

- LEGENDA**
- LIMITA INTRAVILAN GIROC
 - CONTUR P.U.Z.-URI APROBATE
 - TEREN STUDIAT
- SITUATIA EXISTENTA**
- LEA 100 KV
 - LEA 24 KV
 - RETEA GAZ EXISTENTA
 - RETEA GAZ PROIECTATA
 - TEREN ARABIL
 - CANALE
 - DRUM NATIONAL
 - DRUM DE EXPLOATARE
 - DRUMURI EXISTENTE
 - ZONA COMERCIALA, SERVICII, DEPOZITARE EXISTENTA
 - ZONA UNITATI INDUSTRIALE, DEPOZITARE, COMERT EXISTENTA/ REGLEMENTATA
 - ZONA COMERT, SERVICII, DEPOZITARE, PRODUCTIE NEPOLUANTA REGLEMENTATA
 - 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
 - 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
- SITUATIA PROPUSA**
- ZONA LOGISTICA, SERVICII SI PRODUCTIE NEPOLUANTA
 - DRUMURI PROPUSE
 - ZONA IMPLANTARE MAXIMA CLADIRI
 - INTERDICTIE TEMPORARA DE CONSTRUIRE PANA LA RELOCARE CONDUCTA GAZ
 - DRUM PROPUSE DESTINAT SCHIMBULUI IN SUPRAFATA DE 2 473 MP CU DE 1227/111 IN SUPRAFATA DE 1267 MP
 - ALEI INTERIOARE, PARCARI, SPATII VERZI
 - DRUM POSIBIL

SITUATIA INAINTE DE SCHIMB IMOBILIAR

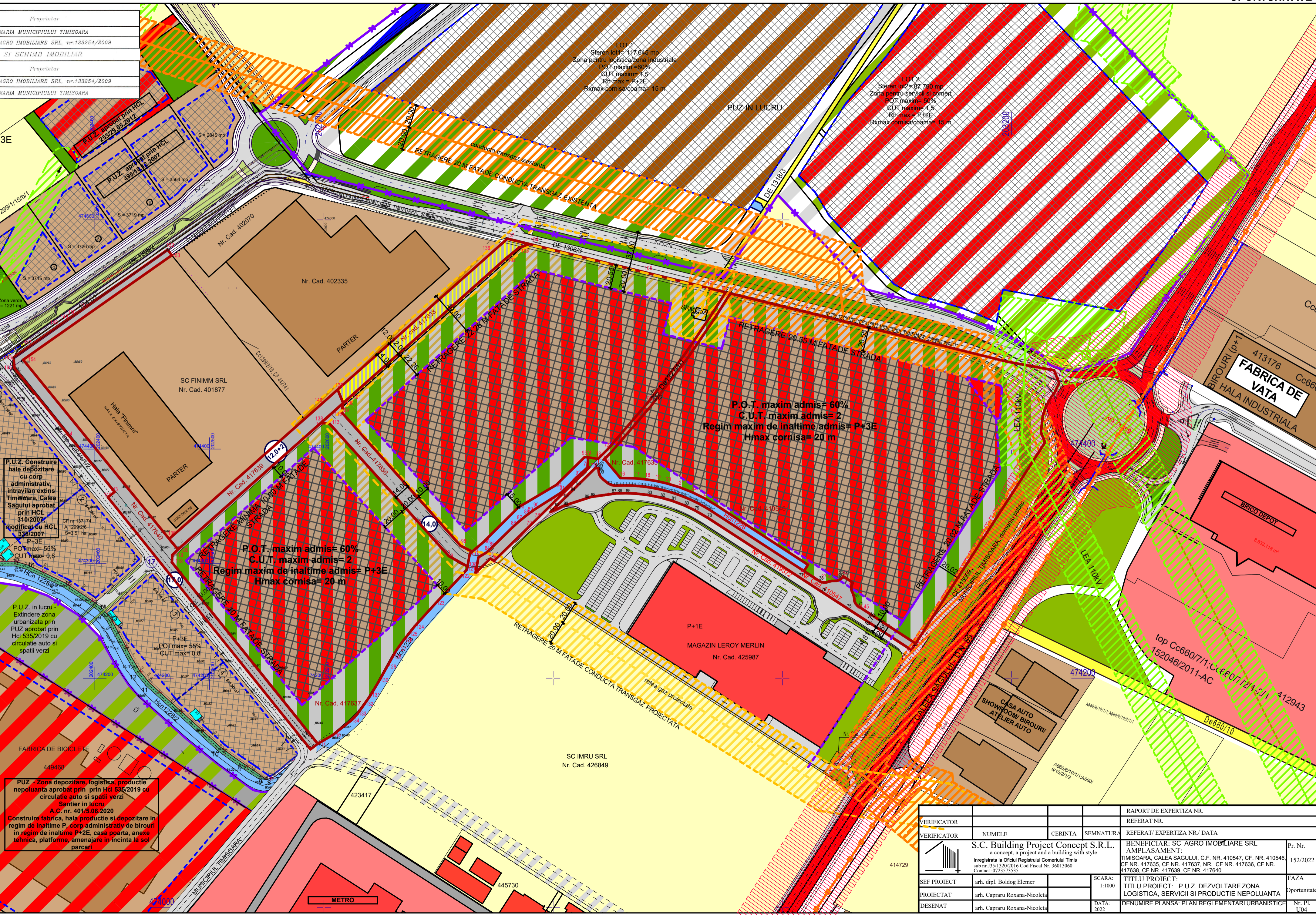
Nr. crt.	Nr. CAD.	Descriere imobil	Suprafata (mp)	Proprietar
1	DE1227/1/1	Drum de exploatare	1267	PRIMARIA MUNICIPIULUI TIMISOARA
2	417638	Teren intravilan pentru drum	2473	SC AGRO IMOBILIARE SRL, nr.133254/2009

SITUATIA DUPA INTABULAREA DE1227/1/1 SI SCHIMB IMOBILIAR

Nr. crt.	Nr. CAD.	Descriere imobil	Suprafata (mp)	Proprietar
1	DE1227/1/1	Drum de exploatare	1267	SC AGRO IMOBILIARE SRL, nr.133254/2009
2	417638	Teren intravilan pentru drum	2473	PRIMARIA MUNICIPIULUI TIMISOARA

Indici urbanistici propusi:
 P.O.T. maxim admis= 60%
 C.U.T. maxim admis= 2
 Regim maxim de inaltime admis= P+3E
 Hmax cornisa= 20 m
 Zona verde minim= 20%

417635				410546				417638				410547			
Nr. Pct.	X [m]	Y [m]	Area	Nr. Pct.	X [m]	Y [m]	Area	Nr. Pct.	X [m]	Y [m]	Area	Nr. Pct.	X [m]	Y [m]	Area
66	474436.800	202959.488	101	474437.604	203041.547	101	474445.180	202762.420	101	474310.461	202729.308	101	474310.461	202729.308	101
68	474436.800	202959.488	2	474448.773	203237.141	100	474440.151	202616.762	100	474308.730	202727.271	107	474308.730	202727.271	107
69	474436.800	202959.488	3	474476.309	203195.963	135	474451.916	202611.935	135	474306.578	202708.993	109	474306.578	202708.993	109
70	474436.800	202959.488	4	474480.627	202882.527	138	474569.588	203142.513	138	474306.578	202708.993	110	474306.578	202708.993	110
71	474436.800	202959.488	5	474480.627	202882.527	137	474569.588	203142.513	137	474306.578	202708.993	111	474306.578	202708.993	111
72	474436.800	202959.488	6	474480.627	202882.527	104	474578.870	202779.345	104	474306.578	202708.993	112	474306.578	202708.993	112
73	474436.800	202959.488	7	474480.627	202882.527	103	474578.870	202779.345	103	474306.578	202708.993	113	474306.578	202708.993	113
74	474436.800	202959.488	8	474480.627	202882.527	102	474566.157	202758.548	102	474306.578	202708.993	114	474306.578	202708.993	114
75	474436.800	202959.488	9	474480.627	202882.527	9	474555.395	202954.584	9	474306.578	202708.993	115	474306.578	202708.993	115
76	474436.800	202959.488	10	474480.627	202882.527	8	474532.327	202939.780	8	474306.578	202708.993	116	474306.578	202708.993	116
77	474436.800	202959.488	11	474480.627	202882.527	12	474437.944	202778.257	12	474306.578	202708.993	117	474306.578	202708.993	117
78	474436.800	202959.488	12	474480.627	202882.527	13	474398.903	202850.377	13	474306.578	202708.993	118	474306.578	202708.993	118
79	474436.800	202959.488	13	474480.627	202882.527	14	474390.724	202844.108	14	474306.578	202708.993	119	474306.578	202708.993	119
80	474436.800	202959.488	14	474480.627	202882.527	15	474390.597	202845.466	15	474306.578	202708.993	120	474306.578	202708.993	120
81	474436.800	202959.488	15	474480.627	202882.527	16	474374.891	202858.861	16	474306.578	202708.993	121	474306.578	202708.993	121
82	474436.800	202959.488	16	474480.627	202882.527	17	474374.891	202858.861	17	474306.578	202708.993	122	474306.578	202708.993	122
83	474436.800	202959.488	17	474480.627	202882.527	18	474374.891	202858.861	18	474306.578	202708.993	123	474306.578	202708.993	123
84	474436.800	202959.488	18	474480.627	202882.527	19	474374.891	202858.861	19	474306.578	202708.993	124	474306.578	202708.993	124
85	474436.800	202959.488	19	474480.627	202882.527	20	474374.891	202858.861	20	474306.578	202708.993	125	474306.578	202708.993	125
86	474436.800	202959.488	20	474480.627	202882.527	21	474374.891	202858.861	21	474306.578	202708.993	126	474306.578	202708.993	126
87	474436.800	202959.488	21	474480.627	202882.527	22	474374.891	202858.861	22	474306.578	202708.993	127	474306.578	202708.993	127
88	474436.800	202959.488	22	474480.627	202882.527	23	474374.891	202858.861	23	474306.578	202708.993	128	474306.578	202708.993	128
89	474436.800	202959.488	23	474480.627	202882.527	24	474374.891	202858.861	24	474306.578	202708.993	129	474306.578	202708.993	129
90	474436.800	202959.488	24	474480.627	202882.527	25	474374.891	202858.861	25	474306.578	202708.993	130	474306.578	202708.993	130
91	474436.800	202959.488	25	474480.627	202882.527	26	474374.891	202858.861	26	474306.578	202708.993	131	474306.578	202708.993	131
92	474436.800	202959.488	26	474480.627	202882.527	27	474374.891	202858.861	27	474306.578	202708.993	132	474306.578	202708.993	132
93	474436.800	202959.488	27	474480.627	202882.527	28	474374.891	202858.861	28	474306.578	202708.993	133	474306.578	202708.993	133
94	474436.800	202959.488	28	474480.627	202882.527	29	474374.891	202858.861	29	474306.578	202708.993	134	474306.578	202708.993	134
95	474436.800	202959.488	29	474480.627	202882.527	30	474374.891	202858.861	30	474306.578	202708.993	135	474306.578	202708.993	135
96	474436.800	202959.488	30	474480.627	202882.527	31	474374.891	202858.861	31	474306.578	202708.993	136	474306.578	202708.993	136
97	474436.800	202959.488	31	474480.627	202882.527	32	474374.891	202858.861	32	474306.578	202708.993	137	474306.578	202708.993	137
98	474436.800	202959.488	32	474480.627	202882.527	33	474374.891	202858.861	33	474306.578	202708.993	138	474306.578	202708.993	138
99	474436.800	202959.488	33	474480.627	202882.527	34	474374.891	202858.861	34	474306.578	202708.993	139	474306.578	202708.993	139
100	474436.800	202959.488	34	474480.627	202882.527	35	474374.891	202858.861	35	474306.578	202708.993	140	474306.578	202708.993	140
101	474436.800	202959.488	35	474480.627	202882.527	36	474374.891	202858.861	36	474306.578	202708.993	141	474306.578	202708.993	141
102	474436.800	202959.488	36	474480.627	202882.527	37	474374.891	202858.861	37	474306.578	202708.993	142	474306.578	202708.993	142
103	474436.800	202959.488	37	474480.627	202882.527	38	474374.891	202858.861	38	474306.578	202708.993	143	474306.578	202708.993	143
104	474436.800	202959.488	38	474480.627	202882.527	39	474374.891	202858.861	39	474306.578	202708.993	144	474306.578	202708.993	144
105	474436.800	202959.488	39	474480.627	202882.527	40	474374.891	202858.861	40	474306.578	202708.993	145	474306.578	202708.993	145
106	474436.800	202959.488	40	474480.627	202882.527	41	474374.891	202858.861	41	474306.578	202708.993	146	474306.578	202708.993	146



P.U.Z. Construire hale depozitare cu corp administrativ, intravilan extins Timisoara, Calea Sagului aprobat prin HCL 310/2007, modificat cu HCL 330/2007

P.O.T. maxim admis= 55%
 C.U.T. maxim admis= 0.8

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

P.O.T. maxim admis= 60%
 C.U.T. maxim admis= 2
 Regim maxim de inaltime admis= P+3E
 Hmax cornisa= 20 m

PUZ - Zona depozitare, logistica, productie nepoluanta aprobat prin HCL 555/2019 cu circulatie auto si spatii verzi

Santier in lucru
 A.C. nr. 401/05.06.2020

Construire fabrica, hala productie si depozitare in regim de inaltime P+2E, casa poarta, anexe tehnice, platforme, amenajari in incinta la sol

VERIFICATOR	NUMELE	CERINTA	SEMNAURA	REFERAT/ EXPERTIZA NR./ DATA
VERIFICATOR	NUMELE	CERINTA	SEMNAURA	REFERAT/ EXPERTIZA NR./ DATA
SEF PROIECT	arh. Boldog Elemer			
PROIECTAT	arh. Capraru Roxana-Nicoleta			
DESENAT	arh. Capraru Roxana-Nicoleta			

RAPORT DE EXPERTIZA NR. REFERAT NR.

BENEFICIAR: SC AGRO IMOBILIARE SRL
AMPLASAMENT: TIMISOARA, CALEA SAGULUI, C.F. NR. 410547, C.F. NR. 410546
 C.F. NR. 417635, C.F. NR. 417637, NR. C.F. NR. 417636, C.F. NR. 417638, C.F. NR. 417639, C.F. NR. 417640

TITLU PROIECT: P.U.Z. DEZVOLTARE ZONA LOGISTICA, SERVICII SI PRODUCTIE NEPOLUANTA

DENUMIRE PLANSA: PLAN REGLEMENTARI URBANISTICE

Pr. Nr. 152/2022
 FAZA Oportunitate
 Nr. Pl. U04