

LEGENDA

- LIMITE**
- Limita teren studiat in PUZ conform certificat de urbanism
 - Limita intravilan Timisoara
 - Limite cadastrale parcele propuse in PUZ
 - Limite cadastrale parcele existente
 - Limite PUZ-uri aprobate
- FUNCTIUNI**
- Zona locuire individuala existenta PUZ aprobat
 - Zona locuire colectiva existenta PUZ aprobat
 - Zona servicii existente PUZ aprobat
 - Zona rezidentiala cu functiuni complementare existenta PUZ aprobat
 - Zona verde existenta PUZ aprobat
 - Zona teren agricol
 - Zona rezidentiala propusa
 - Zona servicii propusa
- CIRCULATII**
- Drumuri existente prin PUZ-uri aprobate
 - Drumuri propuse
- PROTECTII SI RESTRICTII**
- Con de protectie AACR - linie intermediara 1000m
 - Zona protectie raul Beregsau
 - Zona protectie sit protectie arheologica 35
- SIMBOLURI**
- 19 Simbol latime profil drum
 - 1 Numar parcela

Bilant TOTAL

| Suprafata teren | Existent | | Propus | |
|--|----------|--------|-----------|--------|
| | mp | % | mp | % |
| Teren conform CF | 74.165 | 100,00 | 74.165 | 100,00 |
| Teren conform ridicare topografica | 74.165 | 100,00 | 74.165 | 100,00 |
| Locuinte individuale | 0,00 | 0,00 | 6.406,24 | 8,64 |
| Locuinte colective | 0,00 | 0,00 | 16.749,14 | 22,58 |
| Mixed use - locuinte colective, dotari si servicii | 0,00 | 0,00 | 29.031,89 | 39,14 |
| Servicii | 0,00 | 0,00 | 3.058,71 | 4,12 |
| Drumuri de incinta, accese, trotuare, parcaje | 0,00 | 0,00 | 15.192,47 | 20,49 |
| Zona verde | 0,00 | 0,00 | 3.730,64 | 5,03 |

Bilant UTR 1

| Suprafata teren | Existent | | Propus | |
|---|----------|------|-----------|-------|
| | mp | % | mp | % |
| Suprafata UTR 1 | 0,00 | 0,00 | 11.695,32 | 100 |
| Locuinte individuale | 0,00 | 0,00 | 6.406,24 | 54,78 |
| Mixed use - loc. colective dotari si servicii | 0,00 | 0,00 | 1.587,90 | 13,58 |
| Drumuri de incinta, accese, trotuare, parcaje | 0,00 | 0,00 | 3.073,28 | 26,28 |
| Zona verde | 0,00 | 0,00 | 626,34 | 5,36 |

Bilant UTR 2

| Suprafata teren | Existent | | Propus | |
|---|----------|------|-----------|-------|
| | mp | % | mp | % |
| Suprafata UTR 2 | 0,00 | 0,00 | 23.113,88 | 100 |
| Locuinte colective | 0,00 | 0,00 | 16.749,14 | 72,46 |
| Drumuri de incinta, accese, trotuare, parcaje | 0,00 | 0,00 | 6.367,43 | 27,54 |

Bilant UTR 3

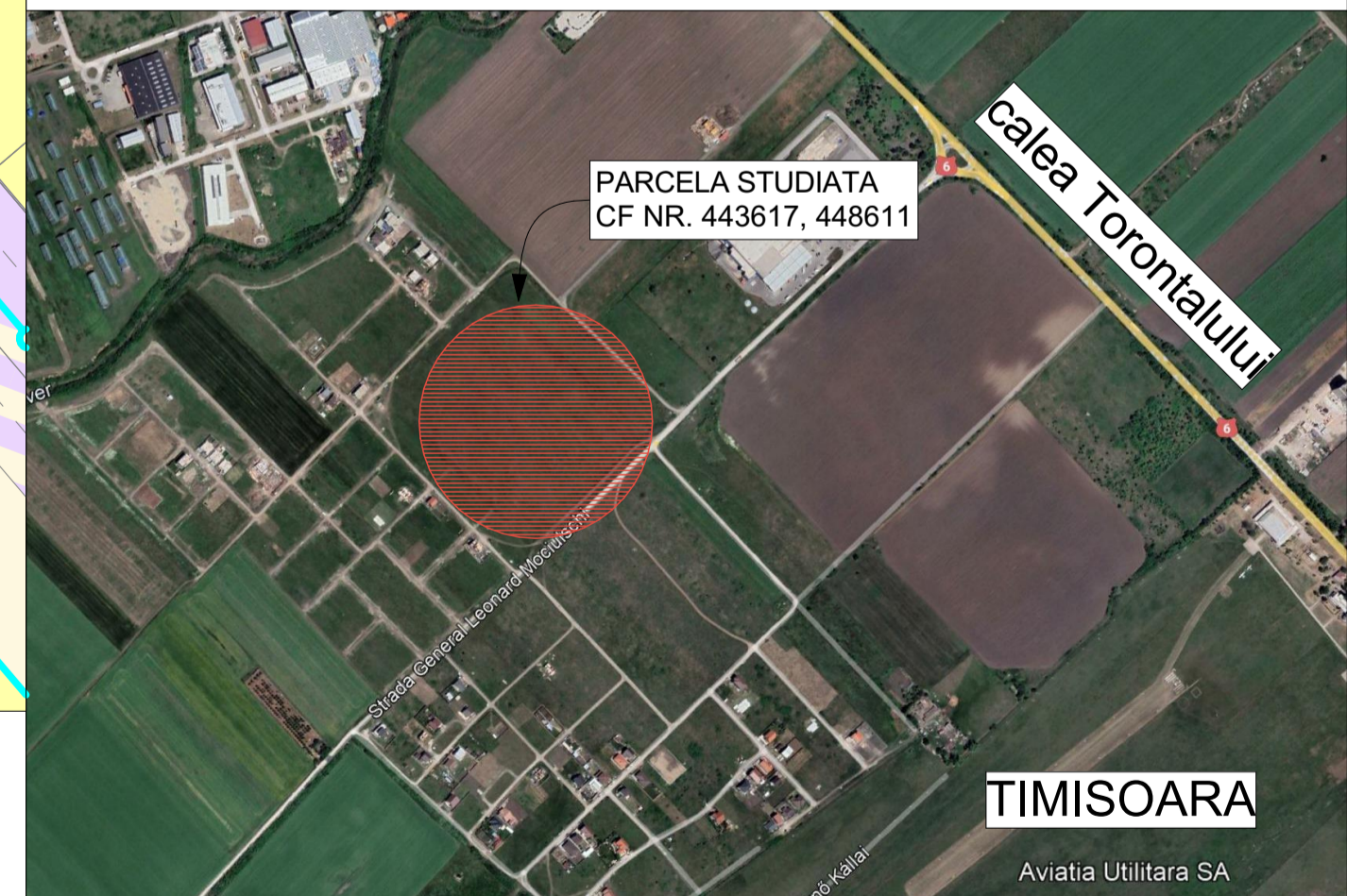
| Suprafata teren | Existent | | Propus | |
|---|----------|------|-----------|-------|
| | mp | % | mp | % |
| Suprafata UTR 3 | 0,00 | 0,00 | 39.354,01 | 100 |
| Servicii - educative | 0,00 | 0,00 | 3.058,71 | 7,77 |
| Mixed use - loc. colective dotari si servicii | 0,00 | 0,00 | 27.443,99 | 69,73 |
| Drumuri de incinta, accese, trotuare, parcaje | 0,00 | 0,00 | 5.751,76 | 14,61 |
| Zona verde | 0,00 | 0,00 | 3.104,30 | 7,89 |

INVENTAR DE COORDONATE CF NR. 448611, 448617

Sistem de protectie STEREOGRAFIC 1970

S=74165 mp

| Nr. crt. | X(m) | Y(m) |
|----------|------------|------------|
| 1 | 484009.039 | 203051.616 |
| 2 | 484014.555 | 203057.471 |
| 3 | 484017.226 | 203060.306 |
| 4 | 484022.738 | 203066.357 |
| 5 | 484120.703 | 203170.140 |
| 6 | 484164.421 | 203216.544 |
| 7 | 483921.368 | 203438.837 |
| 8 | 483920.203 | 203437.490 |
| 9 | 483779.192 | 203274.480 |
| 10 | 483778.325 | 203273.478 |
| 11 | 483770.514 | 203264.449 |



SPECIALIST RUR: ARH. MIRCEA CRACULEAC

ATG STUDIO S.R.L. Denumire proiect: PUZ Zona locuinte individuale, locuinte colective si functiuni complementare locuirii, dotari si servicii publice

AMPLASAMENT: Extravilan, CF - 443617, 448611, Timisoara, Romania

Beneficiar: SC INLAND PROPERTY SRL

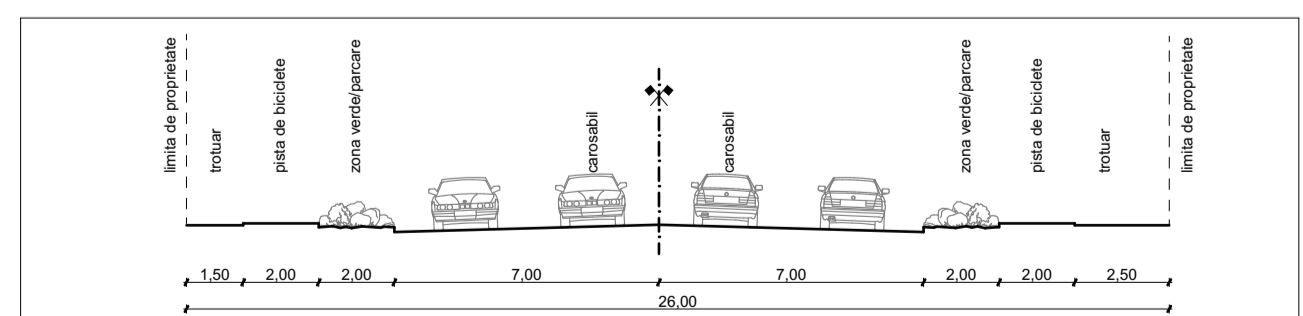
Planşa: REGLEMENTARI URBANISTICE

Proiect: PUZ

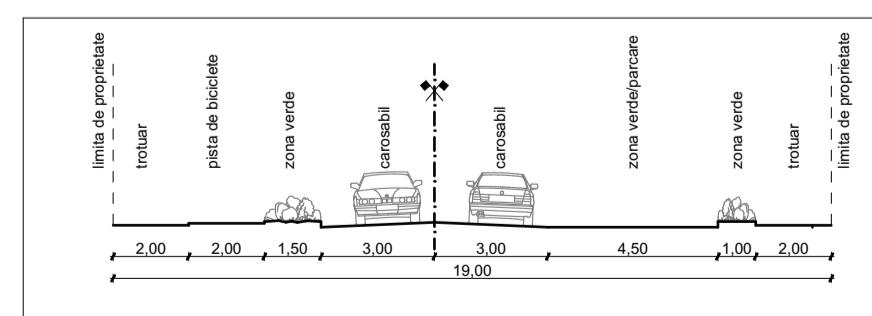
Data: 03.10.2022

Scara: 1:1000, 1:1500, 1:1065,300

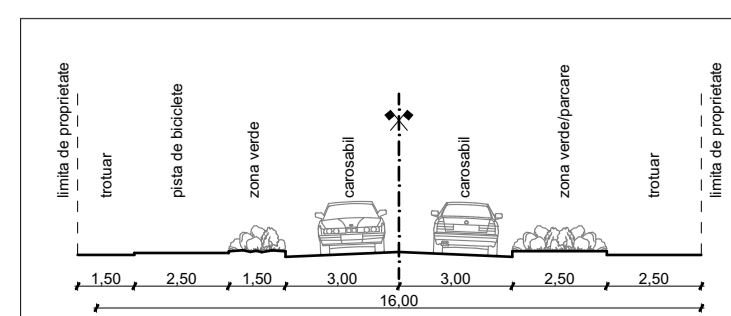
Planşa nr. A 03



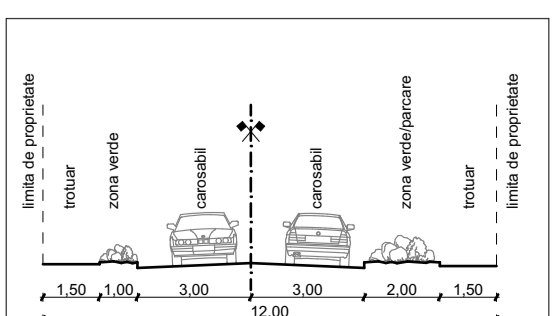
PT04 - Profil strada de legatura 26 m



PT01 - Profil strada colectoare 19 m



PT02 - Profil strada colectoare 16 m



PT03 - Profil strada rezidentiala 12 m

CVARTAL 25

Suprafata totala : 356 459 mp

| Zona reglementata 45,66% (ponderie din suprafata totala) | | | Zona nereglementata rezultata | | | Propunere bilant cvartal 100% | | | | | |
|--|----------------|-----------------|-------------------------------|----------------|----------------|-------------------------------|-------------|----------------|----------------|-----------------|-------------|
| Locuire | Colective mari | Colective medii | Individuale | Locuire | Colective mari | Colective medii | Individuale | Locuire | Colective mari | Colective medii | Individuale |
| Locuire | 0,00% | 5,91% | 33,60% | Locuire | 0,00% | 12,84% | 1,80% | Locuire | 0,00% | 32,00% | 50,00% |
| Educatie | | | | Educatie | | 0,86% | 1,64% | Educatie | | 2,50% | |
| Sanatate | | 2,40% | | Sanatate | | 0,00% | 1,50% | Sanatate | | 1,50% | |
| Alte servicii | | | | Alte servicii | | 0,00% | -1,4% | Alte servicii | | 1,00% | |
| Comercial | | | | Comercial | | 0,00% | 3,00% | Comercial | | 3,00% | |
| Spatii verzi | | 3,75% | | Spatii verzi | | 1,05% | 2,20% | Spatii verzi | | 7,00% | |
| Spatii publice | | 0,00% | | Spatii publice | | 0,00% | 3,00% | Spatii publice | | 3,00% | |

Bilant comparativ cu Strategia de Nord