

**INVENTAR DE COORDONATE  
SISTEM DE PROIECTIE SEREO 70  
Smas = 929 mp**

| Nr. Pct. | X [m]      | Y [m]      |
|----------|------------|------------|
| 1        | 481831.008 | 207069.677 |
| 2        | 481822.470 | 207087.941 |
| 3        | 481782.594 | 207070.357 |
| 4        | 481789.416 | 207061.154 |
| 5        | 481797.945 | 207049.972 |

**INDICI URBANISTICI - cf. P.U.Z.**

|                                          |          |
|------------------------------------------|----------|
| Suprafata teren                          | 929mp    |
| P.O.T. maxim                             | 35%      |
| C.U.T. maxim                             | 1.25     |
| Spatii verzi si zone de recreere - minim | 30%      |
| Regim de inaltime maxim                  | P+1E+2Er |

**SITUATIE PROPUSA**

|                                       |                  |
|---------------------------------------|------------------|
| Regim de inaltime                     | P+1E+2Er         |
| H maxim                               | +11.90m/+0.00    |
| H cornisa                             | +11.90m/+0.00    |
| C.T.N.                                | 90.65            |
| C.T.S.                                | 90.75            |
| +0.00                                 | 90.91            |
| Amprenta la sol a cladirii            | 240.87 mp        |
| Suprafata acces acoperit              | 12.00 mp         |
| <b>SUPRAFATA CONSTRUITA TOTALA</b>    | <b>252.87 mp</b> |
| Suprafata construita etaj I           | 261.50mp         |
| Suprafata construita etaj II/etaj III | 159.56mp         |
| <b>SUPRAFATA DESFASURATA</b>          | <b>833.49 mp</b> |

|                     |                                                  |
|---------------------|--------------------------------------------------|
| Numar apartamente   | 8 apartamente locuinte<br>2 apartamente servicii |
|                     | <b>TOTAL 10 APARTAMENTE</b>                      |
| Necesar parcaje     | 11 locuri de parcare                             |
| Statii de incarcare | 1 statie/1 loc. parcare                          |

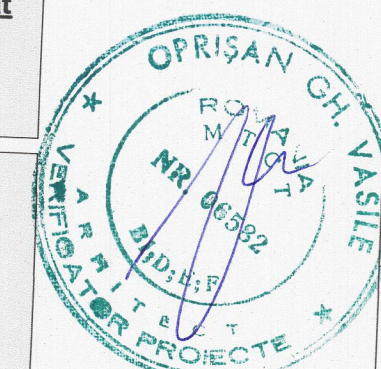
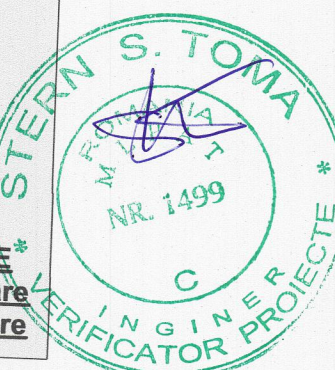
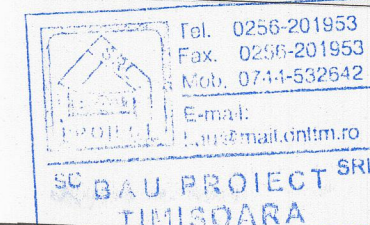
**ALINIAMENTE**

- fatada principala sud-vest, str. Linistei - **min.12.59m conf.PUZ avizat**
- fatada posterioara nord-est, Alea Lirei - **min.10.0m conf.PUZ avizat**
- fatada lateral stanga - nord-vest - **min.3.06m**
- fatada lateral dreapta - sud-est - **3.00m**

**INDICI URBANISTICI**

|                             |           |        |
|-----------------------------|-----------|--------|
| Suprafata teren             | 929.00 mp | 100%   |
| Suprafata construita la sol | 252.87 mp | 27.22% |
| Spatiu verde                | 302.59 mp | 32.57% |
| Suprafata parcaje la sol    | 347.80 mp | 37.44% |
| Suprafata alei pietonale    | 25.74 mp  | 2.77%  |

|        |        |
|--------|--------|
| P.O.T. | 27.22% |
| C.U.T. | 0.8972 |



**PROIECTANT GENERAL: SIF NEMOIANU  
BAU PROIECT**

SEF PROIECT:  
PROIECTAT:  
DESENAT:

CLASA DE IMPORTANTA - III  
CATEGORIA DE IMPORTANTA - IMPORTANTA NORMALA  
GRAD DE REZISTENTA LA FOC - II  
ARIE CONSTRUITA LA SOL = 240.87  
ARIE CONSTRUITA DESFASURATA = 833.49

DENUMIRE PROIECT:  
CONSTRUIRE LOCUINTE COLECTIVE SI FUNCTIUNI  
COMPLEMENTARE CU REGIM DE INALTIME P+1E+2Er,  
CONFORM PUZ APROBAT PRIN HCL 391 DIN 20.09.2024

ADRESA  
str. Linistei, nr.2CF Timisoara Timis Romania  
BENEFICIAR:  
JRS HODLING 4FUTURE SRL

DOCUMENTATIE DE CONSTRUIRE  
**PLAN DE SITUATIE**

Proiect nr.:  
6010/2024

Faza  
DTAC -

Scara:  
1:90, 1:200,  
1:72.29

Dim. plansa:  
594x420

Data:  
02.2025

Plansa:  
A-02