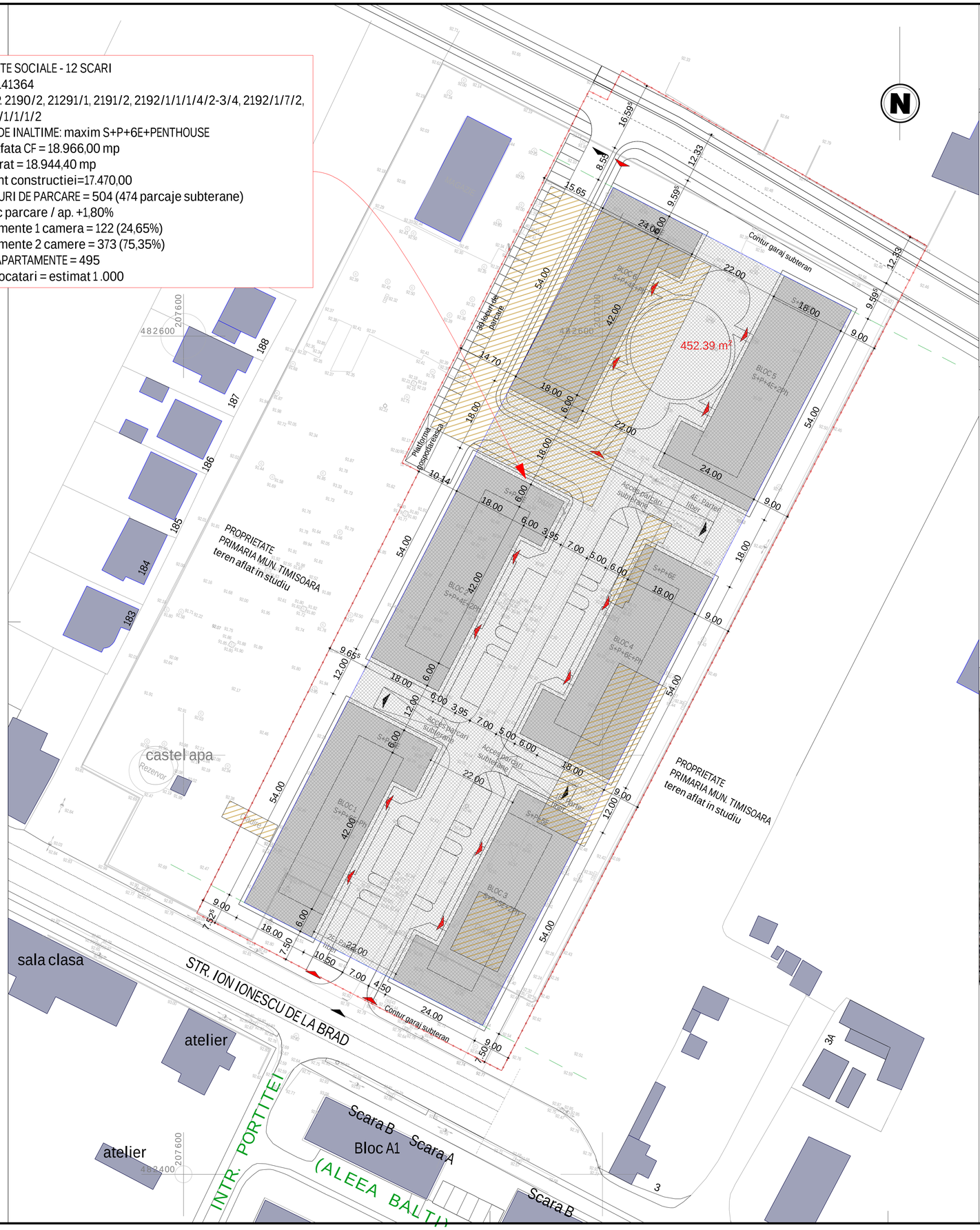
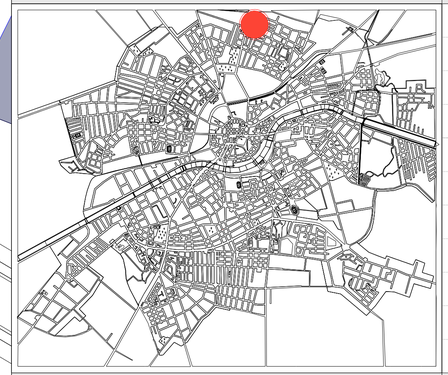
PLAN URBANISTIC ZONAL SI DE DETALIU
ANSAMBLU LOCUINTE SOCIALE TIMISOARA

LOCUINTE SOCIALE - 12 SCARI
CF NR. 141364
NR. TOP. 2190/2, 21291/1, 2191/2, 2192/1/1/1/4/2-3/4, 2192/1/7/2, 2193/1/1/1/1/2
REGIM DE INALTIME: maxim S+P+6E+PENTHOUSE
Ssuprafata CF = 18.966,00 mp
Smasurat = 18.944,40 mp
Saferent constructiei=17.470,00
NR LOCURI DE PARCARE = 504 (474 parcaje subterane)
1,00 loc parcare / ap. +1,80%
Apartamente 1 camera = 122 (24,65%)
Apartamente 2 camere = 373 (75,35%)
TOTAL APARTAMENTE = 495
TOTAL locatari = estimat 1.000



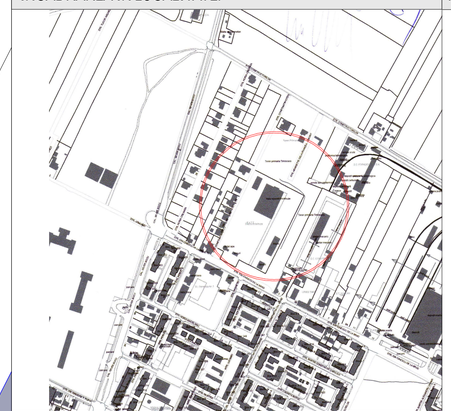
INCADRAREA IN LOCALITATE:



LEGENDA

- LIMITA ZONEI REGLEMENTATE
- LIMITE PARCELE
- RETRAGERE FATA DE ALINIAMENT
- VECINATATI CONSTRUITE
- CORPURI EXISTENTE MENTINUTE
- CORPURI EXISTENTE DEMOLATE
- CORPURI PROPUSE
- ZONA DE IMPLANTARE A CONSTRUCTIILOR
- ACCES AUTO
- ACCES PIETONAL

INCADRAREA IN LOCALITATE:



PLAN DE INCADRARE IN P.U.Z. ION IONESCU DE LA BRAD:

POZA DIN SATELIT:

BILANT TERITORIAL:	S (mp)	%
SUPRAFATA TEREN STUDIAT (CF):	18.966,00	100.00
SUPRAFATA TEREN AFERENT CONSTRUCTIEI: (diferenta se cedeaza pt. drumul din partea nordica)	17.470,00	100.00
Din care:		
SUPRAFATA CONSTRUITA EXISTENTA / PROPUSA:	3.663,33 / 6.346,95	19,31 /36,35
ZONA VERDE EXISTENTA / PROPUSA:	10.639,95 / 4.933,50	56,12 / 28,24
Din care LOC DE JOACA EXISTENT/ PROPUS:	0,00/ 452,40	
CIRCULATIE PIETONALA EXISTENTA / PROPUSA:	4167,22/ 2.798,45	21,96 /16,02
CIRCULATIE AUTO EXISTENTA / PROPUSA:	495,50 / 3.011,32	2,61 / 17,24
PARCAJE EXISTENTE / PROPUSE:	0,00 / 375,00	0,00 / 1,97
INDICI:		
Steren CF/Steren aferent c-tiei:	18.966,00 mp/17.470,00	
Scons existent/propus:	3.663,33 / 6.270,00 mp	
Ssubsol propus (PARKING, ALA, sp. tehnice):	14.178,81 mp	
Sdesf existent/propus:	5.801,68 / 55.949,00 mp	
POT existent/propus:	19,31% / max40%	
CUT existent/propus:	0,305 / max.3.10	

GRUP ZAM / arhitectura / structura / instalatii /

ANSAMBLU DE LOCUINTE SOCIALE
STR. ION IONESCU DE LA BRAD, Baza RATT, TIMISOARA

Nr proiect: 11/2008
FAZA: P.U.Z.-P.U.D.

Beneficiar: PRIMARIA MUNICIPIULUI TIMISOARA

SEF PROIECT	Arh. ANDREEA STRATULAT		scara 1/500
PROIECTAT	Arh. ANDREI FILIP		
DESENAT	Arh. ANDREI FILIP		04.2008

PLAN REGLEMENTARI URBANISTICE

Nr plansa: A05