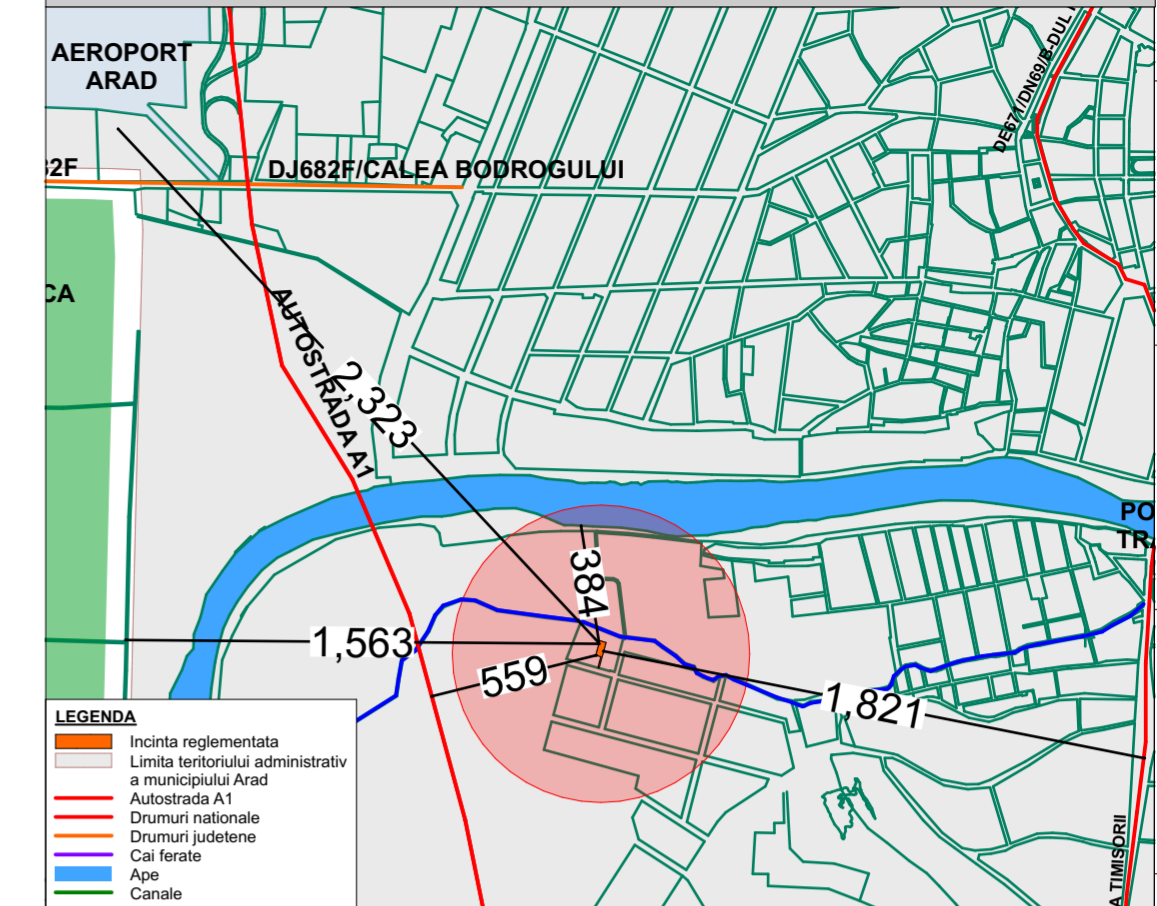


# INCADRARE IN ZONA sc: 1:25000



- LEGENDA**
- Incinta reglementata
  - Limita teritoriului administrativ a municipiului Arad
  - Autostrada A1
  - Drumuri nationale
  - Drumuri judetene
  - Cai ferate
  - Ape
  - Canale

### LIMITE

- LIMITA ZONEI STUDIATE
- LIMITA INCINTE REGLEMENTATE
- LIMITA PARCELEL EXISTENTE
- LIMITA PARCELEL EXISTENTE

### ZONIFICARE FUNCTIONALA

- ZONA INTRAVILAN ARABII / INTRAVILAN CURTI CONSTRUCTII
- ZONA CONSTRUCTII EXISTENTE
- CIRCULATII PIETONALE - TROTUAR
- CIRCULATII CAROSABILE - STRAZI
- CIRCULATII CAROSABILE - PLATFORME CIRCULATII, PARCARI
- CIRCULATII PIETONALE
- SPATII VERZI AMENAJATE
- CANALUL TIGANCA
- ZONA EDIFICABILA LOCUINTA
- ZONA EDIFICABILA GARAJE/ CARPORT/ PARCARI

### ZONE DE PROTECTIE / INTERDICTIE

- ZONA PROTECTIE CANAL - 2.5 m. din taluz
- ZONA PROTECTIE LEZ - 18.5 m. din ax

### RETELE EDILITARE EXISTENTE

- HIDRANTI EXISTENTI
- LEA - LINIE ELECTRICA AERIANA DE INALTA SI MEDIE TENSIUINE
- GAZ - RETEA DE GAZE NATURALE
- CM - RETEA DE CANALIZARE MENAJERA

| INCINTA REGLEMENTATA                              |                 |             |                 |               |
|---|-----------------|-------------|-----------------|---------------|
| DESTINATIE TEREN                                  | EXISTENT        |             | PROPOS          |               |
|   | mp              | %           | mp              | %             |
| TEREN CURTI CONSTRUCTII                           | 1,219.00        | 100.00      | 0.00            | 0.00          |
| LOCUINTE INDIVIDUALE din care                     | 0.00            | 0.00        | 1,219.00        | 100.00        |
| edificabil max. 40%                               | 0.00            | 0.00        | 487.60          | 40.00         |
| zona verde amenajata max. 35%/ zona protectie LEA | 0.00            | 0.00        | 455.00          | 37.33         |
| platform carosabila si alei pietonale             | 0.00            | 0.00        | 126.40          |               |
| zona construire garaje/ parcari/ carport          | 0.00            | 0.00        | 150.00          |               |
| <b>TOTAL</b>                                      | <b>1,219.00</b> | <b>0.00</b> | <b>1,219.00</b> | <b>100.00</b> |

| ZONA STUDIATA                             |                  |               |                  |               |
|---|------------------|---------------|------------------|---------------|
| DESTINATIE TEREN                          | EXISTENT         |               | PROPOS           |               |
|   | mp               | %             | mp               | %             |
| TEREN CURTI CONSTRUCTII                   | 1,219.00         | 8.48          | 0.00             | 0.00          |
| TEREN ARABIL                              | 2,610.60         | 18.15         | 2,610.60         | 18.15         |
| ZONA LOCUINTE INDIVIDUALE                 | 7,550.30         | 52.50         | 8,769.30         | 60.98         |
| CAI DE COMUNICATIE - STRADA IN LOCALITATE | 668.90           | 4.65          | 668.90           | 4.65          |
| CAI DE COMUNICATIE- ALEI PIETONALE        | 247.20           | 1.72          | 247.20           | 1.72          |
| SPATIU VERDE DE ALINIAMENT                | 607.20           | 4.22          | 607.20           | 4.22          |
| CANAL                                     | 1,477.80         | 10.28         | 1,477.80         | 10.28         |
| <b>TOTAL</b>                              | <b>14,381.00</b> | <b>100.00</b> | <b>14,381.00</b> | <b>100.00</b> |



Contur CAD.355157 :

| Nr. Pct. | Coordonata X | Coordonata Y | Distanta | Directie |
|----------|--------------|--------------|----------|----------|
| 1        | 524000.5410  | 214273.5100  | 21.525   | 118.1585 |
| 2        | 523994.4842  | 214294.1655  | 87.671   | 217.1201 |
| 3        | 523909.9638  | 214270.8719  | 3.844    | 317.0816 |
| 4        | 523910.9830  | 214267.1650  | 21.429   | 16.7062  |
| 5        | 523931.6780  | 214272.7240  | 16.782   | 17.4831  |
| 6        | 523947.8310  | 214277.2750  | 17.420   | 316.1394 |
| 7        | 523952.2160  | 214260.4160  | 15.536   | 16.1156  |
| 8        | 523967.2370  | 214264.3070  | 18.988   | 37.3703  |
| 9        | 523985.5430  | 214269.4240  | 0.000    | 0.0000   |
| 1        | 524000.5410  | 214273.5100  |          |          |

Suprafata = 0.1219 Ha. - 1218.5586 Mp.

| Lm  | Locuire regim mic de inaltime |        |       |
|---|-------------------------------|--------|-------|
|   | EXISTENT                      | PROPOS |       |
|   |                               | minim  | maxim |
| P.O.T.  | 0 %                           | 0 %    | 40 %  |
| C.U.T.  | 0,00                          | 0,00   | 1,20  |
| REGIM INALTIME max = S/D+P +2E+M                |                               |        |       |
| H max. comisa = 12 m. H max. coama = 15 m.      |                               |        |       |
| SPATII VERZI - max. 35 % in interiorul parcelei |                               |        |       |

**STUDIO M SOIMA**  
 B-DUL. REVOLUTIEI, NR. 56, MANBARDA, ARAD.  
 CUI. 36441261 J2/1045/2016  
 TEL. 0724/692511 STUDIO.M.ARAD@YAHOO.COM

SEF PROIECT: Arh. Mircea Soima  
 PROIECTAT: Arh. Mircea Soima  
 DESENAT: Arh. Mircea Soima

BENEFICIAR: DASCAL TEODOR SI DASCAL AURICA  
 DENUMIRE PROIECT: PUZ SI RLU - CONSTRUIRE LOCUINTA FAMILIALA  
 Str. Campia Turzii, Nr. 50A, CF 355157 Arad, Mun. Arad, Jud. Arad, Romania

Proiect nr: 223 / 2023  
 Faza: A.O.  
 Format: A2 (594 / 420)  
 A-03

SCARA 1:500  
 2023

**REGLEMENTARI URBANISTICE**