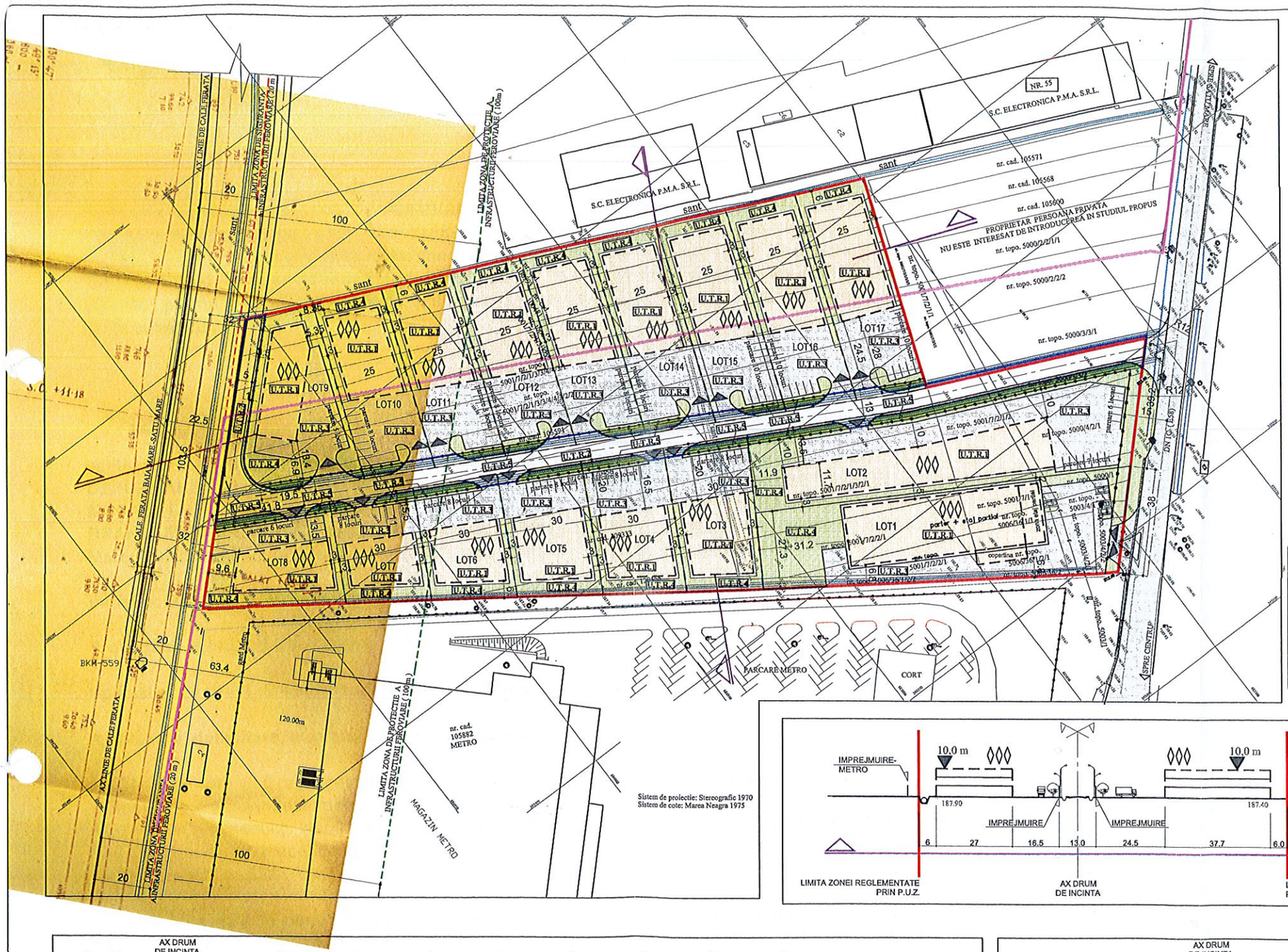
ANEXA 2



LEGENDA:

- regim maxim de inaltime P+2 Hmax=10m
- acces
- camin apa
- hidrant
- stalp beton
- simbol rigola
- limita intravilan existent
- limita imobil propus spre studiu
- limita corp cadastral
- limita nr. topografic
- contor curent
- cale ferata
- semn rutier
- sant
- zid beton
- podet

- CLADIRI EXISTENTE
- LIMITE INTENTIE DE PARCELARE
- LIMITE EDIFICABIL PROPUSE
- LIMITE DRUMURI PROPUSE , PLATFORME CAROSABILE
- ZONE VERZI
- LIMITA ZONA DE SIGURANTA A INFRASTRUCTURII FEROVIARE - 20 m
- LIMITA ZONA DE PROTECTIE A INFRASTRUCTURII FEROVIARE - 100 m

- U.T.R.1 UTR 1- edificabil
- U.T.R.2 UTR 2 - circulatii majore - carosabil si pietonal
- U.T.R.3 UTR 3 - circulatii de incinta si platforme
- U.T.R.4 UTR 4 - zone verzi
- U.T.R.5 UTR 5 - zona verde adiacenta drumului - retele subterane RESTRICTIE DE CONSTRUIRE CU EXCEPTIA RETELELOR

BILANT TERITORIAL - Unitati Teritoriale de Referinta

Nr. crt.	UTR-URI	mp	%
1	UTR 1- edificabil	11938	34
2	UTR 2 - circulatii majore carosabil si pietonal	2535	7
3	UTR 3 - circulatii de incinta si platforme	13024	37
4	UTR 4 - zone verzi	6837	19
5	UTR 5 - zona verde adiacenta drumului - retele subterane	1012	3
6	TOTAL	35346	100.0

BILANT TERITORIAL

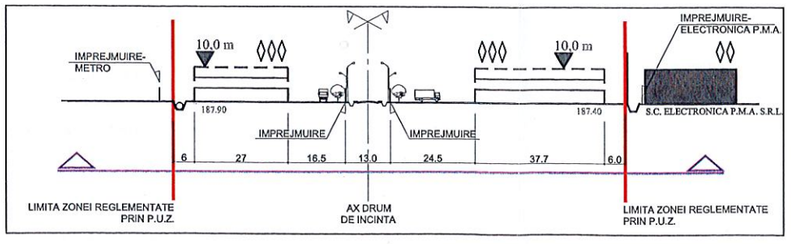
Nr. crt.	ZONE FUNCTIONALE	mp	%
1	Unitati de depozitare, servicii conexe, si sp.administrative aferente	11938	34
2	Spatii verzi amenajate in incinta si adiacente circulatiilor majore	7849	23
3	Circulatie carosabila si zona aferenta- drumuri	2535	7
4	Circulatie pietonala in incinta	1524	4
5	Platforme -parcaje, circulatie auto in incinte	11500	33
6	TOTAL	35346	100.0

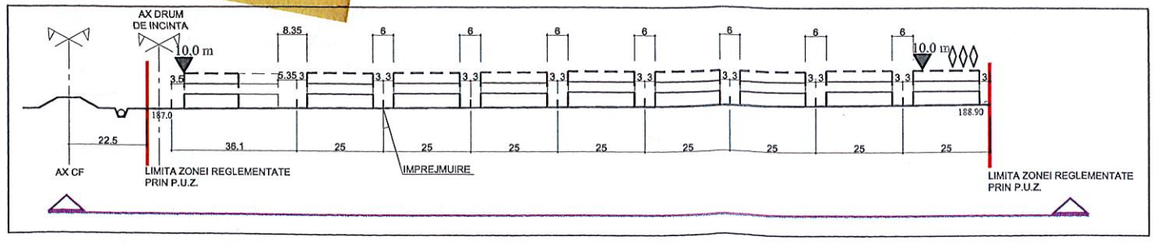
INDICI DE OCUPARE A TERENULUI STABILITI PRIN AVIZUL DE OPORTUNITATE

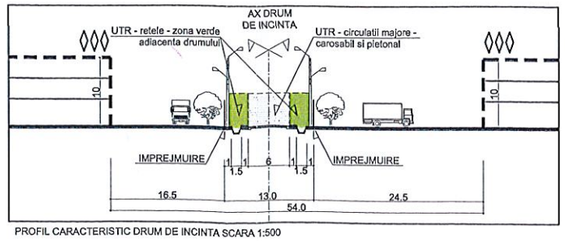
P.O.T. maxim propus= 50% G.O. maxim propus= 80 %
C.U.T. maxim propus= 1.5 Spatiu verde = 20%

INDICI DE OCUPARE A TERENULUI REPARTIZATI PE INCINTE PROPRIETATI PRIVATE

Nr. crt.	PROPRIETAR	SUPRAFATA TEREN	P.O.T.		C.U.T.		G.O.		S.V.	
		mp	mp	%	mp	-	mp	%	mp	%
1	LOT 1	4000	1444	36	4332	1.1	3156	79	844	21
2	LOT 2	4347	1320	30	3960	0.9	3179	73	1168	27
3	LOT 3	1517	602	40	1806	1.2	1188	78	329	22
4	LOT 4	1492	569	38	1707	1.1	1163	78	329	22
5	LOT 5	1376	569	41	1707	1.2	1047	76	329	24
6	LOT 6	1261	493	39	1479	1.2	946	75	315	25
7	LOT 7	1150	400	35	1200	1.0	850	74	300	26
8	LOT 8	1541	498	32	1494	1.0	984	64	557	36
9	LOT 9	1989	542	27	1626	0.8	1335	67	654	33
10	LOT 10	1624	580	36	1740	1.1	1298	80	326	20
11	LOT 11	1665	612	37	1836	1.1	1326	80	339	20
12	LOT 12	1706	643	38	1929	1.1	1354	79	352	21
13	LOT 13	1747	675	39	2025	1.2	1395	80	352	20
14	LOT 14	1788	706	39	2118	1.2	1426	80	362	20
15	LOT 15	1829	739	40	2217	1.2	1459	80	370	20
16	LOT 16	1870	770	41	2310	1.2	1488	80	382	20
17	LOT 17	1909	776	41	2328	1.2	1522	80	387	20
18	DRUM - carosabil	2535	-	-	-	-	-	-	-	-
18	TOTAL SUPRAFETE INCINTE PRIVATE	35346	11938	34	35814	1.0	24962	70	7849	23







PROFIL CARACTERISTIC DRUM DE INCINTA SCARA 1:500

Județul Maramureș
Municipiul
Baia Mare
Vizat spre neschimbare
Anexă la H.C.L. nr. ..... din 28/2017
Arhitect Șef

Verificator/Expert	Nume	Semnatura	Cerinta	Referat / Expertiza / Data
Birou individual de arhitectura OXANA N. CRACIUN nr. de inregistrare la O.A.R. 00828				Initiator: S.C. OBERHAUSER INVEST S.R.L. cu sediul in Baia Mare, str Dealul Florilor nr.. 14B — Nr. nr. 230/2016
Specificatie	Nume	Semnatura		Titlu proiect: ELABORARE P.U.Z. CONSTRUIRE HALE DEPOZITARE P+3, INVERMUIRE TEREN, CLADIRE BIROURI P+2, PLATFORMA BETONATA, MAGAZII DEPOZITARE, BAZIN REZERVA DE APA 400MC, CASA POARTA, TOTEM+STEAGURI, BRANSAMENTE UTILITATI SI AMENJARE ACCES DIN DN1C, INTRODUCERE TEREN IN INTRAVILAN, PARCELARE LOTURI Adresa: Baia Mare, Bd Independentei f.n. - adiacent sens Metro Cash&Carry — Data: AVIZE P.U.Z.
Proiectat urb.	Arh.Oksana Florescu		scara: 1:1000	
Proiectat arh.	Arh.Oxana N. Craciun			Titlu plansa: REGLEMENTARI URBANISTICE-ZONIFICARE- U.T.R. — pl.nr. pl.3/6
Desenat	Ing. Cristina Bartes			