

Parcela CF 100310

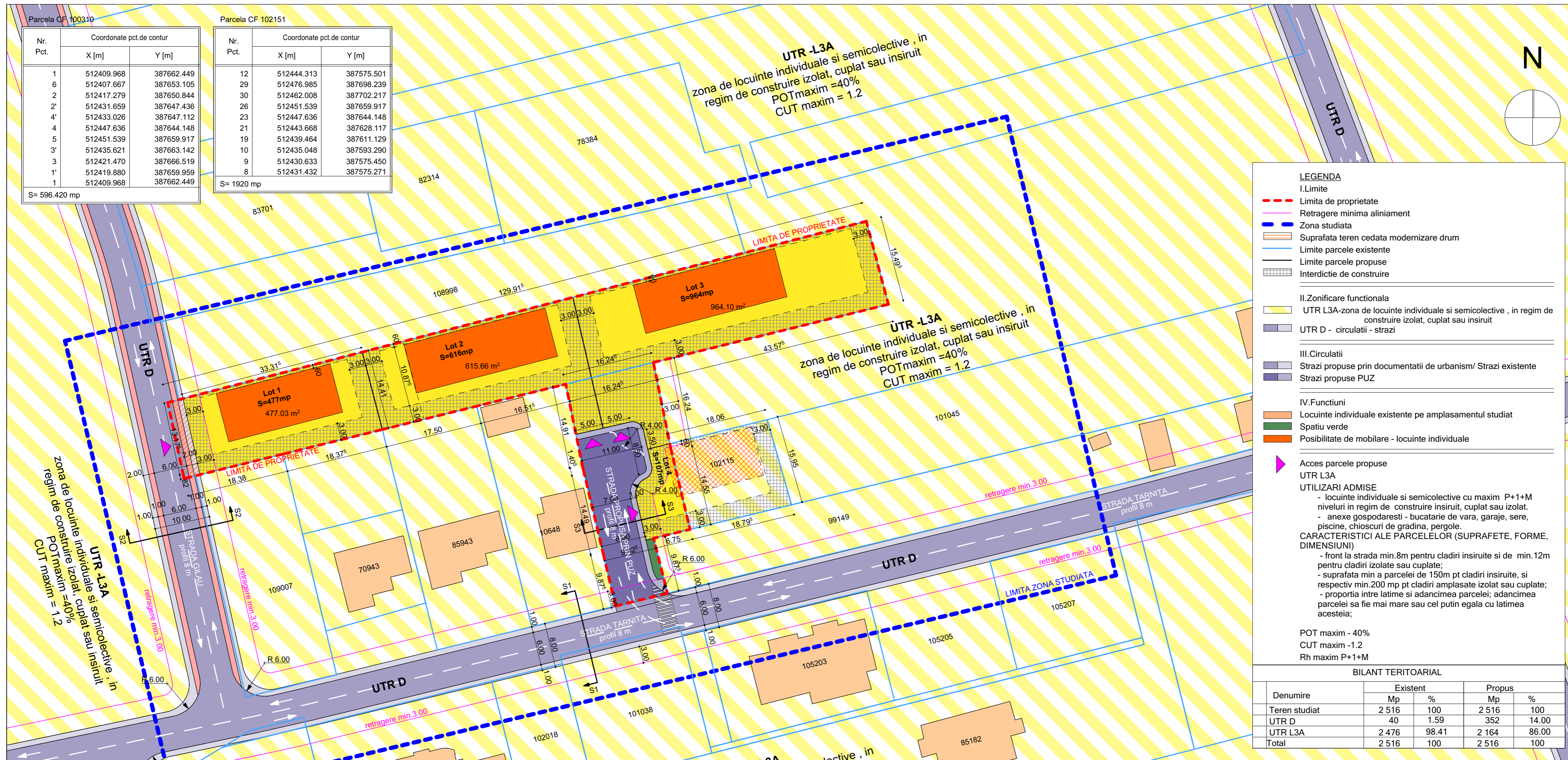
| Nr. Pct. | Coordonate pct.de contur | |
|----------|--------------------------|------------|
| | X [m] | Y [m] |
| 1 | 512409.968 | 387662.449 |
| 6 | 512407.667 | 387653.105 |
| 2' | 512417.279 | 387650.844 |
| 2 | 512431.659 | 387647.436 |
| 4' | 512433.026 | 387647.112 |
| 4 | 512447.636 | 387644.148 |
| 5 | 512451.539 | 387659.917 |
| 3' | 512435.621 | 387663.142 |
| 3 | 512421.470 | 387666.519 |
| 1' | 512419.880 | 387659.959 |
| 1 | 512409.968 | 387662.449 |

S= 596.420 mp

Parcela CF 102151

| Nr. Pct. | Coordonate pct.de contur | |
|----------|--------------------------|------------|
| | X [m] | Y [m] |
| 12 | 512444.313 | 387575.501 |
| 29 | 512476.985 | 387698.239 |
| 30 | 512462.008 | 387702.217 |
| 26 | 512451.539 | 387659.917 |
| 23 | 512447.636 | 387644.148 |
| 21 | 512443.668 | 387628.117 |
| 19 | 512439.464 | 387611.129 |
| 10 | 512435.048 | 387593.290 |
| 9 | 512430.633 | 387575.450 |
| 8 | 512431.432 | 387575.271 |

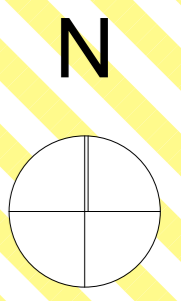
S= 1920 mp



zona de locuinte individuale si semicolective, in regim de constructie izolat, cuplat sau insiruit
 UTR-L3A
 POT maxim = 40%
 CUT maxim = 1.2

UTR-L3A
 zona de locuinte individuale si semicolective, in regim de constructie izolat, cuplat sau insiruit
 POT maxim = 40%
 CUT maxim = 1.2

UTR-L3A
 zona de locuinte individuale si semicolective, in regim de constructie izolat, cuplat sau insiruit
 POT maxim = 40%
 CUT maxim = 1.2



LEGENDA

I. Limite

- Limite de proprietate
- Retragere minima aliniament
- Zona studiata
- Suprafata teren cedata modernizare drum
- Limite parcele existente
- Limite parcele propuse
- Interdictie de constructie

II. Zonificare functionala

- UTR L3A-zona de locuinte individuale si semicolective, in regim de constructie izolat, cuplat sau insiruit
- UTR D - circulatii - strazi

III. Circulatii

- Strazi propuse prin documentatii de urbanism/ Strazi existente
- Strazi propuse PUZ

IV. Functiuni

- Locuinte individuale existente pe amplasamentul studiat
- Spatiu verde
- Posibilitate de mobilare - locuinte individuale

Acces parcele propuse UTR L3A

UTILIZARI ADMISE

- locuinte individuale si semicolective cu maxim P+1+M niveluri in regim de constructie insiruit, cuplat sau izolat,
- anexe gospodaresti - bucatarie de vara, garaje, sere, piscine, chioscuri de gradina, pergole.

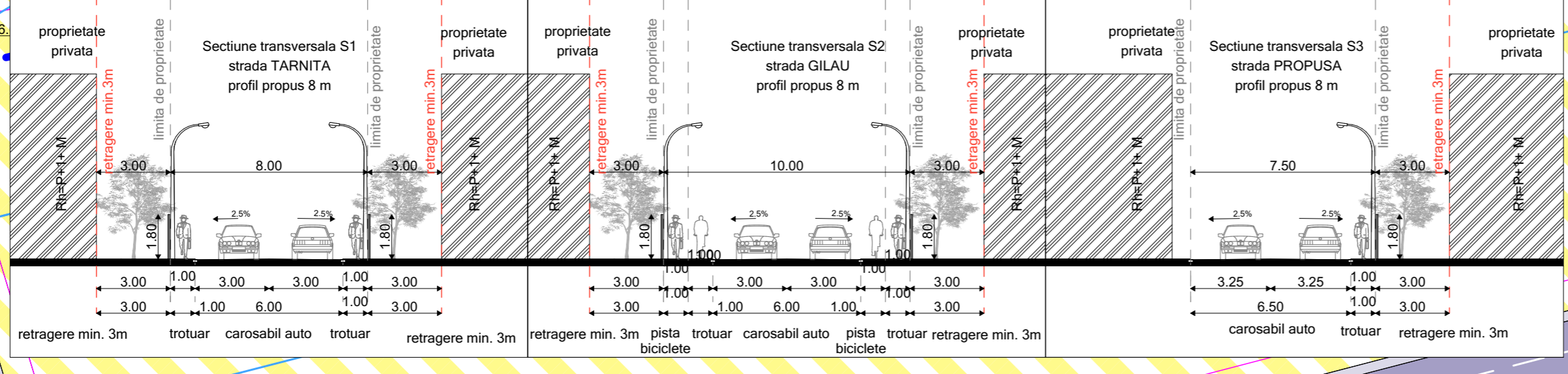
CARACTERISTICI ALE PARCELELOR (SUPRAFETE, FORME, DIMENSIUNI)

- front la strada min. 8m pentru cladiri insiruite si de min. 12m pentru cladiri izolate sau cuplate;
- suprafata min a parcelei de 150m pt cladiri insiruite, si respectiv min. 200 mp pt cladiri amplasate izolat sau cuplate;
- proportia intre latime si adancimea parcelei; adancimea parcelei sa fie mai mare sau cel putin egala cu latimea acesteia;

POT maxim - 40%
 CUT maxim - 1.2
 Rh maxim P+1+M

BILANT TERITORIAL

| Denumire | Existent | | Propus | |
|---------------|----------|-------|--------|-------|
| | Mp | % | Mp | % |
| Teren studiat | 2 516 | 100 | 2 516 | 100 |
| UTR D | 40 | 1.59 | 352 | 14.00 |
| UTR L3A | 2 476 | 98.41 | 2 164 | 86.00 |
| Total | 2 516 | 100 | 2 516 | 100 |



| Verif. Exp. | Nume | Semnatura | Cerinta | Referat numarul |
|-------------|------|-----------|---------|-----------------|
| | | | | |

LEF Architects
 Alba-Iulia, str. George Cosbuc, nr.25, jud Alba
 Tel./fax: 0358/ 566238 ; 0728194410 ; email: office.lefarchitects@gmail.com
 J1/461/2017 C.I.F 37473792
 CAEN 7111 - Activitati de arhitectura

BENEFICIAR:
BOCA GHEORGHE, BOCA CARMEN DORINA
 str. Tarnita nr.16, loc. Alba Iulia, jud. Alba

Proiect nr. 118/2022

Faza: P.U.Z

Planșa nr.: U.04

Specificatie

| Nume | Semnatura |
|------|-----------|
| | |

Scara: 1:200, 1:500

Sef Proiect Arh. Lancrajan Fr.Gh.

Proiectat Arh. Lancrajan Fr.Radu

Proiectat Arh. Lupean Andrei

Redactare Ing. Vasiu Petronela

data: 10.2022

Denumire planșa: REGLEMENTARI URBANISTICE MOBILARE