PLAN URBANISTIC GENERAL

ACTUALIZARE PLAN URBANISTIC GENERAL
COMUNA ALUNIS, JUDETUL PRAHOVA

REGLEMENTARI URBANISTICE - ZONIFICARE

4 PUG

BILANT FUNCTIONAL INTRAVILAN PROPUS		
ZONA FUNCTIONALA	ha	%
INSTITUTII PUBLICE	5.03	0.67
COMERT SI SERVICII	1.97	0.26
LOCUINTE SI FUNCTIUNI COMPLEMENTARE	534.25	71.20
ZONA MIXTA LOCUINTE SI COMERT, SERVICII	139.61	18.61
UNITATI AGRO-ZOOTEHNICE	0.00	0.00
UNITATI INDUSTRIALE SI DEPOZITARE	0.00	0.00
CONSTRUCTII AFERENTE LUCRARILOR TEHNICO-EDILITARE	0.00	0.00
GOSPODARIE COMUNALA / CIMITIRE	0.53	0.07
SPATII PLANTATE, DE PROTECTIE, AGREMENT, SPORT	7.52	1.00
CAI DE COMUNICATIE RUTIERA SI AMENAJARI AFERENTE	41.27	5.50
TERENURI NEPRODUCTIVE	0.00	0.00
TERENURI AFLATE PERMANENT SUB APE	20.16	2.69
TOTAL	**750.34**	**100.00**

Suprafata intravilan existent	**717.417** ha
Suprafata de teren ce se exclude din intravilan	**100.721** ha
Suprafata de teren ce se introduce in intravilan	**133.645** ha
Suprafata intravilan propus	**750.341** ha

I. LIMITE
- LIMITA TERITORIU ADMINISTRATIV
- LIMITA INTRAVILAN PROPUS
- ZRS07 - LIMITA ZONA CENTRALA

II. ZONIFICARE FUNCTIONALA
- ZF07 - ZONA CENTRALA
- ZF09 - ZONA INSTITUTII PUBLICE
- ZF09 - REZERVA TEREN PENTRU UTILITATE PUBLICA
- ZF10 - ZONA COMERT SI SERVICII
- ZF11 - ZONA LOCUINTE SI FUNCTIUNI COMPLEMENTARE
- ZF08 - ZONA MIXTA - LOCUINTE / COMERT, SERVICII
- ZF13 - ZONA GOSPODARIE COMUNALA, CIMITIRE
- ZF11 - ZONA SPATII VERZI, SPORT, AGREMENT
- ZF01 - ZONA AFLATA PERMANENT SUB APE
- ZF17 - ZONA TERENURI NEPRODUCTIVE
- ZF02 - ZONA FOND FORESTIER

III. CAI DE COMUNICATIE
- DRUM JUDETEAN
- DRUM LOCAL
- STRAZI PROPUSE PE TRASEE NOI

IV. ECHIPARE EDILITARA
- LINIE ELECTRICA AERIANA 20 KV
- POST DE TRANSFORMARE

V. OBIECTIVE CU VALOARE DE PATRIMONIU
- MONUMENTE ISTORICE CLASA B
- CLADIRI CU VALOARE ARHITECTURALA / ISTORICA
- CLADIRI PROPUSE PENTRU CLASARE
- SITURI ARHEOLOGICE - ZPCPA (zone protejate care cuprind patrimoniu arheologic) - cf. Studiu Arheologic

VI. ZONE DE PROTECTIE / INTERDICTIE / RESTRICTIE
- ZRS04 - ZONA REZERVATIE NATURALA "VALEA CIRESULUI"
- ZRS04 - ZONA NATURALA PROTEJATA "VALEA CARPINOASA"
- ZRS05 - ZONA PROTECTIE MONUMENTE
- ZRS05 - ZONA DE PROTECTIE SITURI ARHEOLOGICE
- ZRS06 - ZONA CU RISC DE ALUNECARI DE TEREN
- ZRS09 - ZONA CU RISC MARE DE INUNDABILITATE
- ZRS09 - ZONA CU RISC MEDIU DE INUNDABILITATE
- ZRS09 - ZONA CU RISC MEDIU DE INUNDABILITATE
- ZRS09 - ZONA CU RISC DE INUNDABILITATE - PRECIPITATII EXTREME
- ZRS14 - ZONA DE PROTECTIE DJ - 24 m din ax
- ZRS19 - ZONA DE PROTECTIE FATA DE CONSTRUCTII SI CULOARE TEHNICE
- ZRS29 - ZONA DE 50 m FATA DE LIZIERA PADURILOR cf. art. 37 alin. 11 - Legea 36/2008 Codul Silvic
- ZRS34 - PERDELE DE PROTECTIE
- ZRS32 - ZONE CONSTRUITE PROTEJATE
- ZRS30 - RESTRICTIE DE CONSTRUIRE PANA LA APROBARE PUZ
- ZID DE SPRIJIN

U.A.T. BREBU

TRUP 3
s = 11.69 ha

TRUP 1
SAT ALUNIS
s = 627.12 ha

ZONA NATURALA PROTEJATA - REZERVATIA HIDROLOGICA "VALEA CARPINOASA (3 IZVOARE SULFUROASE

ZONA NATURALA PROTEJATA - REZERVATIA NATURALA "CHIOAIA - VALEA CIRESULUI" CE CUPRINDE O PADURE SECULARA DE STEJAR FOIOASE

Statie pluviometrica Pietriceaua

Limita teritoriu administrativ DJ 214 Km 12+650

Limita intravilan propus DJ 214 Km 12+650

DJ 214

Parau Alunis

Punct alunecare MITURCA
Punct alunecare MITURCA
Punct alunecare CARPINOASA 2
Punct alunecare CARPINOASA 1
Punct alunecare GUMBRAVOARA
Punct alunecare FLOAREA MATEI 2
Punct alunecare FLOAREA MATEI
Punct alunecare LEONTE
Punct alunecare TISA 1
Punct alunecare TISA 2
Punct alunecare TISA 3
Punct alunecare DINTEANU
Punct alunecare PASCU AURINA

I1 I5 10 9 8

TOPONIMII	
Nr. crt.	DENUMIRE
1	PRIMARIE SI CONSILIUL LOCAL
2	POLITIA COMUNITARA
3	SCOALA
4	SCOALA NR.2, GRADINITA NR.2 ALUNIS
5	BISERICA SF PARASCHEVA + CIMITIR ALUNIS
6	CAMIN CULTURAL
7	OFICIUL POSTAL + POLITIA ALUNIS
8	BISERICA SFINTII 3 IERARHI + CIMITIR
9	FARMACIE
10	PENSIUNE
11	TARGUL ALUNIS
12	STADIONUL GHEORGHE MAFTEI
13	SCOALA
14	BISERICA
15	BRUTARIE
16	CENTRU MEDICAL ALUNIS
17	SERVICII FUNERARE
18	GRADINITA OSTROVU
19	ATELIER SCOALA
20	MAGAZIN MIXT
21	FRIZERIE
22	PENSIUNE
23	CIMITIR
24	DEPOZIT MATERIALE
25	LOC DE JOACA
26	TEREN SPORT
27	BIROU COOPERATIE

LISTA MONUMENTE ISTORICE COMUNA ALUNIS
M1. PH-II-m-B-16307 - Casa "Dumitru Popa" sat Alunis, nr. 70, sfarsit sec. XIX
M2. PH-II-m-B-16308 - Casa "Ion Visan" sat Alunis, nr. 215, inceput sec. XX
M3. PH-II-m-B-16309 - Pravalie si Carciuma, sat Alunis, nr. 361, sf. sec. XIX
M4. PH-II-m-B-16564 - Casa "Maria Batanoiu" sat Ostrovu, nr. 102, 1910
M5. PH-II-m-B-16565 - Casa "Mihai Trandafir", sat Ostrovu, nr. 179, inceput sec. XIX
M6. PH-II-m-B-16566 - Casa "Mihai Petrche", sat Ostrovu, nr. 180, sfarsit sec. XIX
M7. PH-II-m-B-16567 - Casa "Ioana D. Craciun" sat Ostrovu, nr. 267, inceputul sec. XIX
M8. PH-II-m-B-16568 - Casa "Constantin Savu" sat Ostrovu, nr. 275, inceputul sec. XX
M9. PH-II-m-B-16310 - Salon de dans "Anghel Nicolae" nr. 361, 1920 - - mutat la Muzeul Satului Bucuresti in 2013

Comuna ALUNIS - SITURI ARHEOLOGICE PROPUSE
Situri arheologice: tabele de coordonate stereo 70

1 - Sit arheologic de la Ostrovu - LA LIVEZI

Punctul	Coordonate stereo 70 X	Y
1	569791.408	413482.275
2	569818.864	413474.839
3	569836.310	413449.385
4	569843.459	413433.656
5	569840.313	413428.508
6	569816.862	413421.358
7	569802.276	413403.626
8	569782.542	413394.188
9	569749.081	413441.949
10	569726.488	413435.944
11	569720.196	413455.677
12	569744.408	413482.275

2 - Sit arheologic de la Ostrovu - PE TERASA

Punctul	Coordonate stereo 70 X	Y
1	571100.806	411563.010
2	571043.469	411546.402
3	571014.998	411531.771
4	571016.184	411528.212
5	570966.361	411510.418
6	570953.707	411501.719
7	570952.125	411494.997
8	570954.849	411466.746
9	570958.364	411467.800
10	570985.868	411432.783
11	571007.221	411407.475
12	571022.248	411395.613
13	571070.094	411372.678
14	571075.630	411378.841
15	571085.120	411392.845
16	570967.488	411412.221
17	571098.960	411433.574
18	571104.496	411451.368
19	571103.310	411464.812
20	571108.451	411477.861
21	571113.987	411487.747
22	571077.393	411511.077
23	571114.382	411527.685
24	571116.359	411545.084
25	571100.809	411563.010

3 - Sit arheologic de la Ostrovu - LA POD

Punctul	Coordonate stereo 70 X	Y
1	570473.914	411308.545
2	570466.796	411288.773
3	570448.211	411242.508
4	570412.623	411096.991
5	570451.375	411087.886
6	570551.813	411102.923
7	570596.101	411100.550
8	570641.575	411108.063
9	570719.870	411097.782
10	570768.495	411100.155
11	570758.621	411117.158
12	570771.670	411138.511
13	570783.138	411163.027
14	570809.631	411197.825
15	570817.145	411203.361
16	570842.452	411290.355
17	570805.677	411298.659
18	570796.488	411279.283
19	570779.974	411267.025
20	570763.762	411271.374
21	570756.249	411266.234
22	570748.736	411255.953
23	570728.174	411261.093
24	570602.823	411263.861
25	570565.298	411284.028
26	570542.323	411286.005
27	570500.012	411296.286
28	570473.914	411308.545

Comuna ALUNIS - SITURI ARHEOLOGICE PROPUSE
Situri arheologice: tabele de coordonate stereo 70

4 - Sit arheologic de la Alunis - LA TARG

Punctul	Coordonate stereo 70 X	Y
1	570548.295	411382.447
2	570654.665	411835.163
3	570651.897	411821.718
4	570626.590	411800.365
5	570587.443	411731.165
6	570572.417	411671.060
7	570517.848	411683.319
8	570487.795	411695.972
9	570478.700	411701.904
10	570493.841	411724.443
11	570457.347	411736.701
12	570548.295	411382.447

5 - Sit arheologic de la Alunis - LA BISERICA

Punctul	Coordonate stereo 70 X	Y
1	570028.564	411336.521
2	570039.241	411327.822
3	570047.545	411302.514
4	570059.803	411330.985
5	570050.624	411342.057
6	570130.189	411344.034
7	570217.974	411343.243
8	570246.049	411338.217
9	570281.242	411309.237
10	570341.347	411291.047
11	570386.821	411287.488
12	570389.985	411345.220
13	570427.177	411367.591
14	570428.736	411395.044
15	570456.812	411404.139
16	570467.488	411412.443
17	570456.959	411467.803
18	570525.616	411551.238
19	570484.492	411557.565
20	570396.311	411552.029
21	570393.939	411544.911
22	570113.196	411545.957
23	570374.563	411530.676
24	570370.609	411528.303
25	570369.027	411517.291
26	570363.096	411515.649
27	570360.328	411507.741
28	570364.282	411484.411
29	570330.671	411481.476
30	570303.782	411451.195
31	570280.451	411452.777
32	570270.566	411456.335
33	570240.909	411498.251
34	570227.069	411515.649
35	570223.510	411528.140
36	570204.329	411538.189
37	570177.245	411549.656
38	570164.591	411556.568
39	570132.166	411562.705
40	570098.950	411567.055
41	570097.369	411583.496
42	570055.849	411557.169
43	570027.774	411551.633
44	569997.721	411530.676
45	569991.790	411499.832
46	569980.858	411500.228
47	569987.045	411416.002
48	570001.280	411416.002
49	570006.816	411388.322
50	570028.564	411336.521

Comuna ALUNIS - SITURI ARHEOLOGICE PROPUSE
Situri arheologice: tabele de coordonate stereo 70

9 - Sit arheologic de la Alunis - VATRA SATULUI

Punctul	Coordonate stereo 70 X	Y
1	569894.762	411244.634
2	569889.507	411243.447
3	569912.556	411201.532
4	569898.321	411154.476
5	569878.945	411162.780
6	569859.173	411161.594
7	569854.033	411155.267
8	569849.683	411161.989
9	569840.588	411155.267
10	569848.892	411148.545
11	569867.477	411113.189
12	569849.288	411112.957
13	569846.124	411098.326
14	569838.216	411084.486
15	569840.193	411078.950
16	569828.330	411074.996
17	569841.379	411048.502
18	569838.216	411042.966
19	569840.193	411016.868
20	569847.311	411008.959
21	569861.941	410997.887
22	569870.641	410980.093
23	569873.804	410961.903
24	569873.409	410942.923
25	569827.935	410945.691
26	569792.742	410954.390
27	569734.219	410991.165
28	569729.078	411020.427
29	569720.379	411020.031
30	569706.539	411108.211
31	569702.980	411106.630
32	569703.375	411111.375
33	569695.467	411110.189
34	569702.980	411149.336
35	569700.212	411170.293
36	569725.519	411192.437
37	569750.712	411213.395
38	569794.323	411223.281
39	569848.497	411231.980
40	569876.177	411237.121
41	569894.762	411244.634

7 - Sit arheologic de la Alunis - PE DEAL

Punctul	Coordonate stereo 70 X	Y
1	568832.331	411425.252
2	568847.346	411435.977
3	568851.207	411431.687
4	568868.796	411435.977
5	568894.964	411433.403
6	568897.109	411421.820
7	568894.964	411403.374
8	568902.686	411402.845
9	568904.402	411396.643
10	568969.180	411367.767
11	568968.913	411342.886
12	568976.473	411305.134
13	568961.029	411238.641
14	568940.008	411243.788
15	568912.124	411237.354
16	568884.106	411237.354
17	568872.228	411244.218
18	568855.926	411254.084
19	568848.204	411264.809
20	568843.056	411279.395
21	568839.195	411296.126
22	568832.331	411425.252

Comuna ALUNIS - SITURI ARHEOLOGICE PROPUSE
Situri arheologice: tabele de coordonate stereo 70

8 - Sit arheologic de la Alunis - LA PODET

Punctul	Coordonate stereo 70 X	Y
1	567521.933	412148.891
2	567526.282	412147.309
3	567534.191	412111.720
4	567542.495	412091.949
5	567546.054	412093.926
6	567553.171	412084.041
7	567546.845	412080.482
8	567567.011	412061.501
9	567580.060	412042.521
10	567597.459	412040.544
11	567619.603	412036.589
12	567635.420	412030.263
13	567648.469	412016.423
14	567654.005	412004.955
15	567654.401	412000.210
16	567645.306	411992.697
17	567572.943	411868.533
18	567569.779	411857.461
19	567514.420	411883.164
20	567508.894	411884.350
21	567508.093	411868.533
22	567458.664	411875.255
23	567471.713	411938.523
24	567462.619	411940.896
25	567466.177	411967.390
26	567466.573	412000.210
27	567467.364	412018.795
28	567457.083	412018.400
29	567451.151	412028.681
30	567432.171	412073.760
31	567413.213	412106.580
32	567434.543	412108.952
33	567462.619	412115.279
34	567472.900	412131.096
35	567493.462	412135.051
36	567508.093	412135.051
37	567521.933	412148.891

9 - Sit arheologic de la Alunis - IN PADURE

Punctul	Coordonate stereo 70 X	Y
1	565901.119	411879.630
2	565904.678	411796.590
3	566008.437	411793.822
4	566100.810	411827.038
5	566228.928	411840.482
6	566262.539	411842.459
7	566268.242	411842.064
8	566283.892	411874.137
9	566223.787	411954.761
10	566217.065	411954.365
11	566189.385	411958.320
12	566171.591	411961.878
13	566157.751	411957.924
14	566145.888	411937.757
15	566127.699	411913.636
16	566113.859	411885.166
17	566103.578	411869.349
18	566062.849	411862.231
19	566027.656	411880.816
20	566007.884	411895.447
21	566002.744	411911.264
22	565999.580	411915.613
23	565994.440	411917.591
24	565988.508	411914.427
25	565957.665	411896.633
26	565934.335	411887.934
27	565901.119	411879.630

Comuna ALUNIS - SITURI ARHEOLOGICE PROPUSE
Situri arheologice: tabele de coordonate stereo 70

10 - Sit arheologic de la Alunis - LA LIVADA

Punctul	Coordonate stereo 70 X	Y
1	565238.943	412164.689
2	565218.183	412164.689
3	565203.354	412159.944
4	565200.320	412017.590
5	565195.056	411932.771
6	565247.247	411925.060
7	565298.850	411952.345
8	565305.561	412030.639
9	565285.801	412030.639
10	565282.242	412081.056
11	565273.345	412082.243
12	565267.413	412118.052
13	565240.129	412133.846
14	565238.943	412164.689

11 - Sit arheologic de la Alunis - LA STANA

Punctul	Coordonate stereo 70 X	Y
1	565986.185	412551.476
2	566018.610	412551.872
3	566044.313	412555.826
4	566081.878	412555.826
5	566111.140	412551.476
6	566123.398	412530.519
7	566145.938	412505.607
8	566149.496	412468.437
9	566151.474	412422.963
10	566153.055	412405.168
11	566155.428	412391.724
12	566152.660	412372.348
13	566144.356	412360.881
14	566116.853	412343.877
15	566090.973	412335.178
16	566071.202	412335.969
17	566034.823	412380.652
18	566020.983	412392.910
19	565990.930	412418.218
20	565979.858	412433.244
21	565973.927	412464.878
22	565974.718	412515.886
23	565978.672	412538.427
24	565986.185	412551.476

Comuna ALUNIS - SITURI ARHEOLOGICE PROPUSE
Situri arheologice: tabele de coordonate stereo 70

12 - Sit arheologic de la Alunis - LA DEAL

Punctul	Coordonate stereo 70 X	Y
1	565950.164	412407.914
2	565934.909	412458.331
3	565924.306	412484.429
4	565901.081	412511.320
5	565899.635	412555.606
6	565735.817	412533.066
7	565761.322	412522.983
8	565807.587	412511.120
9	565784.454	412436.978
10	565774.371	412422.742
11	565831.905	412381.816
12	565894.621	412346.227
13	565827.160	412332.585
14	565805.214	412308.859
15	565806.773	412296.369
16	565805.807	412295.810
17	565833.685	412275.643
18	565856.224	412240.055
19	565841.396	412223.447
20	565836.651	412231.751
21	565817.670	412220.481
22	565811.739	412226.413
23	565793.398	412202.687
24	565791.915	412177.182
25	565754.797	412161.761
26	565718.023	412127.952
27	565688.959	412091.177
28	565652.777	412124.986
29	565650.688	412138.452
30	565931.795	412310.639
31	565913.213	412309.452
32	565410.776	412352.752
33	565425.604	412349.786
34	565431.536	412360.483
35	565430.943	412389.360
36	565441.026	412374.105
37	565443.992	412389.953
38	565456.448	412401.982
39	565474.635	412397.237
40	565476.021	412403.762
41	565489.663	412454.355
42	565500.933	412372.918
43	565518.727	412388.340
44	565526.438	412371.732
45	565531.183	412351.565
46	565581.600	412354.531
47	565586.345	412313.011
48	565619.561	412315.384
49	565623.713	412307.080
50	565623.777	412327.247
51	565667.012	412336.144
52	565669.385	412331.399
53	565677.680	412338.737
54	565684.807	412334.958
55	565704.380	412354.531
56	565671.758	412371.139
57	565646.253	412378.257
58	565623.713	412383.002
59	565588.125	412392.492
60	565560.840	412400.203
61	565553.164	412407.914

Comuna ALUNIS - SITURI ARHEOLOGICE PROPUSE
Situri arheologice: tabele de coordonate stereo 70

13 - Sit arheologic de la Alunis - VALEA MARE

Punctul	Coordonate stereo 70 X	Y
1	570140.918	410922.460
2	570213.281	410893.989
3	570250.056	410870.856
4	570276.154	410818.067
5	570299.880	410747.483
6	570328.351	410673.341
7	570315.654	410625.889
8	570166.423	410686.390
9	570148.629	410704.777
10	570131.345	410771.209
11	570099.398	410793.155
12	570082.790	410802.645
13	570080.418	410854.842
14	570105.923	410908.817
15	570140.918	410922.460

14 - Sit arheologic de la Alunis - MARGHIOALA

Punctul	Coordonate stereo 70 X	Y
1	569728.093	410886.278
2	569746.480	410871.450
3	569817.064	410773.581
4	569835.451	410715.454
5	569756.553	410646.649
6	569738.176	410638.939
7	569703.181	410644.277
8	569677.092	410660.292
9	569666.406	410723.758
10	569643.867	410819.253
11	569650.171	410837.641
12	569675.303	410862.582
13	569691.314	410873.822
14	569728.093	410886.278

15 - Sit arheologic de la Alunis - LA PATUNE

Punctul	Coordonate stereo 70 X	Y
1	566653.303	412394.294
2	566651.458	412410.697
3	566654.621	412444.118
4	566655.676	412459.935
5	566672.547	412497.369
6	566689.155	412500.269
7	566711.299	412501.059
8	566718.417	412493.942
9	566722.635	412492.096
10	566737.134	412488.634
11	566747.942	412459.408
12	566754.533	412434.628
13	566757.169	412395.349
14	566758.223	412353.961
15	566754.269	412346.843
16	566753.478	412342.889
17	566740.034	412333.662
18	566708.927	412344.207
19	566677.293	412362.660
20	566663.564	412378.214
21	566653.303	412394.294

NOTA:
I. Pentru zonele cu risc la alunecari de teren, zonele improprii de construit si zonele inundabile stabilite prin studiile de specialitate (studiile de fundamentare) si preluate in prezenta documentatie se instituie in conformitate cu Art. 10 al Regulamentului General de Urbanism interdictie de construire, exceptie facand constructiile si amenajarile care au drept scop limitarea efectelor riscurilor existente.
Interdictia de construire poate fi ridicata doar in umatoarele situatii:
1.Daca au fost realizate lucrari de interventie specifice, realizate in baza unor proiecte de specialitate care au dus la inlaturarea riscurilor naturale existente.
2.Daca au fost efectuate investigatii geotehnice si hidrogeologice de mare detaliu care au schimbat incadrarea zonei de risc pentru terenul respectiv, deoarece informatiile preluate din studiile de fundamentare sunt generale si orientative, obtinute pe baza unei prospectiuni preliminare.

	Nume	Semnatura	Cerinta	Referat/Expertiza nr. data
Verificator/ Expert				

ZAB TEN CONSULTING
CUI : RO 31744590; J 29 / 877 / 2013
PUCHENII MARI NR. 550

Beneficiar:
COMUNA ALUNIS
JUDETUL PRAHOVA

Proiect nr.: 11 / 2024

	Nume/ Titlu	Semnatura	Scara: 1/ 5000
Calitate:			
Sef proiect:	Urb. Vladimir Cazan		
Proiectat:	Urb. Vladimir Cazan		
	Des. Mihai M.		Data: 07.2026
Desenat :	Des. Mihai M.		

Denumire proiect:
ACTUALIZARE PLAN URBANISTIC GENERAL COMUNA ALUNIS, JUDETUL PRAHOVA

FAZA: PUG

Denumire plansa: REGLEMENTARI URBANISTICE - ZONIFICARE

Plansa nr. 4a