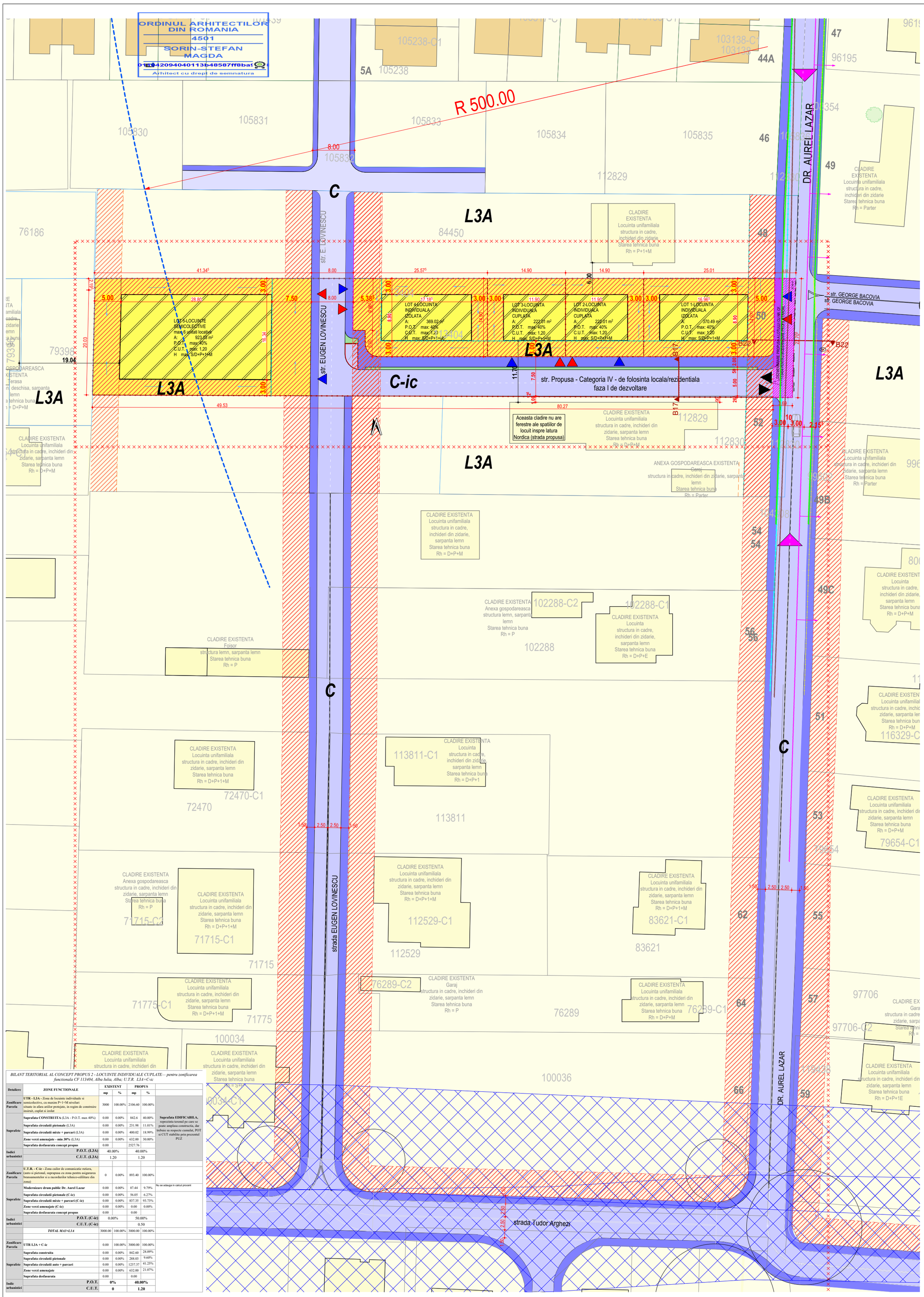
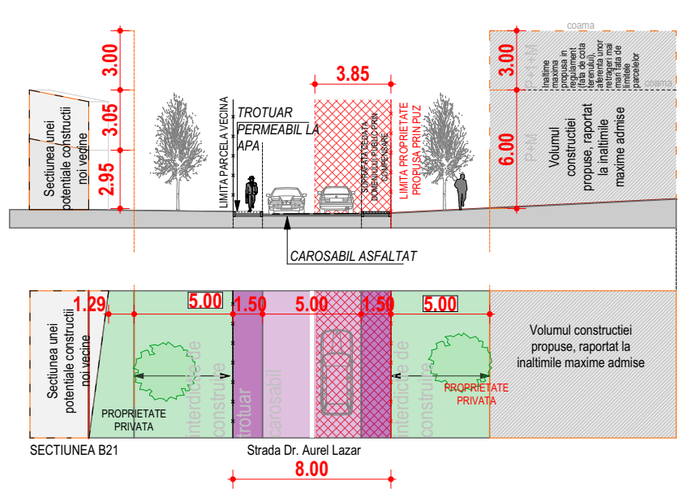
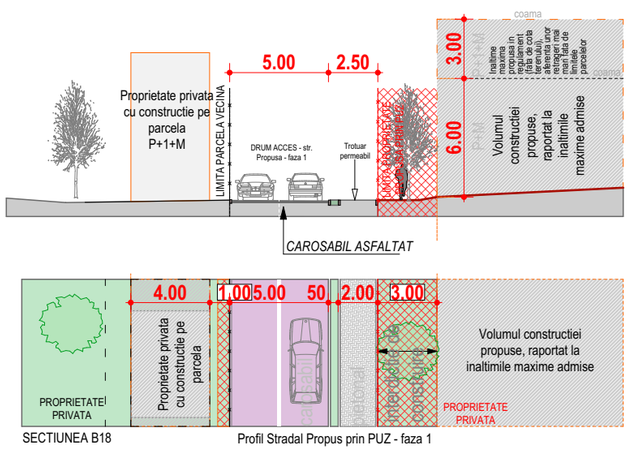


BILANT TERITORIAL AL CONCEPT PROPUS 2 - LOCUINTE INDIVIDUALE CUPLATE— pentru zonificarea functionala CF 113404, Alba Iulia, Alba; U.T.R. L3A+C-ic

Detaliere	ZONE FUNCTIONALE	EXISTENT mp	EXISTENT %	PROPUS mp	PROPUS %	
Zonificare Parcela	**UTR - L3A -** Zona de locuinte individuale si semicolective, cu maxim P+1+M niveluri situate in afara aniilor protejate, in regim de construire insiruit, cuplat si izolat	3000	100.00%	2106.60	100.00%	**Suprafata EDIFICABILA,** reprezinta terenul pe care se poate amplasa constructia, dar trebuie sa respecte cumulat, POT si CUT stabilite prin prezentul PUZ.
Suprafete	**Suprafata CONSTRUITA** (L3A - P.O.T. max 40%)	0.00	0.00%	842.6	40.00%	
	Suprafata circulatii pietonale (L3A)	0.00	0.00%	231.98	11.01%	
	Suprafata circulatii mixte + parcari (L3A)	0.00	0.00%	400.02	18.99%	
	Zone verzi amenajate - min 30% (L3A)	0.00	0.00%	632.00	30.00%	
	Suprafata desfasurata concept propus	0.00		2527.76		
Indici urbanistici	**P.O.T. (L3A)**	40.00%		40.00%		
	C.U.T. (L3A)	1.20		1.20		
Zonificare Parcela	**U.T.R. - C-ic -** Zona cailor de comunicatie rutiera, (auto si pietonal, suprapusa cu zona pentru asigurarea bransamentelor si a racordurilor tehnico-edilitare din zona)	0	0.00%	893.40	100.00%	
Suprafete	**Modernizare drum public Dr. Aurel Lazar**	0.00	0.00%	87.44	9.79%	Nu se adauga in calcul procent
	Suprafata circulatii pietonale (C-ic)	0.00	0.00%	56.05	6.27%	
	Suprafata circulatii mixte + parcari (C-ic)	0.00	0.00%	837.35	93.73%	
	Zone verzi amenajate (C-ic)	0.00	0.00%	0.00	0.00%	
	Suprafata desfasurata concept propus	0.00		0.00		
Indici urbanistici	**P.O.T. (C-ic)**	0.00%		50.00%		
	C.U.T. (C-ic)			0.50		
	TOTAL MA3+L3A	3000.00	100.00%	3000.00	100.00%	
Zonificare Parcela	**UTR L3A + C-ic**	0.00	100.00%	3000.00	100.00%	
Suprafete	**Suprafata construita**	0.00	0.00%	842.60	28.09%	
	Suprafata circulatii pietonale	0.00	0.00%	288.03	9.60%	
	Suprafata circulatii auto + parcari	0.00	0.00%	1237.37	41.25%	
	Zone verzi amenajate	0.00	0.00%	632.00	21.07%	
	Suprafata desfasurata	0.00		0.00		
Indic urbanistici	**P.O.T.**	**0%**		**40.00%**		
	C.U.T.	**0**		**1.20**		





	Aviz de oportunitate_PUZ GRECU											
	Indicativ	Suprafata parcela	Suprafata EDIFICABILA (nu tine cont de suprafata construita maxim admisa)	Suprafata construita maxima - unitate locativa (P.O.T. MAX)	Suprafata desfasurata (C.U.T. MAX - Rh=S/D+P+1+M)	Parcari	Pietonal	Auto	L1DJ copii	Suprafata spatiu verde (amenajari)	diferenta dintre S edificabila - S construita (nu se adauga la calcul, este integrata in suprafata verde)	Nr. parcari
		mp	mp	mp	mp	mp	mp	mp	mp	mp	mp	
1_LOCUINTE INDIVIDUALE	**LOT 1- Locuinta Individuala izolata**	370.49	150.19	148.20	444.59	0.00	0.00	0.00	0.00	111.15	1.99	1+1
	LOT 2- Locuinta individuala cuplata	222.03	105.87	88.81	266.44	0.00	0.00	0.00	0.00	66.61	17.06	1+1
	LOT 3- Locuinta individuala cuplata	222.01	105.87	88.80	266.41	0.00	0.00	0.00	0.00	66.60	17.07	1+1
	LOT 4- Locuinta individuala izolata	369.02	153.92	147.61	442.82	0.00	0.00	0.00	0.00	110.71	6.31	1+1
	LOT 5- Locuinte Semicolective (max 6 unitati locative)	923.03	470.77	369.21	1107.64	0.00	0.00	0.00	0.00	276.91	101.56	6
	TOTAL 1	**2106.58**	986.62	**842.63**	**2527.90**	0.00	0.00	0.00	0.00	**631.97**	**143.99**	14

S.C.ARHITECT MAGDA S.R.L. J 01 / 1174 / 05			beneficiar: GRECU MIHNEA-ION, GRECU DANIELA-OLIMPIA		nr. proiect 31/2025
	NUME	SEMNATURA	scara 1:500	denumire proiect : ELABORARE P.U.Z.PENTRU SCHIMBARE DE REGLEMENTARI IN ZONA L3A IN SCOPUL CONSTRUIRII DE LOCUINTE INDIVIDUALE	faza P.U.Z.
sef proiect:	arh.Sorin Magda			amplasament :mun. Alba Iulia, str. Dr. Aurel lazar, nr. 50, jud. ALBA	
proiectat:	arh.Sorin Magda		data 06.2026	denumire plansa : CONCEPT PROPUS 2 / REGLEMENTARI URBANISTICE	plansa nr 04.2
desenat:	stud.arh. Iancu Florian				