



| BILANT TERITORIAL                                            |                                              |                       |                |
|--------------------------------------------------------------|----------------------------------------------|-----------------------|----------------|
| INDICI URBANISTICI                                           |                                              |                       |                |
| P.O.T. max.                                                  | 50%                                          |                       |                |
| C.U.T. max.                                                  | 3.00                                         |                       |                |
| Reg. max. inaltime                                           | SID+P+1E+2E,<br>SID+P+2E+1E+M,<br>SID+P+3E+M |                       |                |
| Hmax. scara                                                  | 18 m                                         |                       |                |
| Spatii verzi                                                 | 20 %                                         |                       |                |
| ZONE FUNCTIONALE                                             |                                              |                       |                |
|                                                              | EXISTENT                                     | PROPOS                |                |
|                                                              | Suprafata (mp)                               | Procent din total (%) | Suprafata (mp) |
| TEREN ARABIL                                                 | 7275.00                                      | 88.87                 |                |
| DRUM                                                         | 820.00                                       | 10.13                 |                |
| SERVICII, SERVICII TURISTICE SI LOCUIRE COLECTIVA - U.d.V.1. |                                              |                       | 6298.22        |
| - constructii                                                |                                              |                       | 3149.11        |
| - spatii verzi                                               |                                              |                       | 1259.64        |
| - alei pietonale, auto, parcuri                              |                                              |                       | 1889.47        |
| SERVICII SI LOCUIRE COLECTIVA - U.d.V.2.                     |                                              |                       | 976.78         |
| - constructii                                                |                                              |                       | 488.39         |
| - spatii verzi                                               |                                              |                       | 195.36         |
| - alei pietonale, auto, parcuri                              |                                              |                       | 293.03         |
| TOTAL                                                        | 7275.00                                      | 100.00                | 7275.00        |
| TOTAL STUDIAT                                                | 8095.00                                      | 100.00                | 8095.00        |
| SUPRAFATA CONSTRUIBILA MAXIMA                                |                                              |                       | 3637.50        |
| SUPRAFATA SPATII VERZI                                       |                                              |                       | 1455.00        |
| SUPRAFATA DRUMURI, ALEI AUTO, ALEI PIETONALE, PARCARI        |                                              |                       | 2182.50        |
| TOTAL                                                        | 7275.00                                      | 100.00                | 7275.00        |

| INVENTAR DE COORDONATE                 |            |            |      |            |            |
|----------------------------------------|------------|------------|------|------------|------------|
| Sistem de proiectie: STEREOGRAFIC 1970 |            |            |      |            |            |
| Pct.                                   | N (m)      | E (m)      | Pct. | N (m)      | E (m)      |
| 1                                      | 482298.647 | 205389.804 | 12   | 482304.627 | 205570.283 |
| 2                                      | 482306.492 | 205404.521 | 13   | 482303.043 | 205571.297 |
| 3                                      | 482324.720 | 205438.750 | 14   | 482288.628 | 205544.076 |
| 4                                      | 482344.200 | 205475.588 | 15   | 482304.186 | 205535.676 |
| 5                                      | 482362.701 | 205509.754 | 16   | 482298.314 | 205507.679 |
| 6                                      | 482367.224 | 205517.507 | 17   | 482292.707 | 205482.469 |
| 7                                      | 482350.506 | 205533.947 | 18   | 482282.461 | 205463.371 |
| 8                                      | 482338.593 | 205544.593 | 19   | 482268.448 | 205438.498 |
| 9                                      | 482321.171 | 205558.107 | 20   | 482288.011 | 205428.062 |
| 10                                     | 482310.914 | 205566.026 | 21   | 482275.866 | 205402.176 |
| 11                                     | 482310.223 | 205564.460 | 22   | 482292.025 | 205393.498 |

**LEGENDA**

**SITUATIA EXISTENTA**

- Limita de proprietate teren studiat
- Limita cadastrale
- Cladiri existente
- Drum existent
- Zona verde
- LEA 20kV
- LES 20 kV
- Retea gaze naturale presiune redusa
- Retea gaze naturale presiune medie
- Retea apa existenta
- Retea canalizare existenta
- Retea subterana TELEKOM
- Cablu aerian TELEKOM

**REGLEMENTARI EXISTENTE**

- Parcela destinata locuirii
- Parcela cu constructie existenta destinata prin PUD locuirii si serviciilor
- Parcela destinata locuirii si serviciilor
- Parcela destinata activitatilor economice, mica productie, retail cash&carry, showroom
- Retragere 12 m de-o parte si cealalta fata de LEA 20 kV

**REGLEMENTARI PROPUSE**

- Zona SERVICII, SERVICII TURISTICE si LOCUIRE COLECTIVA
- Zona implantare cladiri
- Zona implantare etaje retrase

|                                                                                                    |                            |        |                                                                      |             |
|----------------------------------------------------------------------------------------------------|----------------------------|--------|----------------------------------------------------------------------|-------------|
| <b>ARHITEKT STUDIO A srl</b><br>TIMISOARA str. dr. Nicolae Paulescu nr. 1, ap. 20<br>335/3200/1994 |                            |        | PROIECT : PUZ-ZONA SERVICII, SERVICII TURISTICE SI LOCUIRE COLECTIVA | Nr. proiect |
| AMPLASAMENT : Calea Torontalului, TIMISOARA, judetul Timis                                         |                            |        | BENEFICIARI : RUSU DORICA SI STANCU SAMUEL                           | 18          |
| scara                                                                                              |                            |        | OBIECT : PUZ-ZONA SERVICII, SERVICII TURISTICE SI LOCUIRE COLECTIVA  | 4/2016      |
| sef proiect                                                                                        | arh. IONASIU ADRIAN FLORIN |        |                                                                      | faza        |
| proiectat                                                                                          | arh. CAPRARU ROXANA        | 1/500  |                                                                      | P.U.Z.      |
| desenat                                                                                            | arh. CAPRARU ROXANA        |        | PLANSĂ : PLAN REGLEMENTARI URBANISTICE                               | plansa nr.  |
| verificat                                                                                          | arh. IONASIU ADRIAN FLORIN | 7/2019 |                                                                      | U 03        |