



- LEGENDA**
- LIMITA INTRAVILAN GIROC
  - CONȚUR P.U.Z.-URI APROBATE
  - TEREN STUDIAT
- SITUATIA EXISTENTA**
- LEA 100 kV
  - LEA 24 kV
  - REȚEA GAZ EXISTENTA
  - REȚEA GAZ PROIECTATA
  - TEREN ARABIL
  - CANALE
  - DRUM NATIONAL
  - DRUM DE EXPLOATARE
  - DRUMURI EXISTENTE
  - ZONA COMERCIALA, SERVICII, DEPOZITARE EXISTENTA
  - ZONA UNITATI INDUSTRIALE, DEPOZITARE, COMERT EXISTENTA/ RELEMENTATA
  - ZONA COMERT, SERVICII, DEPOZITARE, PRODUCTIE NEPOLUANTA RELEMENTATA
  - CLADIRI EXISTENTE DESTINATE COMERTULUI, SERVICIILOR, DEPOZITARI
  - CLADIRI EXISTENTE DESTINATE INDUSTRIALE, DEPOZITARE, COMERT
  - SPATII VERZI SI DRUMURI APROBATE PRIN P.U.Z.-URI
  - SPATII VERZI PROPUSE PRIN P.U.Z.-uri
  - ZONA INDUSTRIALA POSIBILA
  - ZONA IMPLANTARE MAXIMA CLADIRI APROBATE PRIN P.U.Z.-URI
  - P.U.Z. IN LUCRU
  - DRUMURI PROPUSE SPRE LARGIRE PRIN P.U.Z.-URI ANTERIOARE
  - TEREN CURTI-CONSTRUCTII
- ZONE DE PROTECTIE**
- PROTECTIE 30 M FATADE MARGINEA DRUMULUI DN 59
  - RETRAGERE 20 M FATADE CONDUCTA TRANSGAZ PROIECTATA
  - RETRAGERE 20 M FATADE CONDUCTA TRANSGAZ EXISTENTA
  - RETRAGERE 18.5 M FATADE LEA 110 kV

417635				410546				417638				410547			
Nr. Pct.	X [m]	Y [m]	Sup. [m²]	Nr. Pct.	X [m]	Y [m]	Sup. [m²]	Nr. Pct.	X [m]	Y [m]	Sup. [m²]	Nr. Pct.	X [m]	Y [m]	Sup. [m²]
68	474536.800	202950.488		1	474457.604	203241.547		101	474445.180	202622.420		101	474445.180	202622.420	
69	474514.519	202936.433		2	474468.773	203237.141		100	474440.151	202616.762		100	474440.151	202616.762	
70	474462.518	202914.301	203185.963	3	474476.309	203185.963		138	474451.916	202611.835		138	474451.916	202611.835	
71	474440.463	202882.527		4	474469.522	203142.518		136	474459.588	202744.343		136	474459.588	202744.343	
72	474399.672	202847.488		5	474493.368	203125.904		137	474583.571	202760.077		137	474583.571	202760.077	
73	474391.452	202839.149		6	474519.712	203020.037		104	474578.870	202779.345		104	474578.870	202779.345	
74	474392.734	202830.423		7	474523.664	203003.962		103	474575.943	202770.458		103	474575.943	202770.458	
75	474384.131	202830.126		8	474534.810	202958.600		102	474566.157	202758.548		102	474566.157	202758.548	
76	474383.982	202831.571		9	474555.795	202954.584									
77	474351.878	202798.959		10	474512.327	202938.780									
78	474338.482	202785.323		11	474480.177	202917.916									
79	474331.541	202778.257		12	474457.944	202885.636									
80	474302.372	202748.374		13	474396.903	202850.377									
81	474304.400	202745.229		14	474398.724	202841.108		139	474424.339	202859.025		139	474424.339	202859.025	
82	474292.019	202732.318		15	474390.597	202845.466		139	474321.567	202854.888		139	474321.567	202854.888	
83	474305.467	202734.762		16	474374.991	202858.661		140	474458.451	202856.860		140	474458.451	202856.860	
84	474309.597	202741.589		17	474374.454	202871.566		130	474451.916	202811.958		130	474451.916	202811.958	
85	474313.981	202745.795		18	474373.580	202860.760		100	474440.151	202816.762		100	474440.151	202816.762	
86	474331.654	202764.462		19	474372.129	202889.877		115	474431.697	202807.334		115	474431.697	202807.334	
87	474336.368	202769.673		20	474370.106	202898.887									
88	474341.458	202775.908		21	474368.691	202910.117									
89	474343.903	202779.110		22	474362.371	202921.236									
90	474347.425	202784.017		23	474357.177	202931.870		97	474310.461	202729.308		97	474310.461	202729.308	
91	474361.943	202806.890		24	474351.146	202942.242		107	474308.730	202727.271		107	474308.730	202727.271	
92	474376.365	202820.855		25	474348.901	202952.410		108	474297.522	202725.234		108	474297.522	202725.234	
93	474384.131	202830.126		26	474343.526	203016.864		109	474308.718	202708.893		109	474308.718	202708.893	
94	474392.734	202830.423		27	474348.904	203032.150		110	474308.977	202706.831		110	474308.977	202706.831	
95	474392.988	202827.461		28	474348.425	203032.989		111	474318.125	202698.587		111	474318.125	202698.587	
96	474349.244	202769.795		29	474283.855	203034.327		112	474306.697	202681.851		112	474306.697	202681.851	
97	474318.699	202739.234		30	474283.514	203036.242		113	474297.522	202725.234		113	474297.522	202725.234	
98	474310.461	202729.308		31	474283.614	203038.182		114	474282.814	202697.303		114	474282.814	202697.303	
99	474315.636	202719.160		32	474284.016	203039.884		115	474431.697	202607.334		115	474431.697	202607.334	
100	474440.151	202615.457		33	474284.389	203040.783		100	474440.151	202615.457		100	474440.151	202615.457	
101	474445.180	202622.420		34	474284.674	203042.027		99	474432.104	202615.457		99	474432.104	202615.457	
102	474566.157	202758.548		35	474284.891	203043.277		98	474315.636	202719.160		98	474315.636	202719.160	
103	474575.943	202770.458		36	474284.972	203044.539									
104	474578.870	202779.345		37	474284.984	203045.805									
105	474583.902	202881.017		38	474285.026	203047.255									
106	474540.685	202934.638		39	474285.251	203048.154									
				40	474286.421	203050.843									

417640			
Nr. Pct.	X [m]	Y [m]	Sup. [m²]
117	474142.805	202594.547	
141	474137.931	202588.213	
142	474357.888	202411.402	
143	474362.601	202417.218	
144	474412.251	202389.220	
145	474470.563	202329.872	
146	474480.036	202329.206	
147	474498.590	202341.570	
148	474504.550	202364.414	
149	474512.100	202375.220	
150	474514.342	202378.483	
151	474521.720	202389.220	
152	474547.044	202463.608	
153	474569.154	202467.212	
154	474477.950	202337.474	
159	474321.567	202464.888	
120	474312.329	202472.556	
119	474307.591	202467.842	
118	474301.151	202467.275	

P.U.Z. Construire hale depozitare cu corp administrativ, intravilan extins Timisoara, Calea Sagului aprobat prin HCL 310/2007, modificat cu HCL 338/2007

P.U.Z. in lucru - Extindere zona urbanizata prin PUZ aprobat prin Hcl 535/2019 cu circulatie auto si spatii verzi

PUZ - Zona depozitare, logistica, productie nepoluanta aprobat prin prim Hcl 535/2019 cu circulatie auto si spatii verzi  
Santier in lucru  
A.C. nr. 401/5.06.2020  
Construire fabrica, hale productie si depozitare in regim de inchiriere, corp administrativ de birouri in regim de inchiriere P+2E, casa poarta, anexa tehnica, platforme, amenajari in incinta la sol parcar

RAPORT DE EXPERTIZA NR.			
VERIFICATOR	NUMELE	CERINTA	SEMNATURA
S.C. Building Project Concept S.R.L.			
a concept, a project and a building with style			
Inregistrata la Oficiul Registrului Comertului Timis			
sub nr. J55/13/2016 Cod Fiscal Nr. 36013060			
BENEFICIAR: SC AGRO IMOBILIARE SRL			
AMPLASAMENT: TIMISOARA, CALEA SAGULUI, C.F. NR. 410547, CF. NR. 410546, CF. NR. 417635, CF. NR. 417637, NR. CF. NR. 417636, CF. NR. 417638, CF. NR. 417639, CF. NR. 417640			
REFERAT EXPERTIZA NR./ DATA			
Pr. Nr. 152/2022			
FAZA Oportunitate			
TITLU PROIECT: P.U.Z. DEZVOLTARE ZONA LOGISTICA, SERVICII SI PRODUCTIE NEPOLUANTA			
DENUMIRE PLANSA: PLAN DE SITUATIE EXISTENTA			
Nr. Bl. 1/01			