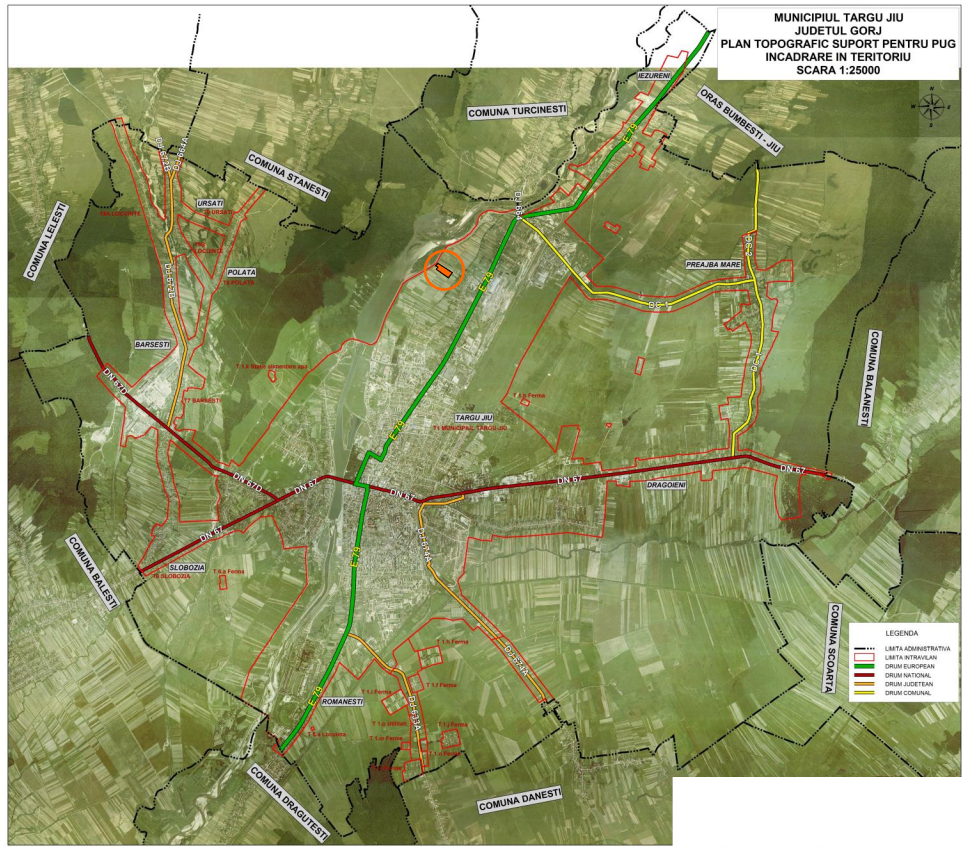
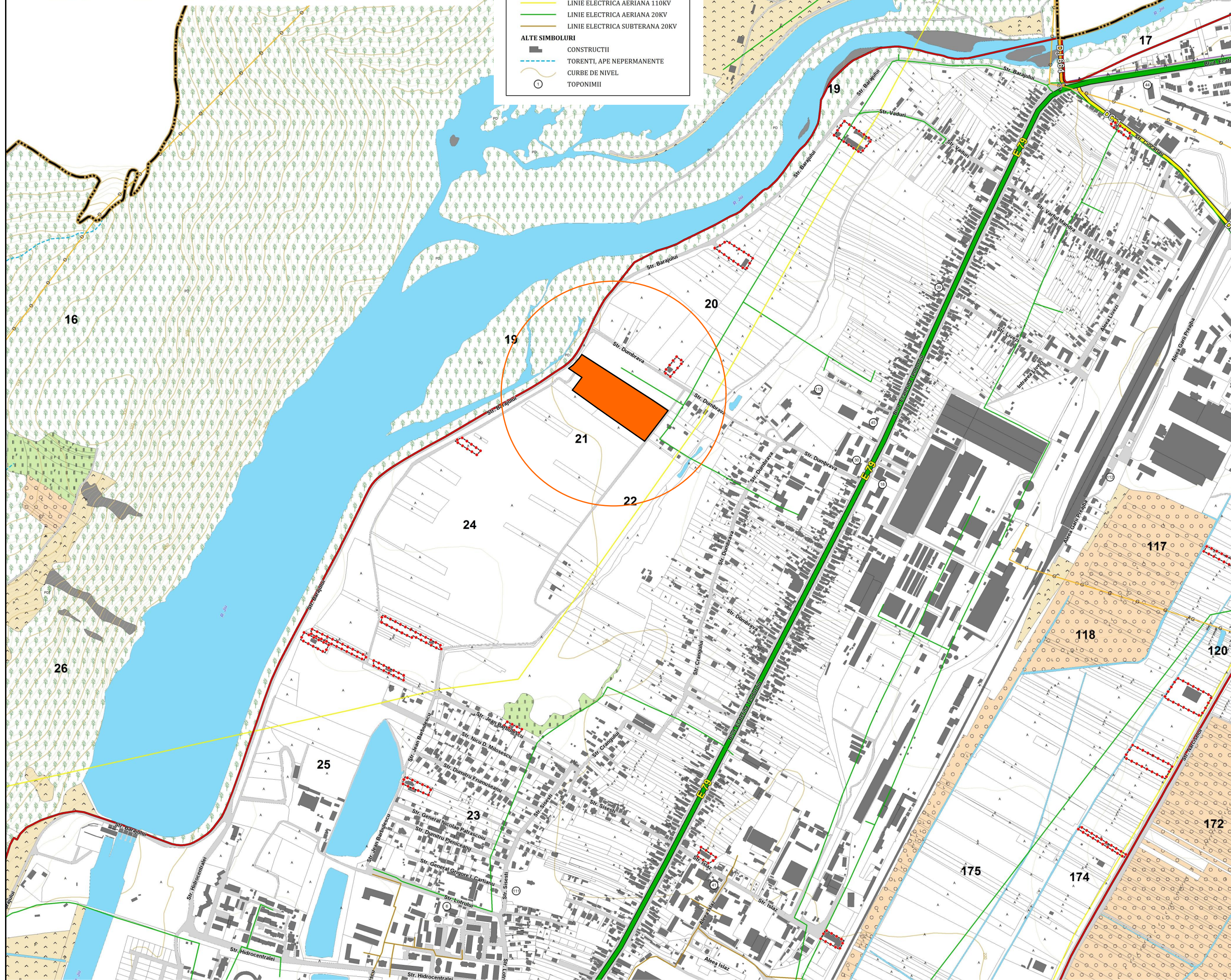




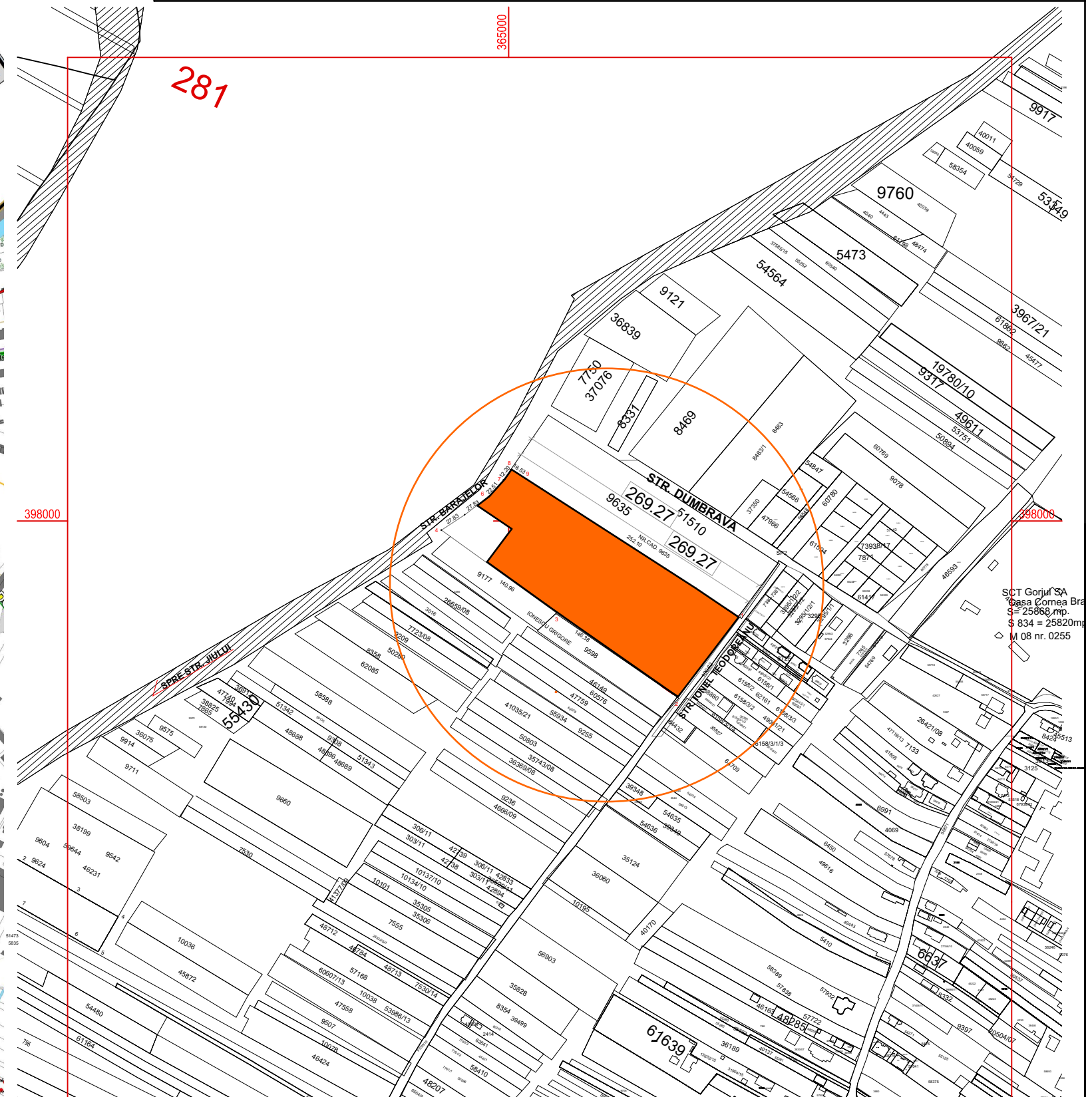
- LEGENDA**
- LIMITE**
- LIMITA ADMINISTRATIVA
 - LIMITA INTRAVILAN
 - LIMITA LIMITA PUZ
- FOLOSINTA TERENURILOR**
- PADURI
 - PASUNI
 - FANETE
 - LIVEZI
 - VII
 - TERENURI NEPRODUCTIVE
 - CIMITIRE
 - DRUMURI
 - HIDROGRAFIE
- CAI DE COMUNICATIE**
- DRUM EUROPEAN
 - DRUM NATIONAL
 - DRUM JUDETEAN
 - DRUM COMUNAL
- RETELE MAGISTRALE**
- CONDUCTA ADUCTIUNE
 - CONDUCTA GAZE INALTA PRESIUNE
 - LINE ELECTRICA AERIANA 220KV
 - LINE ELECTRICA AERIANA 110KV
 - LINE ELECTRICA AERIANA 20KV
 - LINE ELECTRICA SUBTERANA 20KV
- ALTE SIMBOLURI**
- CONSTRUCTII
 - TORENTIAPE NEPERMANENTE
 - CURBE DE NIVEL
 - TOPONIMII



PUZ PLAN URBANISTIC ZONAL

1

PLAN URBANISTIC ZONAL - PLAN DE INCADRARE IN ZONA



LEGENDA:

TERENURI STUDIAE PENTRU CONSTRUCTII SI AMENAJARI

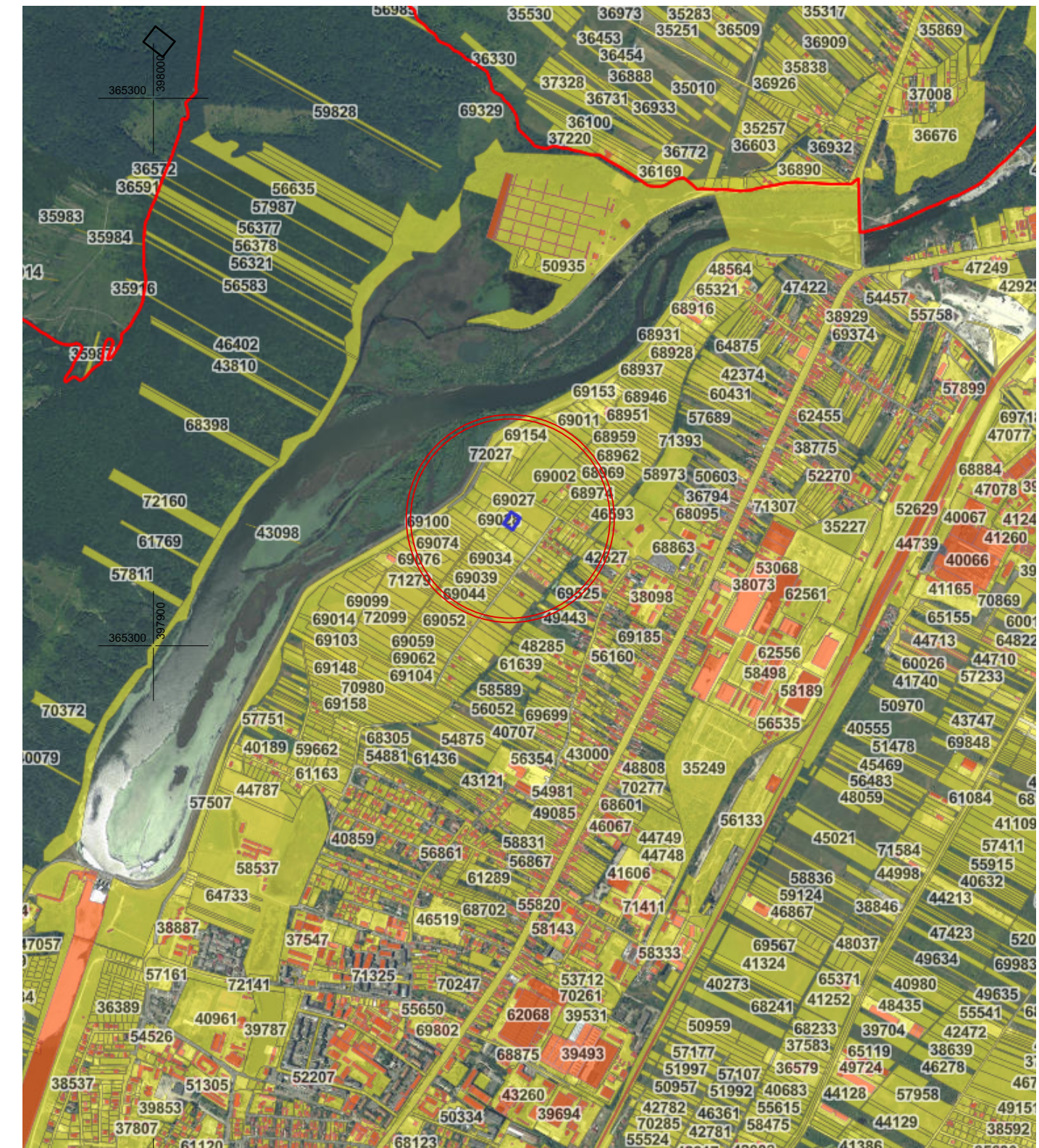
ZONA STUDIATA

-Verificator	Nume	Semnatura	Cerinta	referat/expertiza nr./data	
-Expert					
				Beneficiar:	Pr. nr:
				BIOMASS PELLETS SYSTEMS SRL PRIN PETRESCU DANIEL	04/2025
				Amplasament:	Faza:
				Str. Ionel Teodoreanu, nr. Fn, municipiul Targu-Jiu, jud. Gorj	P.U.Z.
				Proiect:	
				Revizuire PUZ aprobat prin HCL 412/25.07.2022 pentru reparcelare si construire locuinte individuale cu functiuni complementare	
Specificatie	Nume	Semnatura	Scara:	PLAN DE INCADRARE IN TERITORIU	
Sef proiect	Arh. Camil Iulian		1:5000		
Proiectat	Arh. Crciumaru Claudiu-Emil		Data:		
Desenat	Arh. Crciumaru Claudiu-Emil		07. 2025		

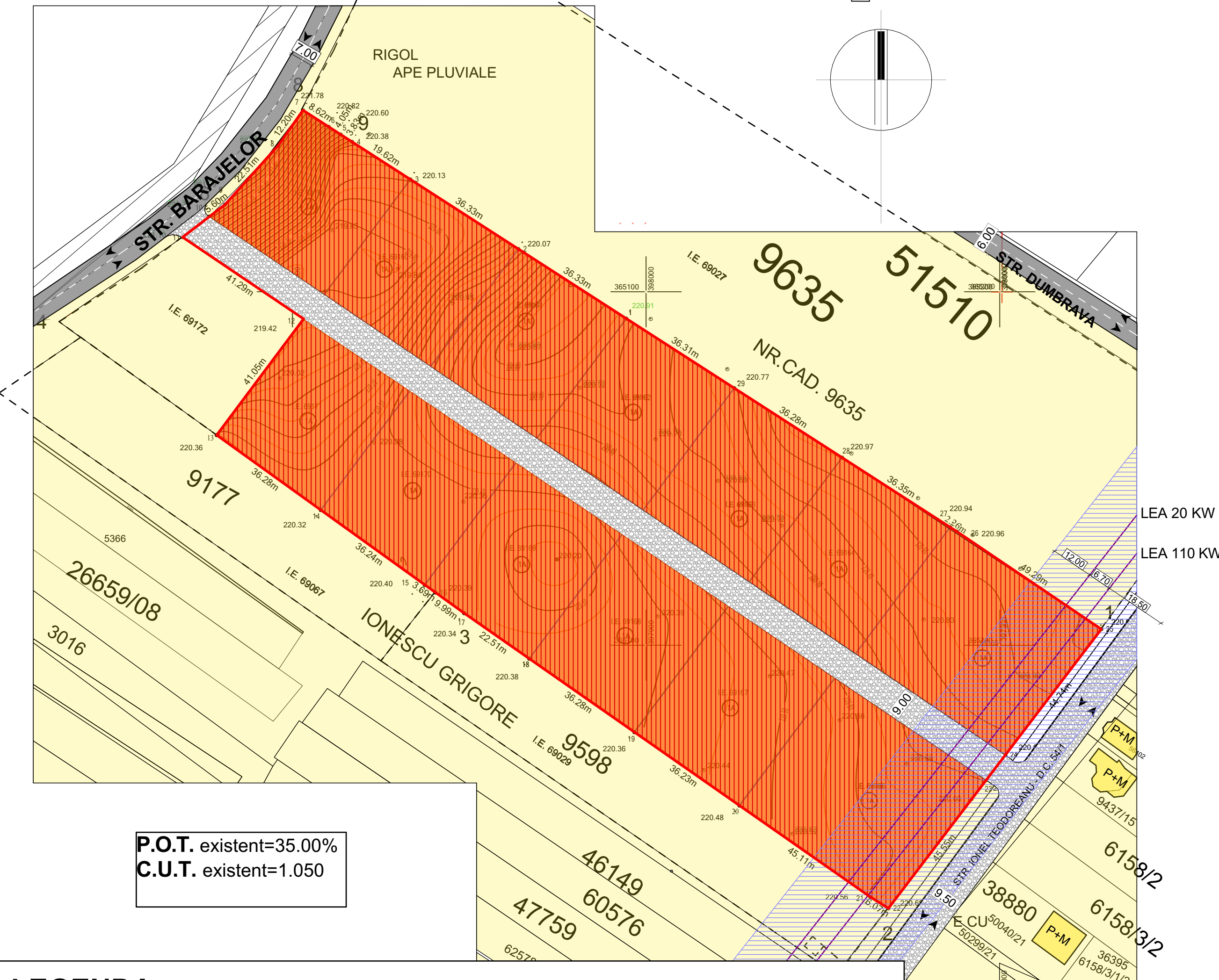
PUZ PLAN URBANISTIC ZONAL

2

PLAN URBANISTIC ZONAL - SITUATIE EXISTENTA



-Verificator	Nume	Semnătura	Cerința	referat/expertiza nr./data	
-Expert				Beneficiar:	Pr. nr:
				BIOMASS PELLETS SYSTEMS SRL PRIN PETRESCU DANIEL	04/2025
				Amplasament:	Faza:
				Str. Ionel Teodorescu, nr. Fn, municipiul Targu-Jiu, Jud. Gorj	P.U.Z.
				Proiect:	
				Revizuire PUZ aprobat prin HCL 412/25.07.2022 pentru reparcelare si construire locuinte individuale cu functiuni complementare	
Specificatie	Nume	Semnătura	Scara: 1:1000	SITUATIE EXISTENTA - AMPLASAMENT	
Sef proiect	Arh. Cămui Iulian				
Proiectat	Arh. Cîrciumaru Claudiu-Emil				
Desenat	Arh. Cîrciumaru Claudiu-Emil		Data: 07. 2025	NR.02	



P.O.T. existent=35.00%
C.U.T. existent=1.050

LEGENDA:

- LIMITA DE PROPRIETATE / LIMITA TERENURI STUDIATE
- TERENURI STUDIATE CU SUPRAFATADE 21 683 MP
- CATEGORIA DE FOLOSINTA ARABIL
- LIMITE CADASTRALE - TERENURI INVECINATE
- LOCUINTE INDIVIDUALE P, P+M
- CAROSABIL AUTO NEAMENAJAT
- CAROSABIL AUTO AMENAJAT
- ACCES AUTO
- ZONA DE PROTECTIE LINII ELECTRICE AERIENE
- LINII ELECTRICE AERIANE EXISTENTE

TABEL DE COORDONATE
SISTEM DE PROIECTIE - STEREOGRAFIC 1970

Nr. Pct.	Coordonate pct.de contur		Lungimi laturi D(i,i+1)
	X [m]	Y [m]	
1	397992.458	365094.356	36.333
2	398012.146	365063.820	36.335
3	398031.835	365033.282	19.618
4	398042.465	365016.794	3.835
5	398044.543	365013.571	4.050
6	398046.738	365010.167	8.620
7	398051.409	365002.922	12.204
8	398041.421	364995.910	22.510
9	398024.694	364980.847	5.595
10	398021.284	364976.411	9.486
11	398015.503	364968.890	41.290
12	397992.377	365003.096	41.045
13	397959.501	364978.522	36.277
14	397938.305	365007.963	36.236
15	397917.133	365037.370	3.690
16	397914.977	365040.365	9.986
17	397909.142	365048.469	22.507
18	397896.245	365066.915	36.278
19	397875.458	365096.647	36.233
20	397854.696	365126.342	45.115
21	397828.845	365163.316	6.069
22	397825.616	365168.455	45.548
23	397861.843	365196.064	9.001
24	397869.002	365201.520	44.740
25	397904.586	365228.639	49.287
26	397932.202	365187.815	2.264
27	397933.429	365185.912	36.348
28	397953.125	365155.363	36.281
29	397972.785	365124.870	36.306
S(7)=24137.41sq.m P=733.089m			

PUZ PLAN URBANISTIC ZONAL

3

PLAN URBANISTIC ZONAL - ZONIFICARE

RETRAGERI OBLIGATORII PROPUSE SZ1(SERVICII):

-RETRAGERE FATADE STRADA BARAJULUI: MIN. 10,00M

-LATERALE: RESPECTAREA CODULUI CIVIL

-POSTERIOARE: MINIM 2,00M

RETRAGERI OBLIGATORII PROPUSE SZ2(LOCUINTE INDIVIDUALE):

-STRADAL(FATADE STRADA APROBATA PRIN PUZ INITIAL HCL 412/25.07.2022: MINIM 6,00M FATADE LIMITA PARCELEI;

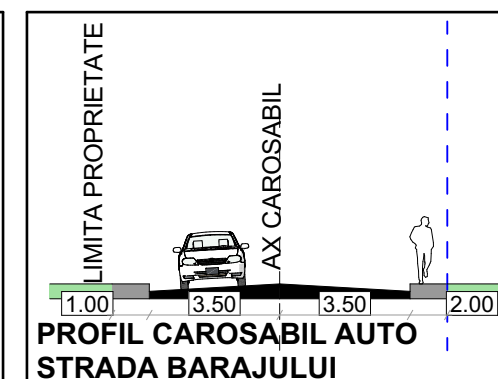
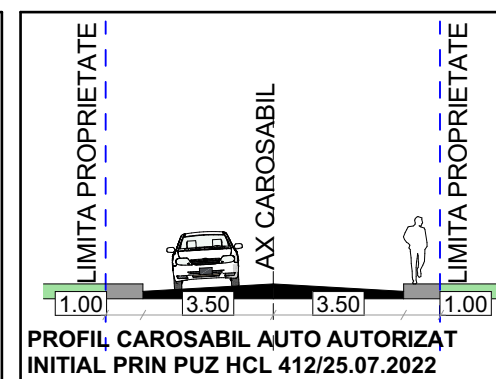
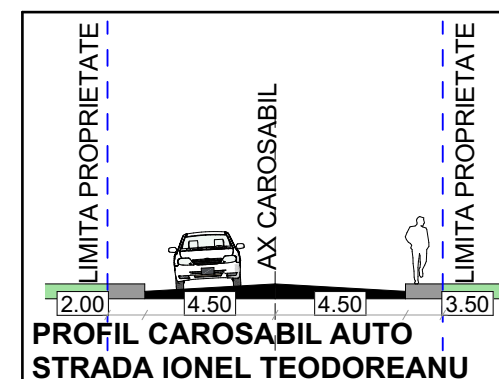
-RETRAGERE FATADE STR. IONEL TEODOREANU: MIN. 23,00M

-LATERALE: RESPECTAREA CODULUI CIVIL(LA LOCUINTE IZOLATE) SI MIN. 3,00M PE PARTEA OPUSA CUPLARII(LOCUINTE CUPLATE)

-POSTERIOARE: MINIM 2,00M(LA TOATE LOTURILE PROPUSE)

LEA 20 KW

LEA 110 KW



TABEL DE COORDONATE
SISTEM DE PROIECTIE - STEREOGRAFIC 1970

Nr. Pct.	Coordonate pct.de contur		Lungimi laturi D(i,i+1)
	X [m]	Y [m]	
1	397992.458	365094.356	36.333
2	398012.146	365063.820	36.333
3	398031.835	365033.282	19.618
4	398042.465	365016.794	3.833
5	398044.543	365013.571	4.050
6	398046.738	365010.167	8.620
7	398051.409	365002.922	12.204
8	398041.421	364995.910	22.511
9	398024.694	364980.847	5.595
10	398021.284	364976.411	9.486
11	398015.503	364968.890	41.290
12	397992.377	365003.096	41.045
13	397959.501	364978.522	36.277
14	397938.305	365007.963	36.236
15	397917.133	365037.370	3.690
16	397914.977	365040.365	9.996
17	397909.142	365048.469	22.507
18	397896.245	365066.915	36.278
19	397875.458	365096.647	36.233
20	397854.696	365126.342	45.115
21	397828.845	365163.316	6.069
22	397825.616	365168.455	45.548
23	397861.843	365196.064	9.001
24	397869.002	365201.520	44.740
25	397904.586	365228.639	49.287
26	397932.202	365187.615	2.264
27	397933.429	365165.912	36.348
28	397953.125	365155.363	36.281
29	397972.785	365124.870	36.306
S(7)=24137.415m P=733.089m			

S(7)=24137.41sq.m P=733.089m

LEGENDA:

- LIMITA DE PROPRIETATE / LIMITA TERENURI STUDIATE PRIN PUZ
- TEREN STUDIAT CU SUPRAFATADE 21 683 MP
- LIMITA PARCELE NOI PROPUSE IN TERENURILE STUDIATE
- LIMITA ALINIAMENT STRADAL PROPUSE
- LIMITE CADASTRALE - TERENURI INVECINATE
- ACCES AUTO
- ACCES PIETONAL
- ZONA DE IMPLEMENTARE A CONSTRUCTIILOR PROPUSE (LOCUINTE INDIVIDUALE DE TIP IZOLAT/CUPLAT S+P, S+P+E, S+P+E+M, S+P+2E)
- ZONA DE IMPLEMENTARE A CONSTRUCTIILOR PROPUSE (SERVICII - S+P+3E)
- CONSTRUCTII INVECINATE
- LOCUINTE INDIVIDUALE P, P+E, P+M
- CAROSABIL AUTO
- ALEI PIETONALE
- LOCURI DE PARCARE PROPUSE
- ZONA DE PROTECTIE LINII ELECTRICE AERIENE
- LINII ELECTRICE AERIENE EXISTENTE

- LOT 1 - 641 MP

LOT 2 - 654 MP

LOT 3 - 651 MP

LOT 4 - 668 MP

LOT 5 - 646 MP

LOT 6 - 643 MP

LOT 7 - 657 MP

LOT 8 - 653 MP

LOT 9 - 650 MP

LOT 10 - 647 MP

LOT 11 - 643 MP

LOT 12 - 640 MP

LOT 13 - 637 MP

LOT 14 - 641 MP

LOT 15 - 626 MP

LOT 16 - 620 MP

LOT 17 - 614 MP
- LOT 18 - 608 MP

LOT 19 - 594 MP

LOT 20 - 1453 MP

LOT 21 - 914 MP

LOT 22 - 627 MP

LOT 23 - 632 MP

LOT 24 - 638 MP

LOT 25 - 643 MP

LOT 26 - 648 MP

LOT 27 - 653 MP

LOT 28 - 658 MP

LOT 29 - 663 MP

LOT 30 - 668 MP

LOT 31 - 674 MP

LOT 32 - 678 MP

TOTAL - 21 683 MP

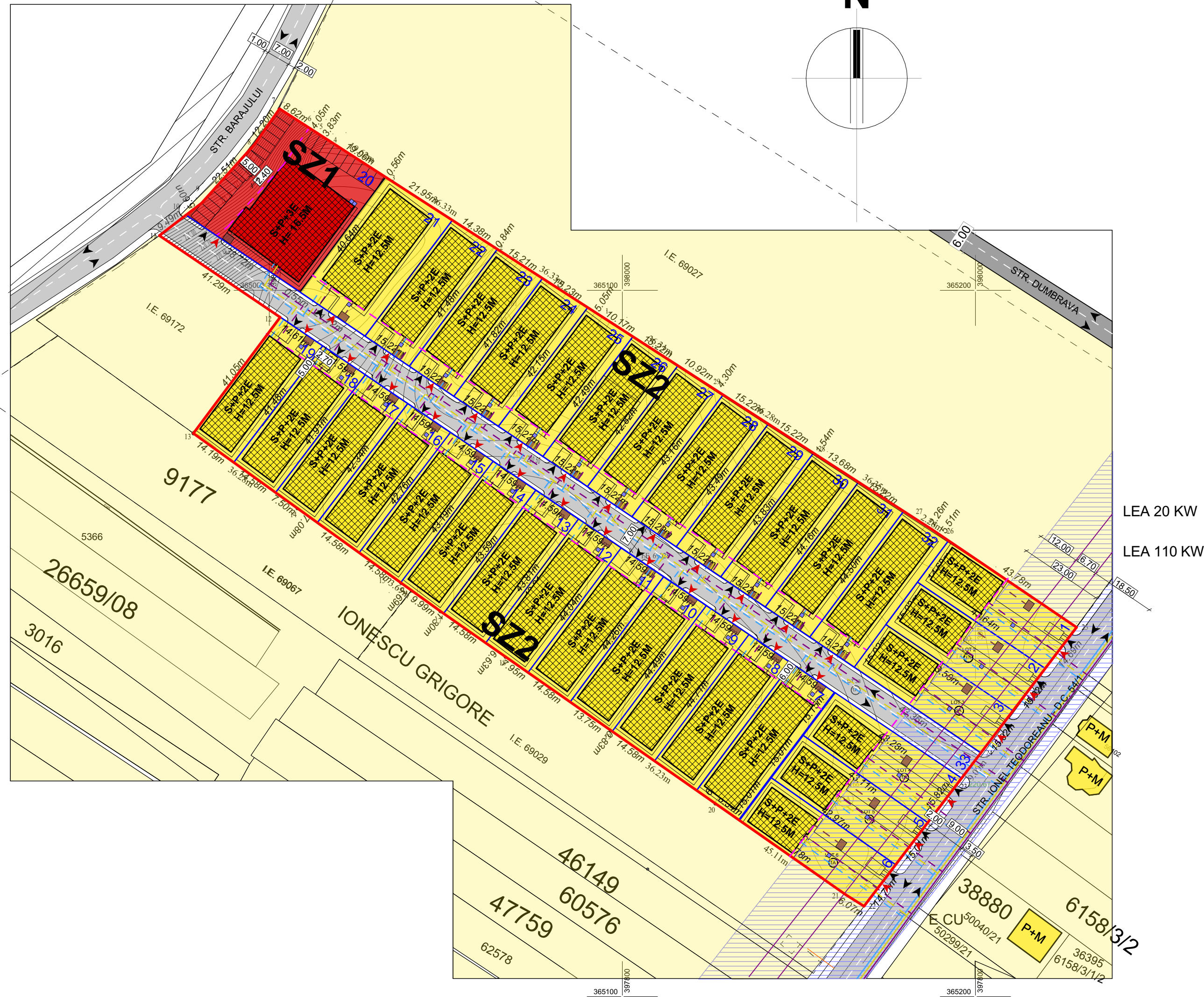
-Verificator	Nume	Semnatura	Cerința	Beneficiar:	Pr. nr:
-Expert				referat/expertiza nr./data	04/2025
				BIOMASS PELLETS SYSTEMS SRL PRIN PETRESCU DANIEL	Faza:
				Amplasament: Str. Ionel Teodoreanu, nr. Fn, municipiul Targu-Jiu, jud. Gorj	P.U.Z.
				Proiect: Revizuire PUZ aprobat prin HCL 412/25.07.2022 pentru reparcelare si construire locuinte individuale cu functiuni complementare	
Specificatie	Nume	Semnatura	Scara: 1:1000	REGLEMENTARI URBANISTICE - ZONIFICARE	
Sef proiect	Arh. Cămău Iulian				
Proiectat	Arh. Cîrciumaru Claudiu-Emil		Data: 07. 2025		
Desenat	Arh. Cîrciumaru Claudiu-Emil				

SITUATIE EXISTENTA	INDICI URBANISTIICI		
	ZONA FUNCTIONALA - SZ1	PARCELE	
	TERENURI SITUATE IN INTRAVILAN LIBER DE CONSTRUCTII -CATERGORIA DE FOLOSINTA -ARABIL	1	
	BILANT TERITORIAL		
	SUPRAFAȚĂ TEREN 1453,00mp - 100% CONSTRUCȚII EXISTENTE 0,00mp - 0,00% SPAȚIU VERDE 1453,00mp - 100% PROCENT DE OCUPARE A TERENULUI - 35,00% COEFICIENT DE UTILIZARE A TERENULUI - 1,050		
SITUATIE PROPUASA	INDICI URBANISTIICI		
	ZONA FUNCTIONALA	PARCELE	H maxim
	SERVICII: S, P, S+P, P+M, S+P+M, P+E +M,S+P+E+M, S+P+2E, S+P+3E	1	16.50m
	BILANT TERITORIAL		
	SUPRAFAȚĂ TEREN 1.453,00mp – 100% CONSTRUCȚII EXISTENTE 0,00mp – 0,00% CONSTRUCȚII PROPUSE 726,5mp – 50,00% CAROSABIL AUTO/ALEI PIETONALE PROPUSE 508,55mp– 35,00% SPAȚIU VERDE 217,95mp – 15,00% PROCENT DE OCUPARE A TERENULUI – 50,00% COEFICIENT DE UTILIZARE A TERENULUI – 2,000 NR. DE NIVELURI PROPUSE: S+P, S+P+M, S+P+E, S+P+E+M, S+P+2E, S+P+3E, -cu H. max. 16,50m		

PUZ PLAN URBANISTIC ZONAL

4

PLAN URBANISTIC ZONAL - ECHIPARE EDILITARA



TABEL DE COORDONATE SISTEM DE PROIECTIE - STEREOGRAFIC 1970			
Nr. Pct.	Coordonate pct.de contur		Lungimi laturi D(i,i+1)
	X [m]	Y [m]	
1	397902.458	365004.356	36.333
2	398012.146	365063.820	36.335
3	398031.835	365033.282	19.618
4	398042.465	365016.794	3.835
5	398044.543	365013.571	4.050
6	398046.738	365010.167	8.620
7	398051.409	365002.922	12.204
8	398041.421	364995.910	22.510
9	398024.694	364980.847	5.595
10	398021.284	364976.411	9.486
11	398015.503	364968.890	41.290
12	397992.377	365003.096	41.045
13	397959.501	364978.522	36.277
14	397938.305	365007.963	36.236
15	397917.133	365037.370	3.690
16	397914.977	365040.365	9.986
17	397909.142	365048.469	22.507
18	397896.245	365066.915	36.278
19	397875.458	365096.647	36.233
20	397854.696	365126.342	45.115
21	397828.845	365163.316	6.069
22	397825.616	365168.455	45.548
23	397861.843	365196.064	9.001
24	397869.002	365201.520	44.740
25	397904.586	365228.639	49.287
26	397932.202	365187.815	2.264
27	397933.429	365185.912	36.348
28	397953.125	365155.363	36.281
29	397972.785	365124.870	36.306
S(7)=24137.41sq.m P=733.089m			

LEGENDA:	
	LIMITA DE PROPRIETATE / LIMITA TERENURI STUDIAE PRIN PUZ
	TERENURI STUDIAE CU SUPRAFATADE 21 683 MP
	LIMITA PARCELE NOI PROPUSE IN TERENURILE STUDIAE
	LIMITA ALINIAMENT STRADAL PROPUZ
	LIMITE CADASTRALE - TERENURI INVECINATE
	ACCES AUTO
	ACCES PIETONAL
	PUBELE GUNOI
	RETEA ELECTRICA EXISTENTA
	RETEA ELECTRICA PROPUZ
	RETEA APA EXISTENTA
	RETEA APA PROPUZ
	RETEA GAZE EXISTENTA
	RETEA GAZE PROPUZ
	BAZIN VIDANJABIL PROPUZ
	RETEA CANALIZARE PROPUZ
	ZONA DE PROTECTIE LINII ELECTRICE AERIENE
	LINII ELECTRICE AERIENE EXISTENTE

SZ 1- SERVICII
P.O.T. existent=35.00%
C.U.T. existent=1.050
P.O.T. propus=50.00%
C.U.T. propus=2.000

SZ 2 - LOCUINTE INDIVIDUALE
P.O.T. existent=35.00%
C.U.T. existent=1.050
P.O.T. propus=35.00%
C.U.T. propus=1.050

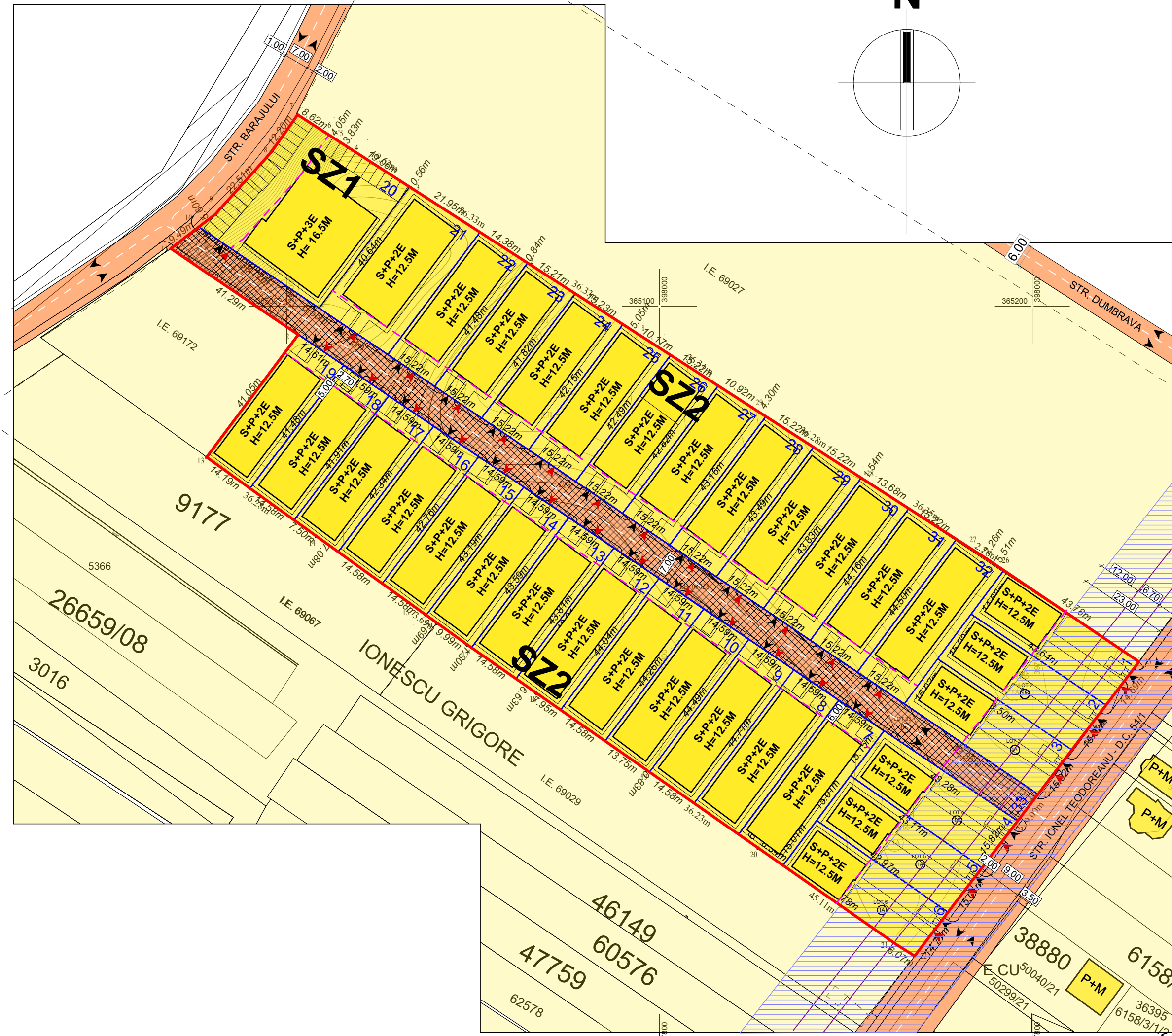
LOT 1 - 641 MP
LOT 2 - 654 MP
LOT 3 - 651 MP
LOT 4 - 668 MP
LOT 5 - 646 MP
LOT 6 - 643 MP
LOT 7 - 657 MP
LOT 8 - 653 MP
LOT 9 - 650 MP
LOT 10 - 647 MP
LOT 11 - 643 MP
LOT 12 - 640 MP
LOT 13 - 637 MP
LOT 14 - 641 MP
LOT 15 - 626 MP
LOT 16 - 620 MP
LOT 17 - 614 MP
LOT 18 - 608 MP
LOT 19 - 594 MP
LOT 20 - 1453 MP
LOT 21 - 914 MP
LOT 22 - 627 MP
LOT 23 - 632 MP
LOT 24 - 638 MP
LOT 25 - 643 MP
LOT 26 - 648 MP
LOT 27 - 653 MP
LOT 28 - 658 MP
LOT 29 - 663 MP
LOT 30 - 668 MP
LOT 31 - 674 MP
LOT 32 - 678 MP
TOTAL - 21 683 MP

-Verificator -Expert	Nume	Semnatura	Cerința	referat/expertiza nr./data	
				Beneficiar:	Pr. nr. 04/2025
				Amplasament: Str. Ionel Teodoreanu, nr. Fn, municipiul Targu-Jiu, jud. Gorj Proiect: Revizuire PUZ aprobat prin HCL 412/25.07.2022 pentru reparcelare si construire locuinte individuale cu functiuni complementare	Faza: P.U.Z.
Specificatie	Nume	Semnatura	Scara: 1:1000	REGLEMENTARI URBANISTICE - ECHIPAREA EDILITARA	
Sef proiect	Arh. Camui Iulian				
Proiectat	Arh. Ctriciumaru Claudiu-Emil		Data: 07. 2025		
Desenat	Arh. Ctriciumaru Claudiu-Emil			NR.04	

PUZ PLAN URBANISTIC ZONAL

5

PLAN URBANISTIC ZONAL - REGIM JURIDIC



LEA 20 KW

LEA 110 KW

TABEL DE COORDONATE SISTEM DE PROIECTIE - STEREOGRAFIC 1970			
Nr. Pct.	Coordonate pct.de contur		Lungimi laturi D(i,i+1)
	X [m]	Y [m]	
1	397902.458	365004.356	36.333
2	398012.146	365063.820	36.335
3	398031.835	365033.282	19.618
4	398042.465	365016.794	3.835
5	398044.543	365013.571	4.050
6	398046.738	365010.167	8.620
7	398051.409	365002.922	12.204
8	398041.421	364995.910	22.510
9	398024.694	364980.847	5.595
10	398021.284	364976.411	9.486
11	398015.503	364968.890	41.290
12	397992.377	365003.096	41.045
13	397959.501	364978.522	36.277
14	397938.305	365007.963	36.236
15	397917.133	365037.370	3.690
16	397914.977	365040.365	9.986
17	397909.142	365048.469	22.507
18	397896.245	365066.915	36.278
19	397875.458	365096.647	36.233
20	397854.696	365126.342	45.115
21	397828.845	365163.316	6.069
22	397825.616	365168.455	45.548
23	397861.843	365196.064	9.001
24	397869.002	365201.520	44.740
25	397904.586	365228.639	49.287
26	397932.202	365187.815	2.264
27	397933.429	365185.912	36.348
28	397953.125	365155.363	36.281
29	397972.785	365124.870	36.306
S(7)=24137.41sq.m P=733.089m			

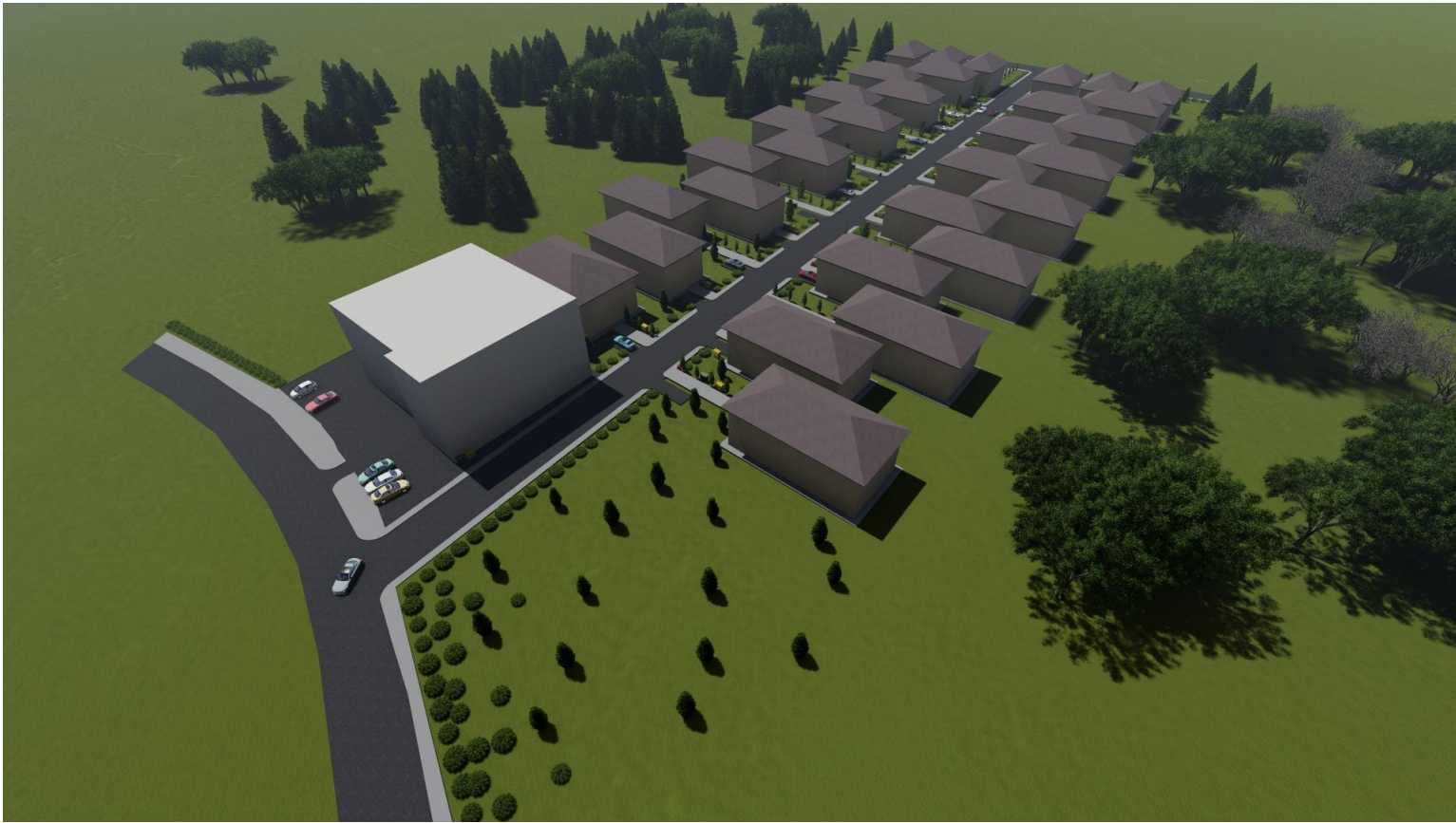
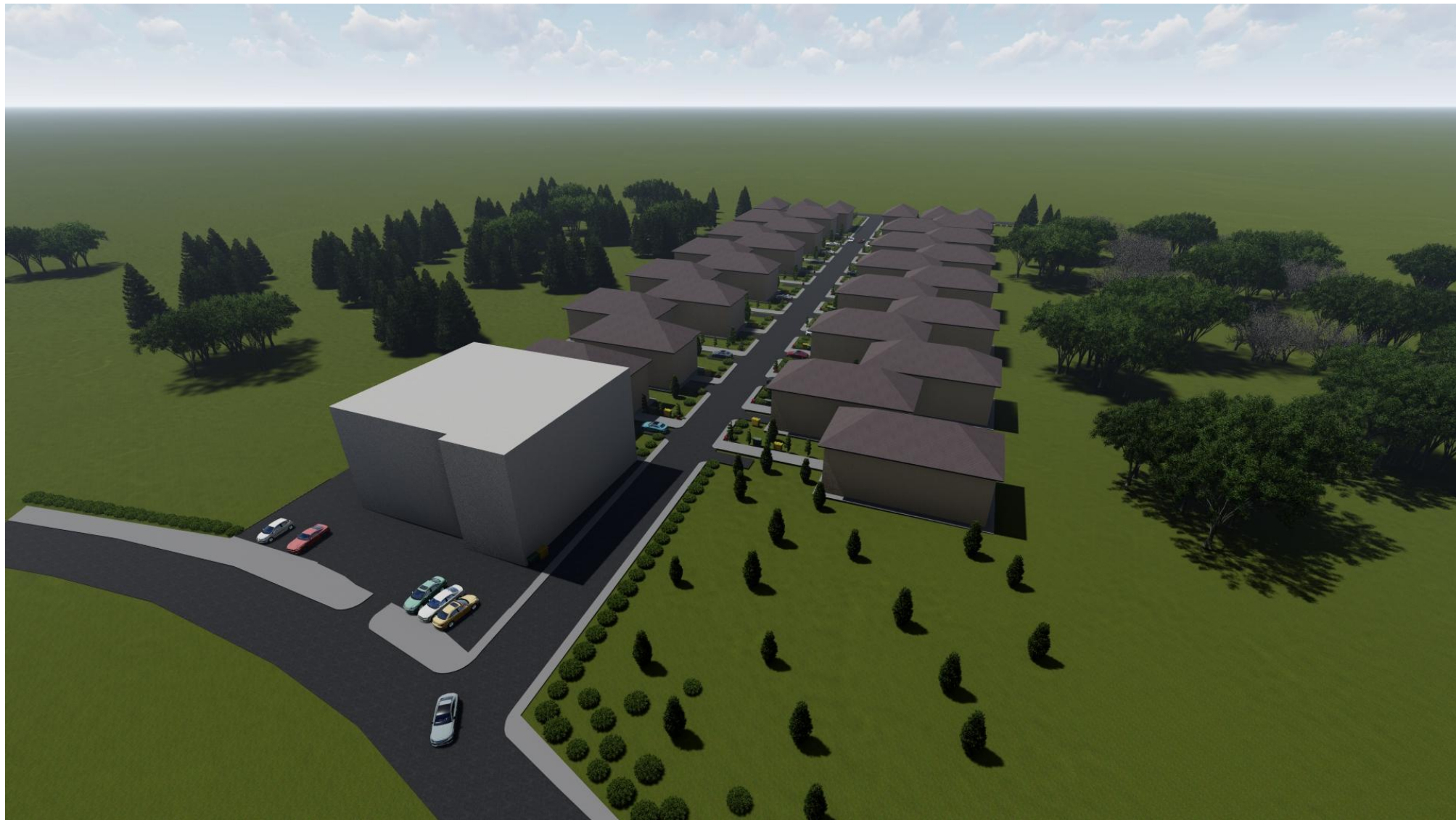
LEGENDA:	
	LIMITA DE PROPRIETATE / LIMITA TERENURI STUDIATE PRIN PUZ
	TERENURI STUDIATE CU SUPRAFATADE 21 683 MP
	LIMITA PARCELE NOI PROPUSE IN TERENURILE STUDIATE
	LIMITA ALINIAMENT STRADAL PROPUSE
	LIMITE CADASTRALE - TERENURI INVECINATE
	ACCES AUTO
	ACCES PIETONAL
	TERENURI PROPRIETATE PRIVATAA PERSOANELOR FIZICE SAU JURIDICE (DOMENIU PRIVAT)
	TERENURI PROPRIETATE PUBLICA (DOMENIU PUBLIC)
	TEREN CE SE INTENTIONEAZA A FI TRECUT IN DOMENIU PUBLIC
	ZONA DE PROTECTIE LINII ELECTRICE AERIENE
	LINII ELECTRICE AERIENE EXISTENTE

SZ 1- SERVICII
P.O.T. existent=35.00%
C.U.T. existent=1.050
P.O.T. propus=50.00%
C.U.T. propus=2.000

SZ 2 - LOCUINTE INDIVIDUALE
P.O.T. existent=35.00%
C.U.T. existent=1.050
P.O.T. propus=35.00%
C.U.T. propus=1.050

LOT 1 - 641 MP
LOT 2 - 654 MP
LOT 3 - 651 MP
LOT 4 - 668 MP
LOT 5 - 646 MP
LOT 6 - 643 MP
LOT 7 - 657 MP
LOT 8 - 653 MP
LOT 9 - 650 MP
LOT 10 - 647 MP
LOT 11 - 643 MP
LOT 12 - 640 MP
LOT 13 - 637 MP
LOT 14 - 641 MP
LOT 15 - 626 MP
LOT 16 - 620 MP
LOT 17 - 614 MP
LOT 18 - 608 MP
LOT 19 - 594 MP
LOT 20 - 1453 MP
LOT 21 - 914 MP
LOT 22 - 627 MP
LOT 23 - 632 MP
LOT 24 - 638 MP
LOT 25 - 643 MP
LOT 26 - 648 MP
LOT 27 - 653 MP
LOT 28 - 658 MP
LOT 29 - 663 MP
LOT 30 - 668 MP
LOT 31 - 674 MP
LOT 32 - 678 MP
TOTAL - 21 683 MP

-Verificator -Expert	Nume	Semnatura	Cerinta	referat/expertiza nr./data	
				Beneficiar:	Pr. nr:
				BIOMASS PELLETS SYSTEMS SRL PRIN PETRESCU DANIEL	04/2025
				Amplasament:	Faza:
				Str. Ionel Teodoreanu, nr. Fn, municipiul Targu-Jiu, jud. Gorj	P.U.Z.
				Proiect:	
				Revizuire PUZ aprobat prin HCL 412/25.07.2022 pentru reparcelare si construire locuinte individuale cu functiuni complementare	
Specificatie	Nume	Semnatura	Scara: 1:1000	CIRCULATIA JURIDICA A TERENURILOR SI OBIECTIVE DE UTILITATE PUBLICA	
Sef proiect	Arh. Camui Iulian				
Proiectat	Arh. Ctrciumaru Claudiu-Emil				
Desenat	Arh. Ctrciumaru Claudiu-Emil		Data: 07. 2025	NR.05	



-Verificator -Expert	Nume	Semnătură	Cerința	referat/expertiza nr./data	
SC ARHIMANIC SRL PROIECT Arhitecți și Ingineri asociați Mun.Tg-Jiu, str.Tudor Vladimirescu, nr.1-17, cam. B311, et.2				Beneficiar:	Pr. nr:
				BIOMASS PELLETS SYSTEMS SRL PRIN PETRESCU DANIEL	04/2025
				Amplasament: Str. Ionel Teodoreanu, nr. Fn, municipiul Targu-Jiu, jud. Gorj	Faza:
				Proiect: Revizuire PUZ aprobat prin HCL 412/25.07.2022 pentru reparcelare si construire locuinte individuale cu functiuni complementare	P.U.Z.
Specificatie	Nume	Semnatura	Scara:	ILUSTRARE URBANISTICA	
Sef proiect	Arh. Cămău Iulian		1:1000		
Proiectat	Arh. Ctrciumaru Claudiu-Emil		Data:		
Desenat	Arh. Ctrciumaru Claudiu-Emil		07. 2025		
				NR.06	