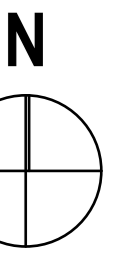


BILANT TERITORIAL (raportat la parcelele ce fac obiectul PUZ)			
Zona functionala	Existent	Propus	%
Zona TE (Echipamente tehnico - editiare)	248 944 mp	51 325 mp	21%
Zona CC (cai de comunicatie rutiera si amenajari aferente)	50 704 mp	20%	
Zona SP (spatii plantate, agrement, sport)	30 443 mp	12%	
Teren arabil extravilan	116 472 mp	47%	
<b>Total (suprafata parcelelor ce fac obiectul PUZ)</b>	<b>248 944 mp</b>	<b>248 944 mp</b>	<b>100%</b>

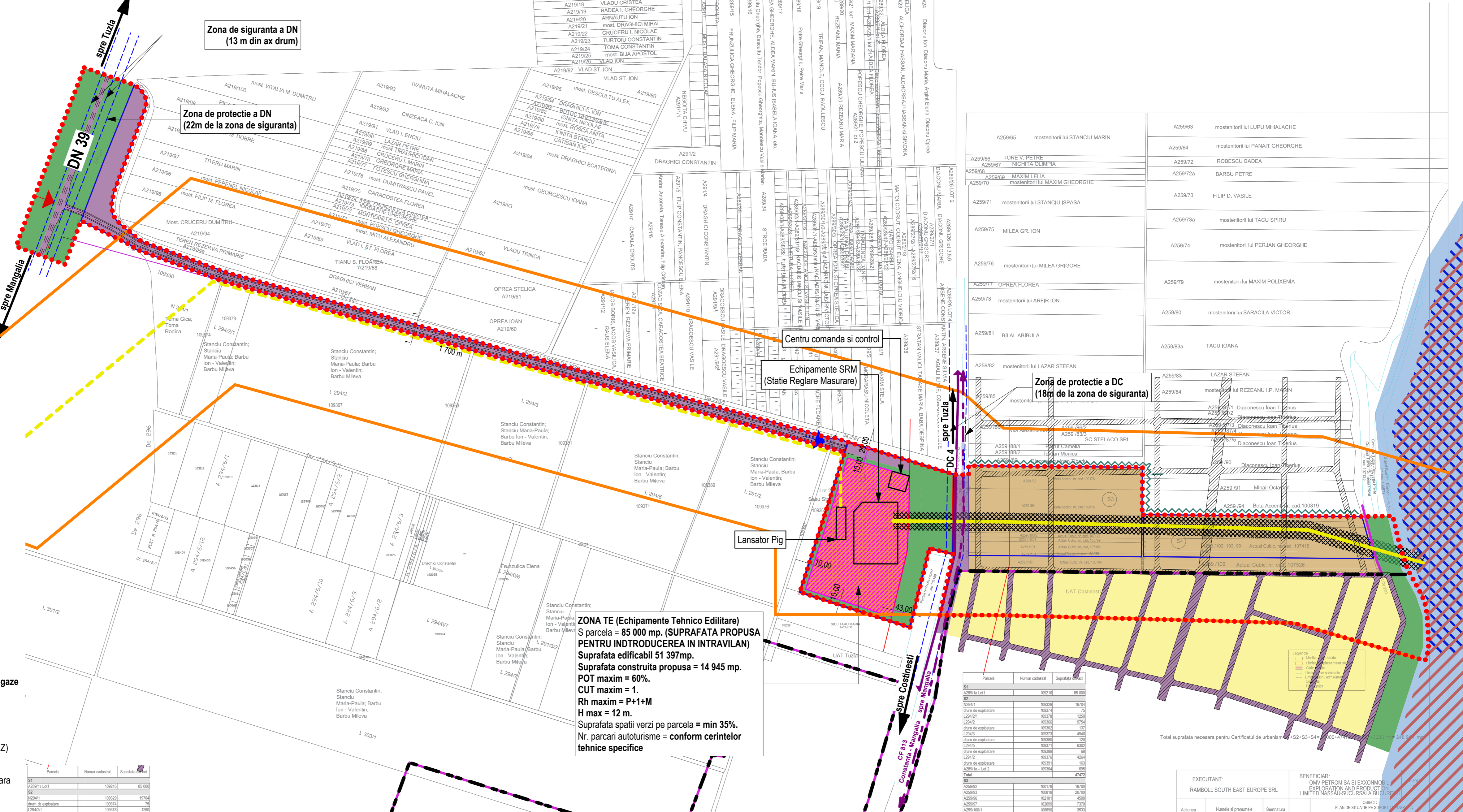
# PLAN URBANISTIC ZONAL

ÎNFIINTARE STATIE MASURARE GAZE NATURALE SI CENTRU DE CONTROL, REALIZARE DRUM SI TRASEU CONDUCTE SUBTERANE TRANSPORT GAZE NATURALE.



INVENTARIER COMUNICAREI PUNCTE DE CONTROL SI PROFILURI MARETE DE MARE ACCE

Al.	Coordonata punctului	Tipul	Alte.
1	248944	248944	248944
2	248944	248944	248944
3	248944	248944	248944
4	248944	248944	248944
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98	248944	248944	248944
99	248944	248944	248944
100	248944	248944	248944



**LEGENDA:**

**Limite:**

- Limita administrativa
- Limita zonei studiate
- Limita parcelelor ce fac obiectul PUZ
- S totala din act = 248 944
- Limita intravilanului existent
- Limita intravilanului propus (85 000 mp)

**Zonificare functionala:**

- Zona TE (Echipamente tehnico editiare)
- Spatii verzi de protectie, agrement, sport
- Zona Ccr (cai de comunicatie rutiera)
- Linia de cale ferata Constanta - Mangalia
- Teren arabil extravilan - existent
- Constructii propuse

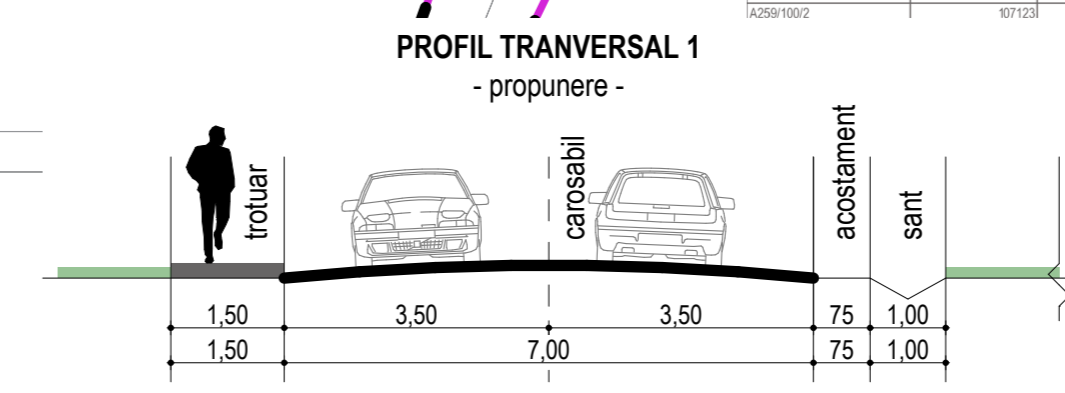
**Disfunctionalitati:**

- Incompatibilitate functionala (zona de protectie conducte gaze naturale - zona propusa pentru dezvoltare turistica)

**Reglementari urbanistice, servituti:**

- Conducta gaze naturale, propunere
- Conducta gaze naturale, propunere (aparinand TRANSGAZ)
- Zona de siguranta pentru conducte (200m)
- Zona de protectie a caii ferate (100m de la marginea exteriora a CF)
- Zona de protectie pentru conducte (20m din ax) (interdicte de construire)
- Edificabil propus (51 397 mp)
- Sit NATURA2000 (Marea Neagra: RO SPA 0076)
- Sit NATURA2000 (Zona marina de la capul Tuzla: RO SCI 0273)
- Propunere acces din DN39 - conform aviz CNAIR
- Propunere acces pe parcela TE (Echipamente tehnico editiare)

**ZONA TE (Echipamente Tehnico Editiare)**  
 S parcela = 85 000 mp. (SUPRAFATA PROPUA PENTRU INTRODUCEREA IN INTRAVILAN)  
 Suprafata edificabil 51 397 mp.  
 Suprafata construita propusa = 14 945 mp.  
 POT maxim = 60%.  
 CUT maxim = 1.  
 Rh maxim = P+1+M  
 H max = 12 m.  
 Suprafata spatii verzi pe parcela = min 35%.  
 Nr. parcuri autoturisme = conform cerintelor tehnice specifice



Parcela	Numer cadastral	Suprafata mp
81	109216	85.000
A21914 Lot 1	903216	85.000
82	109216	85.000
N2041	903226	18700
drum de exploatare	903214	75
L294/21	903278	1260
L294/2	903266	9750
drum de exploatare	903262	130
L294/3	903273	4940
drum de exploatare	903268	120
L294/5	903271	8320
drum de exploatare	903269	68
L291/2	903276	4260
drum de exploatare	903261	180
A21914 - Lot 2	903264	690
83	903264	4747
A21916	901278	18700
A21913	908118	20700
A21918	902101	4500
A21917	902999	7310
A219101	908989	180
A219102	907128	3530

EXECUTANT: RAMBOLL SOUTH EAST EUROPE SRL  
 BENEFICIAR: OMV PETROM SA SI EXXONMOBIL EXPLORATION AND PRODUCTION LIMITED NASSAU - SUCURSALA BUCURESTI  
 INFINTARE STATIE MASURARE GAZE NATURALE SI CENTRU DE CONTROL, REALIZARE DRUM SI TRASEU CONDUCTE SUBTERANE TRANSPORT GAZE NATURALE.  
 Comuna Tuzla, judetul Constanta.

**RAMBOLL**  
 RAMBOLL SOUTH EAST EUROPE SRL  
 Sef proiect: ing. Popescu A.  
 Proiectat: m. urb. Alexandru DOBRA  
 Redactat: m. urb. Alexandru DOBRA

Scara: 1:5 000  
 Data: ian. 2018

REGLEMENTARI URBANISTICE, ZONIFICARE FUNCTIONALA

Faza: P.U.Z.  
 Plansa nr. 02.