



**BILANT TERITORIAL IN ZONA STUDIATA**

| TEREN AFERENT   | EXISTENT      |             | PROBUS        |             |
|---|---------------|-------------|---------------|-------------|
|   | MP            | %           | MP            | %           |
| 1 PASUNE IN INTRAVILAN, ZONA LOCUINTE PROPUA PRIN PUG APROBAT | 6.568         | 52,13       | 1.647         | 13,07       |
| 2 ZONA DEPOZITARE SI SERVICII                                 | 1.593         | 12,64       | 4.053         | 32,17       |
| 3 ZONA CONSTRUCTII CFR  | 1.743         | 13,83       | 1.743         | 13,83       |
| 4 CONSTRUCTII SI DOTARI TEHNICO-EDILITARE                     | -             | -           | 200           | 1,59        |
| 5 CAROSABILE (DJ 682C/ STR. GARII)                            | 515           | 4,09        | 515           | 4,09        |
| 6 PLATFORME CAROSABILE SI PARCAJE                             | 638           | 5,06        | 2.564         | 20,35       |
| 7 ZONE VERZI AMENAJATE  | 1.543         | 12,25       | 1.878         | 14,90       |
| <b>TOTAL GENERAL</b>  | <b>12.600</b> | <b>100%</b> | <b>12.600</b> | <b>100%</b> |

**BILANT TERITORIAL IN INCINTA STUDIATA**

| TEREN AFERENT                             | EXISTENT     |             | PROBUS       |             |
|---|--------------|-------------|--------------|-------------|
|   | MP           | %           | MP           | %           |
| 1 PASUNE IN INTRAVILAN                    | 4.921        | 100,00      | -            | -           |
| 2 ZONA DEPOZITARE SI SERVICII PROPUA      | -            | -           | 2.460        | 50,00       |
| 3 CONSTRUCTII SI DOTARI TEHNICO-EDILITARE | -            | -           | 200          | 4,06        |
| 4 PLATFORME CAROSABILE SI PARCAJE         | -            | -           | 1.769        | 35,94       |
| 5 ZONE VERZI AMENAJATE                    | -            | -           | 492          | 10,00       |
| <b>TOTAL GENERAL</b>                      | <b>4.921</b> | <b>100%</b> | <b>4.921</b> | <b>100%</b> |

|              | E      | P       |
|--------------|--------|---------|
| P.O.T. maxim | 0,00 % | 60,00 % |
| C.U.T. maxim | 0,00   | 1,20    |

**LEGENDA:**

- LIMITA INCINTA PROPUNERI S = 4.921 mp
- x x x LIMITA ZONA STUDIATA S = 12.600 mp
- ZONA DEPOZITARE, LOGISTICA, PRODUCTIE EXISTENTA
- ZONA SERVICII SI DEPOZITARE NEPOLUANTA PROPUA - HALE P+1
- CAROSABILE
- DRUMURI DE PAMANT
- PLATFORME SI ACCESE CAROSABILE
- ZONA DOTARI TEHNICO-EDILITARE
- ZONA CONSTRUCTII CFR
- ZONA REZIDENTIALA CU INTERDICTIE DE CONSTRUIRE PANA LA ELABORARE PUZ
- ZONE VERZI
- PERIMETRU MAXIM DE CONSTRUIBILITATE
- ● ● ● ● ALINIAMENT LA FRONTUL STRADAL - min. 5,00 m

**REGULAMENT UNITATEA TERITORIALA DE FOLOSINTA PUZ UTR 17**  
ZONA FUNCTIONALA:

- IS 17** - UNITATEA PRINCIPALA: SERVICII  
FUNCTIUNI COMPLEMENTARE ZONEI:  
DEPOZITARE NEPOLUANTA, BIROURI ADMINISTRATIVE
- SUBUNITATI:
- IS 17 UNITATI SERVICII P + 1
- P 17 ZONA PLATFORME CAROSABILE, PARCAJE SUBZONA SERVICII
- TE 17 DOTARI TEHNICO-EDILITARE
- SP 17 ZONE VERZI AMENAJATE

Parcela (CF317324)

| Nr. Pct. | Coordonate pct.de contur | Lungimi laturi D(u+1) |        |
|----------|--------------------------|-----------------------|--------|
|          | X [m]                    | Y [m]                 |        |
| 27       | 525795.834               | 223101.693            | 23.245 |
| 28       | 525775.113               | 223091.159            | 3.837  |
| 25       | 525771.693               | 223089.420            | 1.382  |
| 29       | 525770.461               | 223088.794            | 21.109 |
| 24       | 525751.644               | 223079.227            | 20.319 |
| 30       | 525746.968               | 223099.001            | 20.167 |
| 31       | 525742.328               | 223118.627            | 20.018 |
| 32       | 525737.721               | 223138.108            | 19.874 |
| 33       | 525733.148               | 223157.449            | 20.302 |
| 34       | 525728.476               | 223177.206            | 21.813 |
| 35       | 525747.923               | 223187.086            | 5.530  |
| 36       | 525752.849               | 223189.599            | 23.587 |
| 37       | 525773.874               | 223200.289            | 17.597 |
| 12       | 525777.704               | 223183.114            | 3.641  |
| 38       | 525778.497               | 223179.560            | 20.228 |
| 39       | 525782.899               | 223159.819            | 8.660  |
| 78       | 525784.784               | 223151.367            | 11.354 |
| 40       | 525787.303               | 223140.296            | 19.570 |
| 73       | 525791.644               | 223121.214            | 0.224  |
| 41       | 525791.691               | 223120.995            | 19.742 |

S(CF317324)=4920.93mp P=302.196m

|  |                     |  |   |
|--|---------------------|--|---|
| PROIECTANT GENERAL<br><b>S.C ARHITECTONIC S.R.L.</b><br>Sediu: Arad, Str. Oluz nr. 119a<br>C.U.I. RO23713160 O.R.C. JO2/682/2008 |                     | Beneficiar:<br><b>S.C TORONTAL LOGISTIC S.R.L.</b> | Pr. nr.<br>88/2018  |
| SPECIFICATIE   | NUME                | SEMNATURA  | Scara:<br>1:1.000   |
| SEF PROIECT  | arh. Doriana BALOGH |  | Titlu Proiect:<br>ZONA SERVICII SI DEPOZITARE NEPOLUANTA Intravilan com. Vladimirescu, Str. Garii |
| PROIECTAT  | arh. Doriana BALOGH |  | Data:<br>dec. 2020  |
| DESENAT  | arh. Doriana BALOGH |  | <b>REGLEMENTARI URBANISTICE ZONIFICARE</b>  |
|  |                     |  | FAZA:<br>P.U.Z.   |
|  |                     |  | Plansa nr.<br><b>02 A</b>   |