

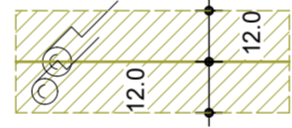
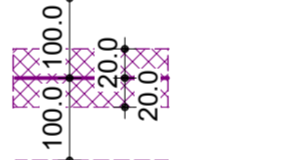
PUZ - Centrala Electrica Fotovoltaica - CEF CAZANESTI
 ORAS CAZANESTI, Str. Depozitului nr.19, NC 20263, JUD. IALOMITA
 SC ENECO DAVLA SRL
REGLEMENTARI URBANISTICE, PROPUNERI

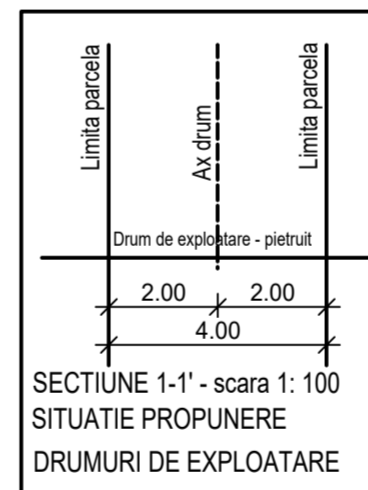
NOTA : Planul de situatie a fost realizat pe suport TOPO stereo 70', respectiv cadastru din baza de date OCPI, Ortofotoplan si suportul topografic al PUG-ului in vigoare,

LEGENDA:

- LIMITE:**
- Limita zonei studiate
 - Limita intravilan oras Cazanesi
 - imobil generator PUZ: NC 20263 - S = 26071 MP
 - Limita edificabil/Retragere minima obligatorie - 4.00 m
- ZONIFICARE FUNCTIONALA:**
- M- Functiune mixta unitati agroindustriale nepoluante si servicii
 - Zona unitati agro-industriale A
 - Locuinte
 - Teren agricol extravilan
 - Zona Cai ferate
 - Circulatii rutiere existente - De

ZONE DE PROTECTIE/ INTERDICTIE - RELETE:

-  LEA 20kV existenta - zona protectie totala 24 m - 12.0 m din ax stanga-dreapta
-  CALE FERATA URZICENI - SLOBOZIA + CULOARE PROTECTIE/SIGURANTA:
- 20 m zona de siguranta
- 100 m zona de protectie



ELEMENTE DE REGULAMENT
PROPUNERE - M FUNCTIUNE MIXTA UNITATI AGROINDUSTRIALE NEPOLUANTE SI SERVICII
 POT max propus = 50.0 %
 CUT max propus = 0.90 %
 P+1E, H max la cornisa = 7.0 m

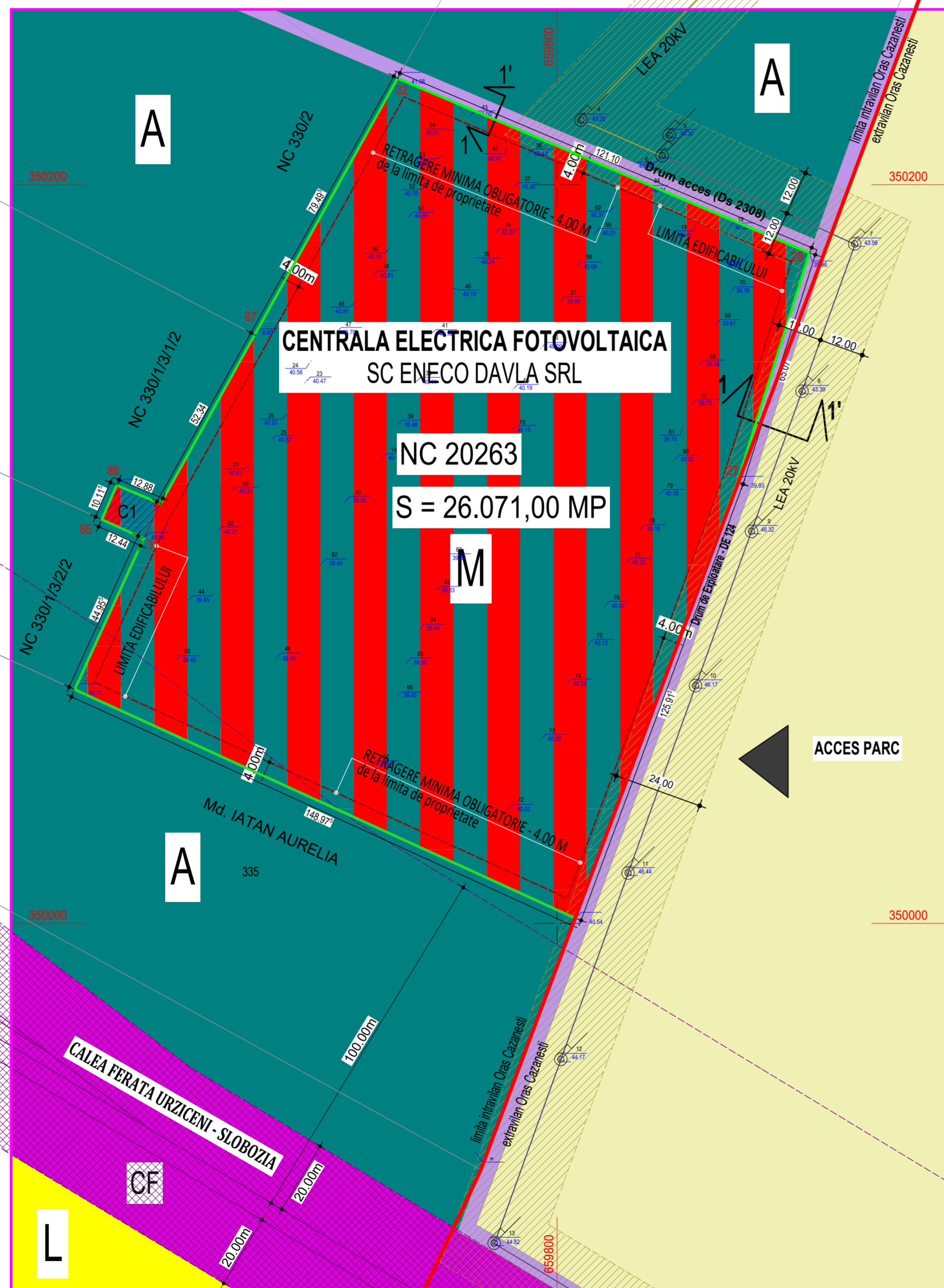
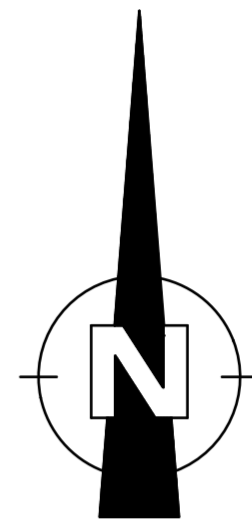
BILANT TERITORIAL		
EXISTENT- ZONA STUDIATA PRIN PUZ		
FUNCTIUNI	MP.	%
M- mixt -unitati agroindustriale nepoluante +servicii	26.071,00	29.72%
Unitati agro-industriale	28.648,00	32.65%
Locuinte	1.222,00	1.39%
Teren agricol extravilan	23.986,00	27.34%
Zona cai ferate	6.958,00	7.93%
Circulatii -DE/strazi	845,00	0.97%
TOTAL	87.730,00	100,0%

BILANT TERITORIAL		
PROPUNERE - TEREN INITIATOR PUZ		
FUNCTIUNI	MP.	%
M- mixt -unitati agroindustriale nepoluante +servicii- din care:	26.071,00	100,0% 100%
Constructii	13.035,50	50,00%
Drumuri+platforme incinta	7.821,30	30,00%
Spatii libere (spatii verzi)	5.214,20	20,00%
TOTAL	26.071,00	100,0%

Parcela (IE20263)

Nr. Pct.	Coordonate pct.de contur		Lungimi laturi D(i,i+1)
	X [m]	Y [m]	
27	350119.425	659848.771	125.905
30	350001.389	659804.958	148.970
29	350063.308	659669.466	44.952
31	350104.201	659688.133	12.442
85	350109.351	659676.807	10.114
86	350118.623	659680.846	12.867
33	350113.624	659692.702	52.337
87	350159.346	659718.171	79.500
32	350228.807	659756.841	121.099
28	350181.486	659868.312	65.065
S(IE20263)=26070.59mp			P=673.250m

X
Sistem Proiectie Stereografic 1970
Plan de referinta Marea Neagra 1975
Y



XLINE BIROU DE ARHITECTURA SRL J40/6348/2015		CUI: 34564780		Beneficiar: SC ENECO DAVLA SRL		Proiect: 1/2023	
specificatie	nume	semnatura	scara 1/1000	Titlu proiect: Construire CEF Cazanesi, imprejmuire si Racordare la SEN, oras Cazanesi, Str. Depozitului 19, NC 20263, jud. Ialomita		FAZA PUZ	
desenat	arh. D.G. Datcu		Data feb 2023	Titlu plansa: REGLEMENTARI URBANISTICE, PROPUNERI		Plansa: U3	
verificat	arh. D.L. Datcu						