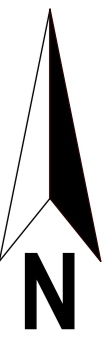


P.U.D.

CONSTRUIRE LOCUINTA UNIFAMILIALA

jud. ARAD, mun. Arad, str. Ciobanului, nr. 3, C.F. nr. 367148 Arad



BILANT TERITORIAL ZONA STUDIATA

	Existent		Propus	
	Suprafata(mp)	Procent(%)	Suprafata(mp)	Procent(%)
Teren agricol	250	2,05	250	2,05
Canal	505	4,15	505	4,15
Zona rezidentiala	7 258	59,78	7 258	59,78
Carosabile, accese, alei pietonale	2 244	18,48	2 272	18,70
Zone verzi de protectie carosabil	1 888	15,54	1 860	15,32
TOTAL:	12 145	100,00	12 145	100,00

BILANT TERITORIAL ZONA INCINTA PROPUNERI

	Existent		Propus	
	Suprafata(mp)	Procent(%)	Suprafata(mp)	Procent(%)
Teren curti constructii viran	672,00	100,00	0	0
Locuinta S/D+P+1E	0	0	268,80	40,00
Drum acces si alei pietonale	0	0	168,00	25,00
Zone verzi amenajate	0	0	235,20	35,00
TOTAL:	672,00	100,00	672,00	100,00

LEGENDA:

- LIMITA INCINTA STUDIATA 12145 mp
- INCINTA REGLEMENTATA 672 mp
- ZONA LOCUIRE UNIFAMILIALA
- CONSTRUCTII - LOCUINTE UNIFAMILIALE
- CAROSABIL - DOMENIU PUBLIC
- PLATFORME CAROSABILE SI PARCAJE
- ALEI PIETONALE
- ZONE VERZI AMENAJATE SI DE PROTECTIE CAROSABIL
- CANAL
- TEREN ARABIL IN INTRAVILAN
- ACCES CAROSABIL NOU PROPUIS (DALE INIERBATE)
- ALEE SEMICAROSABILA
- LOCUINTA P+1E, CU SAU SUBSOL/DEMISOL
- GARAJ/CARPORT PARTER
- ACCES CAROSABIL SI PIETONAL
- LINIE ELECTRICA AERIANA PE STALPI DE BETON
- CAMIN VIZITARE
- CUTIE GAZ
- TEAVA GAZ

INVENTAR DE COORDONATE

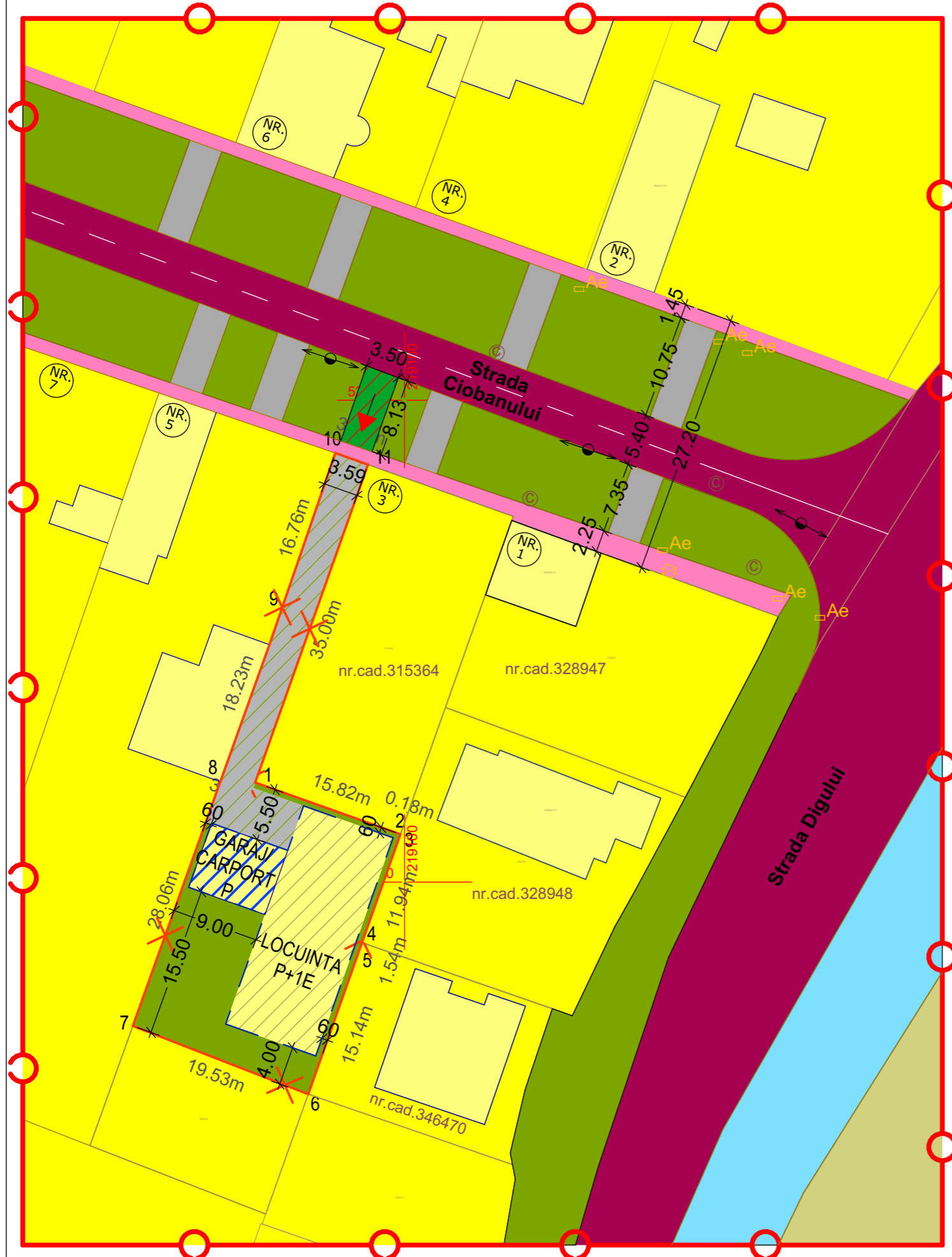
Sistem de proiectie Stereo '70

CF nr 367148

Nr. Pct.	Coordonate pct.de contur		Lungimi laturi D(i,i+1)
	X [m]	Y [m]	
1	525160.334	219084.506	15.817
2	525155.025	219099.405	0.183
3	525154.963	219099.577	11.935
4	525143.714	219095.588	1.543
5	525142.260	219095.072	15.144
6	525127.987	219090.010	19.530
7	525135.074	219071.811	28.062
8	525161.492	219081.275	18.234
9	525178.658	219087.424	16.761
10	525194.526	219092.823	3.590
11	525193.321	219096.205	35.000
S=672.41mp			

INDICATORI URBANISTICI PROPUISI:

P.O.T. maxim: 40%
C.U.T. maxim: 0,9
H max.: 11,00 m
Spatiu verde: min. 35,00%
Regim de inaltime: S/D+P+1E



Verificator/Expert	Nume	Semnatura	Cerinta	Referat/Expertiza nr./data
	PROURBAN S.R.L. arhitectura, urbanism, design B-dul Revolutiei nr. 71, Arad JO2/1360/1994			Beneficiar: PETERFI ARPAD-ANDREI jud. Arad, Mun. Arad, Calea Radnei, nr. 149bis, bloc Vila 2, ap.1
Sef proiect	arh. Serban Elvira		Scara 1:500	Nr.pr. 12/2025
Proiectat	arh. Serban Elvira		Data 03.2025	Faza P.U.D.
Desenat	arh. Serban Elvira			Pl.nr. 03
REGLEMENTARI URBANISTICE				