

**P.U.Z.**  
**ELABORARE PUZ-ZONA ACTIVITATI**  
**PISCICOLE, CAZARE, SERVICII, AGREMENT,**  
**SPORT SI REALIZARE ACCES (CF. 441953;**  
**top 441953)**  
**REGLEMENTARI URBANISTICE SI**  
**POSSIBILITATI MOBILARE**



**BILANT TERITORIAL**

| 0 | ZONE FUNCTIONALE           | EXISTENT |     | PROPUS |     |
|---|----------------------------|----------|-----|--------|-----|
|   |                            | S mp     | %   | S mp   | %   |
| 1 | ZONA LUCIU DE APA          | 21901    | 69  | 21901  | 69  |
| 2 | ZONA TALUZ                 | 1348     | 4   | 1348   | 4   |
| 3 | ZONA CONSTRUITA            | 655      | 2   | 655    | 2   |
| 4 | ZONA CIRCULATII SI PARCARI | 1536     | 5   | 1536   | 5   |
| 5 | ZONE VERZI                 | 6360     | 20  | 6360   | 20  |
| 6 | TOTAL TEREN                | 31800    | 100 | 31800  | 100 |

**LEGENDA**

- LIMITA PROPRIETATE
- CONSTRUCTIE P+M, Terasa acoperita si ANEXA existente autorizate
- LUCIU DE APA 83.631 cota luciu de apa
- TALUZ
- CIRCULATII PE DRUMURI DE EXPLOATARE SI PARCARI IN INCINTA PARCELEI
- ZONA VERDE
- CANALE
- ZONA DE PROTECTIE FATA DE LAC 5m CU INTERDICTIE DEFINITIVA DE CONSTRUIRE CF Leg 107 / 1996 anexa 2b
- ZONA CULOAR ECOLOGIC 50m-50m CU INTERDICTIE DE CONSTRUIRE

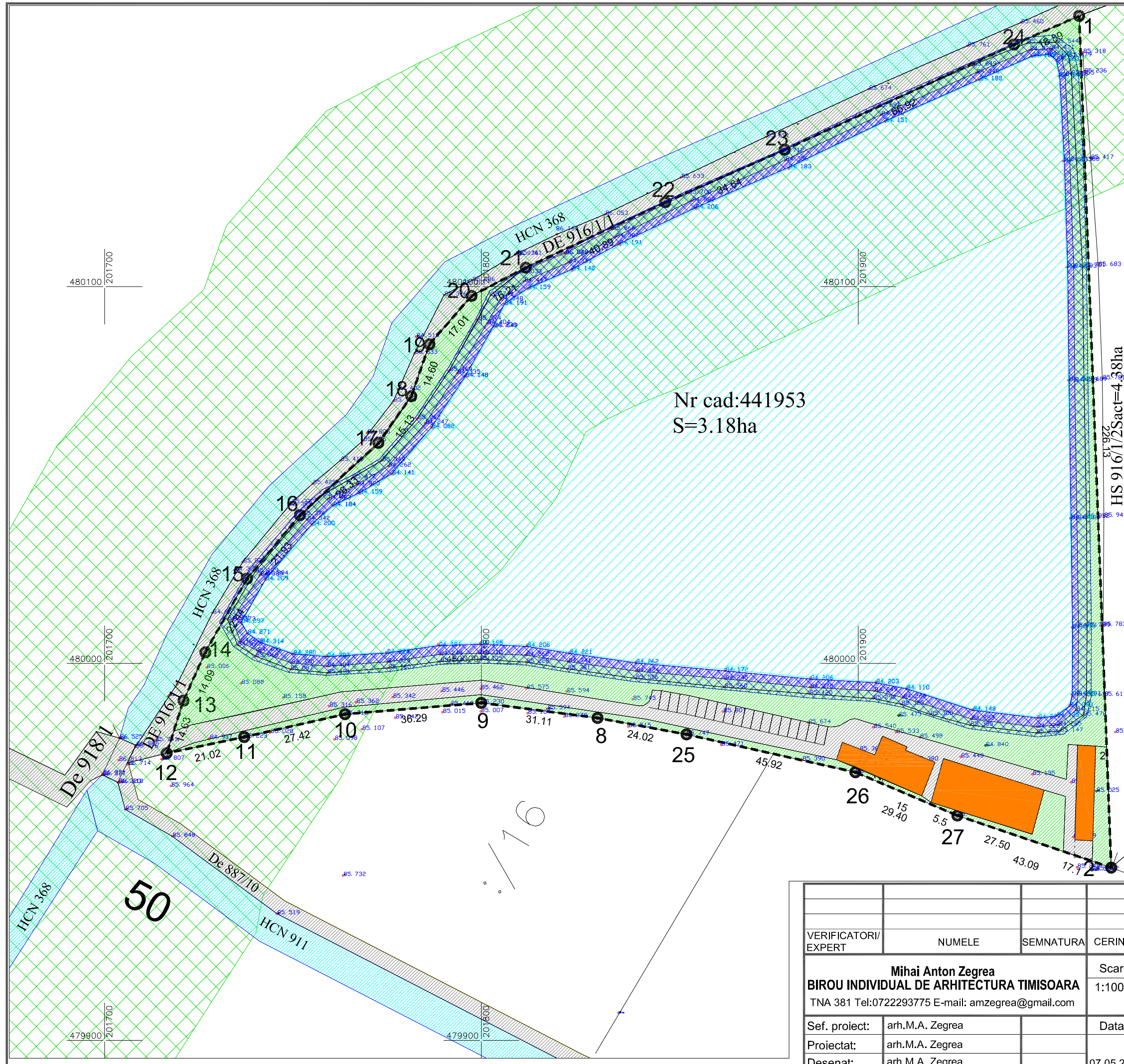
**INDICI DE UTILIZARE AL TERENULUI**

POT maxim 0,009% CUT maxim 0,002

**REGIM MAXIM DE INALTIME**

P+ M; si P H max cornisa 5 m si 10m coama

CIRCULATIA LA PARCELA SE VA FACE PE DRUMURILE DE EXPLOATARE EXISTENTE  
 IN INCINTA PARCELEI SE VOR AMENAJA UN DRUM BALASTAT SI PARCARI INIERBATE



Nr cad:441953  
 S=3.18ha

HS 916/1/2 Sact=4.38ha

|                         |   |           |                  |  |
|-------------------------|---|-----------|------------------|--|
| VERIFICATORI/<br>EXPERT | NUMELE  | SEMNATURA | CERINTA          | REFERAT/EXPERTIZA NR./DATA   |
|                         | <b>Mihai Anton Zegrea</b>                         |           | Scara:<br>1:1000 | BENEFICIAR <b>S.C. VALCROFT S.R.L.</b><br>AMPLASAMENT Zona D1 balta extravilan Timisoara cf.<br>CF: 441953 |
|                         | TNA 381 Tel:0722293775 E-mail: amzegrea@gmail.com |           | Data:            | Pr.Nr.<br><b>01/2016 UAT</b>   |
| Sef. proiect:           | arh.M.A. Zegrea                                   |           | 07.05.2018       | Faza:<br><b>ST. OPORT</b>  |
| Proiectat:              | arh.M.A. Zegrea                                   |           |                  | PI.Nr.<br><b>03</b>  |
| Desenat:                | arh.M.A. Zegrea                                   |           |                  |  |