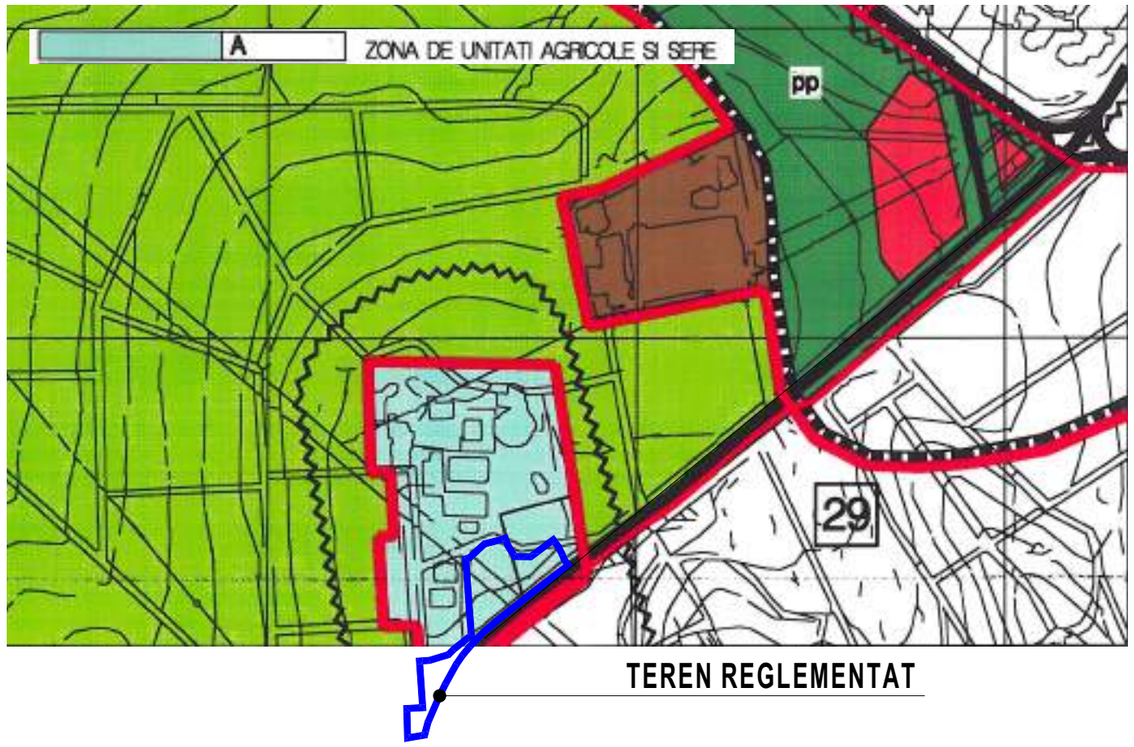
PLAN URBANISTIC ZONAL

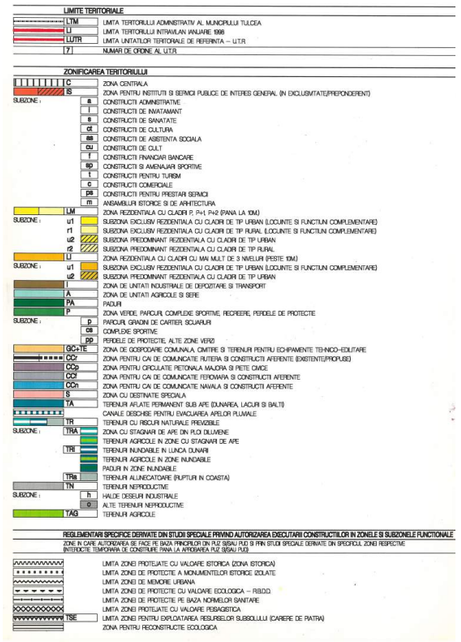
STRADA BABADAG, nr. 180A, NR. CAD. 35221
STATIE DE CAPAT, TRANSPORT CALATORI IN MUNICIPIUL TULCEA

INTENTIE ELABORARE

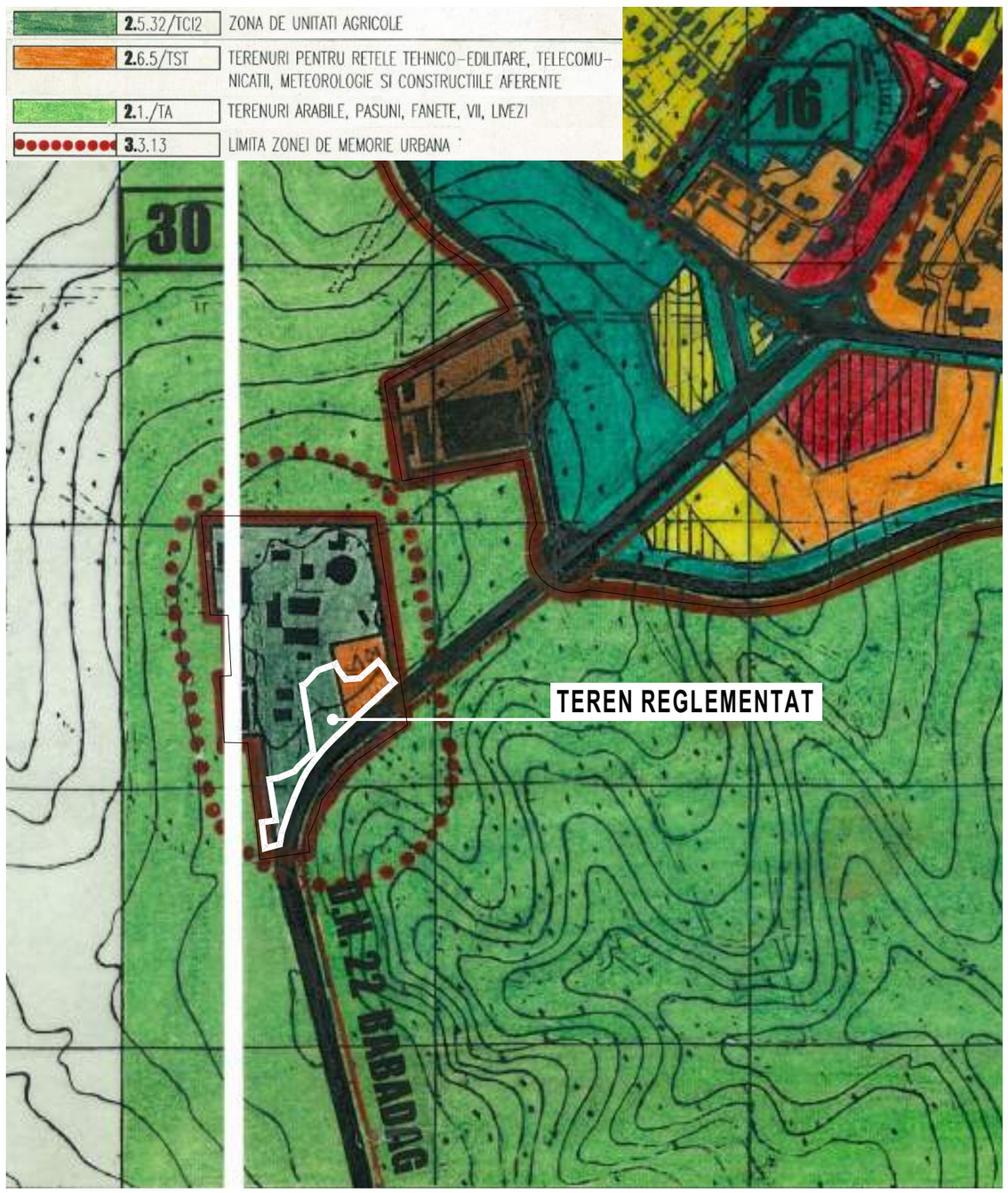
PLANSA U-1.0
INCADRAREA IN PUG / UTR

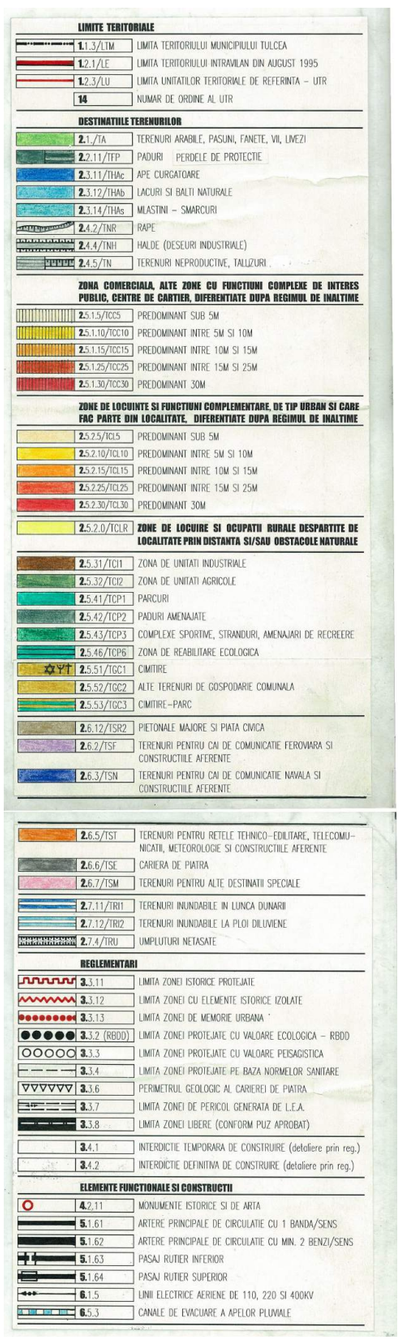
INCADRAREA IN UTR NR. 30





INCADRAREA IN P.U.G.





DENUMIRE PROIECT:

P.U.Z.

STATIE DE CAPAT, TRANSPORT CALATORI IN MUNICIPIUL TULCEA

STRADA BABADAG, nr. 180A, NR. CAD. 35221

BENEFICIAR:

U.A.T. MUNICIPIUL TULCEA

ADRESA BENEFICIAR:

Str. Pacii , Nr. 20 Mun. Tulcea Jud. Tulcea Romana
Contact: +40240 511 440

PROIECTANT GENERAL:

SSAB AG S.R.L.
ADRESA:
Str. Calea Republicii, nr. 159E, Bacau
N.O.R.C. J4/1042/1991
Contact: +40234 581 249

PROIECTANT URBANISM:

DUALSTUDIO ARCHITECTURE S.R.L.
ADRESA:
Str. Victoriei, nr. 70, Tulcea
N.O.R.C. J36/149/2014
Contact: +40721321193

COORDONATOR PROIECT: urb. CARAMAN Constantin	
SEF PROIECT: urb. CARAMAN Constantin	
PROIECTAT: urb. CARAMAN Constantin	
DESENAT: urb. CARAMAN Constantin	

PLANSA U-1.0
INCADRAREA IN PUG / UTR

Faza: **P.U.Z.**
Data: **12/2022**

Proiect nr:	Scara:	Plansa nr:
112/2022	**1:5000**	**U-1.0**

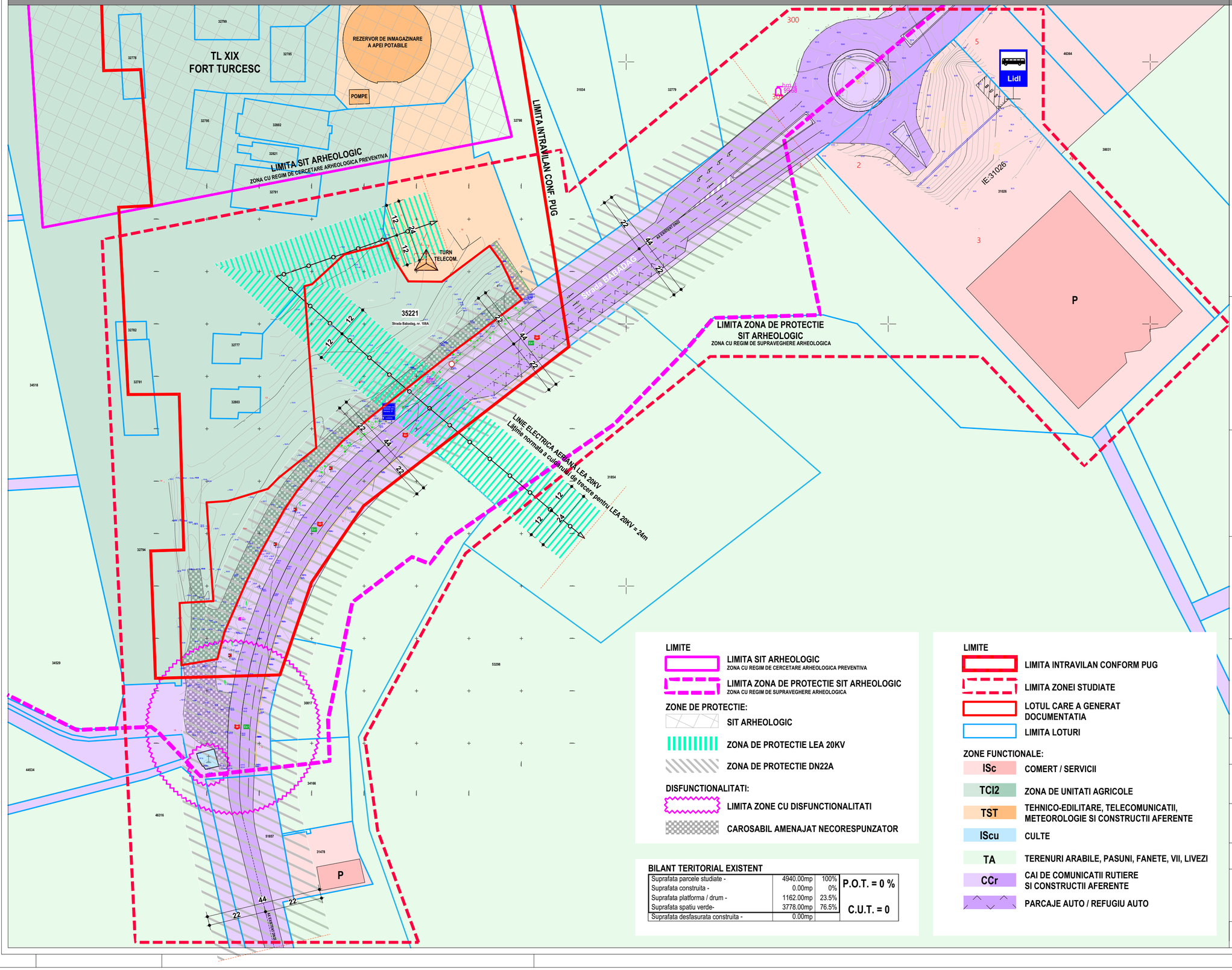
format 420X420

PLAN URBANISTIC ZONAL

STRADA BABADAG, nr. 180A, NR. CAD. 35221
STATIE DE CAPAT, TRANSPORT CALATORI IN MUNICIPIUL TULCEA

INTENTIE ELABORARE

PLANSA U-2.0
SITUATIA EXISTENTA



LIMITE
- LIMITA SIT ARHEOLOGIC — ZONA CU REGIM DE CERCETARE ARHEOLOGICA PREVENTIVA
- LIMITA ZONA DE PROTECTIE SIT ARHEOLOGIC — ZONA CU REGIM DE SUPRAVEGHERE ARHEOLOGICA

ZONE DE PROTECTIE:
- SIT ARHEOLOGIC
- ZONA DE PROTECTIE LEA 20KV
- ZONA DE PROTECTIE DN22A

DISFUNCTIONALITATI:
- LIMITA ZONE CU DISFUNCTIONALITATI
- CAROSABIL AMENAJAT NECORESPUNZATOR

LIMITE
- LIMITA INTRAVILAN CONFORM PUG
- LIMITA ZONEI STUDIATE
- LOTUL CARE A GENERAT DOCUMENTATIA
- LIMITA LOTURI

ZONE FUNCTIONALE:
- ISc — COMERT / SERVICII
- TCI2 — ZONA DE UNITATI AGRICOLE
- TST — TEHNICO-EDILITARE, TELECOMUNICATII, METEOROLOGIE SI CONSTRUCTII AFERENTE
- IScu — CULTE
- TA — TERENURI ARABILE, PASUNI, FANETE, VII, LIVEZI
- CCr — CAI DE COMUNICATII RUTIERE SI CONSTRUCTII AFERENTE
- PARCAJE AUTO / REFUGIU AUTO

BILANT TERITORIAL EXISTENT

Suprafata parcele studiate -	4940.00mp	100%	P.O.T. = 0 %
Suprafata construita -	0.00mp	0%	
Suprafata platforma / drum -	1162.00mp	23.5%	
Suprafata spatiu verde-	3778.00mp	76.5%	C.U.T. = 0
Suprafata desfasurata construita -	0.00mp		

DENUMIRE PROIECT:

P.U.Z.

STATIE DE CAPAT, TRANSPORT CALATORI IN MUNICIPIUL TULCEA

STRADA BABADAG, nr. 180A, NR. CAD. 35221

BENEFICIAR:

U.A.T. MUNICIPIUL TULCEA

ADRESA BENEFICIAR:

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Contact: +40240 511 440

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COORDONATOR PROIECT: urb. CARAMAN Constantin	
SEF PROIECT: urb. CARAMAN Constantin	
PROIECTAT: urb. CARAMAN Constantin	
DESENAT: urb. CARAMAN Constantin	

PLANSA U-2.0
SITUATIA EXISTENTA

Faza: **P.U.Z.**
Data: 12/2022

Proiect nr:	Scara:	Plansa nr:
112/2022	1:1000	U-2.0

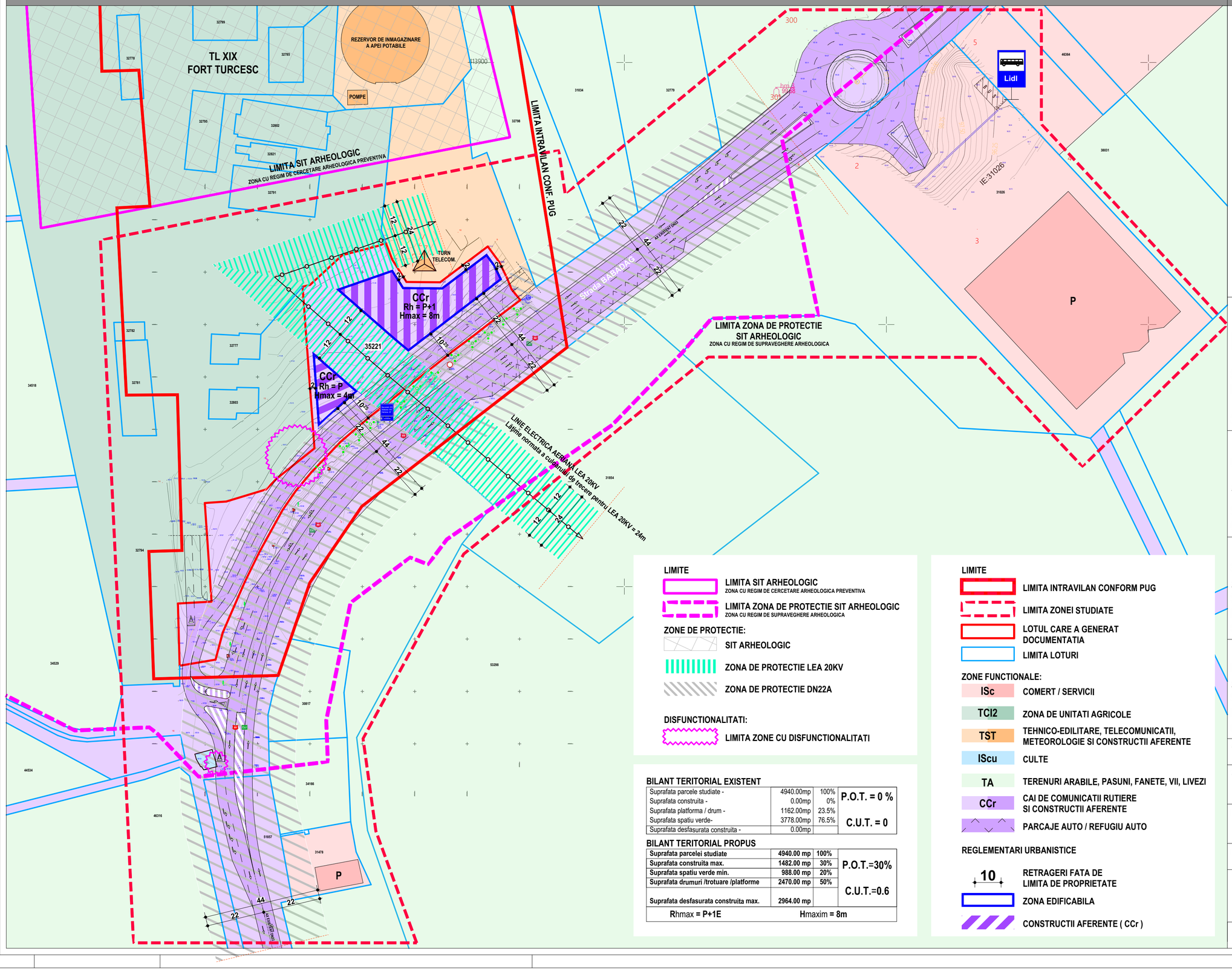
format A2

PLAN URBANISTIC ZONAL

STRADA BABADAG, nr. 180A, NR. CAD. 35221
STATIE DE CAPAT, TRANSPORT CALATORI IN MUNICIPIUL TULCEA

INTENTIE ELABORARE

PLANSA U-3.0
REGLEMENTARI URBANISTICE



LIMITE

- LIMITA SIT ARHEOLOGIC — ZONA CU REGIM DE CERCETARE ARHEOLOGICA PREVENTIVA
- LIMITA ZONA DE PROTECTIE SIT ARHEOLOGIC — ZONA CU REGIM DE SUPRAVEGHERE ARHEOLOGICA

ZONE DE PROTECTIE:

- SIT ARHEOLOGIC
- ZONA DE PROTECTIE LEA 20KV
- ZONA DE PROTECTIE DN22A

DISFUNCTIONALITATI:

- LIMITA ZONE CU DISFUNCTIONALITATI

BILANT TERITORIAL EXISTENT

Suprafata parcele studiate -	4940.00mp	100%	P.O.T. = 0 %
Suprafata construita -	0.00mp	0%	
Suprafata platforma / drum -	1162.00mp	23.5%	C.U.T. = 0
Suprafata spatiu verde-	3778.00mp	76.5%	
Suprafata desfasurata construita -	0.00mp		

BILANT TERITORIAL PROPUS

Suprafata parcelei studiate	**4940.00 mp**	**100%**	**P.O.T.=30%**
Suprafata construita max.	**1482.00 mp**	**30%**	
Suprafata spatiu verde min.	**988.00 mp**	**20%**	**C.U.T.=0.6**
Suprafata drumuri /trotuare /platforme	**2470.00 mp**	**50%**	
Suprafata desfasurata construita max.	**2964.00 mp**		

Rhmax = P+1E **Hmaxim = 8m**

LIMITE

- LIMITA INTRAVILAN CONFORM PUG
- LIMITA ZONEI STUDIATE
- LOTUL CARE A GENERAT DOCUMENTATIA
- LIMITA LOTURI

ZONE FUNCTIONALE:

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- CCr — CAI DE COMUNICATII RUTIERE SI CONSTRUCTII AFERENTE
- PARCAJE AUTO / REFUGIU AUTO

REGLEMENTARI URBANISTICE

- 10 — RETRAGERI FATA DE LIMITA DE PROPRIETATE
- ZONA EDIFICABILA
- CONSTRUCTII AFERENTE (CCr)

DENUMIRE PROIECT:

P.U.Z.

STATIE DE CAPAT, TRANSPORT CALATORI IN MUNICIPIUL TULCEA

STRADA BABADAG, nr. 180A, NR. CAD. 35221

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PROIECTAT: urb. CARAMAN Constantin	
DESENAT: urb. CARAMAN Constantin	

PLANSA U-3.0
REGLEMENTARI URBANISTICE

Faza: P.U.Z.
Data: 12/2022

Proiect nr:	Scara:	Plansa nr:
112/2022	1:1000	U-3.0

format A2