

Pct. | Nord (X) | Est (Y) |

|     |            |            |
|-----|------------|------------|
| 500 | 466218.020 | 548034.706 |
| 501 | 466223.350 | 548039.461 |
| 434 | 466253.830 | 548076.311 |
| 502 | 466290.530 | 548048.711 |
| 503 | 466295.800 | 548054.991 |
| 480 | 466315.000 | 548040.771 |
| 479 | 466317.503 | 548044.073 |
| 478 | 466341.738 | 548028.398 |
| 477 | 466372.848 | 548068.596 |
| 504 | 466347.480 | 548087.200 |
| 505 | 466324.480 | 548104.200 |
| 245 | 466299.240 | 548122.960 |
| 506 | 466287.230 | 548126.830 |
| 507 | 466275.260 | 548143.690 |
| 508 | 466268.780 | 548151.150 |
| 509 | 466263.440 | 548153.040 |
| 510 | 466258.350 | 548157.320 |
| 511 | 466244.590 | 548167.360 |
| 512 | 466229.650 | 548177.330 |
| 513 | 466218.750 | 548185.800 |
| 514 | 466178.060 | 548216.080 |
| 515 | 466170.640 | 548219.550 |
| 516 | 466157.280 | 548228.250 |
| 517 | 466130.300 | 548193.530 |
| 518 | 466109.690 | 548167.140 |
| 519 | 466106.550 | 548162.650 |
| 520 | 466098.530 | 548153.130 |
| 521 | 466092.950 | 548144.720 |
| 522 | 466081.260 | 548121.960 |
| 523 | 466079.950 | 548117.700 |
| 524 | 466048.290 | 548046.750 |
| 525 | 466048.900 | 548044.320 |
| 526 | 466061.980 | 548038.790 |
| 527 | 466065.270 | 548034.710 |
| 528 | 466077.450 | 548025.070 |
| 529 | 466062.810 | 548021.960 |
| 530 | 466036.630 | 548012.710 |
| 531 | 466137.660 | 547985.840 |
| 532 | 466157.380 | 547972.820 |
| 533 | 466174.649 | 547968.561 |
| 534 | 466198.474 | 548004.652 |

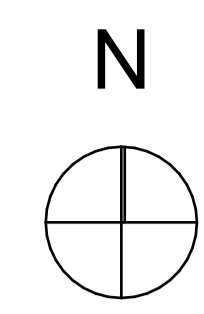
Calcul analitic suprafața teren  
Imobil 100030

Pct. | Nord (X) | Est (Y) |

|     |            |            |
|-----|------------|------------|
| 480 | 466315.000 | 548040.771 |
| 503 | 466295.800 | 548054.991 |
| 502 | 466290.530 | 548048.711 |
| 434 | 466253.830 | 548076.311 |
| 501 | 466223.350 | 548039.461 |
| 500 | 466218.020 | 548034.706 |
| 308 | 466212.140 | 548021.661 |
| 337 | 466224.510 | 548014.081 |
| 338 | 466207.280 | 547985.051 |
| 339 | 466199.150 | 547990.931 |
| 340 | 466199.547 | 547972.716 |
| 341 | 466174.563 | 547965.414 |
| 342 | 466076.560 | 548020.581 |
| 343 | 466047.741 | 547993.021 |
| 344 | 466107.084 | 547982.065 |

S=17520mp

Calcul analitic suprafața teren  
Imobil 110659



**LEGENDA**

- LIMITE CADASTRALE PARCELE REGLEMENTATE (nr. cad. 100030, 110659)
- LIMITE CADASTRALE PARCELE EXISTENTE
- LIMITA ZONA REGLEMENTATA PRIN PUZ
- LIMITA U.A.T. DINTRE COM. SANPETRU SI MUN. BRASOV
- LIMITA INTRAVILAN COM. SANPETRU, CONF. P.U.G. APROBAT

**VECINATATI**

- CIRCULATI EXISTENTE (publice, aprobate si autorizate prin documentatiile anterioare); carosabile, pietonale, piste biciclisti, locuri de parcare, spatii verzi publice
- ZONA DE LOCUINTE SI DOTARI COMPLEMENTARE
- PUZ IN CURS DE ELABORARE - ZONA DE LOCUINTE INDIVIDUALE, CONFORM PUZ-URI APROBATE
- PUZ IN CURS DE ELABORARE - ZONA DE LOCUINTE COLECTIVE SI DOTARI COMPL.
- TEREN UAT SANPETRU-AFERENT STRAZII DRUMUL CU FLOPI
- PARAUUL TIMIS
- TERENURI EXTRAVILAN - ARABIL
- ZONA UNITATI AGRICOLE, TERENURI AGRICOLE INTRAVILAN

**PROPUNERI**

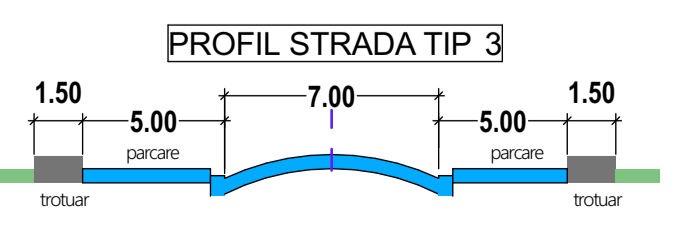
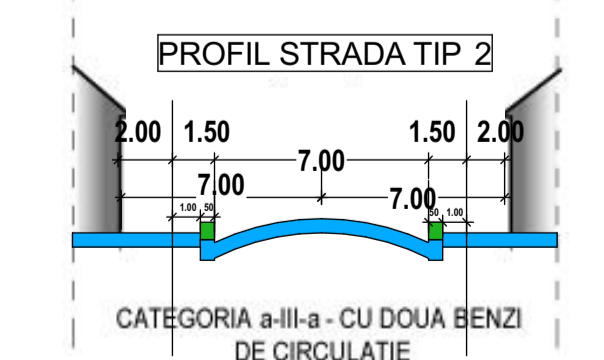
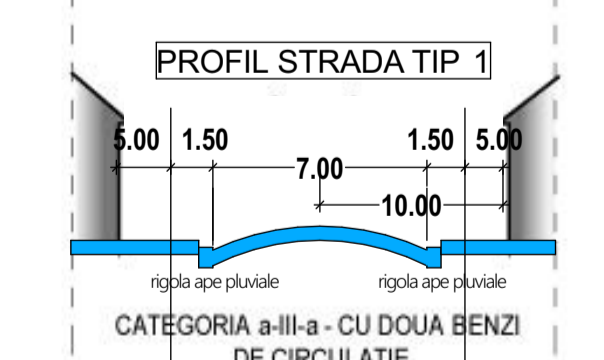
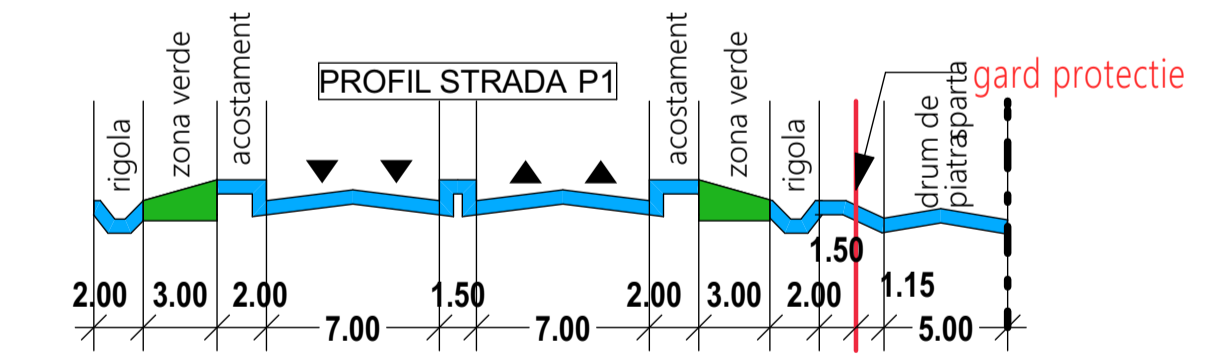
- DRUMURI PUBLICE PROPUSE PENTRU MODERNIZARE
- ZM** ZONA MIXTA CU REGIM DE INALTIME MAXIM S+D+P+3+MR.
- ZLc** ZONA DE LOCUINTE INDIVIDUALE SI DOTARI COMPLEMENTARE CU R.H. MAXIM S+D+P+1+MR
- ZV** ZONE VERZI PUBLICE
- CIRCULATI CAROSABILE SI PIETONALE CE SE VOR CEDA DOMENIULUI PUBLIC
- CAI DE ACCES CAROSABILE SI PIETONALE DE INCINTA
- INTERDICTIE DE CONSTRUIRE PAMA LA ELABORARE P.U.Z.
- STATII DE AUTOBUZ
- RETRAGERI MINIME
- PERIMETRU CONSTRUIBIL
- PARCELARE PROPUASA
- RELETE ELECTRICE EXISTENTE +ZONA DE PROTECTIE CU INTERDICTIE DE CONSTRUIRE - LEA 20KV
- DRUMURI CONFORM STUDIULUI DE CIRCULATIE AFERENT ACTUALIZARE P.U.G. SANPETRU
- PT AERIAN EXISTENT
- ZONA PROTECTIE SI SIGURANTA, AFERENTA LEA 20 KV EXISTENTA (culoar de 24 m)

ZLc - zona de locuinte individuale si dotari complementare  
 POT = 35%  
 CUT = 1,00  
 -Hmax S+D+P+1+MR, H max comsa / atic = 8.00 m  
 -Zona verzi min. 20%

ZM - zona mixta (locuinte, dotari complementare, servicii, sedii de firme comert, drumuri de acces)  
 POT = 30 %  
 CUT = 1,8  
 -Hmax S+D+P+3E+MR  
 -H max comsa / atic = 14.00 m  
 -Zona verzi min. 20%

Capacitati rezultate in urma propunerilor:  
 Zona mixta :  
 -800 unitati locale  
 -1,2 loc de parcare / unitate localiva  
 -655 locuri de parcare amenajate la sol si 160 locuri de parcare amenajate la demisul  
 -Sc = 14703,00 mp, POT rezultat = 33,48%  
 -St = 67 640,00 mp, CUT rezultat = 1,54  
 -zone verzi amenajate: 8783,00 mp, adica 20%

Zona de locuinte individuale si dotari complementare:  
 -21 parcele  
 -locuri de parcare in incinta proprietatii cu respectare HCL 75 / 20221



| ZONE FUNCTIONALE        | EXISTENT            |             | PROPUIS             |             | PROPUIS SUPRAFETE ZONE VERZI |
|-------------------------|---------------------|-------------|---------------------|-------------|------------------------------|
|                         | SUPRAFATA TOTALA mp | % din TOTAL | SUPRAFATA TOTALA mp | % din TOTAL |                              |
| ZLc                     | 0.00                | 0.00        | 10043.00            | 16.96       | minim 30%                    |
| ZM                      | 0.00                | 0.00        | 43913.00            | 74.18       | minim 20%                    |
| ZONA CIRCULATI MAJORE   | 0.00                | 0.00        | 2277.00             | 3.86        | -                            |
| ZV                      | 0.00                | 0.00        | 2960.00             | 5.00        | -                            |
| TEREN NECONSTRUIT       | 59193.00            | 100.00      | 0.00                | 0.00        | -                            |
| TOTAL TEREN REGLEMENTAT | 59193.00            | 100.00      | 59193.00            | 100.00      | -                            |

|                      |                     |           |               |   |                      |
|----------------------|---------------------|-----------|---------------|---|----------------------|
| Verificator / expert | Nume                | Semnatura | Cerinta       | Referat / Expertiza nr. / Data  | Proiect nr. / 3/2026 |
| Sef proiect          | arh. UNGVARI DIDONA |           | Scara:        | BENEFICIAR: TANDARICA MARCELA reprezentant al S.C. LUCE BEARINGS SRL si S.C. SIGUR CONSTRUCTOR GENIAL SRL   | Faza: P.U.Z.         |
| Proiectat            | arh. UNGVARI DIDONA |           | 1 / 1000      | PUZ - ZONA DE LOCUINTE, DOTARI COMPLEMENTARE, SERVICII, SEDII DE FIRMA, COMERT, DRUMURI DE ACCES CF 110659, CF 100030, Intravilan si extravilan Sanpetru, Jud. Brasov | Planşa nr.: U-02     |
| Desenat              | arh. UNGVARI DIDONA |           | Data: 02/2026 | TITLU PLANSA: REGLEMENTARI URBANISTICE  |                      |

PLAN URBANISTIC ZONAL - P.U.Z.