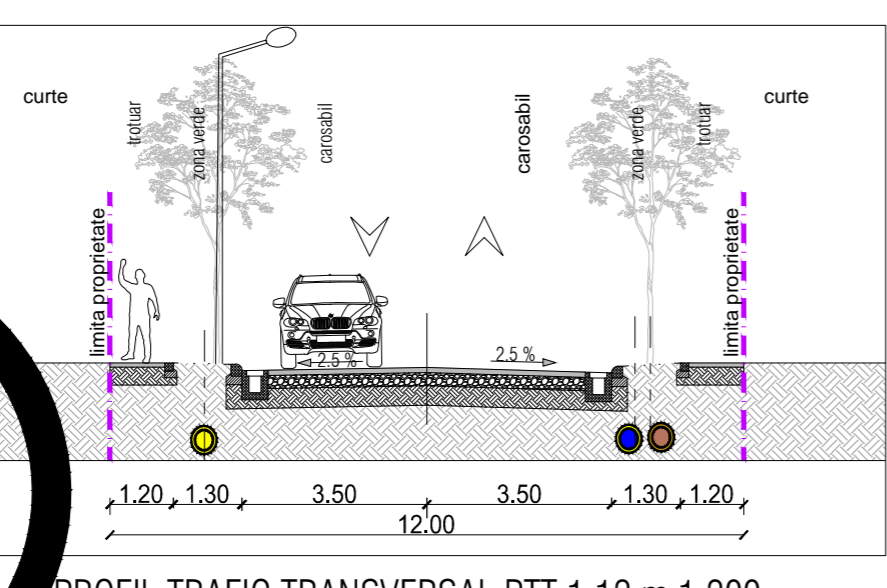
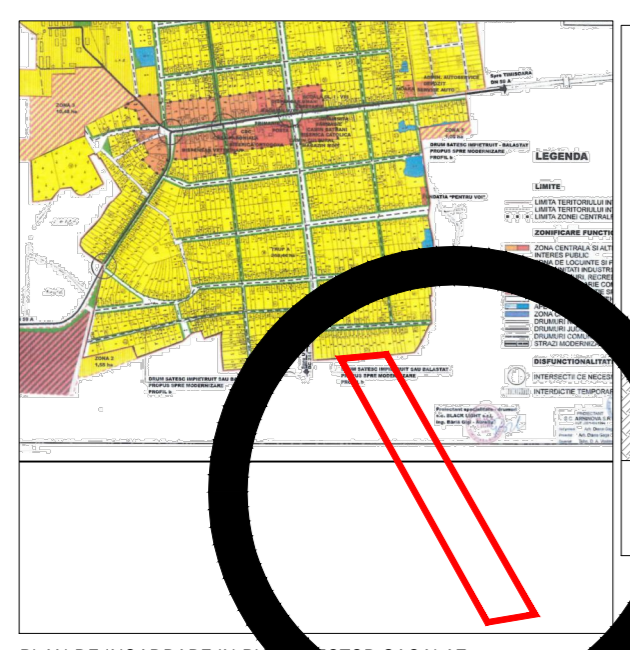


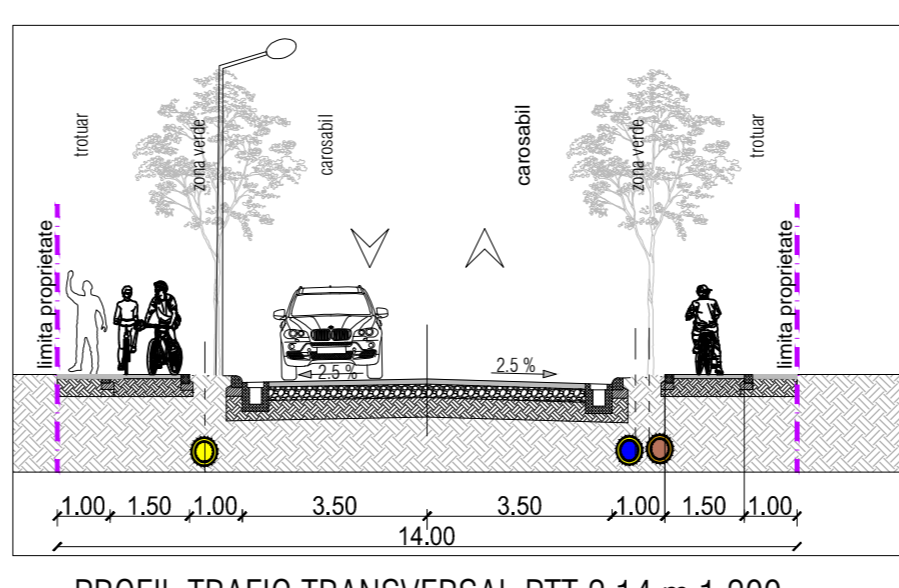
# PLAN URBANISTIC ZONAL

ELABORARE PUZ ZONA REZIDENTIALA CU FUNCTIUNI  
COMPLEMENTARE DOTARI SI SERVICII PUBLICE extravilan Sacalaz

= REGLEMENTARI URBANISTICE.ZONIFICARE =

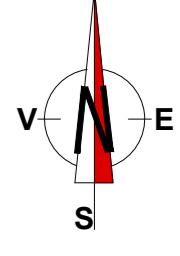
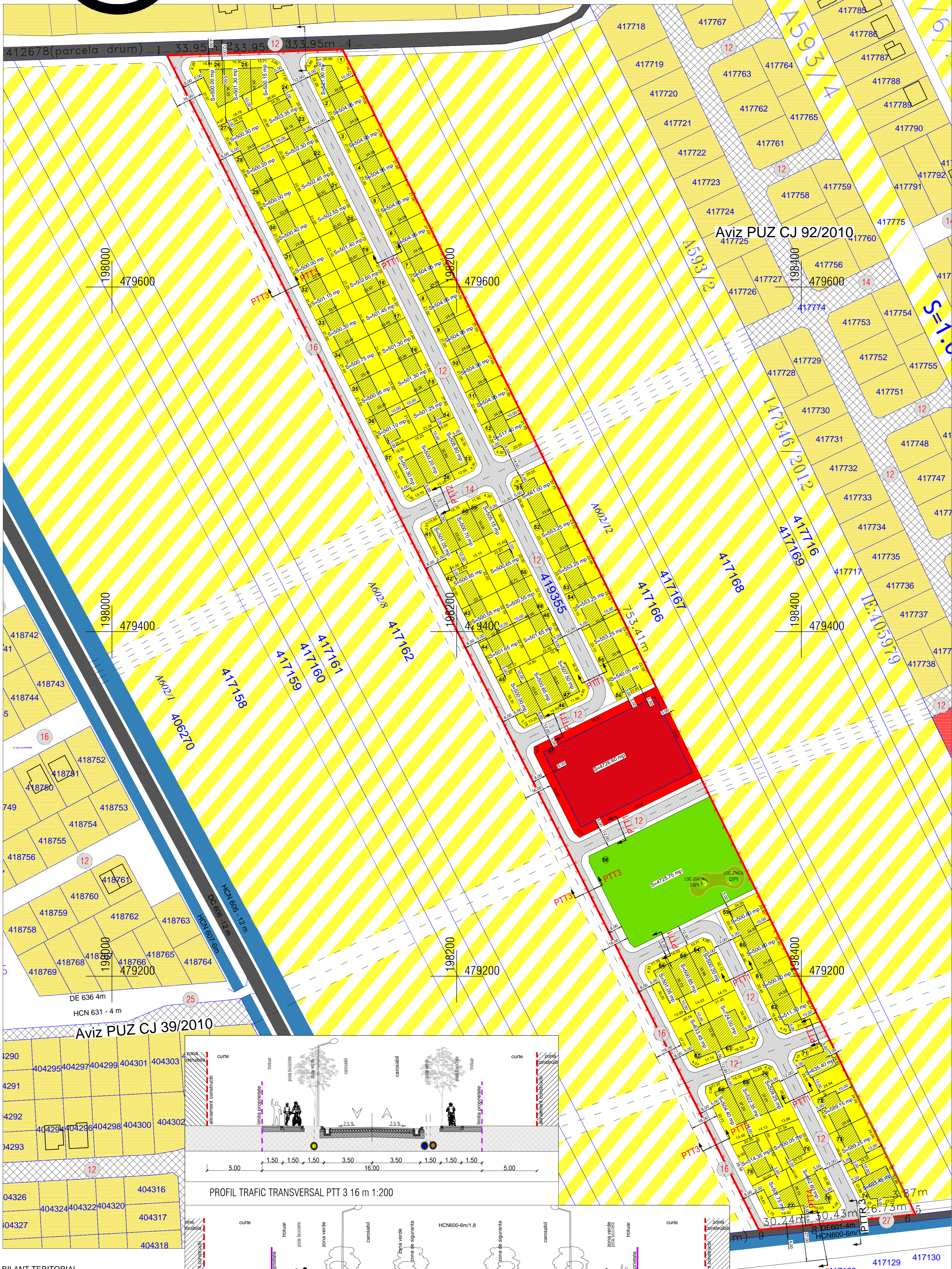


PROFIL TRAFIC TRANSVERSAL PTT 1 12 m 1:200



PROFIL TRAFIC TRANSVERSAL PTT 2 14 m 1:200

PLAN DE INCADRARE IN PUZ ZONATOR SACALAZ



- DELIMITARI**
- Limita PUZ - limita teren supus reglementarii
  - Limite cadastrale existente
  - Contur cladire existenta
  - Limite parcele propuse

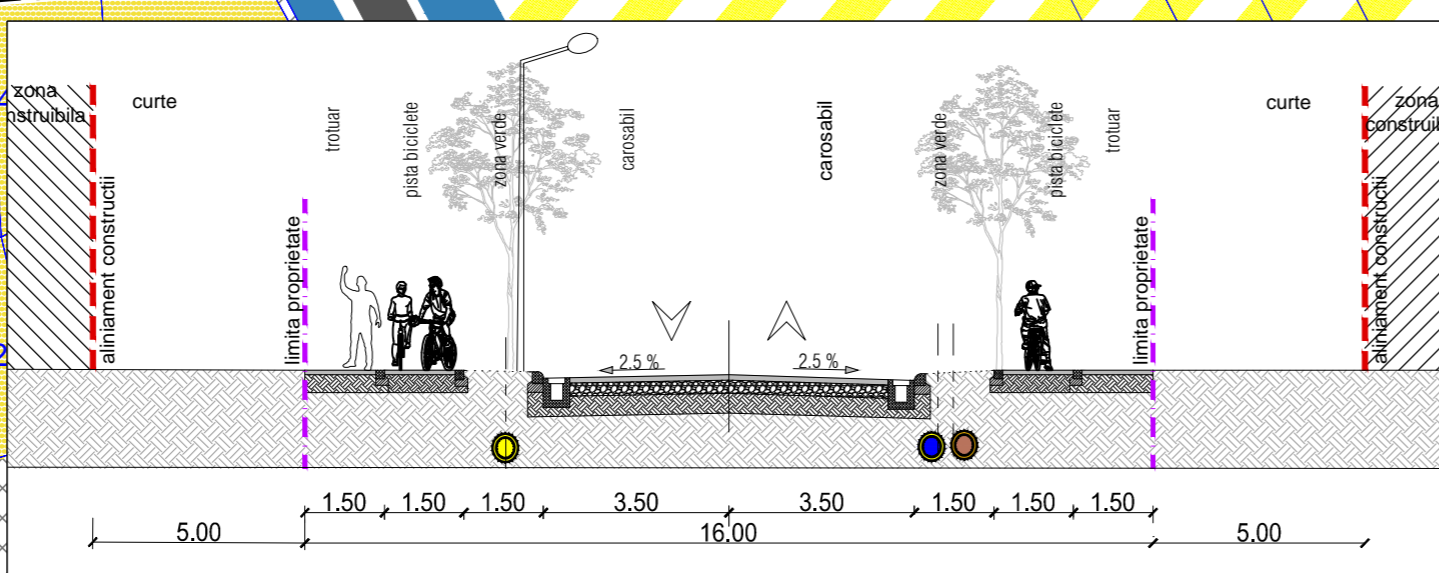
- ZONIFICARE EXISTENT/REGLEMENTAT**
- Zona locuire <P+2
  - Cladire locuinta <P+2
  - Zona servicii
  - Zona verde
  - Drum existent
  - Profil drum reglementat anterior
  - Canal desecare

- ZONIFICARE PROPUȘ**
- Subzona locuinte individuale ( maximum doua apartamente pe parcela)
  - Subzona dotari si servicii
  - Parcela spatii verzi
  - Profil drum propus
  - Zona implantare cladiri
  - Zona locuinte propusa in perspectiva
  - Zona drumuri propusa in perspectiva

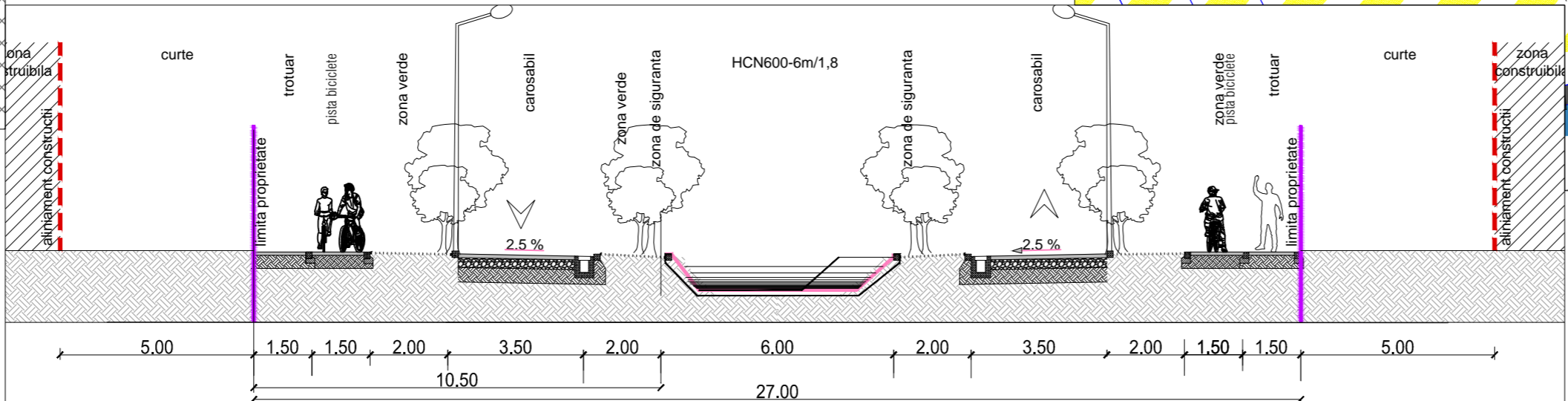
- SIMBOLURI**
- Suprafata totala a parcelei
  - Latime profil stradal
  - Sans circulatie
  - Regim maxim de inaltime

**UTR ZONA REZIDENTIALA SI FUNCTIUNI COMPLEMENTARE**  
**SUBZONA LOCUINTE INDIVIDUALE**  
(maximum 2 apartamente pe parcela)  
Inaltime: P+1E+M h max cornisa/streasina = 8.00 m  
H max = 12.00 m  
Indici urbanistici: POTmax = 35% CUTmax = 1.05

**SUBZONA SPATII VERZI DE PROTECTIE**  
Inaltime: P+1E+M h max cornisa/streasina = 8.00 m  
H max = 12.00 m  
Indici urbanistici: POTmax = 35% CUTmax = 1.05



PROFIL TRAFIC TRANSVERSAL PTT 3 16 m 1:200



PROFIL TRAFIC TRANSVERSAL PTT 4 27 m 1:200 - preluat din documentatie avizata CJ si aprobata HCL

**BILANT TERITORIAL**

ZONE FUNCTIONALE	SITUATIA EXISTENTA		SITUATIA PROPUȘA	
	S mp	% din T	S mp	% din T
Teren agricol	67500.00	100.00	0.00	0.00
Subzona locuinte individuale	0.00	0.00	39500.00	58.52
Subzona dotari si servicii	0.00	0.00	4726.60	7.00
Parcouri carosabili	0.00	0.00	9916.10	14.69
Pietonale	0.00	0.00	3214.55	4.75
Circulatii velo - pietonale	0.00	0.00	2575.00	3.81
Sp. verde de aliniament	0.00	0.00	2691.20	4.00
Subzona spatii verzi	0.00	0.00	4725.75	7.00
S. teren totala	67500.00	100.00	67500.00	100.00

Verificator/Expert	Nume	Semnatura	Cerinta	Referat / Expertiza nr./data
SC DEVELOPING TIMISOARA SRL	Municipal Timisoara Str. Palanca Nr. 1 Ap. 6	CUI 46392891 / J 35/012/2022	Jud. Timis, Comuna Sacalaz extravilan CF 419355 Cad. 419355	Proiect nr: 141/2022
Titlu proiect:	Elaborare PLAN URBANISTIC ZONAL - ZONA REZIDENTIALA CU FUNCTIUNI COMPLEMENTARE, DOTARI SI SERVICII PUBLICE	Scara: 1:2000	Titlu planșă:	REGLEMENTARI URBANISTICE. ZONIFICARE
Sef proiect:	arh. Davidescu R.	10	Desenat:	arh. Gavrilescu S
Proiectat:	arh. Gavrilescu S.	10		
	arh. Gavrilescu S.	2022		