



**LEGENDA:**

**DELIMITARE**

- ZONA STUDIATA 9.500 mp
- INCINTA CU PROPUNERI 1.796 mp

**ZONIFICARE**

- ZONA CURTI CONSTRUCTII
- CAI DE COMUNICATIE RUTIERA
- TROTUARE

**PROBUS**

- CONSTRUCTII LOCUINTE COLECTIVE TIP CONDOMINIU - EDIFICABIL
- CAROSABIL IN INCINTA / PIETONAL / PLATFORMA
- SPATIU VERDE
- PARCARI DALE INIERBATE
- SPATIU VERDE COMPACT
- PLATFORMA PENTRU PUBELE

Parcela (CF354181)

| Nr. Pct. | Coordonate pct.de contur |            | Lungimi laturi D(i,i+1) |
|----------|--------------------------|------------|-------------------------|
|          | X [m]                    | Y [m]      |                         |
| 703      | 523901.630               | 216293.108 | 0.411                   |
| 704      | 523901.233               | 216293.213 | 23.875                  |
| 705      | 523895.885               | 216269.949 | 72.391                  |
| 706      | 523966.442               | 216253.845 | 5.512                   |
| 707      | 523971.816               | 216252.621 | 0.567                   |
| 708      | 523971.893               | 216253.183 | 15.740                  |
| 709      | 523974.016               | 216268.779 | 6.969                   |
| 710      | 523974.781               | 216275.706 | 15.869                  |
| 711      | 523959.306               | 216279.221 | 9.286                   |
| 712      | 523950.251               | 216281.278 | 14.705                  |
| 713      | 523935.984               | 216284.881 | 11.306                  |
| 714      | 523924.964               | 216287.365 | 4.827                   |
| 715      | 523920.252               | 216288.413 | 19.205                  |

S(CF354181)=1795.61mp P=200.663m

**INDICI URBANISTICI PROBUS:**

- P.O.T. maxim: 40%
- C.U.T. maxim: 0.9
- H max.: 8,00 m
- Spatiu verde: min. 20%
- Regim de inaltime: P+1E

**BILANT TERITORIAL ZONA STUDIATA**

|                              | Existent      |               | Propus        |               |
|------------------------------|---------------|---------------|---------------|---------------|
|                              | Suprafata(mp) | Procent(%)    | Suprafata(mp) | Procent(%)    |
| Zona curti constructii       | 8 640         | 90.9          | 8 497         | 89.44         |
| Zona locuinte colective      | 0             | 0             | 0             | 0             |
| Cai de comunicatie           | 530           | 5.6           | 793           | 8.35          |
| Platforme, parcaje, trotuare | 330           | 3.5           | 210           | 2.21          |
| Spatii verzi                 | 0             | 0             | 0             | 0             |
| <b>TOTAL:</b>                | <b>9 500</b>  | <b>100,00</b> | <b>9 500</b>  | <b>100,00</b> |

**BILANT TERITORIAL ZONA INCINTA PROPUNERI**

|   | Existent      |               | Propus        |               |
|---|---------------|---------------|---------------|---------------|
|   | Suprafata(mp) | Procent(%)    | Suprafata(mp) | Procent(%)    |
| Curti constructii(locuințe colective)                         | 1796          | 100,0         | 630           | 35.2          |
| Carosabil / pietonal / platforma                              | 0             | 0             | 473           | 26.3          |
| Spatii verzi / loc de joaca (din care dale inierbate parcaje) | 0             | 0             | 692 (210)     | 38.5 (11.6)   |
| <b>TOTAL:</b>   | <b>1796</b>   | <b>100,00</b> | <b>1796</b>   | <b>100,00</b> |

|  |                        |                |   |              |   |
|--|------------------------|----------------|---|--------------|---|
| <p><b>STACONS</b><br/>proiectare &amp; consultanta</p> <p><small>bulevardul Decembrie 1989 nr. 6 Arad CP 310133<br/>tel: 0257/210265<br/>fax: 0257/210269<br/>stacons_arad@stacons.ro<br/>www.stacons.ro</small></p> | <p>ISO 9001 : 2015</p> | Beneficiar:    | <b>SC BENILA GROUP SRL</b>  | Nr. proiect: | 45/2021                                       |
|  |                        | Titlu proiect: | ELABORARE P.U.Z. SI R.L.U. AFERENT: CONSTRUIRE LOCUINTE COLECTIVE | Faza:        | S.O.  |
| SPECIFICATIE   | NUME                   | SEMNTATURA     | Scara:  | Format:      |   |
| SEF PROIECT  | arh.Crainic Dorin Paul |                | 1:500   | A3           |   |
| PROIECTAT  | arh.stag.Zubcu Mihai   |                | Data:   |              | Titlu plansa: <b>REGLEMENTARI URBANISTICE</b> |
| DESENAT  | arh.stag.Zubcu Mihai   |                | ian.2022  |              | Plansa nr.: 02 URB                            |