

# PLAN URBANISTIC ZONAL

SAT DE VACANTA TRADITIONAL  
SATU MARE, ZONA DE AGREMENT  
PADUREA NOROIENI

U3 REGLEMENTARI URBANISTICE

LAC NOROIENI



## LEGENDA

- LIMITA ZONEI STUDIATE
- LIMITA INTRAVILAN EXISTENT
- LIMITA AMPLASAMENTULUI - LIMITA INTRAVILAN PROPUIS
- ZONA AGREMENT DE INTERES PUBLIC - SAT DE VACANTA TRADITIONAL
- ZONA AGREMENT- CASE DE VACANTA EXISTENTE
- TEREN ARABIL EXTRAVILAN
- ZONA CAI DE COMUNICATIE RUTIERA SI AMENAJARI AFERENTE
- APE - CANAL DE DESECCARE
- ACCES PROPUIS
- ZONA DE PROTECTIE CANAL DE DESECCARE - 2 m
- REGIM DE ALINIERE PROPUIS - RETRAGERE MINIM 2,0 m FATA DE MEJDA NORD-ESTICA DE PROPRIETATE
- RETRAGERE MINIM 60 cm FATA DE MEJDELE LATERALE DE PROPRIETATE
- RETRAGERE MINIM 3 m FATA DE MEJDA SECUNDARA DE PROPRIETATE

## INDICATORI URBANISTICI PROPUISI

- POT propus max = 30 %
- CUT propus max = 1,0
- REGIM DE INALTIME - P - P+2
- H max = 15 m

## OBIECTIVE PROPUSE

1. CASE DE VACANTA IN STIL TRADITIONAL (CONSTRUCTII NOI SAU CASE TARANESTI EXISTENTE STRAMUTATE)
2. RESTAURANT - ALIMENTATIE PUBLICA
3. CONSTRUCTIE EXISTENTA - CLADIRE ADMINISTRATIVA
4. CIRCULATII CAROSABILE
- 4'. PIETONAL ACCIDENTAL CAROSABIL
5. PARCAJE
6. PLATFORMA GOSPODAREASCA
7. PODET PROPUIS
8. PODET EXISTENT
9. ZONE VERZI
10. CLADIRI TEHNICE
11. LOC DE JOACA
12. PARCARE BICICLETE

## BILANT TERITORIAL

| NR. CRT. | ZONA FUNCTIONALA | EXISTENT |      | PROPUIS |     |
|----------|------------------|----------|------|---------|-----|
|          |                  | mp       | %    | mp      | %   |
| 1.       | INTRAVILAN       |          |      |         |     |
|          | ZONA AGREMENT    | 1830,0   | 64,0 | -       | -   |
|          | EXTRAVILAN       |          |      |         |     |
|          | TEREN ARABIL     | 1026,0   | 36,0 | -       | -   |
| 2.       | INTRAVILAN       |          |      |         |     |
|          | ZONA AGREMENT    | -        | -    | 2856,0  | 100 |
|          | TOTAL            | 2856,0   | 100  | 2856,0  | 100 |

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|                                                                                                                                                |                            |            |                   |                                                                                                                                    |  |                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|------------|-------------------|------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------|
| PROIECTANT:<br><b>S.C. KASSTEL STUDIO S.R.L.</b><br>STR. SIMION BARNUTIU, NR. 14, SATU MARE<br>CUI: RO17661147; NRC: J30/703/2005<br>0743 0158 |                            |            |                   | BENEFICIARI:<br><b>KOSTIN MIHAELA</b>                                                                                              |  | PROIECT NR.:<br><b>153/2022</b> |
| SEF PROIECT                                                                                                                                    | NUME<br>Arh. ILEA GHEORGHE | SEMINATURA | SCARA<br>1 : 1000 | TITLU PROIECT: PLAN URBANISTIC ZONAL<br>SAT DE VACANTA TRADITIONAL SATU MARE,<br>ZONA DE AGREMENT PADUREA NOROIENI, JUD. SATU MARE |  | FAZA:<br><b>P.U.Z.</b>          |
| PROIECTAT                                                                                                                                      | Arh. ILEA CASANDRA         |            | AUGUST<br>2023    |                                                                                                                                    |  | PLANSA NR.:<br><b>U3</b>        |
| DESENAT                                                                                                                                        | Arh. ILEA CASANDRA         |            |                   | TITLU PLANSĂ:<br><b>REGLEMENTARI URBANISTICE</b>                                                                                   |  |                                 |