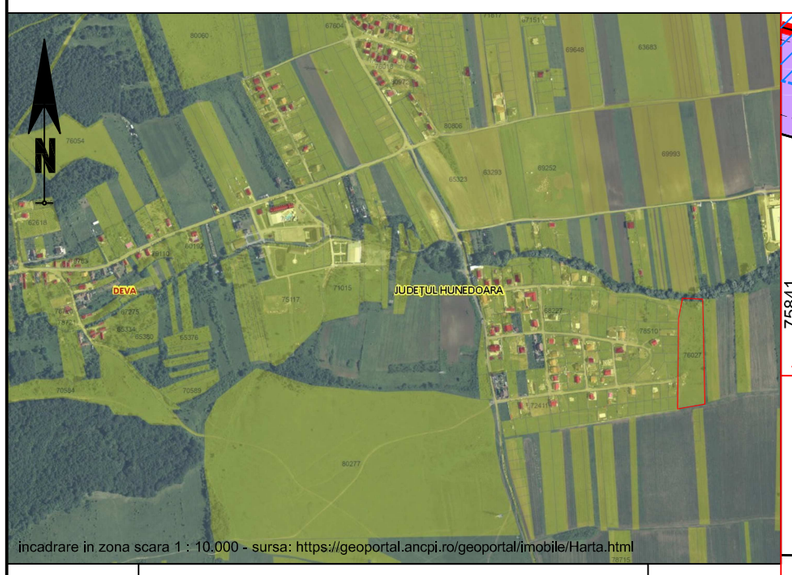


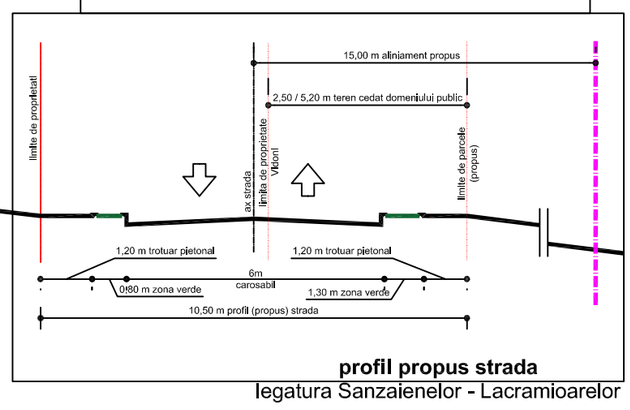
LEGENDA:

1. LIMITE:

- LIMITA INTRAVILANULUI EXISTENT
- LIMITA AMPLASAMENTULUI STUDIAT / INTRAVILAN PROPUS
- LIMITE DE PARCELE
- ACCES PARCELE PROPUSE
- ALINIAMENT PROPUS
- LIMITE DRUMURI EXISTENTE
- APE CURGATOARE
- ZONA DE PROTECTIE A APELOR

2. ZONIFICARE:
ZONA PENTRU CAI DE COMUNICATII
DOMENIU PUBLIC AL MUNICIPIULUI DEVA
CONSTRUCTII DE LOCUINTE

- CAROSABIL AUTO PROPUS
- TROTUARE PIETONALE PROPUSE
- ZONE VERZI PROPUSE - LOTURI
- ZONE VERZI PROPUSE - PUBLICE
- PLATFORME GOSPODARESTI
- ZONA CONSTRUCTII EDILITARE



profil propus strada
Iegatura Sanzaienelor - Lacramioarelor

CARACTERISTICI COMPARTIMENTE DE INCENDIU:

Sconstruita = 1500 mp
Regim de inaltime = D + P + 1E
Grad de rezistenta la foc = III

CARACTERISTICI CONSTRUCTIVE LOCUINTE PROPUSE:

Planseu peste demisol si parter de lemn ignifugat Bs3d0, placat la intrados cu sistem de rigips 30 minute, acoperit cu sapa din beton min 60 mm / placa incombustibila beton armat

Etajul / Mansarda fara pod placare sistem rigips 15 minute lemn ignifugat bs3d0

Varianta cu pod sistem 30 minute si lemn ignifugat Cs3d0

Termosistem exterior vata bazaltica / izolatie minerala rigida Multipor

BILANT TERITORIAL PROPUS

ZONE FUNCTIONALE	EXISTENT		PROPUS	
	Suprafata (mp)	Procent din total	Suprafata (mp)	Procent din total intravilan
CONSTRUCTII LOCUINTE SI ANEXE	0.00	0.00	1,500.00	12.93
CAI DE COMUNICATIE -drumuri, platforme, accese	0.00	0.00	2,357.00	20.32
PLATFORMA GOSPODAREASCA	0.00	0.00	42.00	0.36
DOTARI TEHNICO -EDILITARE	0.00	0.00	42.00	0.36
SPATII VERZI, PROTECTIE	0.00	0.00	7,041.00	60.70
TERENURI AGRICOLE	11,600.00	100.00	0.00	0.00
TOTAL INTRAVILAN	0.00		11600.00	

Nr. Pct.	Coordonate pct.de contur		Lungimi laturi D(i,i+1)
	X [m]	Y [m]	
1	484827.278	338352.650	42.04
2	484825.490	338394.650	217.02
3	484608.518	338399.141	56.95
4	484598.639	338343.054	186.27
5	484784.897	338344.899	43.08
S(1)=11600mp P=545.36m			

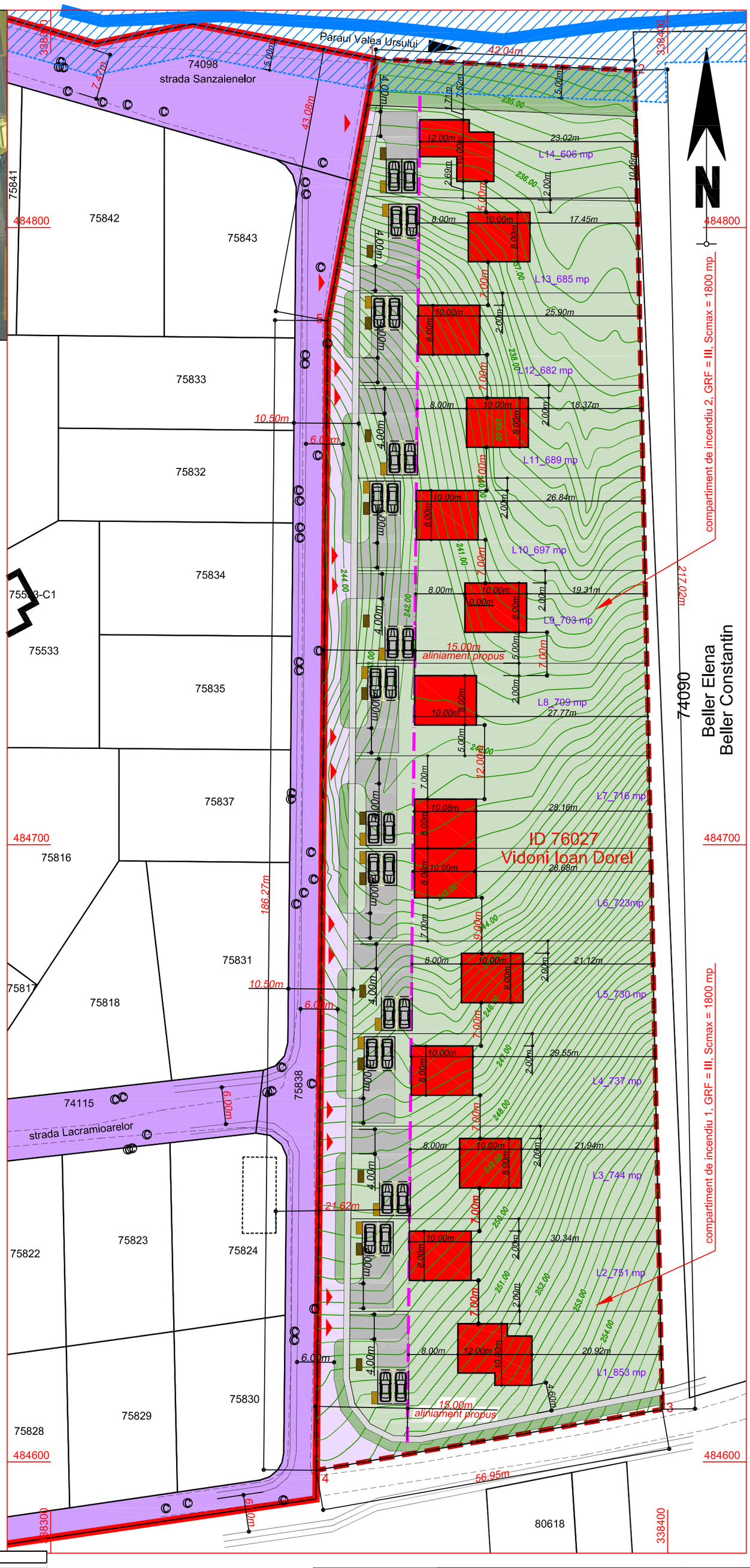
INDICI URBANISTICI:

S teren = 11600 mp

Sc = 1500,00 mp
Sd = 3500,00 mp
POT = 12,94 CUT = 0,30
POT max (HG 525/1996) = 35%

BILANT TERITORIAL GENERAL

proprietate	obiective	constructii locuinte si anexe	circulatii	dotari edilitare	platforme gospodaresti	zone verzi amenajate	TOTAL	procent din total
terenuri domeniu privat 10032 mp	suprafete pentru constructii rezidentiale	1,500.00	1,190.00	28.00	28.00	7,286.00	10032	**86.48**
terenuri cedate domeniului public 1568 mp	spatii verzi de folosinta publica	0	0	0	0	629	629	**5.42**
	trotuare pietonale	0	268	0	0	0	268	**2.31**
	carosabil propus	0	671	0	0	0	671	**5.78**



BILANT TERITORIAL PROPUS - LOTUL 1

ZONE FUNCTIONALE	EXISTENT		PROPUS	
	Suprafata (mp)	Procent din total	Suprafata (mp)	Procent din total intravilan
CONSTRUCTII LOCUINTE SI ANEXE	0.00	0.00	150.00	17.58
CAI DE COMUNICATIE -drumuri, platforme, accese	0.00	0.00	95.00	11.14
PLATFORMA GOSPODAREASCA	0.00	0.00	2.00	0.23
DOTARI TEHNICO -EDILITARE	0.00	0.00	2.00	0.23
SPATII VERZI, PROTECTIE	0.00	0.00	604.00	70.81
TERENURI AGRICOLE	853.00	100.00	0.00	0.00
TOTAL INTRAVILAN	0.00		853.00	

BILANT TERITORIAL PROPUS - LOTUL 2

ZONE FUNCTIONALE	EXISTENT		PROPUS	
	Suprafata (mp)	Procent din total	Suprafata (mp)	Procent din total intravilan
CONSTRUCTII LOCUINTE SI ANEXE	0.00	0.00	120.00	15.98
CAI DE COMUNICATIE -drumuri, platforme, accese	0.00	0.00	75.00	9.99
PLATFORMA GOSPODAREASCA	0.00	0.00	2.00	0.27
DOTARI TEHNICO -EDILITARE	0.00	0.00	2.00	0.27
SPATII VERZI, PROTECTIE	0.00	0.00	552.00	73.50
TERENURI AGRICOLE	853.00	100.00	0.00	0.00
TOTAL INTRAVILAN	0.00		751.00	

BILANT TERITORIAL PROPUS - LOTUL 3

ZONE FUNCTIONALE	EXISTENT		PROPUS	
	Suprafata (mp)	Procent din total	Suprafata (mp)	Procent din total intravilan
CONSTRUCTII LOCUINTE SI ANEXE	0.00	0.00	120.00	16.13
CAI DE COMUNICATIE -drumuri, platforme, accese	0.00	0.00	95.00	12.77
PLATFORMA GOSPODAREASCA	0.00	0.00	2.00	0.27
DOTARI TEHNICO -EDILITARE	0.00	0.00	2.00	0.27
SPATII VERZI, PROTECTIE	0.00	0.00	525.00	70.56
TERENURI AGRICOLE	853.00	100.00	0.00	0.00
TOTAL INTRAVILAN	0.00		744.00	

BILANT TERITORIAL PROPUS - LOTUL 4

ZONE FUNCTIONALE	EXISTENT		PROPUS	
	Suprafata (mp)	Procent din total	Suprafata (mp)	Procent din total intravilan
CONSTRUCTII LOCUINTE SI ANEXE	0.00	0.00	120.00	16.13
CAI DE COMUNICATIE -drumuri, platforme, accese	0.00	0.00	75.00	10.08
PLATFORMA GOSPODAREASCA	0.00	0.00	2.00	0.27
DOTARI TEHNICO -EDILITARE	0.00	0.00	2.00	0.27
SPATII VERZI, PROTECTIE	0.00	0.00	545.00	73.25
TERENURI AGRICOLE	853.00	100.00	0.00	0.00
TOTAL INTRAVILAN	0.00		744.00	

BILANT TERITORIAL PROPUS - LOTUL 5

ZONE FUNCTIONALE	EXISTENT		PROPUS	
	Suprafata (mp)	Procent din total	Suprafata (mp)	Procent din total intravilan
CONSTRUCTII LOCUINTE SI ANEXE	0.00	0.00	120.00	16.44
CAI DE COMUNICATIE -drumuri, platforme, accese	0.00	0.00	95.00	13.01
PLATFORMA GOSPODAREASCA	0.00	0.00	2.00	0.27
DOTARI TEHNICO -EDILITARE	0.00	0.00	2.00	0.27
SPATII VERZI, PROTECTIE	0.00	0.00	511.00	70.00
TERENURI AGRICOLE	853.00	100.00	0.00	0.00
TOTAL INTRAVILAN	0.00		730.00	

BILANT TERITORIAL PROPUS - LOTUL 6

ZONE FUNCTIONALE	EXISTENT		PROPUS	
	Suprafata (mp)	Procent din total	Suprafata (mp)	Procent din total intravilan
CONSTRUCTII LOCUINTE SI ANEXE	0.00	0.00	120.00	16.60
CAI DE COMUNICATIE -drumuri, platforme, accese	0.00	0.00	75.00	10.37
PLATFORMA GOSPODAREASCA	0.00	0.00	2.00	0.28
DOTARI TEHNICO -EDILITARE	0.00	0.00	2.00	0.28
SPATII VERZI, PROTECTIE	0.00	0.00	524.00	72.48
TERENURI AGRICOLE	853.00	100.00	0.00	0.00
TOTAL INTRAVILAN	0.00		723.00	

BILANT TERITORIAL PROPUS - LOTUL 7

ZONE FUNCTIONALE	EXISTENT		PROPUS	
	Suprafata (mp)	Procent din total	Suprafata (mp)	Procent din total intravilan
CONSTRUCTII LOCUINTE SI ANEXE	0.00	0.00	120.00	16.76
CAI DE COMUNICATIE -drumuri, platforme, accese	0.00	0.00	95.00	13.27
PLATFORMA GOSPODAREASCA	0.00	0.00	2.00	0.28
DOTARI TEHNICO -EDILITARE	0.00	0.00	2.00	0.28
SPATII VERZI, PROTECTIE	0.00	0.00	497.00	69.41
TERENURI AGRICOLE	853.00	100.00	0.00	0.00
TOTAL INTRAVILAN	0.00		716.00	

BILANT TERITORIAL PROPUS - LOTUL 8

ZONE FUNCTIONALE	EXISTENT		PROPUS	
	Suprafata (mp)	Procent din total	Suprafata (mp)	Procent din total intravilan
CONSTRUCTII LOCUINTE SI ANEXE	0.00	0.00	120.00	16.93
CAI DE COMUNICATIE -drumuri, platforme, accese	0.00	0.00	75.00	10.58
PLATFORMA GOSPODAREASCA	0.00	0.00	2.00	0.28
DOTARI TEHNICO -EDILITARE	0.00	0.00	2.00	0.28
SPATII VERZI, PROTECTIE	0.00	0.00	510.00	71.93
TERENURI AGRICOLE	853.00	100.00	0.00	0.00
TOTAL INTRAVILAN	0.00		709.00	

BILANT TERITORIAL PROPUS - LOTUL 9

ZONE FUNCTIONALE	EXISTENT		PROPUS	
	Suprafata (mp)	Procent din total	Suprafata (mp)	Procent din total intravilan
CONSTRUCTII LOCUINTE SI ANEXE	0.00	0.00	120.00	17.07
CAI DE COMUNICATIE -drumuri, platforme, accese	0.00	0.00	95.00	13.51
PLATFORMA GOSPODAREASCA	0.00	0.00	2.00	0.28
DOTARI TEHNICO -EDILITARE	0.00	0.00	2.00	0.28
SPATII VERZI, PROTECTIE	0.00	0.00	484.00	68.85
TERENURI AGRICOLE	853.00	100.00	0.00	0.00
TOTAL INTRAVILAN	0.00		703.00	

BILANT TERITORIAL PROPUS - LOTUL 10

ZONE FUNCTIONALE	EXISTENT		PROPUS	
	Suprafata (mp)	Procent din total	Suprafata (mp)	Procent din total intravilan
CONSTRUCTII LOCUINTE SI ANEXE	0.00	0.00	120.00	17.22
CAI DE COMUNICATIE -drumuri, platforme, accese	0.00	0.00	75.00	10.76
PLATFORMA GOSPODAREASCA	0.00	0.00	2.00	0.29
DOTARI TEHNICO -EDILITARE	0.00	0.00	2.00	0.29
SPATII VERZI, PROTECTIE	0.00	0.00	498.00	71.45
TERENURI AGRICOLE	853.00	100.00	0.00	0.00
TOTAL INTRAVILAN	0.00		697.00	

BILANT TERITORIAL PROPUS - LOTUL 11

ZONE FUNCTIONALE	EXISTENT		PROPUS	
	Suprafata (mp)	Procent din total	Suprafata (mp)	Procent din total intravilan
CONSTRUCTII LOCUINTE SI ANEXE	0.00	0.00	120.00	17.42
CAI DE COMUNICATIE -drumuri, platforme, accese	0.00	0.00	95.00	13.79
PLATFORMA GOSPODAREASCA	0.00	0.00	2.00	0.29
DOTARI TEHNICO -EDILITARE	0.00	0.00	2.00	0.29
SPATII VERZI, PROTECTIE	0.00	0.00	470.00	68.21
TERENURI AGRICOLE	853.00	100.00	0.00	0.00
TOTAL INTRAVILAN	0.00		689.00	

BILANT TERITORIAL PROPUS - LOTUL 12

ZONE FUNCTIONALE	EXISTENT		PROPUS	
	Suprafata (mp)	Procent din total	Suprafata (mp)	Procent din total intravilan
CONSTRUCTII LOCUINTE SI ANEXE	0.00	0.00	120.00	17.60
CAI DE COMUNICATIE -drumuri, platforme, accese	0.00	0.00	75.00	11.00
PLATFORMA GOSPODAREASCA	0.00	0.00	2.00	0.29
DOTARI TEHNICO -EDILITARE	0.00	0.00	2.00	0.29
SPATII VERZI, PROTECTIE	0.00	0.00	483.00	70.82
TERENURI AGRICOLE	853.00	100.00	0.00	0.00
TOTAL INTRAVILAN	0.00		682.00	

BILANT TERITORIAL PROPUS - LOTUL 13

ZONE FUNCTIONALE	EXISTENT		PROPUS	
	Suprafata (mp)	Procent din total	Suprafata (mp)	Procent din total intravilan
CONSTRUCTII LOCUINTE SI ANEXE	0.00	0.00	120.00	17.52
CAI DE COMUNICATIE -drumuri, platforme, accese	0.00	0.00	95.00	13.87
PLATFORMA GOSPODAREASCA	0.00	0.00	2.00	0.29
DOTARI TEHNICO -EDILITARE	0.00	0.00	2.00	0.29
SPATII VERZI, PROTECTIE	0.00	0.00	466.00	68.03
TERENURI AGRICOLE	853.00	100.00	0.00	0.00
TOTAL INTRAVILAN	0.00		685.00	

BILANT TERITORIAL PROPUS - LOTUL 14

ZONE FUNCTIONALE	EXISTENT		PROPUS	
	Suprafata (mp)	Procent din total	Suprafata (mp)	Procent din total intravilan
CONSTRUCTII LOCUINTE SI ANEXE	0.00	0.00	150.00	24.75
CAI DE COMUNICATIE -drumuri, platforme, accese	0.00	0.00	75.00	12.38
PLATFORMA GOSPODAREASCA	0.00	0.00	2.00	0.33
DOTARI TEHNICO -EDILITARE	0.00	0.00	2.00	0.33
SPATII VERZI, PROTECTIE	0.00	0.00	377.00	62.21
TERENURI AGRICOLE	853.00	100.00	0.00	0.00
TOTAL INTRAVILAN	0.00		606.00	

absolut design srl
J20 / 1867 / 2004
CUI 17024071
Aceste desene si specificatii apartin arh. Dan Mihaila - sc ABSOLUT DESIGN srl DEVA
Nu vor fi copiate sau reproduse fara acordul scris al acestuia

sc **ABSOLUT DESIGN** srl
DEVA

Sef proiect	arh. Dan Mihaila		scara:
Proiectat	arh. Dan Mihaila		1: 500
Desenat	arh. Dan Mihaila		

denumirea proiectului:
PARCELARE TEREN
PENTRU CONSTRUCTII DE LOCUINTE
extravilan Municipiul Deva, f.n.

proiect nr. : 446 / 2024

beneficiar: **VIDONI IOAN DOREL**

faza: P.U.Z.

denumirea plansei:
REGLEMENTARI URBANISTICE, ZONIFICARE ILUSTRARE URBANISTICA

plansa nr. **A 3.1**