



SITUATIE EXISTENTA

Constructii existente/propuse prin P.U.Z. aprobat prin HCL nr. 197/25.05.2021:

CORP C1

Constructie clasata ca Monument istoric, categoria B, reabilitata in anul 1922.

CORP C2 - cladire in care se afla unitatea SAD 4

Cadare receptionata conform AC 227/05.04.2022, respectiv AC 896/14.12.2023
SC = 2 235 mp
SCD = 14 476 mp

CORP C3

Cladire in curs de executie conform AC nr. 634 din 30.09.2024

CORP C6

Cladire in curs de reabilitare/consolidare conform AC nr. 134 din 22.02.2024

CORP C4

In curs de reglementare prin Modificare reglementari Subzona M1 din PUZ
Dezvoltare proiect imobiliar mixt - rezidential, birouri, servicii, Splaiul Nicolae Titulescu nr. 5, CF 405438, Timisoara, aprobat prin HCL 197/25.05.2021 - in curs de avizare

Lucrarile propuse nu modifica bilantul de suprafete si indicatorii urbanistici aprobati anterior.

Inventar de coordonate parcela C2 C.F. 456402

Nr. Pct.	Coordonate pct.de contur		Lungimi latari D(i,i+1)
	E [m]	N [m]	
6	205813.924	479359.886	6.921
7	205820.490	479362.075	13.550
8	205825.183	479349.364	7.904
9	205827.651	479341.855	24.020
10	205835.073	479319.010	26.474
11	205843.566	479293.935	4.514
12	205845.005	479289.656	15.000
13	205849.021	479275.901	10.988
14	205849.101	479271.528	18.032
15	205841.879	479255.005	32.256
16	205812.313	479267.901	7.017
17	205805.891	479270.728	1.893
18	205804.149	479269.987	7.408
19	205801.250	479276.804	10.232
20	205810.666	479280.809	45.645
22	205796.294	479324.132	9.878
21	205805.657	479327.281	28.319
23	205796.647	479354.128	18.211

Acces auto
Acces pietonal

COTA 0 / PROJECT SURVEY POINT

CATEGORIA DE IMPORTANTA GLOBALA: C (NORMALA)

OBSERVATII / NOTE

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MANAGER GENERAL / GENERAL MANAGEMENT

Speedwell S.R.L.

Sos. Bucuresti-Ploiesti nr.89A, Corp 2, Et.4, Sector 1, Bucuresti

C.U.I.: RO 333013241

GENERAL DESIGNER

Fuse Architecture & Interior Design S.R.L.

Sos. Bucuresti-Ploiesti nr.89A, Corp 2, Et.4, Sector 1, Bucuresti

C.U.I.: 37106430

TERMO VENTILATII

INSTALATII SANITARE

HYVAC DESIGN

PLUMBING DESIGN

INSTALATII ELECTRICE

ELECTRICAL DESIGN

PIPE DESIGN S.R.L.

Str. Daniel Danilopolu nr. 30-32, cladirea One Herastrou Office, et.3, Bucuresti

Tel: +4 021 410 4410

email: office@pipedesign.ro

TITLU PROIECT / PROJECT NAME

MODIFICARI INTERIOARE SPAIU COMERCIAL

Realizare compartimentari interioare nestructurale, modificare

instalati existente, operatiuni notariale si cadastrale pentru

modificarea numarului de unitati individuale, compartimentare SAD

4 in doua noi unitati individuale SAD

Adresa: str. Jiu, nr. 1A, mun. Timisoara, jud. Timis

TITLU PLANSA / DRAWING TITLE

PLAN DE SITUATIE / SITE PLAN

BENEFICIAR

CLIENT

Cedar Invest S.R.L.

Sos. Bucuresti-Ploiesti nr.89A, Corp 2, Et.4, Sector 1, Bucuresti

C.U.I.: RO 4564020

ARHITECTURA / ARCHITECTURE

Fuse Architecture & Interior Design S.R.L.

Sos. Bucuresti-Ploiesti nr.89A, Corp 2, Et.4, Sector 1, Bucuresti

C.U.I.: 37106430

PROIECTANT STRUCTUR / STRUCTURAL DESIGNER

CROSS STRUCTURAL DESIGN S.R.L.

Str. Levantica nr. 54, Sector 3, Bucuresti

Tel: +4 021 210 2054

email: office@crossproject.ro

SEF PROIECT

arh. Jan Demeyere

PROIECTAT

arh. Simziana Ispescul

PROIECTAT

DESENAT

FAZA / STAGE

DTAC

SCARA / SCALE

1:500

DATA / ISSUE DATE

09/2025

COD PROIECT / PROJECT CODE

NTI FUSE C2

NR. PLANSA / SHEET NO.

02

REVISI / REVISION