UTR existent Aa

Zona agricola - pentru care POT si CUT vor respecta prevederile PUG-ului aprobat al unitatii administrativ teritoriale de care apartine / *Agricultural area - for which POT and CUT will comply with the provisions of the approved PUG of the territorial administrative unit to which it belongs;*
Functiuni admise in zona Aa / *Functions allowed in area Aa:*

- Activitati productive agrotehnice si agrozootehnice / *Productive agrotechnical and agro-zootechnical activities;*
- Drumuri acces / *Access roads;*
- Depozite agrotehnice / *Agrotechnical warehouses;*
- Constructii agrotehnice si agroalimentare / *Agrotechnical and agri-food constructions;*
- Sere / *Greenhouses;*
- Organizare de santier / *Compound center.*

UTR propus Ee

Zona capacitati energetice - zona in care vor fi amplasate constructiile tip turbina eoliana pentru care POT maxim propus este de 95% iar CUT maxim propus este de 1;/ *Energy capacity area - the area in which the wind turbine constructions will be located for which the maximum proposed POT is 95% and the maximum proposed CUT is 1;*
Functiuni admise in zona Ee /*Functions admitted in the Ee area:*

- Turbine eoliene / *Wind turbines;*
- Substatie electrica de transformare / *Electrical transformer substation;*
- Retea cabluri electrice de medie si inalta tensiune si fibra optica / *Medium and high voltage electrical cables and optical fibre network;*
- Sisteme de stocare / *Storage systems;*
- Platforme montare-interventii / Mounting and intervention platforms;
- Alte instalatii necesare producerii de curent electric cu ajutorul turbinelor eoliene / *Others necessary facilities for producing electricity by wind turbines;*
- Drumuri acces / *Access roads;*
- Activitati agrotehnice / *Agrotechnical activities.*

Regim de inaltime/ Hmax 250m.

UTR propus CcEe

Zona constructiilor aferente capacitatilor energetice - zona statiei de transformare pentru care POT maxim propus este de 95% iar CUT maxim propus este de 2 / *Area for Constructions related to the energy capacities for which the maximum proposed POT is 95% and the maximum proposed CUT is 2;*
Functiuni admise in zona CcEe / Functions admitted in the CcEe area:

- Substatie transformare / *Electrical transformer substation;*
- Retea cabluri electrice de medie si inalta tensiune si fibra optica / *Medium and high voltage electrical cables and optical fibre network;*
- Sisteme de stocare / *Storage systems;*
- Platforme montare-interventii / *Mounting and intervention platforms;*
- Alte instalatii necesare producerii de curent electric cu ajutorul turbinelor eoliene / *Others necessary facilities for producing electricity by wind turbines;*
- Drumuri acces / *Access roads;*
- Organizare de santier / *Compound center;*
- Activitati agrotehnice / *Agrotechnical activities.*

Regim de inaltime / Hmax 50m.

Limite / Limits

- Limita UAT / *TAU boundary*
- **Limita suprafata reglementata PUZ - 40.2 ha** / *PUZ area limit - 40.2 ha*
- **Limita suprafata studiata PUZ 120.7 ha** / *Study area limit- 120.7 ha*
- Acces parc eolian / *Access to wind farm*
- 190/4 — Indicativ cadastral parcela / *Cadastral number*

Circulatii carosabile / Roads

- De 3 — Drumuri exploatare existente / Exploatation existing access road
- DN57 — Drumuri National DN2A / Existing National Road
- DJ573A — Drum judetean / County road

Retele / Networks

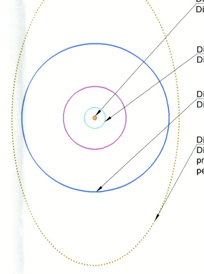
- 20KV — Linie electrica aeriana existenta 20kV / *20kV Overhead electrical line*
- ST — Substatie de transformare si sistem de stocare energie / *Transformer Substation and Energy Storage System*
- 5P3 — Fundatie turbine / *Turbine foundation*

PROPRIETATEA ASUPRA TERENURILOR/LEGAL SITUATION

- TERENURI CE APARTIN DOMENIUL PUBLIC AL U.A.T. BERLISTE, U.A.T. NAIDAS, U.A.T. VRANI, U.A.T. CIUCHICI, U.A.T. RACASDIA, JUD. CARAS - SEVERIN / UNITATILOR ADMINISTRATIVE TERITORIALE
- TERENURI PROPRIETATE PRIVATA A PERSOANELOR FIZICE SAU JURIDICE

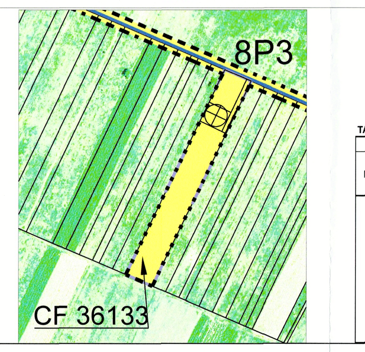
CIRCULATIA TERENURILOR
TERENURI CE SE INTENTIONEAZA A TRECE IN DOMENIUL PUBLIC AL U.A.T. BERLISTE, U.A.T. NAIDAS, U.A.T. VRANI, U.A.T. CIUCHICI, U.A.T. RACASDIA - NU E CAZUL

Distantele de Protectie si Siguranta conform ANRE
ANRE Protection and Safety Distances



- Distanta de Protectie / Distanta egala cu conturul fundatiei pilonului plus 0.2m
- Distanta de Siguranta fata de drumuri publice comunale / Distanta egala cu o lungime de pala
- Distanta de Zone de Locuinte / Distanta egala cu inaltimea pilonului x 3
- Distanta de Siguranta fata de turbine eoliene existente / Distanta egala cu 7 x diametrul rotorului pe directia predominanta a vantului, respectiv 4 x diametrul rotorului perpendicular pe directia predominanta

Detaliul A / A Detail
1:5000



TABEL INDICATORI URBANISTICI

A	B	C					
		UTR Aa		UTR Ee		UTR CcEe	
Nr. Crt.	Denumire documentatie de urbanism PUZ sau PUG	POT maxim existent [%]	CUT maxim existent	POT maxim existent [%]	CUT maxim existent	POT maxim existent [%]	CUT maxim existent
1	Intocmire PUZ Parc Eolian Potoc 3	EXISTENT					
		Conform PUG aferent UAT corespunzator	Conform PUG aferent UAT corespunzator	-	-	-	-
		PROPUS					
		Conform PUG aferent UAT corespunzator	Conform PUG aferent UAT corespunzator	95	1	95	2

Arie suprafata reglementata PUZ = 45.2 ha
Arie suprafata studiata PUZ = 126.4 ha

BILANT TERITORIAL

A	B	C	D	E	F
		EXISTENT		PROPUS	
Nr. Crt.	ZONE FUNCTIONALE	Suprafata [ha]	Procent din S Studiata PUZ [%]	Suprafata [ha]	Procent din S Studiata PUZ [%]
1	Terenuri ocupate capacitatii energetice - Ee	0	0	44.8	35.44
2	Zona constructiilor aferente capacitatilor energetice - CcEe	0	0	0.4	0.32
3	Terenuri destinate unitatilor agrozootehnice - Aa	102.9	81	57.7	45.65
4	Cai de comunicatie si transport rutier	23.5	19	23.5	18.59
5	TOTAL	126.4	100.00	126.4	100.00

PROIECTANT ARHITECTURA
MONARH SRL
Constanta, str Shanghai nr.1, et. 1, cam. 1, jud. Constanta

MONSSON ALMA S.R.L.
480 Tomis Boulevard,
CONSTANTA
TEL 0241 / 550 353 ; FAX 0241 / 550 323

desenat / drawn	ING. C. SILVESTRU	
proiectat / designed	Arh. R. LEMONIE	
aprobat / approved	ING. C. MREJERU	

Stamp: RUR — Raluca E. DICANU DUTCHEVICI LEMONIE — arhitect - urbanist — D zo E
Stamp: MONSSON ALMA S.R.L. — PROIECTARE — -1- — CONSTANTA — SISTEME ENERGIE REGENERABILA

DESCRIERE / DESCRIPTION	-
Beneficiar: / Beneficiary:	TOPWIND ENERGY S.R.L.
Titlu Proiect: / Project title:	Intocmire PUZ - Parc Eolian Potoc 3 / *Potoc 3 Wind Farm - PUZ*
Titlu plansa: / Drawing title:	PROPRIETATEA ASUPRA TERENURILOR / *LEGAL SITUATION PLAN*

DESEN NR. / DRAW. NO.	FORMAT	DATA / DATE	SCARA / SCALE	REVIZIE / REV.
11-P3-U-6707-3_1/1	1550 x 914	28.11.2022	1:10000	03

FAZA / PHASE	NR. PROIECT / PROJECT NO.
P.U.Z	249 / 19 P3