

Memoriu tehnic

1.Adresa imobil: Intravilanul si extravilanul mun. Cluj-Napoca, Str. Traian Vuia nr. 149-151, Tarla 45 Parcelele A 2829,2830, 2835,2838, 2841, 2845,2848, 2856/1,2866/1, F 2837,2840, 2842, 2849, 2852, 2855, jud.Cluj, IE 344963, 334494

2.Tipul lucrării : Alipire imobile.

3.Situatia din teren: limitele imobilului au fost indicate de proprietar in vederea efectuării masuratorilor necesare întocmirii documentatiei. Imobilul pentru care s-a întocmit prezenta documentație este alcătuit dintr-un teren partial imprejmuit, intravilan si extravilan în suprafață de 1916068 m.p.

4.Operațiuni topo cadastrale efectuate:

A) **Metode și aparatură folosite :** Punctele de contur ale imobilului au fost determinate prin ridicare planimetrică, folosind ca aparatură stația totală **Leica TS 06 Plus**. Punctele de stație sunt puncte determinate prin tehnologia GNSS –RTK ROMPOS folosindu-ne de un receptor **Trimble R4**, pe dubla frecventa - puncte materializate cu picheti metalici conform normelor in vigoare.

Masuratorile clasice pentru determinarea punctelor caracteristice imobilului in cauza s-au executat folosind statia totala **Leica TS 06 Plus** plecand de pe punctele determinate anterior GPS - prin metoda radierii. In functie de configuratia terenului si a detaliilor existente s-au folosit puncte de statii radiate doar in masura in care precizia impusa de norme nu a fost afectata. Prelucrarea datelor s-a facut folosindu-ne de programul **Toposys 6.0**.

În urma prelucrării informațiilor existente folosind programe specifice (**Autodesk Map 3D 2010, Topolt v.7, Microsoft Office 2007**) au rezultat calculul suprafețelor imobilului, și planul de amplasament și delimitare a imobilului la scara 1:2000, toate acestea fiind anexate la prezenta lucrare.

B) **Sistem de coordonate :** Sistem național de proiecție **Stereografic 1970-planimetric**

Data întocmirii 06.12.2021



Judetul Cluj

Unitatea administrativ teritorială: Mun. Cluj-Napoca

CALCULUL SUPRAFETELOR

Suprafata imobil			
Nr. Pct.	Coordonate pct.de contur		Lungimi laterale D(i,i+1)
	X [m]	Y [m]	
0	1	2	3
348	588428.557	399059.350	15.19
349	588432.886	399073.905	37.40
350	588435.154	399111.238	112.21
351	588444.935	399223.020	4.05
352	588445.288	399227.055	33.21
353	588450.448	399259.860	15.08
354	588453.859	399274.547	47.94
355	588468.446	399320.213	154.18
356	588514.046	399467.493	155.27
357	588560.136	399615.765	149.01
358	588604.193	399758.111	153.95
359	588649.661	399905.192	156.23
360	588695.864	400054.434	146.52
361	588738.887	400194.500	58.63
362	588750.244	400252.015	10.00
363	588748.144	400261.791	4.55
364	588747.204	400266.244	17.57
365	588746.730	400283.803	11.63
366	588747.759	400295.388	2.66
367	588747.995	400298.039	13.69
368	588750.413	400311.515	19.51
369	588759.766	400328.633	41.28
370	588790.103	400356.626	119.51
371	588825.558	400470.753	51.89
187	588840.971	400520.297	1.70
188	588840.494	400521.926	2.25
189	588839.861	400524.085	2.40
190	588839.187	400526.387	12.55
191	588835.659	400538.435	8.21
192	588833.749	400546.420	19.79
193	588829.146	400565.664	0.33
194	588829.121	400565.994	22.39
195	588827.466	400588.325	23.58
196	588828.278	400611.895	3.43
197	588828.396	400615.320	10.28
198	588830.596	400625.364	18.40
199	588834.530	400643.336	4.83
200	588836.307	400647.827	1.27
201	588836.775	400649.010	5.41
202	588841.384	400651.847	7.72
203	588843.823	400659.168	2.75
204	588844.692	400661.776	10.11
205	588848.828	400670.996	6.47
206	588849.076	400677.459	2.76
207	588849.182	400680.216	7.69
208	588848.828	400687.900	3.04
209	588847.952	400690.811	129.34
210	588729.845	400743.531	86.42
211	588651.819	400780.675	61.45
212	588594.890	400803.798	42.83
213	588557.338	400824.401	10.07
214	588559.127	400834.306	10.49
215	588554.860	400843.894	12.54
216	588546.311	400853.062	19.96
217	588528.498	400862.062	17.19
218	588511.442	400864.197	18.10
219	588493.437	400862.381	36.02
220	588457.900	400868.285	29.05
221	588428.877	400869.555	26.69
222	588402.198	400868.766	54.47
223	588347.750	400867.403	29.57
224	588318.184	400867.473	12.79
225	588305.401	400867.893	31.68
226	588274.479	400874.802	25.45
227	588251.200	400885.098	30.09
228	588225.995	400901.535	35.40
229	588200.279	400925.859	21.24
230	588191.813	400945.335	21.82
231	588187.854	400966.794	26.65
232	588186.944	400993.429	22.43
233	588189.172	401015.749	6.30
234	588184.443	401019.911	30.92

235	588153.568	401021.488	56.07
236	588097.594	401024.686	58.27
237	588039.424	401028.105	48.00
238	587991.512	401031.045	67.20
239	587924.445	401035.258	10.62
240	587924.231	401024.643	2.44
241	587923.852	401022.234	25.02
242	587922.294	400997.260	33.45
243	587920.368	400963.863	37.55
244	587918.080	400926.386	37.74
245	587915.856	400888.716	43.90
246	587913.292	400844.886	33.53
247	587911.155	400811.425	45.96
248	587908.463	400765.540	48.45
249	587905.540	400717.179	70.95
250	587901.130	400646.362	0.20
251	587901.131	400646.159	198.29
252	587891.071	400448.124	39.47
253	587930.486	400446.064	59.34
254	587925.904	400386.897	5.84
255	587920.076	400387.207	40.06
256	587880.066	400389.278	13.00
257	587867.086	400389.949	10.85
258	587867.967	400400.765	98.34
259	587769.750	400405.717	10.79
260	587769.249	400394.935	158.22
261	587927.262	400386.755	183.48
262	587894.694	400206.192	108.96
263	587785.877	400211.713	60.84
264	587782.549	400150.963	10.55
265	587793.075	400150.307	38.33
266	587831.326	400147.924	7.20
267	587830.798	400140.746	3.18
268	587827.641	400141.120	0.75
269	587827.566	400140.369	15.71
270	587811.882	400141.307	3.16
271	587811.705	400138.152	13.47
272	587801.666	400129.178	5.59
273	587801.353	400123.592	8.52
274	587807.028	400117.238	73.07
275	587802.942	400044.282	27.27
276	587783.163	400025.514	30.35
277	587781.413	399995.213	58.75
278	587778.683	399936.530	12.82
279	587774.807	399924.312	0.87
280	587774.780	399923.439	4.53
281	587774.643	399918.915	5.89
282	587780.520	399918.521	5.84
283	587781.738	399924.234	5.05
284	587786.787	399924.285	13.83
285	587786.319	399910.463	5.02
286	587781.307	399910.771	1.70
287	587779.621	399910.521	1.60
288	587778.429	399909.455	1.58
289	587778.019	399907.928	5.23
290	587777.718	399902.707	14.75
291	587766.685	399892.918	0.91
292	587766.178	399892.161	1.00
293	587766.399	399891.186	6.96
294	587771.156	399886.101	7.64
295	587776.376	399880.521	9.48
296	587775.726	399871.063	9.38
297	587769.739	399863.840	0.49
298	587769.709	399863.349	9.32
299	587774.860	399855.586	1.70
300	587776.048	399854.372	1.98
301	587778.022	399854.192	3.89
302	587779.388	399850.552	7.01
303	587786.380	399850.011	13.61
304	587786.113	399836.406	28.43
305	587784.199	399808.042	2.24
306	587786.428	399807.802	17.75
307	587790.466	399790.518	0.42
308	587790.576	399790.114	10.08
309	587780.498	399789.908	21.96
310	587780.298	399767.946	11.38
311	587791.668	399767.602	47.63
312	587788.694	399720.069	3.59
313	587785.115	399720.322	1.91
314	587784.819	399718.434	13.88

315	587798.686	399717.730	57.41	86	587865.805	398226.616	29.54
316	587856.026	399714.815	80.27	87	587857.064	398198.398	5.66
317	587851.012	399634.705	4.48	88	587855.389	398192.992	24.43
318	587846.548	399635.078	49.81	89	587848.159	398169.653	32.07
319	587796.856	399638.450	5.17	90	587868.920	398145.210	81.48
320	587794.124	399634.062	0.67	91	587921.667	398083.108	49.21
321	587793.452	399634.111	49.96	92	587955.961	398118.398	6.74
322	587743.624	399637.717	15.45	93	587960.396	398113.327	39.39
323	587744.599	399653.132	47.00	94	587973.228	398150.565	33.56
324	587697.661	399655.538	0.29	95	587983.432	398182.540	7.69
325	587697.676	399655.832	47.00	96	587985.722	398189.885	56.57
326	587744.618	399653.425	5.21	97	588039.716	398173.018	24.41
327	587744.699	399658.639	46.98	98	588063.047	398165.827	25.70
328	587697.776	399661.045	5.21	99	588087.603	398158.259	3.40
329	587697.477	399655.842	0.20	100	588089.826	398160.834	5.95
325	587697.676	399655.832	0.29	101	588093.749	398156.365	10.03
324	587697.661	399655.538	28.43	102	588103.330	398153.412	0.38
330	587695.895	399627.166	48.56	103	588103.692	398153.285	4.80
331	587692.739	399578.706	24.89	104	588102.824	398148.566	9.69
332	587691.084	399553.871	154.19	105	588099.105	398139.615	12.61
333	587844.931	399543.608	273.49	106	588094.482	398127.886	37.52
334	587826.727	399270.723	44.70	107	588081.029	398092.865	112.63
335	587870.847	399263.532	200.00	108	588040.136	397987.923	29.22
336	587838.592	399066.152	134.72	109	588029.571	397960.679	22.49
337	587816.865	398933.193	0.20	110	588021.384	397939.735	14.54
338	587816.869	398932.996	11.84	111	588016.124	397926.178	8.16
339	587805.031	398932.727	38.49	112	588013.158	397918.576	15.99
340	587805.958	398894.246	77.92	113	588006.649	397903.974	9.57
341	587807.411	398816.336	36.29	114	588002.620	397895.293	3.49
342	587843.648	398818.250	60.73	115	588001.407	397892.019	10.53
343	587844.034	398757.524	52.31	116	587997.808	397882.121	17.59
344	587844.410	398705.218	2.05	117	588010.072	397869.505	25.60
345	587846.450	398704.991	4.76	118	588022.191	397892.052	9.75
346	587850.887	398706.716	34.50	119	588025.992	397901.030	30.82
347	587885.015	398701.640	44.55	120	588037.131	397929.770	216.03
28	587929.547	398702.790	8.67	121	588115.372	398131.135	3.53
29	587929.534	398694.121	76.23	122	588116.695	398134.404	6.61
30	587928.565	398617.901	2.74	123	588119.174	398140.532	0.26
31	587927.899	398615.239	18.19	124	588119.429	398140.502	3.21
32	587928.215	398597.053	36.46	125	588122.386	398139.249	13.90
33	587929.257	398560.607	18.28	126	588127.671	398152.108	18.72
34	587929.224	398542.330	19.01	127	588134.463	398169.550	13.80
35	587929.242	398523.323	13.87	128	588139.602	398182.361	6.73
36	587943.109	398523.437	1.09	129	588142.036	398188.632	6.84
37	587942.450	398522.570	23.81	130	588144.509	398195.004	1.25
38	587926.319	398505.059	1.39	131	588145.479	398195.796	1.54
39	587925.380	398504.040	30.09	132	588146.700	398196.741	2.16
40	587905.289	398481.634	17.81	133	588148.569	398197.828	2.12
41	587893.334	398468.426	25.80	134	588150.446	398198.818	1.67
42	587875.710	398449.585	3.22	135	588152.009	398199.398	2.15
43	587873.510	398447.234	17.62	136	588154.036	398200.119	2.47
44	587860.942	398434.880	9.68	137	588156.409	398200.810	1.44
45	587854.035	398428.091	1.72	138	588157.809	398201.163	1.39
46	587852.734	398426.968	1.41	139	588159.165	398201.470	1.77
47	587851.670	398426.050	17.55	140	588160.920	398201.689	1.30
48	587857.659	398409.553	12.33	141	588162.215	398201.717	2.53
49	587846.853	398403.623	16.19	142	588164.742	398201.712	2.29
50	587846.853	398387.437	23.68	143	588167.035	398201.707	2.41
51	587846.909	398363.760	6.87	144	588169.441	398201.822	1.16
52	587852.038	398359.185	7.78	145	588170.592	398201.929	1.52
53	587846.853	398353.386	10.68	146	588172.091	398202.208	1.10
54	587846.853	398342.703	6.23	147	588173.155	398202.471	1.09
55	587846.853	398336.473	9.19	148	588174.201	398202.763	1.43
56	587846.853	398327.284	20.10	149	588175.524	398203.310	1.41
57	587856.222	398309.505	9.44	150	588176.836	398203.826	4.72
58	587865.512	398307.839	8.93	151	588180.940	398206.148	6.37
59	587871.014	398314.874	12.35	152	588186.163	398209.795	4.73
60	587880.219	398306.645	16.99	153	588189.820	398212.788	4.05
61	587892.883	398295.324	28.31	154	588192.899	398215.421	5.57
62	587875.445	398273.024	3.38	155	588196.390	398219.764	4.89
63	587877.021	398270.033	3.95	156	588199.275	398223.714	4.56
64	587878.861	398266.542	11.08	157	588201.578	398227.652	4.96
65	587868.275	398269.804	21.87	158	588203.796	398232.088	4.58
66	587847.374	398276.246	24.17	159	588205.654	398236.272	3.41
67	587824.274	398283.365	12.12	160	588206.898	398239.452	4.76
68	587812.694	398286.934	13.03	161	588211.493	398238.223	11.81
69	587800.244	398290.771	19.87	162	588214.968	398249.514	22.95
70	587781.258	398296.622	17.32	163	588221.784	398271.430	24.93
71	587764.708	398301.722	9.40	164	588229.186	398295.231	22.59
72	587755.727	398304.490	48.11	165	588235.894	398316.801	22.76
73	587709.811	398318.859	8.15	166	588242.656	398338.533	46.05
74	587702.444	398315.378	14.41	167	588256.332	398382.507	23.30
75	587713.010	398305.580	6.04	168	588263.248	398404.756	23.49
76	587717.466	398301.504	15.92	169	588270.223	398427.185	47.94
77	587728.755	398290.280	19.28	170	588284.459	398472.959	11.27
78	587743.027	398277.323	18.68	171	588287.807	398483.725	36.97
79	587756.569	398264.452	8.88	172	588298.786	398519.025	124.74
80	587762.978	398258.306	49.15	173	588335.828	398638.139	73.62
81	587809.947	398243.831	9.40	174	588357.694	398708.442	22.11
82	587818.928	398241.063	9.01	175	588364.259	398729.551	8.56
83	587827.535	398238.410	18.57	176	588366.801	398737.724	12.58
84	587845.282	398232.941	18.29	177	588370.536	398749.733	30.15
85	587862.764	398227.553	3.18	178	588379.490	398778.526	49.53

179	588394.198	398825.819	110.35
180	588426.968	398931.190	33.72
181	588457.725	398917.379	8.30
182	588454.440	398925.000	9.44
183	588451.220	398933.870	5.88
184	588451.470	398939.740	11.40
185	588462.607	398942.156	2.83

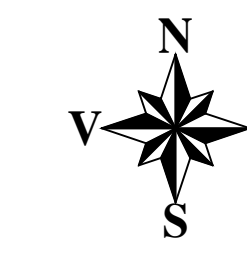
186	588463.209	398944.923	35.79
1	588446.877	398976.773	54.17
2	588433.175	399029.180	30.52
Suprafata=1916068mp P=9481.84m			

Executant,
S.C. TOPO H.A.N.S. IMPEX S.R.L.



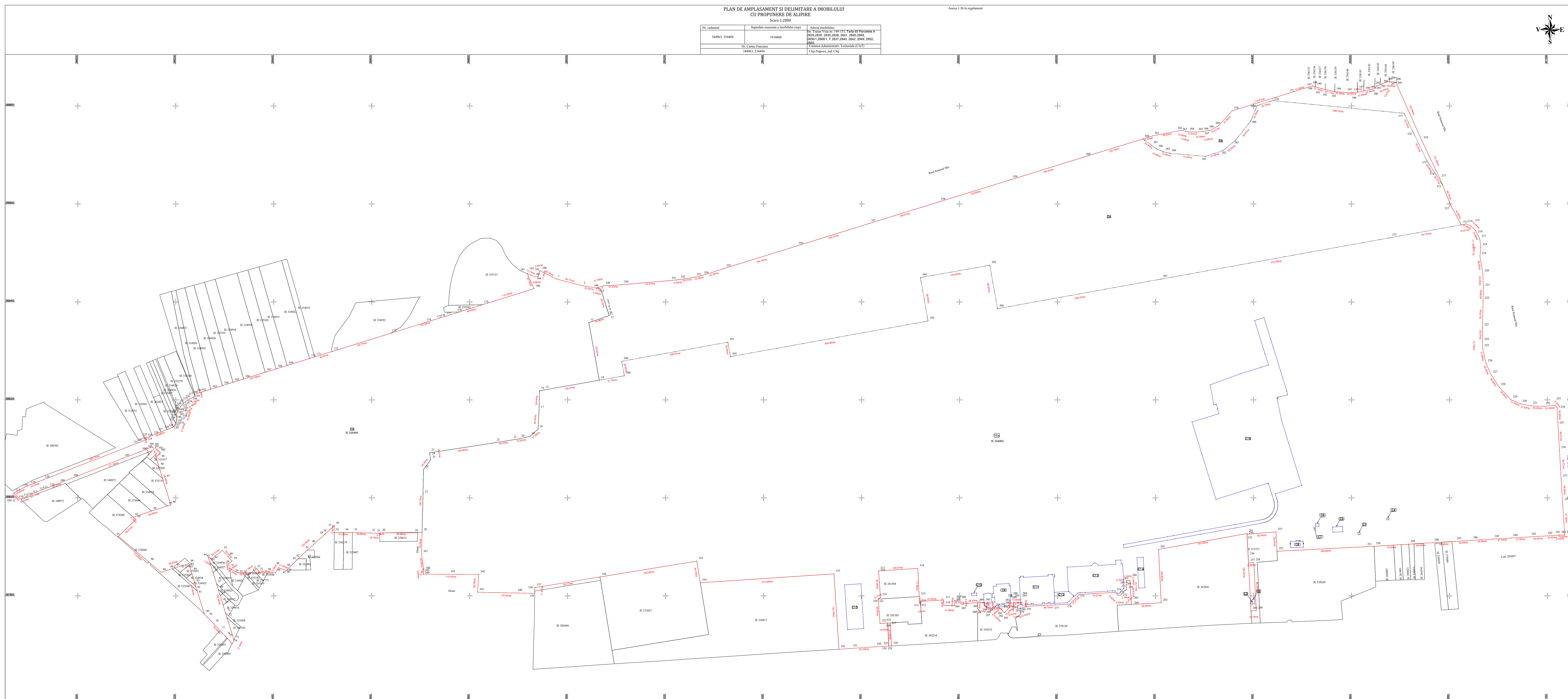
PLAN DE AMPLASAMENT SI DELIMITARE A IMOBILULUI
CU PROPUNERE DE ALIPIRE

Anexa 1.36 la regulamentul



Nr. cadastrel	Suprafata masurata a imobilului (mp)	Adresa imobilului:
344963, 334494	1910068	Str. Trianon, Vile nr. 145-151, TERAS DE PARCARE A 2829, 2830, 2835, 2836, 2841, 2842, 2844, 2850, 2851, 2856, F. 2837, 2840, 2842, 2843, 2852, 2853
Nr. Cartea Funciara		Unitatea Administrativ-Teritoriala (UAT)
344963, 334494		Cluj-Napoca, jud. Cluj

Scara 1:25000



Sistematizari				Sistematizari			
(date de referinta)				(date de referinta)			
Nr. cad.	Suprafata (mp)	Categoria de folosinta	Descrierea mobilitatii	Nr. cad.	Suprafata (mp)	Categoria de folosinta	Descrierea mobilitatii
344963	281803	A	Teren intravilan	118905		Cc	
344964	314522	A	Teren extravilan	766175		A	Teren intravilan
				20881		A	Teren extravilan
				20888		A	Teren extravilan
Total	1910068			1910068			

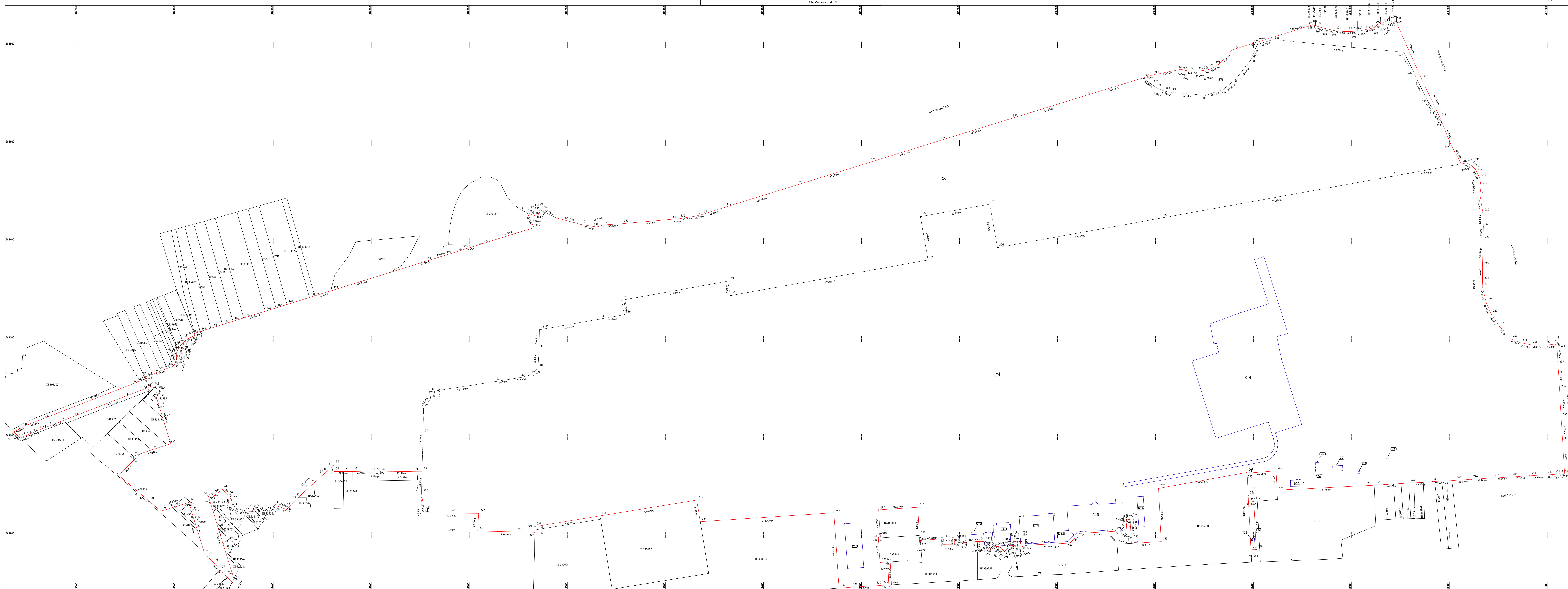
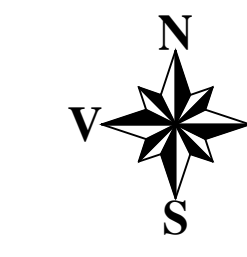
Responsabil proiectant: _____
 Responsabil executant: _____
 Confirma introducerea imobilului in baza de date cadastru
 si efectuarea actualizarii cadastrului
 Scara si puncte: _____
 Data: _____

PLAN DE AMPLASAMENT SI DELIMITARE A IMOBILULUI

Scara 1:2000

Anexa 1.35 la regulamentul

No. cadastrel	Suprafata masurata a imobilului (mp)	Adresa imobilului
	1916068	Rd. Tineri Vitezi nr. 149-151, Turbul 45 Ploiesti A BUCURESTI, 2036, 2038, 2041, 2042, 2044, 2050/1, 2060/1, F. 2037, 2043, 2042, 2049, 2052, 2055
Nr. Cartea Funciara		Unitatea Administrativ-Teritoriala (UAT)
		Cluj-Napoca, jud. Cluj



A. Date referitoare la teren

Nr. parcela	Categorie de folosinta	Suprafata (mp)	Observatii
1	Cc	1189005	Teren intravilan suprapus la % ca grup de terenuri la % N, E si % ca grup din planul de amenajare
2	A	706175	Teren intravilan neocupat.
3	A	20188	Teren intravilan neocupat.
Total		1916068	

B. Date referitoare la constructii

Cod	Descriere	Suprafata constructii in sol (mp)	Mentiiuni
C1	CIE	14	Punct de control P. SC-17mp
C2	CIE	14	Magazin P. SC-17mp
C3	CIE	14	Magazin P. SC-17mp
C4	CIE	14	Magazin P. SC-17mp
C5	CIE	14	Magazin P. SC-17mp
C6	CIE	14	Magazin P. SC-17mp
C7	CIE	14	Magazin P. SC-17mp
C8	CIE	14	Magazin P. SC-17mp
C9	CIE	2010	Magazin P. SC-2010mp
C10	CIE	2010	Magazin P. SC-2010mp
C11	CIE	2010	Magazin P. SC-2010mp
C12	CIE	2010	Magazin P. SC-2010mp
C13	CIE	2010	Magazin P. SC-2010mp
C14	CIE	2010	Magazin P. SC-2010mp
C15	CIE	2010	Magazin P. SC-2010mp
C16	CIE	44663	Platforma de autoturisme necupata si suprafata handling autoturisme, P. SC-44663mp
Total		11830	

Suprafata din act (mp) = 1916068
Suprafata totala masurata a imobilului (mp) = 1916068

Confirma documentul este corect si complet. Autentificat in sistemul de documente cadastrale al Ministerului de Interne si Relatii Externe din Romania.

Inspector: Confirma introducerea imobilului in baza de date integrata si atribuirea numerului cadastral.

Date:

Stampila BCPI