia terenului | existent | | propus | |
|-------------------------|----------|--------|--------|--------|
| | mp | % | mp | % |
| zona industriala | 14 151 | 92.55 | 14 151 | 92.55 |
| zona circulatii publice | 1 139 | 7.45 | 1 139 | 7.45 |
| TOTAL zona studiata | 15 290 | 100.00 | 15 290 | 100.00 |

bilant teritorial CF 41388

| ocuparea terenului | existent | | propus | |
|------------------------|----------|--------|------------|--------|
| | mp | % | mp | % |
| constructii | 2 350 | 16.61 | max. 8 491 | 60.00 |
| spatii verzi amenajate | 1500 | 10.60 | min. 2 830 | 20.00 |
| circulatii, parcaje | 1 266 | 8.95 | 2 830 | 20.00 |
| teren neamenajat | 9 035 | 63.85 | - | - |
| TOTAL incinta fabrica | 14 151 | 100.00 | 14 151 | 100.00 |



Indici urbanistici

POT ex. 16.61% POT propus max.60%
CUT ex. 0.17 CUT propus max. 0.6



| | | | | | |
|---|--|--|--|--|-----------------------|
| Proiectant general - B.I.A. Monica Serban tel 0728 320 794 e-mail: monicasherban@yahoo.com | | | | Beneficiar: municipiul Sfantu Gheorghe | Proiect nr. 2014/2020 |
| Sef proiect arh. Monica Serban | | | | Initiator: s.c. Sebert Tehnologie s.r.l. | |
| Proiectat arh. Monica Serban | | | | Titlu proiect: PUZ ZONA INDUSTRIALA SEBERT TEHNOLOGIE S.R.L. | Faza: PUZ |
| Desenat arh. Monica Serban | | | | Amplasament: str. Epresteto nr.3 Sfantu Gheorghe, jud. Covasna | Plansa nr. 3.1 |
| Data sept, 2020 | | | | Titlu plansa: REGLEMENTARI URBANISTICE | |