



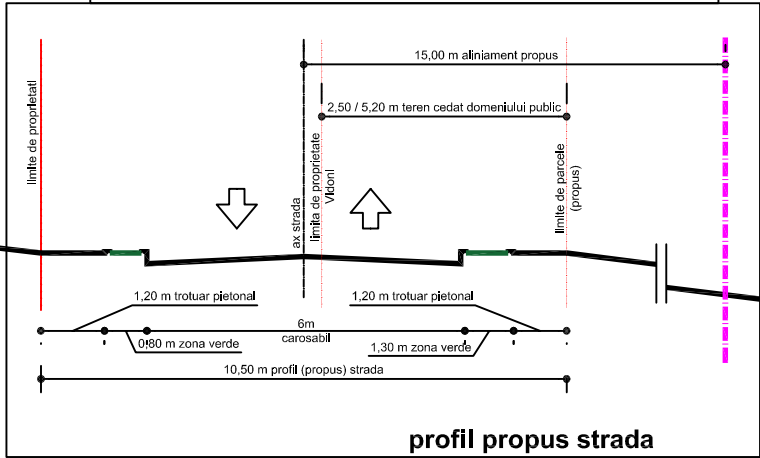
LEGENDA:

1. LIMITE:

- LIMITA INTRAVILANULUI EXISTENT
- LIMITA AMPLASAMENTULUI STUDIAT / INTRAVILAN PROPUIS
- LIMITE DE PARCELE
- ACCES PARCELE PROPUSE
- ALINIAMENT PROPUIS
- 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 PROPUIS
- TROTUARE PIETONALE PROPUSE
- ZONE VERZI PROPUSE - LOTURI
- ZONE VERZI PROPUSE - PUBLICE
- PLATFORME GOSPODARESTI
- ZONA CONSTRUCTII EDILITARE



CARACTERISTICI COMPARTIMENTE DE INCENDIU:

Sconstruita (maxima) = 1800 mp
Regim de inaltime = D + P + 1E
Grad de rezistenta la foc = III

CARACTERISTICI CONSTRUCTIE 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 Multiptor

BILANT TERITORIAL PROPUIS				
ZONE FUNCTIONALE	EXISTENT		PROPUIS	
	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 GOSPODARESCA	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

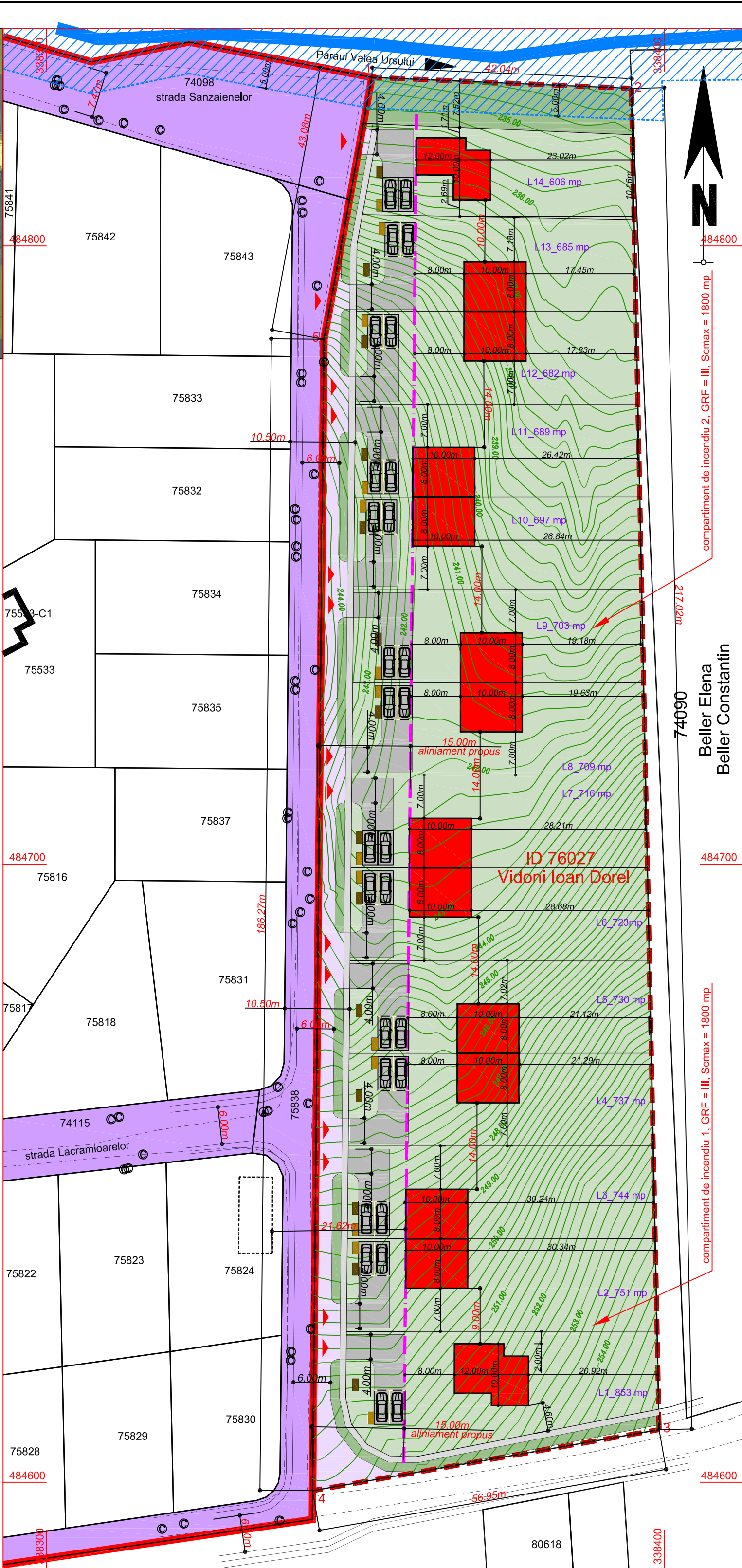
Sd = 3500,00 mp

POT = 12,94 CUT = 0,30

POT max (HG 525/1996) = 35%

BILANT TERITORIAL GENERAL

proprietate	obiective	constructii locuinte si anexe	circulatii edilitare	dotari edilitare	platforme gospodaresti	zone verzi amenajate	TOTAL	procent din total
terenuri domeniul privat 10032 mp	suprafate 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 PROPUIS - LOTUL 1				
ZONE FUNCTIONALE	EXISTENT		PROPUIS	
	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 GOSPODARESCA	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		PROPUIS	
	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 GOSPODARESCA	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		PROPUIS	
	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 GOSPODARESCA	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		PROPUIS	
	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	10.68
PLATFORMA GOSPODARASCA	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	

ZONE FUNCTIONALE	EXISTENT		PROPUIS	
	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 GOSPODARESCA	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	

ZONE FUNCTIONALE	EXISTENT		PROPUIS	
	Suprafata (mp)	Procent din total	Suprafata (mp)	Procent din total intravilan
CONSTRUCTII LOCUINTE SI ANEXE CAI DE COMUNICATIE	0.00	0.00	120.00	16.69
-drumuri, platforma, accese	0.00	0.00	75.00	10.37
PLATFORMA GOSPODARESCA	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 PROPUIS - LOTUL 7

ZONE FUNCTIONALE	EXISTENT		PROPUIS	
	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 PROPUIS - LOTUL 8

ZONE FUNCTIONALE	EXISTENT		PROPUIS	
	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 GOSPODARIASCA	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 PROPUIS - LOTUL 9

ZONE FUNCTIONALE	EXISTENT		PROPUIS	
	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 GOSPODARESCA	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 PROPUIS - LOTUL 10

ZONE FUNCTIONALE	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 GOSPODARESCA	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 PROPUIS - LOTUL 11

	EXISTENT	PROPUIS
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ZONE FUNCTIONALE	Suprafata (mp)	Procent din total	Suprafata (mp)	Procent din total intravilan
CONSTRUCTII LOCUINTE SI ANEXE	0.00	0.00	120.00	17.42
- drumuri, platforme, accese	0.00	0.00	95.00	13.79
PLATFORMA GOSPODARESCA	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 PROPUIS - LOTUL 12

	EXISTENT	PROPUIS
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BILANT TERITORIAL PROPUŞ - LOTUL 13				
ZONE FUNCTIONALE	EXISTENT		PROPUŞ	
	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 GOSPODARASCA	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	

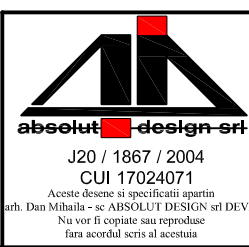
BILANT TERITORIAL PROPUS - LOTUL 14				
ZONE FUNCTIONALE F	EXISTENT		PROPUIS	
	Suprafata (mp)	Procent din total	Suprafata (mp)	Procent din total intravilan
CONSTRUCTII LOCUINTE SI ANEXE	0.00	0.00	120.00	17.52
CAI DE COMUNICATIE - drumuri, platforme, accese	0.00	0.00	95.00	13.87
PLATFORMA GOSPODARESCA	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	

	(mp)	total	(mp)	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 GOSPODARESCA	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	

lotului:

PARCELALE TEREN

proiect nr



SC ABSOLUT DESIGN SRL
DEVA

Sef proiect arh. Dan Mihaila
Proiectat arh. Dan Mihaila
Desenat arh. Dan Mihaila

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

beneficiar: VIDONI IOAN DOREL
den. pl.: REGLEMENTARI URBANISTICE, ZONIFICARE
ILUSTRARE URBANISTICA
variante cu locuinte cuplate (duplexuri)

proiect nr.: 446 / 2024
faza: P.U.Z.
plansa nr. A 3.2