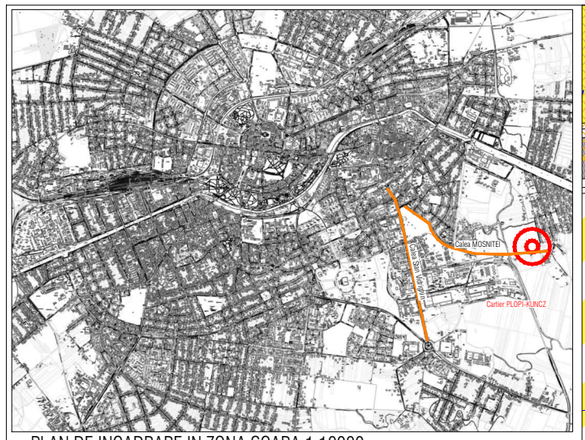
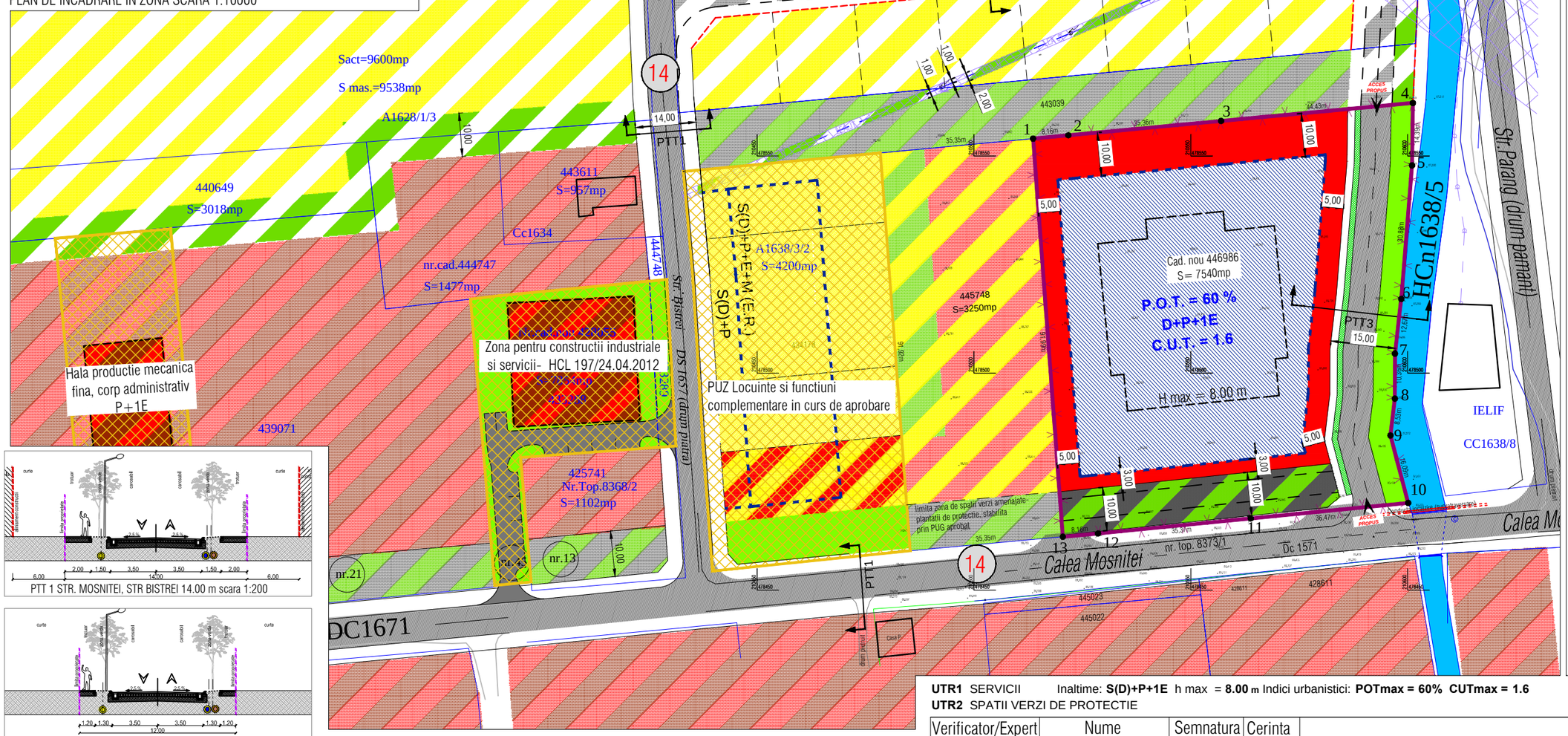
Plan Urbanistic Zonal

PUZ Construire sala de evenimente cu functiuni aferente, unitati de cazare si impejmuire

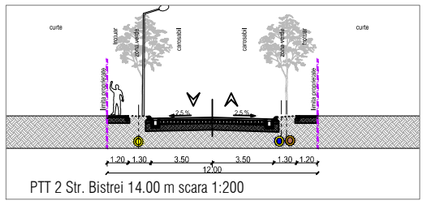
= REGLEMENTARI URBANISTICE. ZONIFICARE =



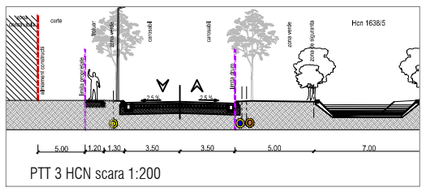
PLAN DE INCADRARE IN ZONA SCARA 1:10000



PTT 1 STR. MOSNITEI, STR BISTREI 14.00 m scara 1:200



PTT 2 Str. Bistrei 14.00 m scara 1:200



PTT 3 HCN scara 1:200

Parcajele vor respecta necesarul prevazut in Normativ de asigurare a locurilor de parcare, respectiv pentru Scd> 2000 mp se vor prevedea 40 parcaje la 100 mpd

BILANT TERITORIAL

ZONE FUNCTIONALE		SITUATIA EXISTENTA		SITUATIA PROPUSA			
		S mp	% din T	S mp		% din T	
Zona agricola		***7540.00***	***100.00***	***0.00***		***0.00***	
Zona servicii		***0.00***	***0.00***	***4524.00***		***60.00***	
Circulatii	***Rutiere carosabil***	***0.00***	***0.00***	***1508.00***	***652.65***	***20.00***	***9.61***
	Pietonale	***0.00***	***0.00***		***212.45***		***3.14***
	Sp. verde de aliniament	***0.00***	***0.00***		***255.50***		***3.76***
Spatii verzi		***0.00***	***0.00***	***1508.00***		***20.00***	
S. teren totala.		***7540.00***	***100.00***	***7540.00***		***100.00***	

Benef.: MARES Dumitru Octavian
Adresa: Timisoara Str. Retezat Nr. 8 jud.TIMIS

Amplasament: Calea Mosnitei TIMISOARA

DELIMITARI

- Limita zona studiata
- Limita proprietate / limita PUZ
- Limite topo inscrise in cf. existente
- Contur cladire existenta
- Limite parcele propuse
- Limite drum propuse
- Limite implantare cladiri

ZONIFICARE EXISTENT

- Carosabil existent
- Canal desecare

ZONIFICARE PROPUS

- Zona implantare
- Zona locuire <P+2 propusa
- Zona industrie si servicii prevazuta
- Cladire industrie si servicii
- PUZ AVIZAT
- Zona verde protectie
- Carosabil propus
- Carosabil propus
- Zona verde de aliniament
- Zona verde
- Zona locuire parcela propusa
- Zona parcela locuire si servicii propusa
- Accese propuse

SIMBOLURI

- Retea canalizare
- Retea apa curenta
- Retea gaz metan
- S(D)+P+E+M(E.R.) Maxim admis
- 14 Latime profil transversal
- LEA JT — LEA joasa tensiune
- LEA JT zona protectie

UTR1 SERVICII Inaltime: **S(D)+P+1E** h max = **8.00 m** Indici urbanistici: **POTmax = 60% CUTmax = 1.6**
UTR2 SPATII VERZI DE PROTECTIE

Verificator/Expert	Nume	Semnatura	Cerinta		

Arhi.3D J35/834/2002
Timpisoara, 300166
Str. Ludwig von Ybl nr. 24
Tel./fax +40(0)256 403997
0724228088

Beneficiar: MARES Dumitru Octavian
TIMISOARA Str.Retezat Nr.8

Pr. nr. 326/2018

Specificatie	Nume	Semnatura	Scara:	Titlu proiect: PUZ Construire sala de evenimente cu functiuni aferente, unitati de cazare si impejmuire TIMISOARA Calea Mosnitei CF 446986 Cad 446986	Faza: P.U.Z.
Sef proiect	arh. Daniel Belea		1:1000 1:10000		
Proiectat	arh. Daniel Belea		11 2018	Titlu plansa: REGLEMENTARI URBANISTICE. ZONIFICARE	Pl. nr: 04
Desenat	arh. Davidescu R				