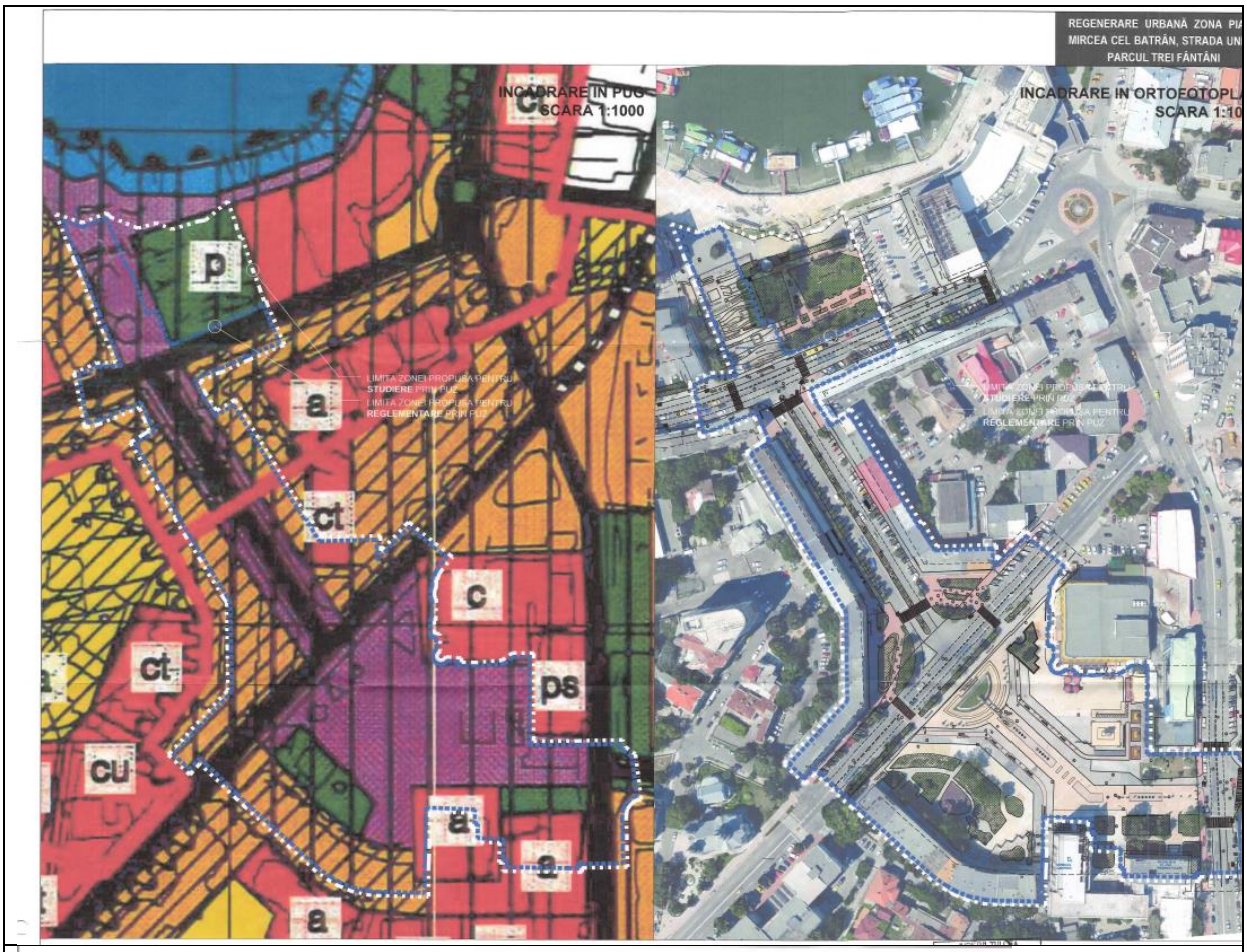
Translation from Romanian



RLUMT - REGULAMENTUL LOCAL DE URBANISM AL MUNICIPIULUI TULCEA
REGLEMENTARI PE U.T.R. MARTIE 1998

LIMITE TERITORIALE

LTM	LIMITA TERITORIULUI ADMINISTRATIV AL MUNICIPIULUI TULCEA
LI	LIMITA TERITORIULUI INTRAVILAN IANUARIE 1998
LUTR	LIMITA UNITATILOR TERITORIALE DE REFERINTA – UTR
7	NUMAR DE ORDINE AL U.T.R.

ZONIFICAREA TERITORIULUI

	C	ZONA CENTRALA
	IS	ZONA PENTRU INSTITUTII SI SERVICII PUBLICE DE INTERES GENERAL (IN EXCLUSIVITATE/PREPONDERENT)
SUBZONE :	a	CONSTRUCTII ADMINISTRATIVE
	i	CONSTRUCTII DE INVATAMANT
	s	CONSTRUCTII DE SANATATE
	ct	CONSTRUCTII DE CULTURA
	as	CONSTRUCTII DE ASISTENTA SOCIALA
	cu	CONSTRUCTII DE CULT
	f	CONSTRUCTII FINANCIAR BANCARE
	sp	CONSTRUCTII SI AMENAJARI SPORTIVE
	t	CONSTRUCTII PENTRU TURISM
	c	CONSTRUCTII COMERCIALE
	ps	CONSTRUCTII PENTRU PRESTARI SERVICII
	m	ANSAMBLURI ISTORICE SI DE ARHITECTURA
	LM	ZONA REZIDENTIALA CU CLADIRI P, P+1, P+2 (PANA LA 10M)
SUBZONE :	u1	SUBZONA EXCLUSIV REZIDENTIALA CU CLADIRI DE TIP URBAN (LOCUINTE SI FUNCTIUNI COMPLEMENTARE)
	r1	SUBZONA EXCLUSIV REZIDENTIALA CU CLADIRI DE TIP RURAL (LOCUINTE SI FUNCTIUNI COMPLEMENTARE)
	u2	SUBZONA PREDOMINANT REZIDENTIALA CU CLADIRI DE TIP URBAN
	r2	SUBZONA PREDOMINANT REZIDENTIALA CU CLADIRI DE TIP RURAL
	LI	ZONA REZIDENTIALA CU CLADIRI CU MAI MULT DE 3 NIVELURI (PESTE 10M)
SUBZONE :	u1	SUBZONA EXCLUSIV REZIDENTIALA CU CLADIRI DE TIP URBAN (LOCUINTE SI FUNCTIUNI COMPLEMENTARE)
	u2	SUBZONA PREDOMINANT REZIDENTIALA CU CLADIRI DE TIP URBAN
	I	ZONA DE UNITATI INDUSTRIALE DE DEPOZITARE SI TRANSPORT
	A	ZONA DE UNITATI AGRICOLE SI SERE
	PA	PADURI

RLUMT - THE LOCAL URBAN PLANNING REGULATION OF THE MUNICIPALITY OF TULCEA
REGULATIONS ON UTR MARCH 1998

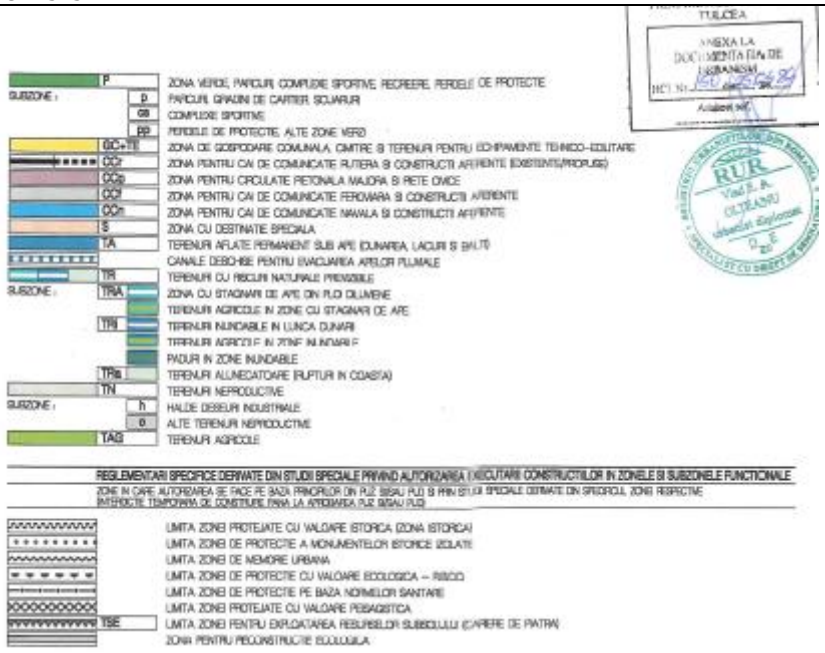
TERRITORIAL LIMITS

THE BORDER OF THE ADMINISTRATIVE TERRITORY OF THE MUNICIPALITY OF TULCEA
THE LIMIT OF THE INTRA-URBAN TERRITORY JANUARY 1998

THE LIMIT OF THE REFERENCE TERRITORIAL UNITS - UTR
ORDER NUMBER OF UTR

ZONING OF THE TERRITORY

THE CENTRAL AREA
AREA FOR INSTITUTIONS AND PUBLIC SERVICES OF GENERAL INTEREST (EXCLUSIVELY/PREDOMINANTLY)
ADMINISTRATIVE BUILDINGS
EDUCATIONAL BUILDINGS
HEALTH BUILDINGS
CULTURAL CONSTRUCTIONS
SOCIAL ASSISTANCE BUILDINGS
CULT BUILDINGS
FINANCIAL AND BANKING BUILDINGS
CONSTRUCTIONS AND SPORTS FACILITIES
CONSTRUCTIONS FOR TOURISM
COMMERCIAL BUILDINGS
CONSTRUCTIONS FOR PROVIDING SERVICES
HISTORICAL AND ARCHITECTURAL ENSEMBLES
RESIDENTIAL AREA WITH G, G+1 G+2 BUILDINGS (UP TO 10M)
EXCLUSIVELY RESIDENTIAL SUB-AREA WITH URBAN-TYPE BUILDINGS (HOUSING 9 COMPLEMENTARY FUNCTIONS)
EXCLUSIVELY RESIDENTIAL SUB-AREA WITH RURAL TYPE BUILDINGS (HOUSING AND COMPLEMENTARY FUNCTIONS)
PREDOMINANTLY RESIDENTIAL SUB-AREA WITH URBAN TYPE BUILDINGS
PREDOMINANTLY RESIDENTIAL SUB-AREA WITH RURAL TYPE BUILDINGS
RESIDENTIAL AREA WITH BUILDINGS WITH MORE THAN 3 LEVELS (OVER 10M)
EXCLUSIVELY RESIDENTIAL SUB-AREA WITH URBAN-TYPE BUILDINGS (HOUSING AND COMPLEMENTARY FUNCTIONS)
PREDOMINANTLY RESIDENTIAL SUB-AREA WITH URBAN TYPE BUILDINGS
AREA OF INDUSTRIAL STORAGE AND TRANSPORT UNITS
AREA OF AGRICULTURAL UNITS AND GREENHOUSES
FORESTS



GREEN AREA, PARKS, SPORTS COMPLEXES, RECREATION, PROTECTIVE CURTAINS
PARKS, NEIGHBORHOOD GARDENS, SQUARES
SPORTS COMPLEXES
PROJECTION CURTAINS OTHER GREEN AREAS
COMMUNAL HOUSEHOLD AREA, CEMETERIES AND LAND FOR TECHNICAL-BUILDING EQUIPMENT
AREA FOR ROADS AND RELATED CONSTRUCTIONS (EXISTING/PROPOSED)
AREA FOR MAJOR PEDESTRIAN TRAFFIC AND CIVIC SQUARES
THE AREA FOR RAILWAY COMMUNICATION WAYS AND RELATED CONSTRUCTIONS
THE AREA FOR NAVAL COMMUNICATION CHANNELS AND RELATED CONSTRUCTIONS
SPECIAL DESTINATION AREA
LANDS PERMANENTLY UNDER WATER (THE DANUBE, LAKES AND MARSHES)
OPEN CHANNELS FOR THE DRAINAGE OF RAINWATER
LANDS WITH FORESEEABLE NATURAL RISKS
THE AREA WITH STAGNANT WATER FROM DELUGE RAINS
AGRICULTURAL LANDS IN AREAS WITH WATER STAGNATION
FLOOD LANDS IN THE DANUBE MEADOW
AGRICULTURAL LANDS IN FLOOD AREAS
FORESTS IN FLOOD AREAS
LANDSLIDES (BREAKS IN THE COAST)

UNPRODUCTIVE LANDS
INDUSTRIAL WASTE DUMPS
OTHER UNPRODUCTIVE LANDS
AGRICULTURAL LANDS

SPECIFIC REGULATIONS DERIVED FROM SPECIAL STUDIES REGARDING THE AUTHORIZATION OF CONSTRUCTION EXECUTION IN FUNCTIONAL AREAS AND SUB-AREAS

AREAS WHERE THE AUTHORIZATION IS BASED ON THE PRINCIPLES OF PUZ AND/OR PUD AND THROUGH SPECIAL STUDIES DERIVED FROM THE SPECIFICS OF THE RESPECTIVE AREAS (TEMPORARY BAN ON CONSTRUCTION UNTIL THE APPROVAL OF PUZ AND/OR PUD)

LIMIT OF THE PROTECTED AREA WITH HISTORICAL VALUE (HISTORIC AREA)
LIMIT OF THE PROTECTION AREA OF ISOLATED HISTORICAL MONUMENTS
LIMIT OF URBAN MEMORY AREAS
LIMIT OF THE PROTECTION AREA WITH ECOLOGICAL VALUE - RBDD
LIMIT PROJECTION AREAS BASED ON SANITARY NORMS
LIMIT OF PROTECTED AREAS WITH LANDSCAPE VALUE
AREA LIMIT FOR THE EXPLOITATION OF UNDERGROUND RESOURCES (QUARRIES)
AREA FOR ECOLOGICAL RECONSTRUCTION

URBAN REGENERATION, MIRCEA CEL BATRAN SQUARE AREA, UNIRII STREET, TREI FANTANI PARK
Tulcea county, Tulcea municipality, Mircea cel Batran Square, Unirii street, Isaccei str. fn, Trei Fantani Park

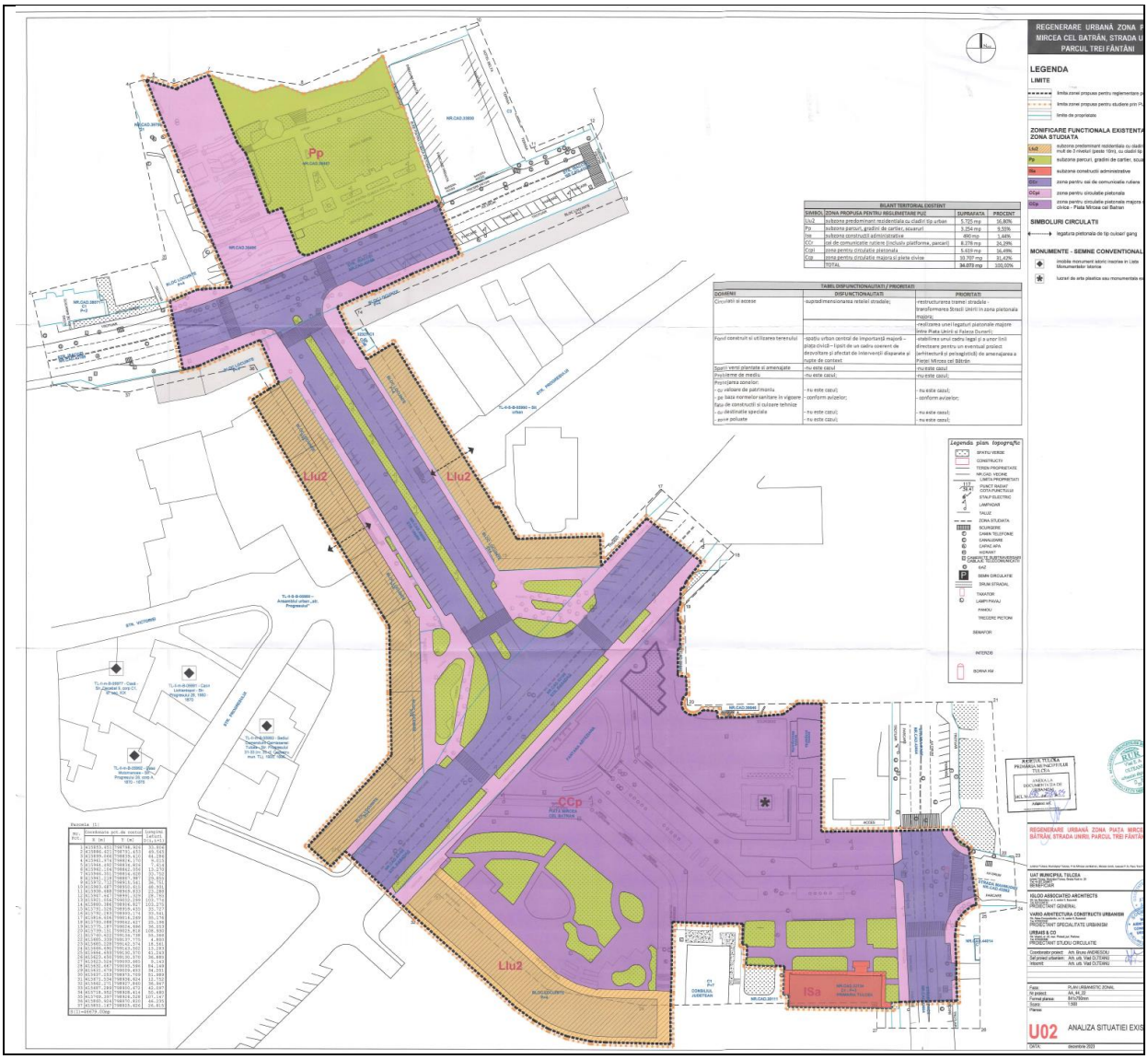
UAT TULCEA MUNICIPALLITY
Tulcea county, Tulcea municipality, Pacii str.,no. 20
phone: +4 021 2246677
BENEFICIARY

IGLOO ASSOCIATED ARCHITECTS
Str. Ion Brezoianu, nr. 4, sector 5, Bucharest
Phone: 0213134118
GENERAL DESIGNER, VARIOUS ARCHITECTURE, CONSTRUCTIONS, URBANISM
Str. Aleea Compozitorilor, nr. 14, sector 6, Bucharest
Phone: 0726322461
URBANISM SPECIALIST DESIGNER
URBAIS & CO
Str. Vioarei, nr. 40, mun. Ploiesti, jud. Prahova
Phone: 0726382880
TRAFFIC STUDY DESIGNER

Project coordinator:	Arch. Bruno ANDRESOIU
Urban planning project manager:	Urb. arch. Vlad OLTEANU
Prepared by:	Urb. arch. Vlad OLTEANU

Phase:	ZONAL URBAN PLAN
Project no:	AA_44_22
Plate format:	594x619mm
Scale:	1:500
Platea:	
U01	FRAMING IN PUG AND ORTHOPHOTOPLAN

DATE:	October 2022


Pp
Liu2
CCp
ISa
REGENERARE URBANĂ ZONA P
MIRCEA CEL BATRÂN, STRADA U
PARCUL TREI FÂNTÂNI
LEGENDA
LIMITE
limita zonei propuse pentru reglementare p
limita zonei propuse pentru studiere prin PU
limite de proprietate
ZONIFICARE FUNCTIONALA EXISTENTA
ZONA STUDIATA
Liu2 subzona predominant residențială cu clădiri mult de 3 etaje (peste 10m), cu clădiri
Pp subzona parcuri, grădini de cartier, scuaruri
Ise subzona construcții administrative
CCc zona pentru căi de comunicație rutiere
CCpi zona pentru circulație pietonală
CCp zona pentru circulație majoră și piețe civice - Piața Mircea cel Bătrân
SIMBOLURI CIRCULATII
legătura pietonală de tip culoar/ gang
MONUMENTE - SEMNE CONVENTIONALE
imobile monument istoric înscrise în Lista Monumentelor Istorice
lucrări de arte plastice sau monumentale
Legenda plan topografic
SPATIU VERDE
CONSTRUCTII
TEREN PROPRIETATE
NR.CAD. VECINE
LIMITA PROPRIETATI
PUNCT BAZAT COTA PUNCTULUI
STALP ELECTRIC
LAMPADAR
TALUZ
ZONA STUDIATA
SOLUBRIRE
CAMIN TELEFONE
CANALIZARE
CANAL APA
CANAL GAZE
CAMINUL PUNCTULUI DE CAPCLAJ TELEFONICE
GAZ
SEMN CIRCULATIE
BRUM STRADAL
TRAFOR
LAMPI PIAZAU
PANOU TREZIRE PIETONI
SEMAFOR
INTERZIS
BORNA KM
BILANT TERITORIAL EXISTENT
SIMBOL ZONA PROPUSA PENTRU REGLEMENTARE PUZ SUPRAFATA PROCENT
Liu2 subzona predominant residențială cu clădiri tip urban 5.725 mp 16,80%
Pp subzona parcuri, grădini de cartier, scuaruri 3.254 mp 9,55%
Ise subzona construcții administrative 490 mp 1,44%
CCc cai de comunicatie rutiere (inclusiv platforme, parcari) 8.278 mp 24,29%
CCpi zona pentru circulatie pietonala 5.619 mp 16,49%
CCp zona pentru circulatia majora si piete civice 10.707 mp 31,42%
TOTAL 34.073 mp 100,00%
TABEL DISFUNCTIONALITATI / PRIORITATI
DOMENIU DISFUNCTIONALITATI PRIORITATI
Circulatii si access -supradimensionarea retelei stradale; -restructurarea traiei strazilor - transformarea Strazii Unirii in zona pietonala majora;
-realizarea unei legaturi pietonale majore intre Piata Unirii si Faleza Dunarii;
Fond construit si utilizarea terenului -spatiu urban central de importanta majora – piata civica – fiind de un cadru coerent de dezvoltare si afectat de interventii disparate si rupte de context -stabilirea unui cadru legal si a unor linii directoare pentru un eventual proiect arhitectural si peisagistic de amenajarea a Pietei Mircea cel Batran
Spatii verzi plantate si amenajate -nu este cazul -nu este cazul
Probleme de mediu -nu este cazul; -nu este cazul;
Protejarea zonelor:
- pe valoare de patrimoniu -nu este cazul; -nu este cazul;
- pe baza normelor sanitare in vigoare -conform avizelor; -conform avizelor;
Zone de constructii si culoare tehnice
- pe destinatie speciala -nu este cazul; -nu este cazul;
- pe risc poluante -nu este cazul; -nu este cazul;
Intocmit [1]
Coordonatele punctelor de contur
Nr. crt. Coordonata pct. de contur X [m] Y [m] LUNGIMEA LATURII [m]
1 [1]1015.433 [708]8.707 21.918
2 [1]1006.671 [708]21.433 49.565
3 [1]1043.476 [708]21.433 41.223
4 [1]1043.490 [708]62.656 7.014
5 [1]1036.502 [708]62.656 11.324
6 [1]1036.502 [708]51.332 11.332
8 [1]1041.029 [708]47.987 25.802
9 [1]1041.029 [708]22.185 25.802
10 [1]1030.487 [708]21.433 10.551
11 [1]1030.488 [708]10.883 22.280
12 [1]1041.044 [708]10.883 21.149
13 [1]1041.044 [708]32.032 101.270
14 [1]1080.386 [708]30.827 101.270
15 [1]1176.153 [708]31.175 21.461
16 [1]1176.153 [708]52.636 35.461
17 [1]1141.694 [708]52.285 35.176
18 [1]1139.488 [708]62.427 35.288
19 [1]1139.488 [708]27.139 35.288
20 [1]1139.317 [708]26.889 101.203
21 [1]1038.503 [708]26.139 10.288
22 [1]1038.503 [708]15.851 10.288
23 [1]1048.490 [708]15.851 11.203
24 [1]1048.490 [708]30.970 41.203
25 [1]1045.524 [708]30.970 5.143
26 [1]1045.524 [708]25.985 5.143
27 [1]1045.487 [708]25.985 94.249
28 [1]1045.524 [708]31.134 51.889
29 [1]1045.524 [708]79.023 51.889
31 [1]1071.134 [708]78.624 12.752
32 [1]1071.134 [708]65.872 12.752
33 [1]1071.287 [708]65.872 41.107
34 [1]1114.950 [708]28.414 50.480
35 [1]1114.950 [708]78.894 50.480
36 [1]1065.524 [708]79.023 46.259
37 [1]1061.147 [708]33.625 26.815
1 [1]1015.433 [708]8.707
REGENERARE URBANĂ ZONA PIAȚA MIRCE
BĂTRÂN, STRADA UNIRII, PARCUL TREI FÂNTÂ
UAT MUNICIPIUL TÂLCEA
str. Unirii nr. 19, Municipiul Râmnicu Vâlcea, Județul Vâlcea, Țara Româ
BENEFICIAR
PRIMARIA MUNICIPIUL TÂLCEA
str. Unirii nr. 19, Municipiul Râmnicu Vâlcea, Țara Româ
KILOO ASSOCIATED ARCHITECTS
str. Unirii nr. 19, Municipiul Râmnicu Vâlcea, Țara Româ
PROIECTANT GENERAL
VARIO ARHITECTURA CONSTRUCTII URBANISM
str. Unirii nr. 19, Municipiul Râmnicu Vâlcea, Țara Româ
PROIECTANT SPECIALITATE URBANISM
URBAIS & CO
str. Unirii nr. 19, Municipiul Râmnicu Vâlcea, Țara Româ
PROIECTANT STUDIU CIRCULATIE
Coordonator proiect: Arh. Ionuț MORȘOIU
Arhitect proiectant urbanism: Arh. urb. Vlad OUȚEANU
Urbanist: Arh. urb. Vlad OUȚEANU
Faza: PLAN URBANISTIC ZONAL
Nr proiect: AA_44_22
Format planse: 841x594mm
Scara: 1:500
Planse:
U02 ANALIZA SITUATIEI EXIS
DATA: decembrie 2023

Parcela (1)

Nr. Pct.	Coordonate pct.de contur		Lungimi laturi D(i,i+1)
	X [m]	Y [m]	
1	415853.651	798798.926	33.806
2	415886.621	798791.453	49.545
3	415899.066	798839.410	64.286
4	415961.974	798826.170	9.015
5	415964.492	798834.826	7.614
6	415962.104	798842.056	13.270
7	415966.351	798854.628	33.752
8	415961.218	798887.987	29.855
9	415972.712	798915.541	36.751
10	415983.687	798950.615	48.931
11	415938.688	798969.833	23.288
12	415947.647	798991.329	28.765
13	415921.056	799002.299	103.774
14	415880.386	798906.827	103.275
15	415791.526	798959.455	33.727
16	415792.283	798993.174	33.541
17	415816.606	799016.269	35.176
18	415793.088	799042.427	25.196
19	415775.187	799024.696	36.053
20	415739.151	799025.818	108.930
21	415740.622	799134.738	55.366
22	415685.339	799137.775	4.800
23	415685.228	799142.574	18.561
24	415666.690	799143.502	13.283
25	415664.693	799130.370	41.243
26	415623.450	799130.570	36.885
27	415623.524	799093.685	9.143
28	415632.667	799093.596	84.149
29	415631.679	799009.453	34.201
30	415637.253	798975.709	51.989
31	415671.534	798936.624	12.752
32	415662.271	798927.860	36.947
33	415687.289	798900.672	42.097
34	415718.952	798928.414	50.480
35	415769.397	798926.528	107.147
36	415860.924	798870.820	46.235
37	415851.167	798825.626	26.815
S(1)=46679.00mp			

Plot (1)

Point no.	Contour point coordinates		Side lengths D(i,i+1)
	X [m]	Y [m]	
1	415853.651	798798.926	33.806
2	415886.621	798791.453	49.545
3	415899.066	798839.410	64.286
4	415961.974	798826.170	9.015
5	415964.492	798834.826	7.614
6	415962.104	798842.056	13.270
7	415966.351	798854.628	33.752
8	415961.218	798887.987	29.855
9	415972.712	798915.541	36.751
10	415983.687	798950.615	48.931
11	415938.688	798969.833	23.288
12	415947.647	798991.329	28.765
13	415921.056	799002.299	103.774
14	415880.386	798906.827	103.275
15	415791.526	798959.455	33.727
16	415792.283	798993.174	33.541
17	415816.606	799016.269	35.176
18	415793.088	799042.427	25.196
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21	415740.622	799134.738	55.366
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24	415666.690	799143.502	13.283
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26	415623.450	799130.570	36.885
27	415623.524	799093.685	9.143
28	415632.667	799093.596	84.149
29	415631.679	799009.453	34.201
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31	415671.534	798936.624	12.752
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33	415687.289	798900.672	42.097
34	415718.952	798928.414	50.480
35	415769.397	798926.528	107.147
36	415860.924	798870.820	46.235
37	415851.167	798825.626	26.815
S(l)=46679.00msqm			

BILANT TERITORIAL EXISTENT			
SIMBOL	ZONA PROPUSA PENTRU REGLEMETARE PUZ	SUPRAFATA	PROCENT
Llu2	subzona predominant rezidentiala cu cladiri tip urban	5.725 mp	16,80%
Pp	subzona parcuri, gradini de cartier, scuaruri	3.254 mp	9,55%
Isa	subzona constructii administrative	490 mp	1,44%
CCr	cai de comunicatie rutiere (inclusiv platforme, parcari)	8.278 mp	24,29%
Ccpi	zona pentru circulatie pietonala	5.619 mp	16,49%
Cep	zona pentru circulatie majora si piete civice	10.707 mp	31,42%
	TOTAL	34.073 mp	100,00%

EXISTING TERRITORIAL BALANCE SHEET			
SYMBOL	**AREA PROPOSED FOR PUZ REGULATION**	**SURFACE**	**PERCENT**
Llu2	predominantly residential sub-area with urban type buildings	5,725 sq m	16,80%
Pp	sub-area parks, neighborhood gardens, squares	3,254 sqm	9,55%
Isa	administrative constructions sub-area	490 sqm	1,44%
CCr	roads (including platforms, parking lots)	8,278 sqm	24,29%
Ccpi	area for pedestrian traffic	5,619 sqm	16,49%
Cep	area for major traffic and civic squares	10,707 sqm	31,42%
	TOTAL	34,073 sq m	100,00%

TABEL DISFUNCTIONALITATI / PRIORITATI		
DOMENII	DISFUNCTIONALITATI	PRIORITATI
Circulatii si accese	-supradimensionarea retelei stradale;	-restructurarea tramei stradale - transformarea Strazii Unirii in zona pietonala majora;
		-realizarea unei legaturi pietonale majore intre Piata Unirii si Faleza Dunarii;
Fond construit si utilizarea terenului	-spațiu urban central de importanță majoră – piața civică – lipsit de un cadru coerent de dezvoltare și afectat de intervenții disparate și rupte de context	-stabilirea unui cadru legal și a unor linii directoare pentru un eventual proiect (arhitectură și peisagistică) de amenajarea a Pieței Mircea cel Bătrân
Spatii verzi plantate si amenajate	-nu este cazul	-nu este cazul
Probleme de mediu	-nu este cazul;	-nu este cazul;
Protejarea zonelor: - cu valoare de patrimoniu - pe baza normelor sanitare in vigoare fata de constructii si culoare tehnice - cu destinatie speciala - zone poluate	 - nu este cazul; - conform avizelor; - nu este cazul; - nu este cazul;	 - nu este cazul; - conform avizelor; - nu este cazul; - nu este cazul;

TABLE OF DYSFUNCTIONS / PRIORITIES		
AREAS	**DYSFUNCTIONS**	**PRIORITIES**
Circulations and accesses	- oversizing of the street network;	- the restructuring of the street structure - the transformation of Unirii Street into a major pedestrian area;
		- the creation of a major pedestrian link between Unirii Square and Danube embankment;

Built fund and land use	- central urban space of major importance - the civic square - lacking a coherent framework for development and affected by disparate and out-of-context interventions	- establishing a legal framework and guidelines for a possible project (architecture and landscaping) for the development of Mircea cel Batran Square
Green spaces planted and arranged	- is not the case	- this is not the case
Environmental problems	- it is not the case;	- it is not the case;
Protecting areas: - with heritage value - based on the sanitary norms in force regarding constructions and technical color - with special destination - polluted areas	 - it is not the case; - according to the notices; - it is not the case; - it is not the case;	 - it is not the case; - according to the notices; - it is not the case; - it is not the case;

Topographic plan legend
GREEN SPACE
CONSTRUCTION

LAND PROPERTY
NEIGHBORING CADASTRAL NUMBERS
PROPERTY LIMIT
RADIATED POINT
ELEVATION POINT
ELECTRIC POLE
STRRET LAMP
SLOPE
STUDIED AREA
DRAIN
TELEPHONY MANHOLE
SEWAGE
WATER COVER
HYDRANT
UNDERCROSSING CAMERAS FOR TELECOMMUNICATIONS CABLING
GAS
TRAFFIC SIGN
STREET ROAD
TOLL MACHINE
PAVING LAMPS
PANEL
PEDESTRIAN CROSSING
TRAFFIC LIGHTS
FORBIDDEN SIGN
MILESTONE

URBAN REGENERATION MIRCEA CEL BATRAN SQUARE, UNIRII STREET, TREI FANTANI PARK AREA

LEGEND
LIMITS
the limit of the area proposed for regulation by PUZ
the limit of the area proposed for study through PUZ
property limits
EXISTING FUNCTIONAL ZONING IN THE AREA STUDIED
predominantly residential sub-area with buildings with more than 3 levels (over 10m), with urban type buildings
parks sub-area, neighborhood gardens, squares
administrative constructions sub-area
area for road communication ways
area for pedestrian traffic
area for major pedestrian traffic and civic squares - Mircea cel Batran Square
CIRCULATION SYMBOLS
corridor/gang type pedestrian connection
MONUMENTS - CONVENTIONAL SIGNS
historical monument buildings registered in the List of Historical Monuments, existing works of art or monumental art

REGENERARE URBANĂ ZONA PIAȚA MIRCEA CEL BĂTRÂN, STRADA UNIRII, PARCUL TREI FÂNTÂNI

judetul Tulcea, Municipiul Tulcea, P-ta Mircea cel Batran, Strada Unirii, Isaccei F.N. Parc Trei Fantani

UAT MUNICIPIUL TULCEA
judetul Tulcea, Municipiul Tulcea, Strada Pacii nr. 20
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BENEFICIAR

IGLOO ASSOCIATED ARCHITECTS
Str. Ion Brezoianu, nr. 4, sector 5, Bucuresti
Tel: 0213134118
PROIECTANT GENERAL

VARIO ARHITECTURA CONSTRUCTII URBANISM
Str. Aleea Compozitorilor, nr. 14, sector 6, Bucuresti
Tel: 0726322461
PROIECTANT SPECIALITATE URBANISM

URBAIS & CO
Str. Vioarei, nr. 40, mun. Ploiesti, jud. Prahova
Tel: 0726382880
PROIECTANT STUDIU CIRCULATIE

SOCIETATEA COMERCIALA IGLOO ASSOCIATED ARCHITECTS S.R.L. BUCUREȘTI ROMÂNIA

SOCIETATEA VARIO ARHITECTURA CONSTRUCTII URBANISM S.R.L. BUCUREȘTI - ROMÂNIA

Coordonator proiect:	Arh. Bruno ANDRESOIU
Sef proiect urbanism:	Arh. urb. Vlad OLTEANU
Intocmit:	Arh. urb. Vlad OLTEANU

Faza:	PLAN URBANISTIC ZONAL
Nr proiect:	AA_44_22
Format plansa:	841x750mm
Scara:	1:500
Plansa:	

U02 ANALIZA SITUATIEI EXISTENTE

DATA: decembrie 2023

URBAN REGENERATION MIRCEA CEL BATRAN SQUARE, UNIRII STREET, TREI FANTANI PARK AREA
Tulcea county, Tulcea municipality, Mircea cel Batran Square, Unirii street, Isaccei str. fn, Trei Fantani Park

UAT TULCEA MUNICIPALLITY
Tulcea county, Tulcea municipality, Pacii str.,no. 20
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IGLOO ASSOCIATED ARCHITECTS
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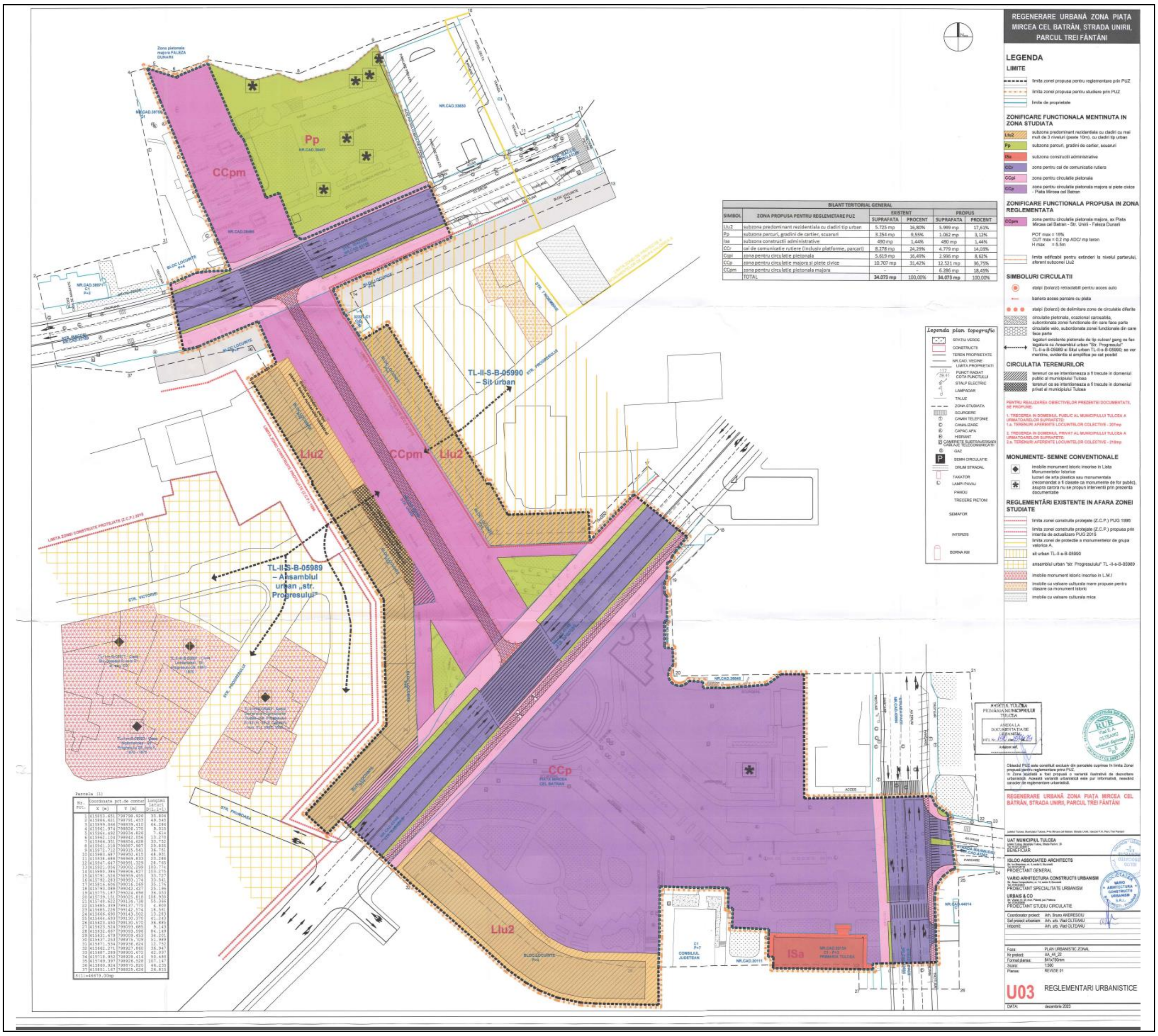
Phone: 0726322461
PROIECTANT SPECIALITATE URBANISM URBAIS & CO
Str. Vioarei, nr. 40, mun. Ploieşti, jud. Prahova
Phone: 0726382880
TRAFFIC STUDY DESIGNER

Project coordinator:	Arch. Bruno ANDRESOIU
Urban planning project manager:	Urb. Arch. Vlad OLTEANU
Elaborated:	Urb. Arch. Vlad OLTEANU
Phase:	ZONAL URBAN PLAN
Project no.:	AA_44_22
Plate format:	841x750mm
Scale:	1:500
Plate:	
U02	ANALYSIS OF THE EXISTING SITUATION

DATE: Plate:



BILANT TERITORIAL GENERAL					
SIMBOL	ZONA PROPUSA PENTRU REGLEMETARE PUZ	EXISTENT		PROPUS	
		SUPRAFATA	PROCENT	SUPRAFATA	PROCENT
Llu2	subzona predominant rezidentiala cu cladiri tip urban	5.725 mp	16,80%	5.999 mp	17,61%
Pp	subzona parcuri, gradini de cartier, scuaruri	3.254 mp	9,55%	1.062 mp	3,12%
Isa	subzona constructii administrative	490 mp	1,44%	490 mp	1,44%
CCr	cai de comunicatie rutiere (inclusiv platforme, parcari)	8.278 mp	24,29%	4.779 mp	14,03%
Ccpi	zona pentru circulatie pietonala	5.619 mp	16,49%	2.936 mp	8,62%
CCp	zona pentru circulatie majora si piete civice	10.707 mp	31,42%	12.521 mp	36,75%
CCpm	zona pentru circulatie pietonala majora	-	-	6.286 mp	18,45%
	TOTAL	34.073 mp	100,00%	34.073 mp	100,00%

Parcela (1)

Nr. Pct.	Coordonate pct.de contur X [m]	Coordonate pct.de contur Y [m]	Lungimi laturi D(i,i+1)
1	415853.651	798798.926	33.806
2	415886.421	798791.453	49.545
3	415899.066	798839.410	64.286
4	415961.974	798826.170	8.025
5	415964.492	798834.626	7.614
6	415962.104	798842.856	13.270
7	415966.351	798854.628	33.752
8	415961.218	798887.987	29.855
9	415972.712	798915.541	36.751
10	415983.687	798950.615	48.931
11	415938.668	798969.833	22.288
12	415947.647	798991.329	28.765
13	415921.056	799002.299	103.774
14	415880.386	798906.827	103.275
15	415791.526	798959.455	33.727
16	415792.283	798993.174	33.541
17	415816.606	799016.269	35.176
18	415793.088	799042.427	25.196
19	415775.187	799024.696	36.053
20	415739.151	799025.818	108.930
21	415740.622	799134.738	55.366
22	415685.339	799137.775	4.800
23	415685.228	799142.574	18.561
24	415666.690	799143.502	13.283
25	415664.693	799130.370	41.243
26	415623.450	799130.570	36.885
27	415623.524	799093.685	9.143
28	415632.667	799093.596	84.149
29	415631.679	799009.453	34.201
30	415637.253	798975.109	51.989
31	415671.534	798936.624	12.752
32	415662.271	798927.860	36.947
33	415687.289	798900.672	42.097
34	415718.952	798928.414	50.480
35	415769.397	798926.528	107.147
36	415860.924	798870.820	46.235
37	415851.167	798825.626	26.815
S(1)=46619,00mp			

Parcela (1)

Nr. Pct.	Coordonate pct.de contur		Lungimi laturi D(i,i+1)
	X [m]	Y [m]	
1	415853.651	798798.926	33.806
2	415886.621	798791.453	49.545
3	415899.066	798839.410	64.286
4	415961.974	798826.170	9.015
5	415964.492	798834.826	7.614
6	415962.104	798842.056	13.270
7	415966.351	798854.628	33.752
8	415961.218	798887.987	29.855
9	415972.712	798915.541	36.751
10	415983.687	798950.615	48.931
11	415938.688	798969.833	23.288
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17	415816.606	799016.269	35.176
18	415793.088	799042.427	25.196
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32	415662.271	798927.860	36.947
33	415687.289	798900.672	42.097
34	415718.952	798928.414	50.480
35	415769.397	798926.528	107.147
36	415860.924	798870.820	46.235
37	415851.167	798825.626	26.815
S(1)=46679.00mp			

Plot (1)

Point no.	Contour point coordinates		Side lengths D(i,i+1)
	X [m]	Y [m]	
1	415853.651	798798.926	33.806
2	415886.621	798791.453	49.545
3	415899.066	798839.410	64.286
4	415961.974	798826.170	9.015
5	415964.492	798834.826	7.614
6	415962.104	798842.056	13.270
7	415966.351	798854.628	33.752
8	415961.218	798887.987	29.855
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29	415631.679	799009.453	34.201
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34	415718.952	798928.414	50.480
35	415769.397	798926.528	107.147
36	415860.924	798870.820	46.235
37	415851.167	798825.626	26.815
S(l)=46679.00 sqm			

BILANT TERITORIAL GENERAL					
SIMBOL	ZONA PROPUSA PENTRU REGLEMETARE PUZ	EXISTENT		PROPUS	
		SUPRAFATA	PROCENT	SUPRAFATA	PROCENT
Llu2	subzona predominant rezidentiala cu cladiri tip urban	5.725 mp	16,80%	5.999 mp	17,61%
Pp	subzona parcuri, gradini de cartier, scuaruri	3.254 mp	9,55%	1.062 mp	3,12%
Isa	subzona constructii administrative	490 mp	1,44%	490 mp	1,44%
CCr	cai de comunicatie rutiere (inclusiv platforme, parcari)	8.278 mp	24,29%	4.779 mp	14,03%
Ccpi	zona pentru circulatie pietonala	5.619 mp	16,49%	2.936 mp	8,62%
CCp	zona pentru circulatie majora si piete civice	10.707 mp	31,42%	12.521 mp	36,75%
CCpm	zona pentru circulatie pietonala majora	-	-	6.286 mp	18,45%
	TOTAL	**34.073 mp**	100,00%	**34.073 mp**	100,00%

GENERAL TERRITORIAL BALANCE SHEET					
SYMBOL	**PROPOSED AREA FOR PUZ REGULATION**	**EXISTING**		**PROPOSED**	
		SURFACE	**PERCENT**	**SURFACE**	**PERCENT**
Llu2	predominantly residential sub-area with urban type buildings	5.725 sqm	16,80%	5.999 sqm	17,61%
Pp	sub-area parks, neighborhood gardens, squares	3.254 sqm	9,55%	1.062 sqm	3,12%
Isa	administrative constructions sub-area	490 sqm	1,44%	490 sqm	1,44%
CCr	roads (including platforms, parking lots)	8.278 sqm	24,29%	4.779 sqm	14,03%
Ccpi	area for pedestrian traffic	5.619 sqm	16,49%	2.936 sqm	8,62%
CCp	area for major traffic and civic squares	10.707 sqm	31,42%	12.521 sqm	36,75%
CCpm	area for major pedestrian traffic	-	-	6.286 sqm	18,45%
	TOTAL	**34.073 sqm**	100,00%	**34.073 sqm**	100,00%

Topographic plan legend
GREEN SPACE
CONSTRUCTION
LAND PROPERTY
NEIGHBORING CADASTRAL NUMBERS
PROPERTY LIMIT
RADIATED POINT
ELEVATION POINT
ELECTRIC POLE
STRRET LAMP
SLOPE
STUDIED AREA
DRAIN
TELEPHONY MANHOLE
SEWAGE
WATER COVER
HYDRANT
UNDERCROSSING CAMERAS FOR TELECOMMUNICATIONS CABLING
GAS
TRAFFIC SIGN
STREET ROAD
TOLL MACHINE
PAVING LAMPS
PANEL
PEDESTRIAN CROSSING
TRAFFIC LIGHTS
FORBIDDEN SIGN
MILESTONE

REGENERARE URBANĂ ZONA PIAȚA MIRCEA CEL BATRÂN, STRADA UNIRII, PARCUL TREI FÂNTÂNI

LEGENDA

LIMITE

- limita zonei propusa pentru reglementare prin PUZ
- limita zonei propusa pentru studiere prin PUZ
- limite de proprietate

ZONIFICARE FUNCTIONALA MENTINUTA IN ZONA STUDIATA

- Llu2 — subzona predominant rezidentiala cu cladiri cu mai mult de 3 niveluri (peste 10m), cu cladiri tip urban
- Pp — subzona parcuri, gradini de cartier, scuaruri
- ISa — subzona constructii administrative
- CCr — zona pentru cai de comunicatie rutiera
- CCpi — zona pentru circulatie pietonala
- CCp — zona pentru circulatie pietonala majora si piete civice - Piata Mircea cel Batran

ZONIFICARE FUNCTIONALA PROPUSA IN ZONA REGLEMENTATA

- CCpm — zona pentru circulatie pietonala majora, ax Piata Mircea cel Batran - Str. Unirii - Faleza Dunarii

  POT max = 15%
  CUT max = 0.2 mp ADC/ mp teren
  H max = 5.5m

- limita edificabil pentru extinderi la nivelul parterului, aferent subzonei Llu2

SIMBOLURI CIRCULATII

- stalpi (bolarzi) retractabili pentru acces auto
- bariera acces parcare cu plata
- stalpi (bolarzi) de delimitare zone de circulatie diferite
- circulatie pietonala, ocazional carosabila, subordonata zonei functionale din care face parte
- circulatie velo, subordonata zonei functionale din care face parte
- legaturi existente pietonale de tip culoar/ gang ce fac legatura cu Ansamblul urban "Str. Progresului" TL-II-s-B-05989 si Situl urban TL-II-s-B-05990; se vor mentine, evidentia si amplifica pe cat posibil

CIRCULATIA TERENURILOR

- terenuri ce se intentioneaza a fi trecute in domeniul public al municipiului Tulcea
- terenuri ce se intentioneaza a fi trecute in domeniul privat al municipiului Tulcea

PENTRU REALIZAREA OBIECTIVELOR PREZENTEI DOCUMENTATII, SE PROPUNE:

1. TRECEREA IN DOMENIUL PUBLIC AL MUNICIPIULUI TULCEA A URMATOARELOR SUPRAFETE:
1.a. TERENURI AFERENTE LOCUINTELOR COLECTIVE - 207mp

2. TRECEREA IN DOMENIUL PRIVAT AL MUNICIPIULUI TULCEA A URMATOARELOR SUPRAFETE:
2.a. TERENURI AFERENTE LOCUINTELOR COLECTIVE - 218mp

MONUMENTE- SEMNE CONVENTIONALE

- imobile monument istoric inscrise in Lista Monumentelor Istorice
- lucrari de arta plastica sau monumentala (recomandat a fi clasate ca monumente de for public), asupra carora nu se propun interventii prin prezenta documentatie

REGLEMENTĂRI EXISTENTE IN AFARA ZONEI STUDIATE

- limita zonei construite protejate (Z.C.P.) PUG 1996
- limita zonei construite protejate (Z.C.P.) propusa prin intentia de actualizare PUG 2015
- limita zonei de protectie a monumentelor de grupa valorica A.
- sit urban TL-II-s-B-05990
- ansamblul urban "str. Progresulului" TL -II-s-B-05989
- imobile monument istoric inscrise in L.M.I
- imobile cu valoare culturala mare propuse pentru clasare ca monument istoric
- imobile cu valoare culturala mica

URBAN REGENERATION MIRCEA CEL BATRAN SQUARE, UNIRII STREET, TREI FANTANI PARK AREA

LEGEND
LIMITS
the limit of the area proposed for regulation by PUZ
the limit of the area proposed for study by PUZ property limits
FUNCTIONAL ZONING MAINTAINED IN THE AREA STUDIED
predominantly residential sub-area with buildings with more than 3 levels (over 10m), with urban type buildings

sub-area parks, neighborhood gardens, squares
administrative constructions sub-area
area for road communication ways
area for pedestrian traffic
area for major pedestrian traffic and civic squares - Mircea cel Batran Square
PROPOSED FUNCTIONAL ZONING IN THE REGULATED AREA
area for major pedestrian traffic, axis Mircea cel Batran Square - Unirii str.- Danube embankment
POT max = 15%
CUT max = 0.2 sqm ADC/ sqm land
H max = 5.5m
building limit for extensions on the ground floor, related to subarea Llu2
CIRCULATION SYMBOLS
retractable poles (bollards) for car access
paid parking access barrier
poles (bollards) delimiting different traffic areas
pedestrian traffic, occasionally roadable, subordinated to the functional area of which it is a part bicycle traffic, subordinated to the functional area of which it is a part
existing pedestrian connections of the corridor/gang type that connect the Urban Complex "Str. Progresului" TL-ll-sB-05989 and the Urban Site TL-ll-sB-05990; they will be maintained, highlighted and amplified as much as possible
LAND CIRCULATION
lands that are intended to be transferred to the public domain of the municipality of Tulcea
lands that are intended to be transferred to the private domain of the municipality of Tulcea
TO ACHIEVE THE OBJECTIVES OF THIS DOCUMENTATION, IT IS PROPOSED:

1. PASSING INTO THE PUBLIC DOMAIN OF THE TULCEA MUNICIPALITY OF THE FOLLOWING SURFACES:
1. a. LAND RELATED TO COLLECTIVE HOUSING - 207 sq m

2. PASSING INTO THE PRIVATE DOMAIN OF THE TULCEA MUNICIPALITY OF THE FOLLOWING SURFACES:
2.A LAND RELATED TO COLLECTIVE HOUSING - 218 sq m
MONUMENTS- CONVENTIONAL SIGNS
historical monument buildings registered in the List of Historical Monuments
works of plastic or monumental art (recommended to be classified as public monuments), on which interventions are not proposed through this documentation
EXISTING REGULATIONS OUTSIDE THE AREA STUDIED
the limit of the protected built-up area (ZCP) PUG 1996
the limit of the protected built-up area (ZCP) proposed by the intention to update PUG 2015
the limit of the protection area of monuments of value group A.
urban site TL-ll-sB-05990
urban complex "Progresulului str." TL -ll-sB-05989
historical monument buildings registered in the LMI
buildings with high cultural value proposed for classification as a historical monument
buildings with little cultural value

Obiectul PUZ este constituit exclusiv din parcelele cuprinse în limita Zonei propusă pentru reglementare prinz PUZ.
In Zona studiată a fost propusă o variantă ilustrativă de dezvoltare urbanistică. Această variantă urbanistică este pur informativă, neavând caracter de reglementare urbanistică.

REGENERARE URBANĂ ZONA PIAȚA MIRCEA CEL BĂTRÂN, STRADA UNIRII, PARCUL TREI FÂNTÂNI

judetul Tulcea, Municipiul Tulcea, P-ta Mircea cel Batran, Strada Unirii, Isaccei F.N. Parc Trei Fantani

UAT MUNICIPIUL TULCEA
judetul Tulcea, Municipiul Tulcea, Strada Pacii nr. 20
Tel: +4 021 2246677
BENEFICIAR

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PROIECTANT GENERAL

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Tel: 0726322461
PROIECTANT SPECIALITATE URBANISM

URBAIS & CO
Str. Vioarei, nr. 40, mun. Ploiesti, jud. Prahova
Tel: 0726382880
PROIECTANT STUDIU CIRCULATIE

Coordonator proiect:	Arh. Bruno ANDRESOIU
Sef proiect urbanism:	Arh. urb. Vlad OLTEANU
Intocmit:	Arh. urb. Vlad OLTEANU

Faza:	PLAN URBANISTIC ZONAL
Nr proiect:	AA_44_22
Format plansa:	841x750mm
Scara:	1:500
Plansa:	REVIZIE 01

U03 REGLEMENTARI URBANISTICE

DATA: decembrie 2023

The PUZ object is made up exclusively of the parcels included in the limit of the Area proposed for the regulation of the PUZ.
In the studied area, an illustrative version of urban development was proposed. This urban planning option is purely informative, not having the character of urban regulation.

URBAN REGENERATION MIRCEA CEL BATRAN SQUARE, UNIRII STREET, TREI FANTANI PARK AREA
Tulcea county, Tulcea municipality, Mircea cel Batran Square, Unirii street, Isaccei str. fn, Trei Fantani Park

UAT TULCEA MUNICIPALLITY
Tulcea county, Tulcea municipality, Pacii str. ,no. 20
Phone: +4 021 2246677
BENEFICIARY

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URBAIS & CO
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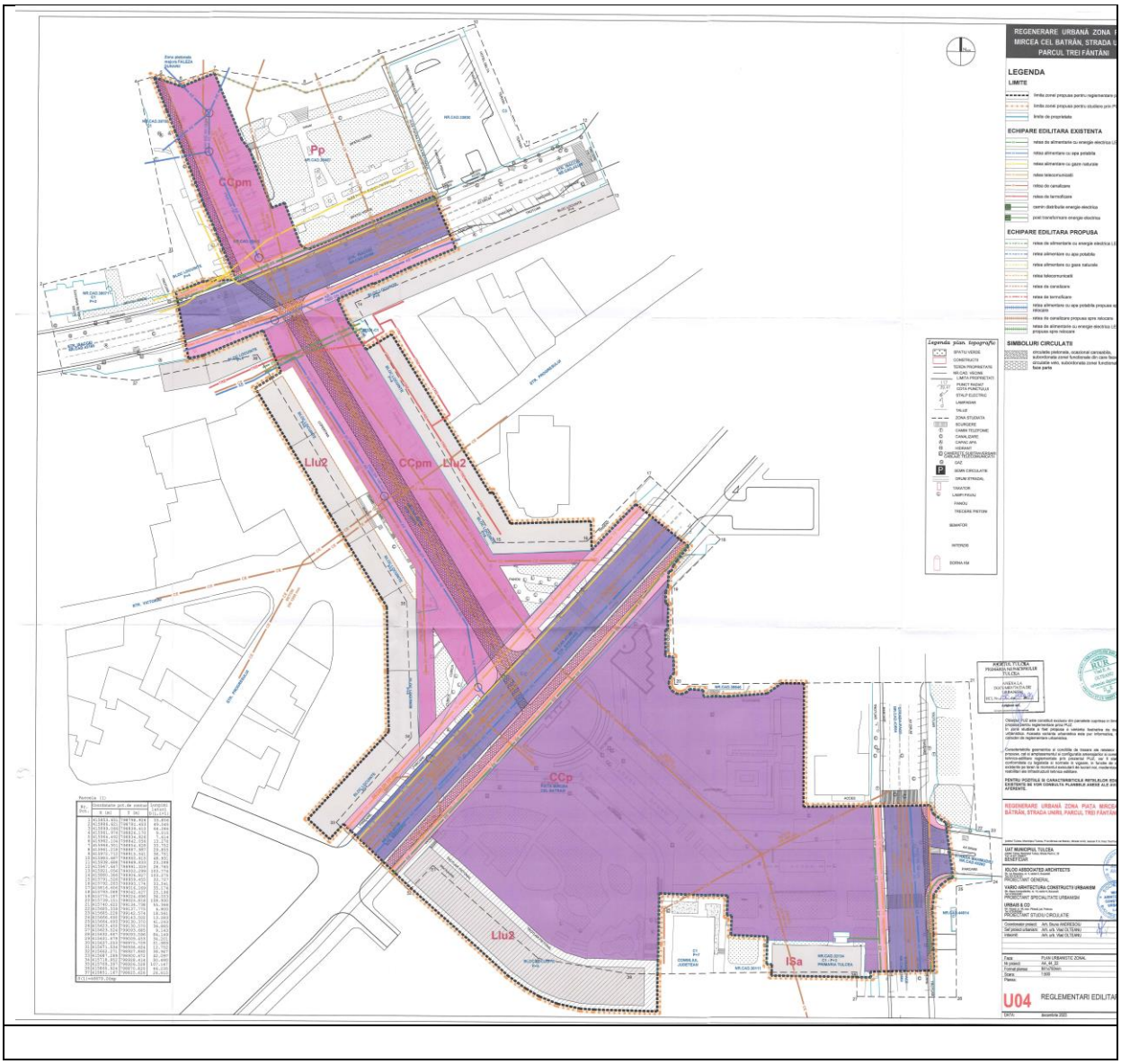
Phone: 0726382880
TRAFFIC STUDY DESIGNER

Project coordinator:	Arch. Bruno ANDRESOIU
Urban planning project manager:	Urb. Arch. Vlad OLTEANU
Elaborated:	Urb. Arch. Vlad OLTEANU
Phase:	ZONAL URBAN PLAN
Project no.:	AA_44_22
Plate format:	841x750mm
Scale:	1:500
Plate:	REVISION 01
U03	REGLEMENTARI URBANISTICE

DATE: Plate:


REGENERARE URBANĂ ZONA
MIRCEA CEL BATRÂN, STRADA
PARCUL TREI FÂNTÂNI
LEGENDA
LIMITE
ECHIPARE EDILITARA EXISTENTA
ECHIPARE EDILITARA PROPUSA
SIMBOLURI CIRCULATII
Legenda plan topografic
Pp
CCpm
Llu2
CCp
Isa
U04
REGLEMENTARI EDILITA

Parcela (1)

Nr. Pct.	Coordonate pct.de contur		Lungimi laturi D(i,i+1)
	X [m]	Y [m]	
1	415853.651	798798.926	33.806
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9	415972.712	798915.541	36.751
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20	415739.151	799025.818	108.930
21	415740.622	799134.738	55.366
22	415685.339	799137.775	4.800
23	415685.228	799142.574	18.561
24	415666.690	799143.502	13.283
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26	415623.450	799130.570	36.885
27	415623.524	799093.685	9.143
28	415632.667	799093.596	84.149
29	415631.679	799009.453	34.201
30	415637.253	798975.709	51.989
31	415671.534	798936.624	12.752
32	415662.271	798927.860	36.947
33	415687.289	798900.672	42.097
34	415718.952	798928.414	50.480
35	415769.397	798926.528	107.147
36	415860.924	798870.820	46.235
37	415851.167	798825.626	26.815
S(1)=46679.00mp			

Plot (1)

Point no.	Contour point coordinates		Side lengths D(i,i+1)
	X [m]	Y [m]	
1	415853.651	798798.926	33.806
2	415886.621	798791.453	49.545
3	415899.066	798839.410	64.286
4	415961.974	798826.170	9.015
5	415964.492	798834.826	7.614
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8	415961.218	798887.987	29.855
9	415972.712	798915.541	36.751
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11	415938.688	798969.833	23.288
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17	415816.606	799016.269	35.176
18	415793.088	799042.427	25.196
19	415775.187	799024.696	36.053
20	415739.151	799025.818	108.930
21	415740.622	799134.738	55.366
22	415685.339	799137.775	4.800
23	415685.228	799142.574	18.561
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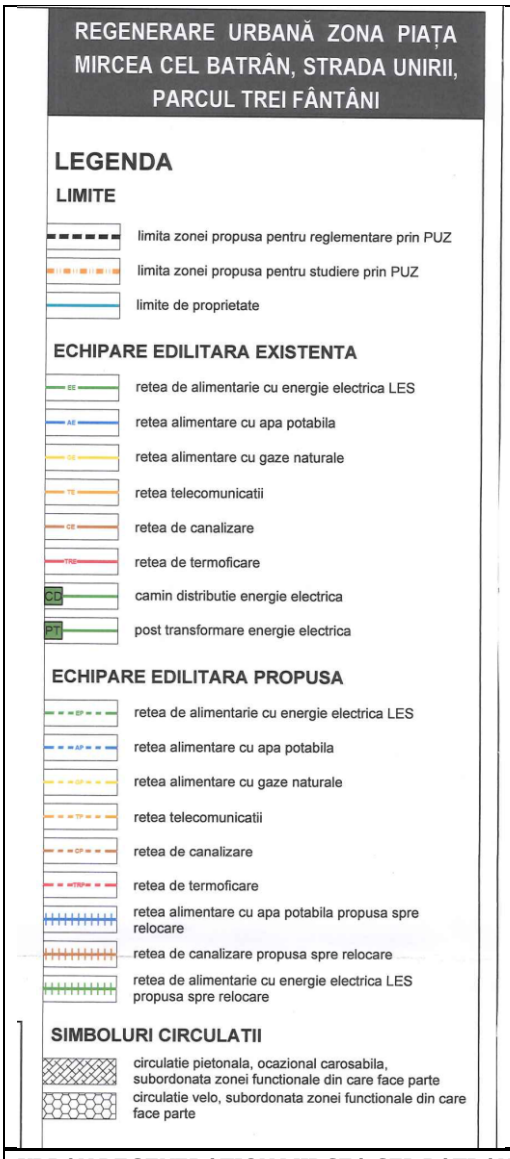
33	415687.289	798900.672	42.097
34	415718.952	798928.414	50.480
35	415769.397	798926.528	107.147
36	415860.924	798870.820	46.235
37	415851.167	798825.626	26.815
S(l)=46679.00 sqm			

Topographic plan legend
GREEN SPACE
CONSTRUCTION
LAND PROPERTY
NEIGHBORING CADASTRAL NUMBERS
PROPERTY LIMIT
RADIATED POINT
ELEVATION POINT
ELECTRIC POLE
STRRET LAMP
SLOPE
STUDIED AREA
DRAIN
TELEPHONY MANHOLE
SEWAGE
WATER COVER
HYDRANT
UNDERCROSSING CAMERAS FOR TELECOMMUNICATIONS CABLING
GAS
TRAFFIC SIGN
STREET ROAD
TOLL MACHINE
PAVING LAMPS
PANEL
PEDESTRIAN CROSSING
TRAFFIC LIGHTS
FORBIDDEN SIGN
MILESTONE



URBAN REGENERATION MIRCEA CEL BATRAN SQUARE, UNIRII STREET, TREI FANTANI PARK AREA

LEGEND

LIMITS

the limit of the area proposed for regulation by PUZ
the limit of the area proposed for study by PUZ property limits

EXISTING BUILDING EQUIPMENT

LES electricity supply network
drinking water supply network
natural gas supply network
telecommunication network, sewage network
heating network
electricity distribution fireplace
electrical energy transformation post

PROPOSED BUILDING EQUIPMENT

LES electricity supply network
drinking water supply network
natural gas supply network
telecommunications network
sewerage network
heating network
the potable water supply network proposed for relocation
the sewer network proposed for relocation
the LES electricity supply network proposed for relocation

CIRCULATION SYMBOLS

pedestrian circulation, occasionally roadable, subordinate to the functional area of which it is a part
velo circulation, subordinate to the functional area of which it is a part

Obiectul PUZ este constituit exclusiv din parcelele cuprinse in limita zonei propusa pentru reglementare prinz PUZ.
In zona studiata a fost propusa o varianta ilustrativa de dezvoltare urbanistica. Aceasta varianta urbanistica este pur informativa, neavand caracter de reglementare urbanistica.

Caracteristicile geometrice si conditiile de trasare ale retelelor edilitare propuse, cat si amplasamentul si configuratia amenajarilor si constructiilor tehnico-edilitare reglementate prin prezentul PUZ, vor fi stabilite in conformitate cu legislatia si normele in vigoare, in functie de conditiile existente pe teren la momentul executarii de lucrari noi, modernizari si/sau reabilitari ale infrastructurii tehnico edilitare.

PENTRU POZITIILE SI CARACTERISTICILE RETELELOR EDILITARE EXISTENTE SE VOR CONSULTA PLANSELE ANEXE ALE AVIZELOR AFERENTE.

REGENERARE URBANĂ ZONA PIAȚA MIRCEA CEL BĂTRÂN, STRADA UNIRII, PARCUL TREI FÂNTÂNI

judetul Tulcea, Municipiul Tulcea, P-ta Mircea cel Batran, Strada Unirii, Isaccei F.N. Parc Trei Fantani

UAT MUNICIPIUL TULCEA
judetul Tulcea, Municipiul Tulcea, Strada Pacii nr. 20
Tel: +4 021 2246677
BENEFICIAR

IGLOO ASSOCIATED ARCHITECTS
Str. Ion Brezoianu, nr. 4, sector 5, Bucuresti
Tel: 0213134118
PROIECTANT GENERAL

VARIO ARHITECTURA CONSTRUCTII URBANISM
Str. Aleea Compozitorilor, nr. 14, sector 6, Bucuresti
Tel: 0726322461
PROIECTANT SPECIALITATE URBANISM

URBAIS & CO
Str. Vioarei, nr. 40, mun. Ploiesti, jud. Prahova
Tel: 0726382880
PROIECTANT STUDIU CIRCULATIE

SOCIETATEA COMERCIALĂ IGLOO ASSOCIATED ARCHITECTS S.R.L. 2 BUCUREȘTI ROMÂNIA

SOCIETATEA VARIO ARHITECTURA CONSTRUCTII URBANISM S.R.L. BUCUREȘTI - ROMÂNIA

Coordonator proiect:	Arh. Bruno ANDRESOIU
Sef proiect urbanism:	Arh. urb. Vlad OLTEANU
Intocmit:	Arh. urb. Vlad OLTEANU

Faza:	PLAN URBANISTIC ZONAL
Nr proiect:	AA_44_22
Format plansa:	841x750mm
Scara:	1:500
Plansa:	

U04 REGLEMENTARI EDILITARE

DATA:	decembrie 2023

The PUZ object is made up exclusively of the parcels contained within the limit of the area proposed for regulation by the PUZ.
In the studied area, an illustrative variant of urban development was proposed. This urban planning option is purely informative, not having the character of urban regulation.

The geometric characteristics and layout conditions of the proposed building networks, as well as the location and configuration of the technical-building arrangements and constructions regulated by this PUZ, will be established in accordance with the legislation and norms in force, depending on the conditions existing on the land at the time of the execution of new works, modernization and/or rehabilitation of the technical building infrastructure.
.

FOR THE POSITIONS AND CHARACTERISTICS OF THE EXISTING BUILDING NETWORKS, THE ATTACHED PLANS OF THE RELATED NOTICES SHALL BE CONSULTED..

URBAN REGENERATION MIRCEA CEL BATRAN SQUARE, UNIRII STREET, TREI FANTANI PARK AREA

Tulcea county, Tulcea municipality, Mircea cel Batran Square, Unirii street, Isaccei str. fn, Trei Fantani Park

UAT TULCEA MUNICIPALLITY
Tulcea county, Tulcea municipality, Pacii str.,no. 20
Phone:+4 021 2246677
BENEFICIARY

IGLOO ASSOCIATED ARCHITECTS
Str. Ion Brezoianu, nr. 4, sector 5, Bucharest
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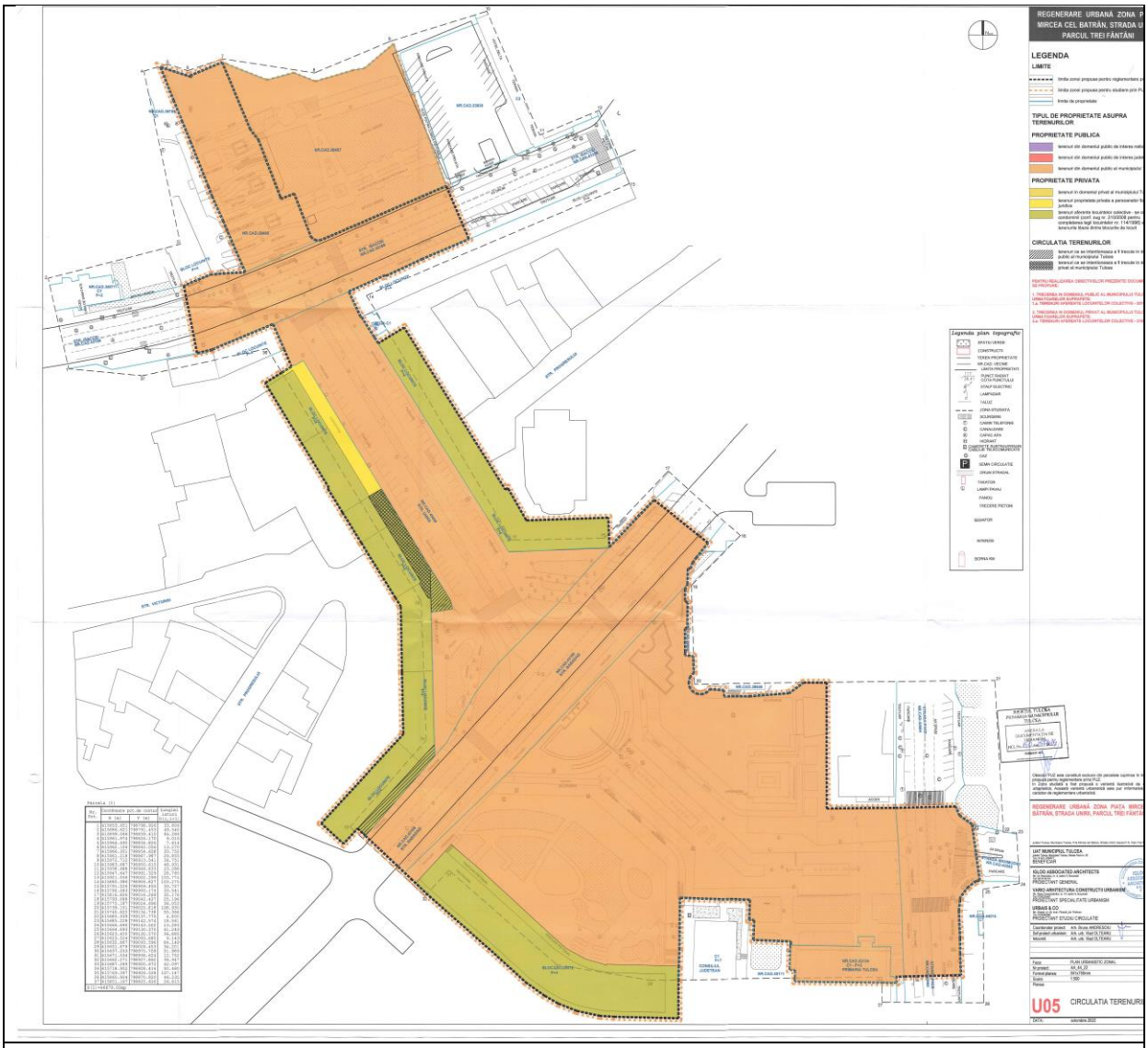
GENERAL DESIGNER
VARIO ARHITECTURA CONSTRUCTII URBANISM
Str. Aleea Compozitorilor, nr. 14, sector 6, Bucharest
Phone: 0726322461
PROIECTANT SPECIALITATE URBANISM
URBAIS & CO
Str. Vioarei, nr. 40, mun. Ploieşti, jud. Prahova
Phone: 0726382880
TRAFFIC STUDY DESIGNER

Project coordinator:	Arch. Bruno ANDRESOIU
Urban planning project manager:	Urb. Arch. Vlad OLTEANU
Elaborated:	Urb. Arch. Vlad OLTEANU
Phase:	ZONAL URBAN PLAN
Project no.:	AA_44_22
Plate format:	841x750mm
Scale:	1:500
Plate:	
U04	REGLEMENTARI EDILITARE
DATE:	Plate:


REGENERARE URBANĂ ZONA P
MIRCEA CEL BĂTRÂN, STRADA U
PARCUL TREI FÂNTÂNI
LEGENDA
LIMITE
TIPUL DE PROPRIETATE ASUPRA TERENURILOR
PROPRIETATE PUBLICA
PROPRIETATE PRIVATA
CIRCULATIA TERENURILOR
Legenda plan topografic
U05
CIRCULATIA TERENURI

Parcela (1)

Nr. Pct.	Coordonate pct.de contur		Lungimi laturi D(i,i+1)
	X [m]	Y [m]	
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35	415769.397	798926.528	107.147
36	415860.924	798870.820	46.235
37	415851.167	798825.626	26.815
S(1)=46679.00mp			

Plot (1)

Point no.	Contour point coordinates		Side lengths D(i,i+1)
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36	415860.924	798870.820	46.235
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S(l)=46679.00 sqm			

Topographic plan legend
GREEN SPACE
CONSTRUCTION
LAND PROPERTY
NEIGHBORING CADASTRAL NUMBERS
PROPERTY LIMIT
RADIATED POINT
ELEVATION POINT
ELECTRIC POLE
STRRET LAMP
SLOPE
STUDIED AREA
DRAIN
TELEPHONY MANHOLE
SEWAGE
WATER COVER
HYDRANT
UNDERCROSSING CAMERAS FOR TELECOMMUNICATIONS CABLING
GAS
TRAFFIC SIGN
STREET ROAD
TOLL MACHINE
PAVING LAMPS
PANEL
PEDESTRIAN CROSSING
TRAFFIC LIGHTS
FORBIDDEN SIGN
MILESTONE

REGENERARE URBANĂ ZONA PIAȚA MIRCEA CEL BATRÂN, STRADA UNIRII, PARCUL TREI FÂNTÂNI

LEGENDA

LIMITE

- limita zonei propusa pentru reglementare prin PUZ
- limita zonei propusa pentru studiere prin PUZ
- limite de proprietate

TIPUL DE PROPRIETATE ASUPRA TERENURILOR

PROPRIETATE PUBLICA

- terenuri din domeniul public de interes national
- terenuri din domeniul public de interes judetean
- terenuri din domeniul public al municipiului Tulcea

PROPRIETATE PRIVATA

- terenuri in domeniul privat al municipiului Tulcea
- terenuri proprietate privata a persoanelor fizice sau juridice
- terenuri aferente locuintelor colective - se compun din condominii (conf. oug nr. 210/2008 pentru completarea legii locuintelor nr. 114/1996) si terenurile libere dintre blocurile de locuit

CIRCULATIA TERENURILOR

- terenuri ce se intentioneaza a fi trecute in domeniul public al municipiului Tulcea
- terenuri ce se intentioneaza a fi trecute in domeniul privat al municipiului Tulcea

PENTRU REALIZAREA OBIECTIVELOR PREZENTEI DOCUMENTATII, SE PROPUNE:

1. TRECEREA IN DOMENIUL PUBLIC AL MUNICIPIULUI TULCEA A URMATOARELOR SUPRAFETE:
1.a. TERENURI AFERENTE LOCUINTELOR COLECTIVE - 207mp

2. TRECEREA IN DOMENIUL PRIVAT AL MUNICIPIULUI TULCEA A URMATOARELOR SUPRAFETE:
2.a. TERENURI AFERENTE LOCUINTELOR COLECTIVE - 218mp

URBAN REGENERATION MIRCEA CEL BATRAN SQUARE, UNIRII STREET, TREI FANTANI PARK AREA
URBAN REGENERATION AREA MIRCEA CEL BATRAN SQUARE, UNIRII STREET, THREE FANTANI PARK

LEGEND
LIMITS
the limit of the area proposed for regulation by PUZ
the limit of the area proposed for study through PUZ
property limits
TYPE OF LAND OWNERSHIP

PUBLIC PROPERTY
lands in the public domain of national interest
lands in the public domain of county interest
lands from the public domain of Tulcea municipality
PRIVATE PROPERTY
lands in the private domain of Tulcea municipality
lands privately owned by individuals or legal entities
lands related to collective housing - consist of condominiums (conf. oug no. 210/2008 for the completion of housing law no. 114/1996) and free land between residential blocks
LAND CIRCULATION
lands that are intended to be transferred to the public domain of the municipality of Tulcea
lands that are intended to be transferred to the private domain of the municipality of Tulcea
TO ACHIEVE THE OBJECTIVES OF THIS DOCUMENTATION, IT IS PROPOSED:
1. PASSING INTO THE PUBLIC DOMAIN OF THE TULCEA MUNICIPALITY OF THE FOLLOWING SURFACES:
1. a. LAND RELATED TO COLLECTIVE HOUSING - 207 sq m

2. PASSING INTO THE PRIVATE DOMAIN OF THE TULCEA MUNICIPALITY OF THE FOLLOWING SURFACES:
2.A LAND RELATED TO COLLECTIVE HOUSING - 218 sq m

Obiectul PUZ este constituit exclusiv din parcelele cuprinse în limita Zonei propusă pentru reglementare prinz PUZ.
In Zona studiată a fost propusă o variantă ilustrativă de dezvoltare urbanistică. Această variantă urbanistică este pur informativă, neavând caracter de reglementare urbanistică.

REGENERARE URBANĂ ZONA PIAȚA MIRCEA CEL BĂTRÂN, STRADA UNIRII, PARCUL TREI FÂNTÂNI

judetul Tulcea, Municipiul Tulcea, P-ta Mircea cel Batran, Strada Unirii, Isaccei F.N. Parc Trei Fantani

UAT MUNICIPIUL TULCEA
judetul Tulcea, Municipiul Tulcea, Strada Pacii nr. 20
Tel: +4 021 2246677
BENEFICIAR

IGLOO ASSOCIATED ARCHITECTS
Str. Ion Brezoianu, nr. 4, sector 5, Bucuresti
Tel: 0213134118
PROIECTANT GENERAL

VARIO ARHITECTURA CONSTRUCTII URBANISM
Str. Aleea Compozitorilor, nr. 14, sector 6, Bucuresti
Tel: 0726322461
PROIECTANT SPECIALITATE URBANISM

URBAIS & CO
Str. Vioarei, nr. 40, mun. Ploiesti, jud. Prahova
Tel: 0726382880
PROIECTANT STUDIU CIRCULATIE

SOCIETATEA COMERCIALĂ IGLOO ASSOCIATED ARCHITECTS S.R.L. 2 BUCUREȘTI - ROMÂNIA

Coordonator proiect:	Arh. Bruno ANDRESOIU
Sef proiect urbanism:	Arh. urb. Vlad OLTEANU
Intocmit:	Arh. urb. Vlad OLTEANU

Faza:	PLAN URBANISTIC ZONAL
Nr proiect:	AA_44_22
Format plansa:	841x750mm
Scara:	1:500
Plansa:	

U05 CIRCULATIA TERENURILOR

DATA:	octombrie 2022

The PUZ object is made up exclusively of the parcels included in the limit of the Area proposed for the regulation of the PUZ.
In the studied area, an illustrative version of urban development was proposed. This urban planning option is purely informative, not having the character of urban regulation..

URBAN REGENERATION MIRCEA CEL BATRAN SQUARE, UNIRII STREET, TREI FANTANI PARK AREA

Tulcea county, Tulcea municipality, Mircea cel Batran Square, Unirii street, Isaccei str. fn, Trei Fantani Park

UAT TULCEA MUNICIPALLITY

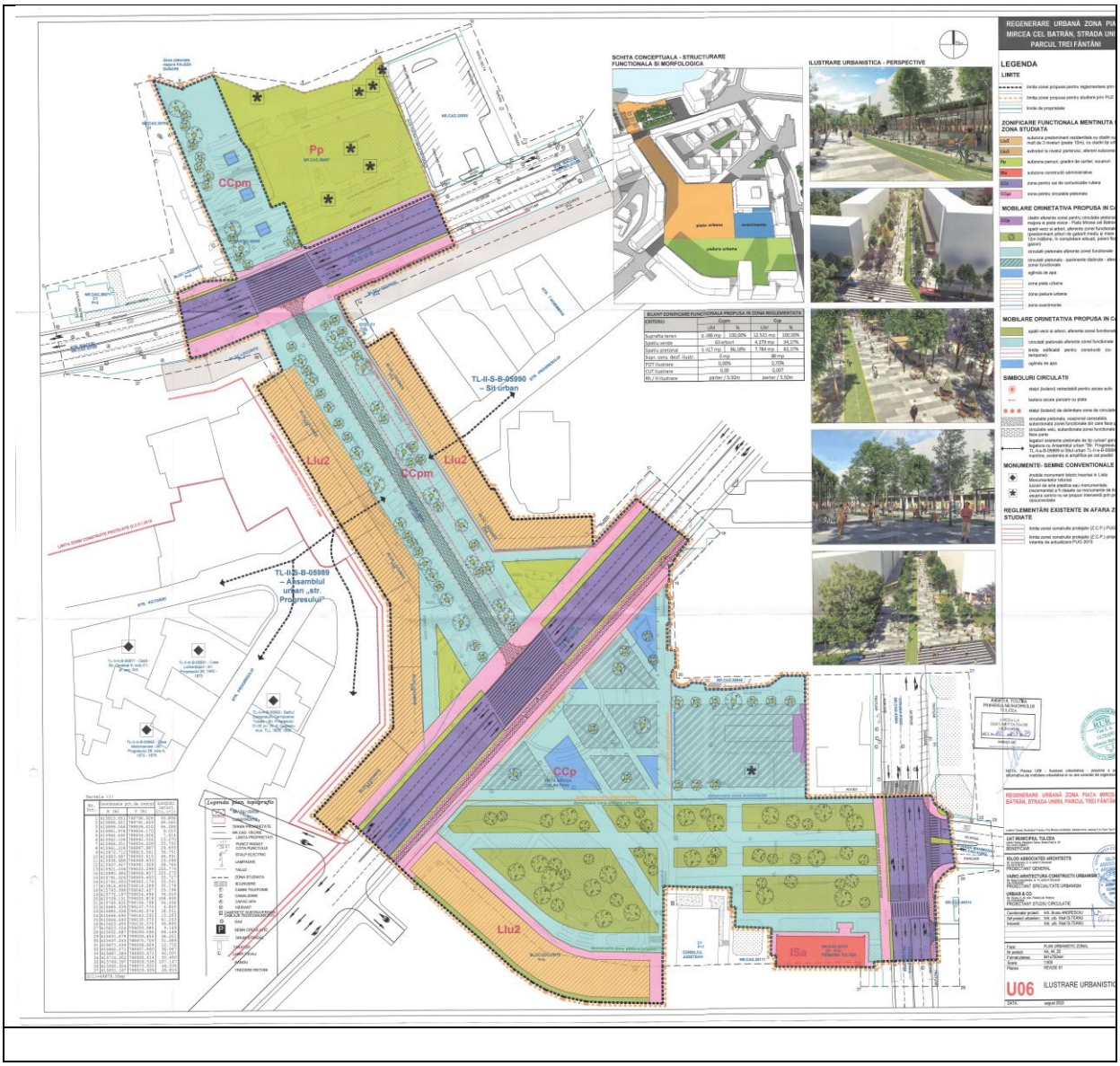
Tulcea county, Tulcea municipality, Pacii str.,no. 20
Phone: +4 021 2246677
BENEFICIARY

IGLOO ASSOCIATED ARCHITECTS
Str. Ion Brezoianu, nr. 4, sector 5, Bucharest
Phone: 0213134118
GENERAL DESIGNER

VARIO ARHITECTURA CONSTRUCTII URBANISM
Str. Aleea Compozitorilor, nr. 14, sector 6, Bucharest
Phone: 0726322461
PROIECTANT SPECIALITATE URBANISM

URBAIS & CO
Str. Vioarei, nr. 40, mun. Ploiești, jud. Prahova
Phone: 0726382880
TRAFFIC STUDY DESIGNER

Project coordinator:	Arch. Bruno ANDRESOIU
Urban planning project manager:	Urb. Arch. Vlad OLTEANU
Elaborated:	Urb. Arch. Vlad OLTEANU
Phase:	ZONAL URBAN PLAN
Project no.:	AA_44_22
Plate format:	841x750mm
Scale:	1:500
Plate:	
U05	CIRCULATIA TERENURILOR
DATE:	October 2022


REGENERARE URBANĂ ZONA PIA
MIRCEA CEL BĂTRÂN, STRADA UNI
PARCUL TREI FÂNTÂNI
SCHITA CONCEPTUALA - STRUCTURARE FUNCTIONALA SI MORFOLOGICA
ILUSTRARE URBANISTICA - PERSPECTIVE
LEGENDA
LIMITE
ZONIFICARE FUNCTIONALA MENTINUTA
ZONA STUDIATA
MOBILARE ORINETATIVA PROPUSA IN C
MOBILARE ORINETATIVA PROPUSA IN C
SIMBOLURI CIRCULATII
MONUMENTE- SEMNE CONVENTIONALE
REGLEMENTĂRI EXISTENTE IN AFARA Z
STUDIATE
BILANT ZONIFICARE FUNCTIONALA PROPUSA IN ZONA REGLEMENTATA
Pp
CCpm
Liu2
CCp
ISa
TL-II-S-B-05990 – Sit Urban
TL-II-S-B-05989 – Ansamblul urban „str. Progresului"
U06
ILUSTRARE URBANISTIC

Parcela (1)

Nr. Pct.	Coordonate pct.de contur		Lungimi laturi D(i,i+1)
	X [m]	Y [m]	
1	415853.651	798798.926	33.806
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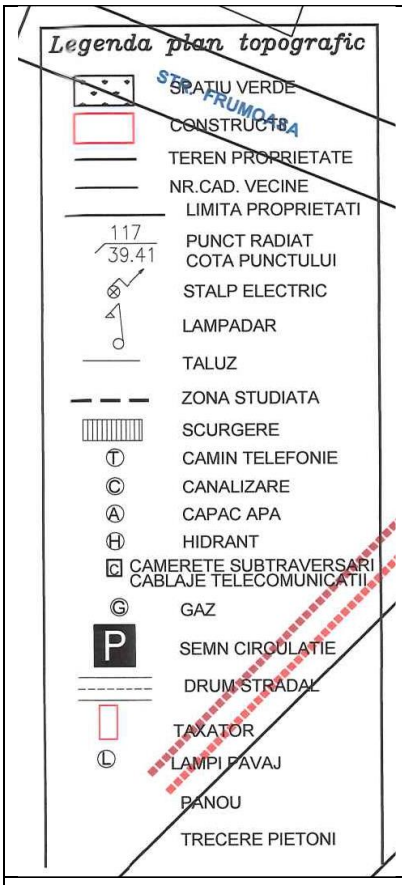
29	415631.679	799009.453	34.201
30	415637.253	798975.709	51.989
31	415671.534	798936.624	12.752
32	415662.271	798927.860	36.947
33	415687.289	798900.672	42.097
34	415718.952	798928.414	50.480
35	415769.397	798926.528	107.147
36	415860.924	798870.820	46.235
37	415851.167	798825.626	26.815
S(1)=46679.00mp			

Plot (1)

Point no.	Contour point coordinates		Side lengths D(i,i+1)
	X [m]	Y [m]	
1	415853.651	798798.926	33.806
2	415886.621	798791.453	49.545
3	415899.066	798839.410	64.286
4	415961.974	798826.170	9.015
5	415964.492	798834.826	7.614
6	415962.104	798842.056	13.270
7	415966.351	798854.628	33.752
8	415961.218	798887.987	29.855
9	415972.712	798915.541	36.751
10	415983.687	798950.615	48.931
11	415938.688	798969.833	23.288
12	415947.647	798991.329	28.765
13	415921.056	799002.299	103.774
14	415880.386	798906.827	103.275
15	415791.526	798959.455	33.727
16	415792.283	798993.174	33.541
17	415816.606	799016.269	35.176
18	415793.088	799042.427	25.196
19	415775.187	799024.696	36.053
20	415739.151	799025.818	108.930
21	415740.622	799134.738	55.366

22	415685.339	799137.775	4.800
23	415685.228	799142.574	18.561
24	415666.690	799143.502	13.283
25	415664.693	799130.370	41.243
26	415623.450	799130.570	36.885
27	415623.524	799093.685	9.143
28	415632.667	799093.596	84.149
29	415631.679	799009.453	34.201
30	415637.253	798975.709	51.989
31	415671.534	798936.624	12.752
32	415662.271	798927.860	36.947
33	415687.289	798900.672	42.097
34	415718.952	798928.414	50.480
35	415769.397	798926.528	107.147
36	415860.924	798870.820	46.235
37	415851.167	798825.626	26.815
S(l)=46679.00 sqm			



Topographic plan legend
GREEN SPACE
CONSTRUCTION
LAND PROPERTY
NEIGHBORING CADASTRAL NUMBERS
PROPERTY LIMIT
RADIATED POINT
ELEVATION POINT
ELECTRIC POLE
STRRET LAMP
SLOPE
STUDIED AREA
DRAIN
TELEPHONY MANHOLE
SEWAGE
WATER COVER
HYDRANT
UNDERCROSSING CAMERAS FOR TELECOMMUNICATIONS CABLING
GAS
TRAFFIC SIGN
STREET ROAD
TOLL MACHINE
PAVING LAMPS
PANEL
PEDESTRIAN CROSSING

SCHITA CONCEPTUALA - STRUCTURARE FUNCTIONALA SI MORFOLOGICA

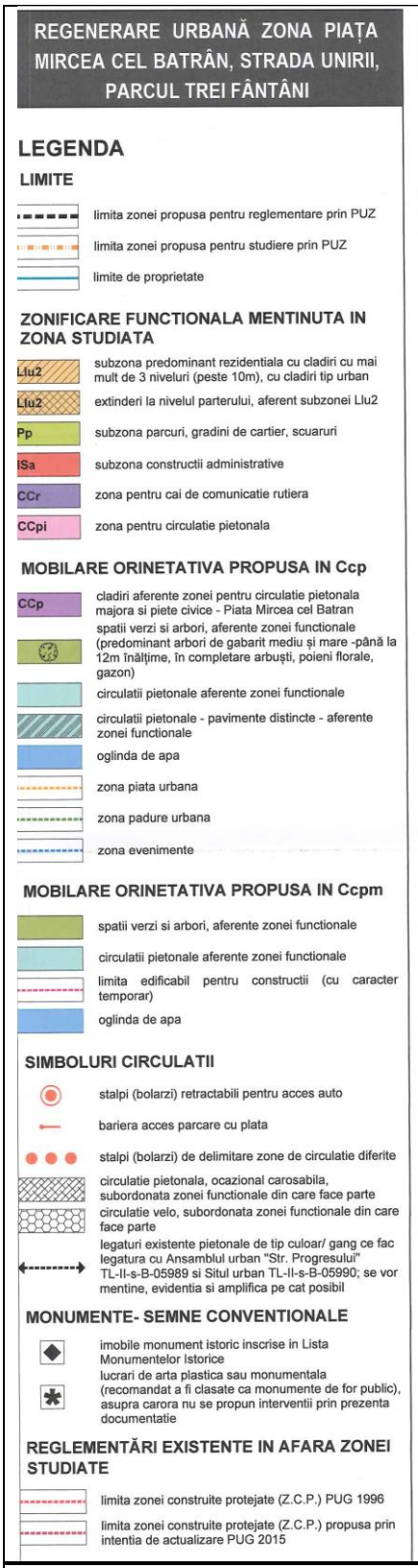
ILUSTRARE URBANISTICA - PERSPECTIVE

CONCEPTUAL SKETCH - FUNCTIONAL AND MORPHOLOGICAL STRUCTURE

URBAN ILLUSTRATION - PERSPECTIVES

BILANT ZONIFICARE FUNCTIONALA PROPUSA IN ZONA REGLEMENTATA				
CRITERIU	Ccpm		Ccp	
	UM	%	UM	%
Suprafta teren	6.286 mp	100,00%	12.521 mp	100,00%
Spatiu verde	63 arbori		4.279 mp	34,17%
Spatiu pietonal	5.417 mp	86,18%	7.784 mp	62,17%
Supr. cons. desf. ilustr.	0 mp		88 mp	
POT ilustrare	0,00%		0,70%	
CUT ilustrare	0,00		0,007	
Rh / H ilustrare	parter / 5.50m		parter / 5.50m	

PROPOSED FUNCTIONAL ZONING BALANCE SHEET IN THE REGULATED AREA				
CRITERIU	Ccpm		Ccp	
	UM	%	UM	%
Land surface	6.286 sqm	100,00%	12.521 sqm	100,00%
Green space	63 arbori		4.279 sqm	34,17%
Pedestrian space	5.417 sqm	86,18%	7.784 sqm	62,17%
Illustrated buit-up area	0 sqm		88 sqm	
POT illustration	0,00%		0,70%	
CUT illustration	0,00		0,007	
Rh / H illustration	ground floor / 5.50m		ground floor / 5.50m	



REGENERARE URBANA ZONA PIATA MIRCEA CEL BĂTRÂN, STRADA UNIRII, PARCUL TREI FÂNTÂNI

LEGEND

LIMITS

the limit of the area proposed for regulation by PUZ
the limit of the area proposed for study through PUZ
property limits

FUNCTIONAL ZONING MAINTAINED IN THE AREA STUDIED

predominantly residential sub-area with buildings with more than 3 levels (over 10m), with urban type buildings
extensions on the ground floor, related to the Llu2 subarea

parks sub-area, neighborhood gardens, squares
administrative constructions sub-area
area for road communication ways
area for pedestrian traffic

ORIENTATIVE FURNITURE PROPOSED IN Ccp

buildings related to the area for major pedestrian traffic and civic squares - Mircea cel Batran Square
green spaces and trees, related to the functional area (predominantly medium and large trees - up to 12m high, in addition to shrubs, flower meadows, lawns)
pedestrian traffic related to the functional area
pedestrian circulation - distinct pavements - related to the functional area
water surface
urban market area
urban forest area
events area

ORIENTATIVE FURNITURE PROPOSED IN Ccpm

green spaces and trees, related to the functional area
pedestrian traffic related to the functional area
building limit for constructions (temporary)
water surface

CIRCULATION SYMBOLS

retractable poles (bollards) for car access
paid parking access barrier
poles (bollards) delimiting different traffic areas
pedestrian circulation, occasionally roadable, subordinate to the functional area of which it is a part
velo circulation, subordinate to the functional area of which it is a part
existing pedestrian connections of the corridor/gang type that connect the Urban Complex " Progresului Str." TL-ll-sB-05989 and the Urban Site TL-ll-sB-05990; they will be maintained, highlighted and amplified as much as possible

MONUMENTS- CONVENTIONAL SIGNS

historical monument buildings registered in the List of Historical Monuments
works of plastic or monumental art (recommended to be classified as public monuments), on which interventions are not proposed through this documentation

EXISTING REGULATIONS OUTSIDE THE AREA STUDIED

the limit of the protected built-up area (ZCP) PUG 1996
the limit of the protected built-up area (ZCP) proposed by the intention to update PUG 2015

NOTA: Plansa U06 - Ilustrare urbanistica - prezinta o posibilitate informativa de mobilare urbanistica si nu are caracter de reglementare.

REGENERARE URBANĂ ZONA PIAȚA MIRCEA CEL BĂTRÂN, STRADA UNIRII, PARCUL TREI FÂNTÂNI

judetul Tulcea, Municipiul Tulcea, P-ta Mircea cel Batran, Strada Unirii, Isaccei F.N. Parc Trei Fantani

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PROIECTANT GENERAL

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PROIECTANT SPECIALITATE URBANISM

URBAIS & CO
Str. Vioarei, nr. 40, mun. Ploiesti, jud. Prahova
Tel: 0726382880
PROIECTANT STUDIU CIRCULATIE

Coordonator proiect:	Arh. Bruno ANDRESOIU
Sef proiect urbanism:	Arh. urb. Vlad OLTEANU
Intocmit:	Arh. urb. Vlad OLTEANU

Faza:	PLAN URBANISTIC ZONAL
Nr proiect:	AA_44_22
Format plansa:	841x750mm
Scara:	1:500
Plansa:	REVIZIE 01

U06 ILUSTRARE URBANISTICA

DATA:	august 2023

NOTE: Plan U06 - Urban planning illustration - presents an informative possibility of urban planning and has no regulatory character.

URBAN REGENERATION MIRCEA CEL BATRAN SQUARE, UNIRII STREET, TREI FANTANI PARK AREA
Tulcea county, Tulcea municipality, Mircea cel Batran Square, Unirii street, Isaccei str. fn, Trei Fantani Park

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TRAFFIC STUDY DESIGNER

Project coordinator:	Arh. Bruno ANDRESOIU
Urban planning project manager:	Arch. urb. Vlad OLTEANU
Elaborated:	Arch. urb. Vlad OLTEANU

Phase:	ZONAL URBAN PLAN
Project no.:	AA_44_22
Plate format:	841x750mm
Scale:	1:500
Plate:	REVISION 01
U06	URBAN ILLUSTRATION

DATE:	August 2023