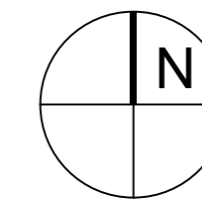
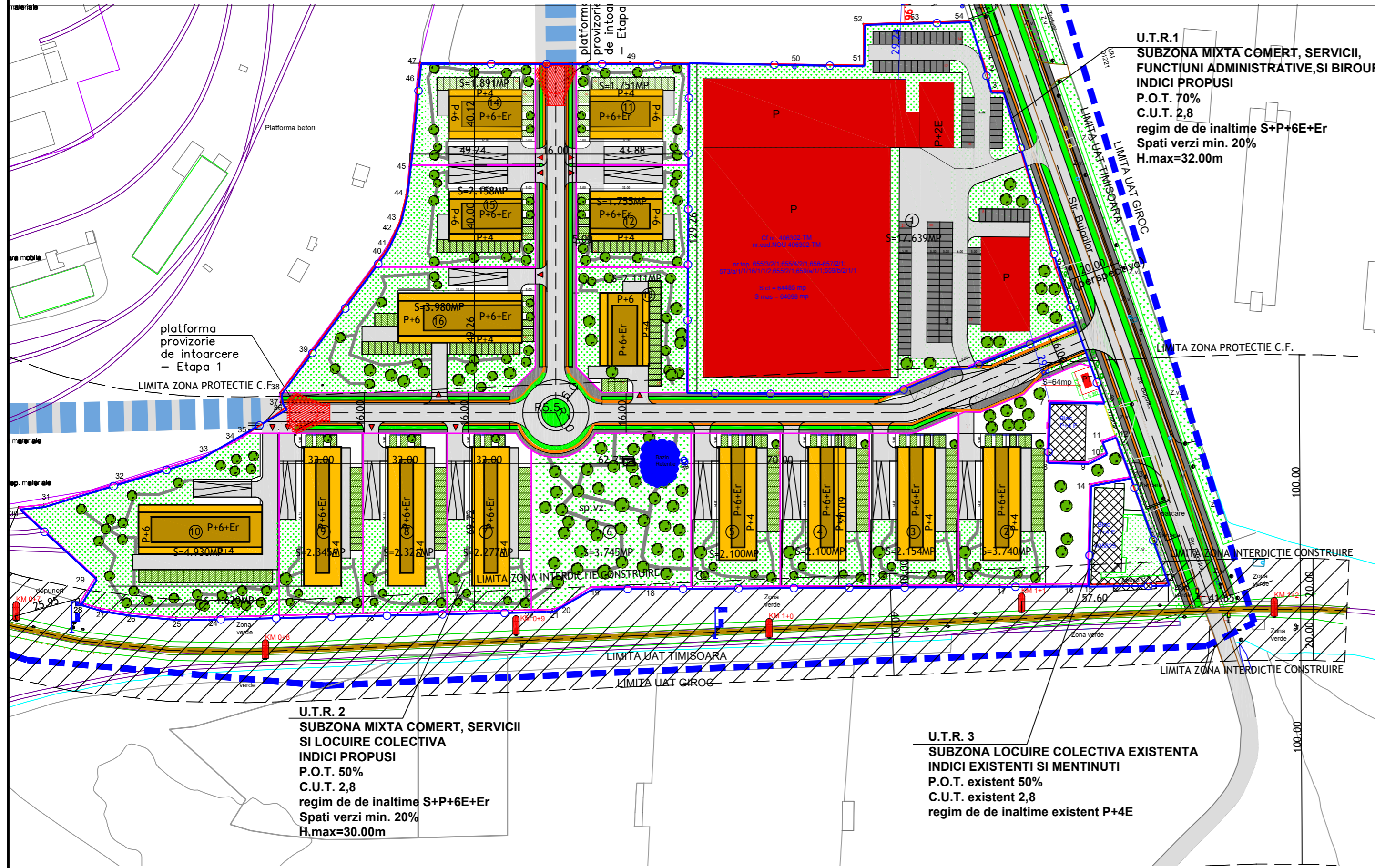


# PLAN DE SITUATIE

scara 1:1000

"DEZVOLTARE ZONA MIXTA COMERT, SERVICII, FUNCTIUNI ADMINISTRATIVE SI LOCUIRE COLECTIVA IN REGIM DE INALTIME S+P+6E+Er"

## plan urbanistic zonal



**U.T.R.1**  
SUBZONA MIXTA COMERT, SERVICII, FUNCTIUNI ADMINISTRATIVE, SI BIROURI  
INDICI PROPUȘI  
P.O.T. 70%  
C.U.T. 2,8  
regim de de inaltime S+P+6E+Er  
Spati verzi min. 20%  
H.max=32.00m

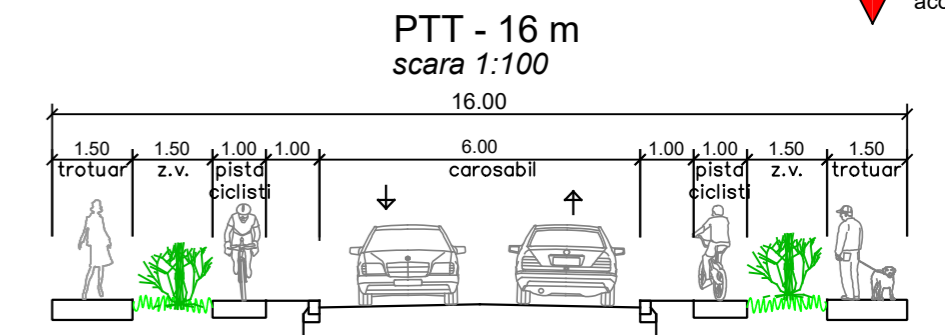
**U.T.R. 2**  
SUBZONA MIXTA COMERT, SERVICII SI LOCUIRE COLECTIVA  
INDICI PROPUȘI  
P.O.T. 50%  
C.U.T. 2,8  
regim de de inaltime S+P+6E+Er  
Spati verzi min. 20%  
H.max=30.00m

**U.T.R. 3**  
SUBZONA LOCUIRE COLECTIVA EXISTENTA  
INDICI EXISTENTI SI MENTINUTI  
P.O.T. existent 50%  
C.U.T. existent 2,8  
regim de de inaltime existent P+4E

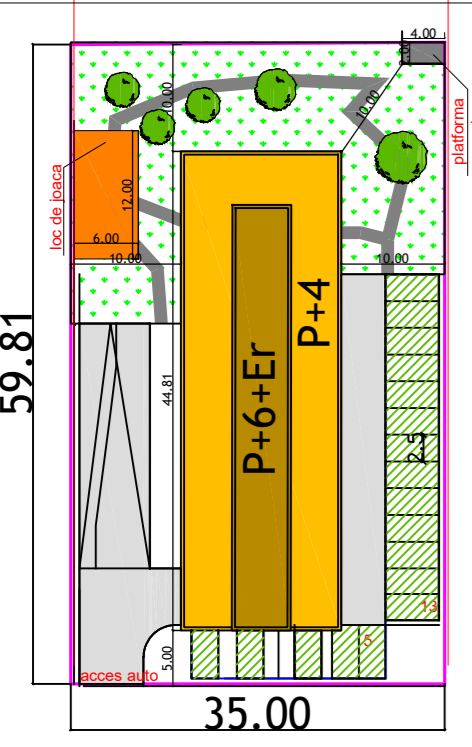
| BILANT TERITORIAL  |                       |                          |
|--|-----------------------|--------------------------|
| SUPRAFATA TEREN  | SITUATIA EXISTENTA mp | SITUATIA PROPUȘA mp      |
| Szi- subzona industrie   | 64.698,00             | -                        |
| Clădiri  | 11.242 (17,37%)       | -                        |
| platforme, parcar, aiei  | 53.456 (82,63%)       | -                        |
| spatii verzi amenajate   | 0 (0,00%)             | -                        |
| <b>UTR 1- Subzona mixta comert, servicii, functiuni administrative și birouri</b>                        | -                     | <b>17.639 mp 27,27%</b>  |
| SzI- subzona mixta comert, servicii, functiuni administrative și birouri                                 | -                     | <b>17.639 mp 100,00%</b> |
| clădiri  | 12.347 mp (70%)       | -                        |
| platforme, parcar, aiei  | 1.764 mp (10%)        | -                        |
| SzV- spatii verzi amenajate in cadrul parcelei   | 3.528 mp (20%)        | -                        |
| <b>UTR 2- Subzona mixta comert, servicii și locuire colectiva</b>  | -                     | <b>47.059 mp 72,73%</b>  |
| Szc- subzona cai de comunicatie rutiera  | 7.680,00              | 16,31%                   |
| SzL- subzona mixta comert, servicii, și locuire colectiva  | 35.634,00             | 75,72%                   |
| clădiri  | 17.743 mp             | -                        |
| platforme, parcar, aiei, locuri de joaca   | 10.645 mp             | -                        |
| SzV - subzona spatii verzi amenajate spatii verzi amenajate in cadrul parcelei spatii verzi independente | 10.843 mp 23,04%      | -                        |
|  | 7.098 mp (65,47%)     | -                        |
|  | 3.745 mp (34,53%)     | -                        |
| <b>UTR 3- Subzona locuire colectiva existenta (CF nr.405825)</b>   | 972,00                | <b>972 mp 1,49%</b>      |
| clădiri  | 486 mp (50%)          | 486 mp (50%)             |
| platforme, parcar, aiei locuri de joaca  | 486 mp (50%)          | 291 mp (30%)             |
| spatii verzi amenajate in cadrul parcelei  | -                     | 195 mp (20%)             |
| <b>TOTAL</b>   | <b>65.670,00</b>      | <b>33.480 mp 100,00%</b> |

- LIMITE SI DELIMITARI**
- Limite topo teren conform C.F.
  - Limite teren ce face obiectul PUZ
  - Limita zona studiata
  - Limita UTR
  - Limita intravilan
  - Limite parcele propuse

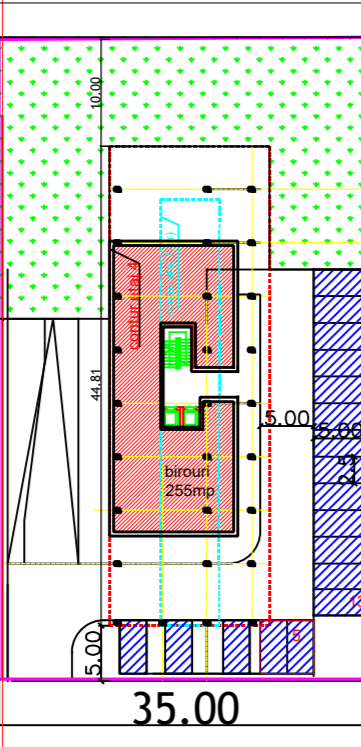
- SIMBOLURI**
- Clădiri existente
  - cf.nr.406302 Nr. Cf parcele existente
  - S=64.485mp
  - Bazin Retentie
  - DSH Decantor separator de hidrocarburi
  - platforma provizorie de intoarcere - Etapa 1
  - acces propus



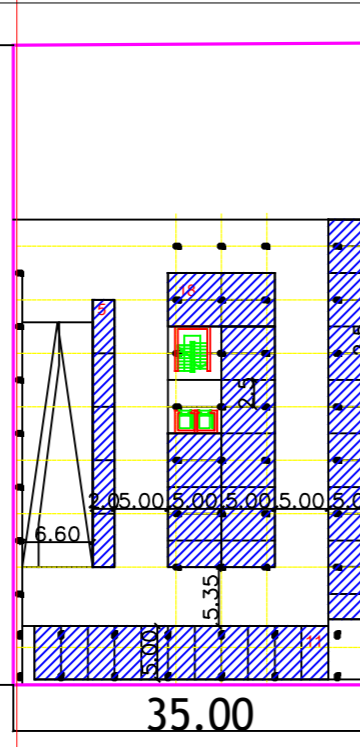
**PLAN PARCELA tip A**  
locuinte si birou  
scara 1:500



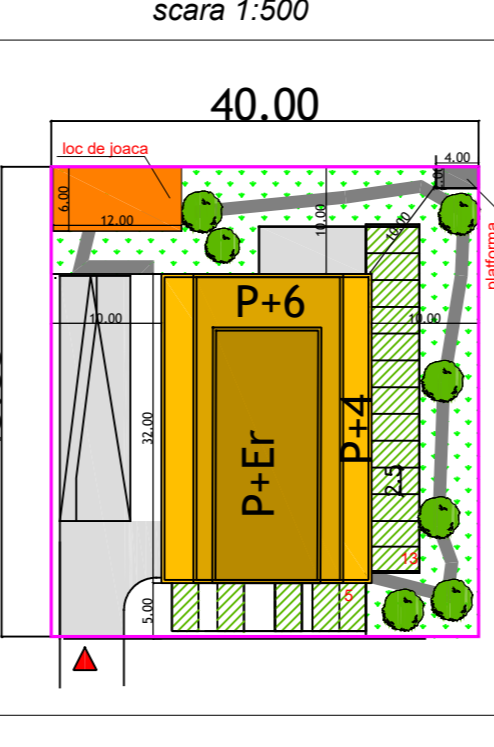
**PLAN PARTER**  
Parcela tip A  
scara 1:500



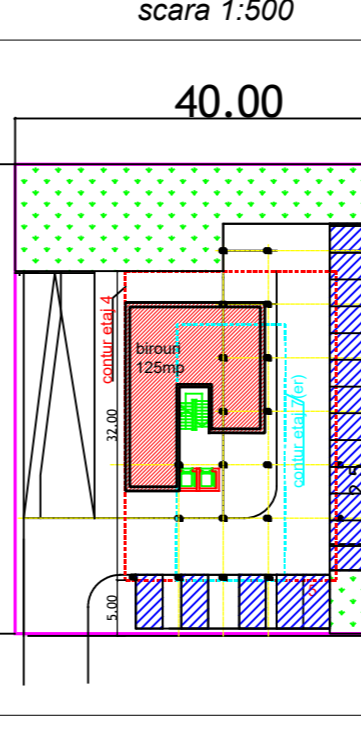
**PLAN SUBSOL**  
Parcela tip A  
scara 1:500



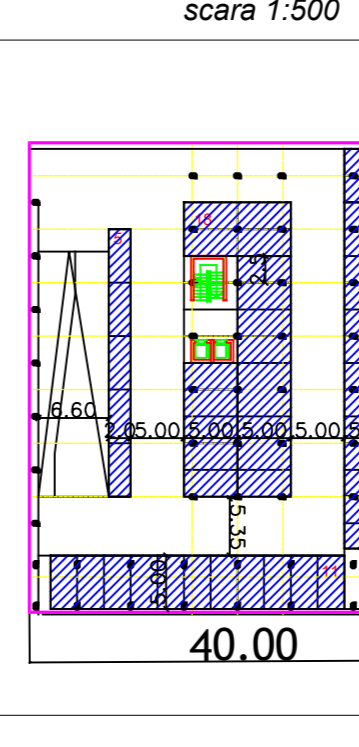
**PLAN PARCELA tip B**  
locuinte  
scara 1:500



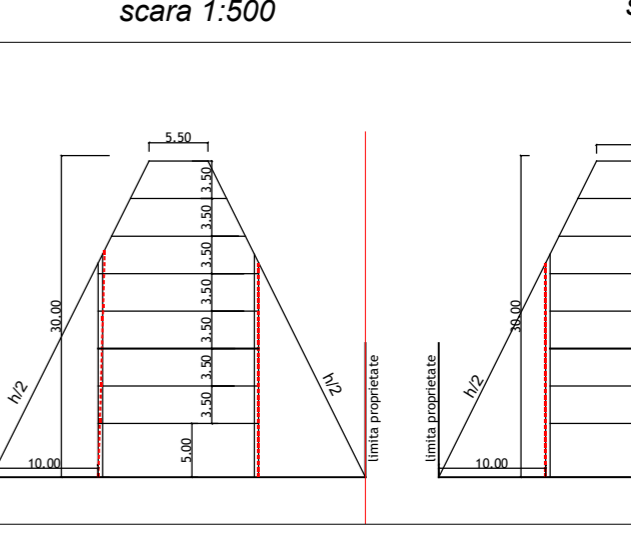
**PLAN PARTER**  
Parcela tip B  
scara 1:500



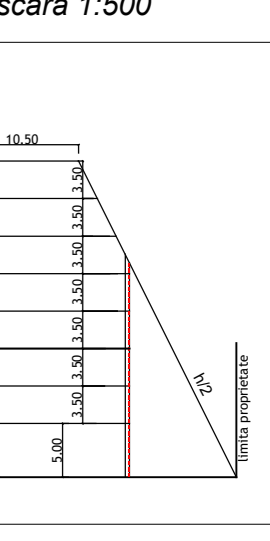
**PLAN SUBSOL**  
Parcela tip B  
scara 1:500



**SECTIUNI TRANSVERSALE**  
Parcela tip A  
scara 1:500



Parcela tip B  
scara 1:500



|                         |  |                  |  |              |         |
|-------------------------|--|------------------|--|--------------|---------|
| Specialist RUR          | Arh Anca Anghelulescu                    | SCWA             | 1:1.000                                      | Nr. proiect: | 45/2017 |
| PROIECTANT GENERAL:     | S.C. TB DEZVOLTARE SERV S.R.L.           | Adresa proiect:  | Str. Bujorilor nr.160, Timisoara, jud. Timis | Faza:        | P.U.Z.  |
|                         | CU3683289 J35/3351/2016 tel.:+4075660299 | Data:            | Ian. 2018                                    | Nr. plansa:  | 45A07   |
| PROIECTANT SPECIALITATE | S.C. 903 STUDIOARH S.R.L.                | Denumire plansa: | Posibilitati de mobilitate                   |              |         |
|                         | CU134925451 J35/20215 TEL. +40742026535  |                  |  |              |         |
| Sef proiect:            | Arh Lucian Stancu                        |                  |  |              |         |
| Proiectat:              | Arh Lucian Stancu                        |                  |  |              |         |
| Desenat:                | Arh Emilian Cojocaru                     |                  |  |              |         |
| Verificat:              | Arh Lucian Stancu                        |                  |  |              |         |