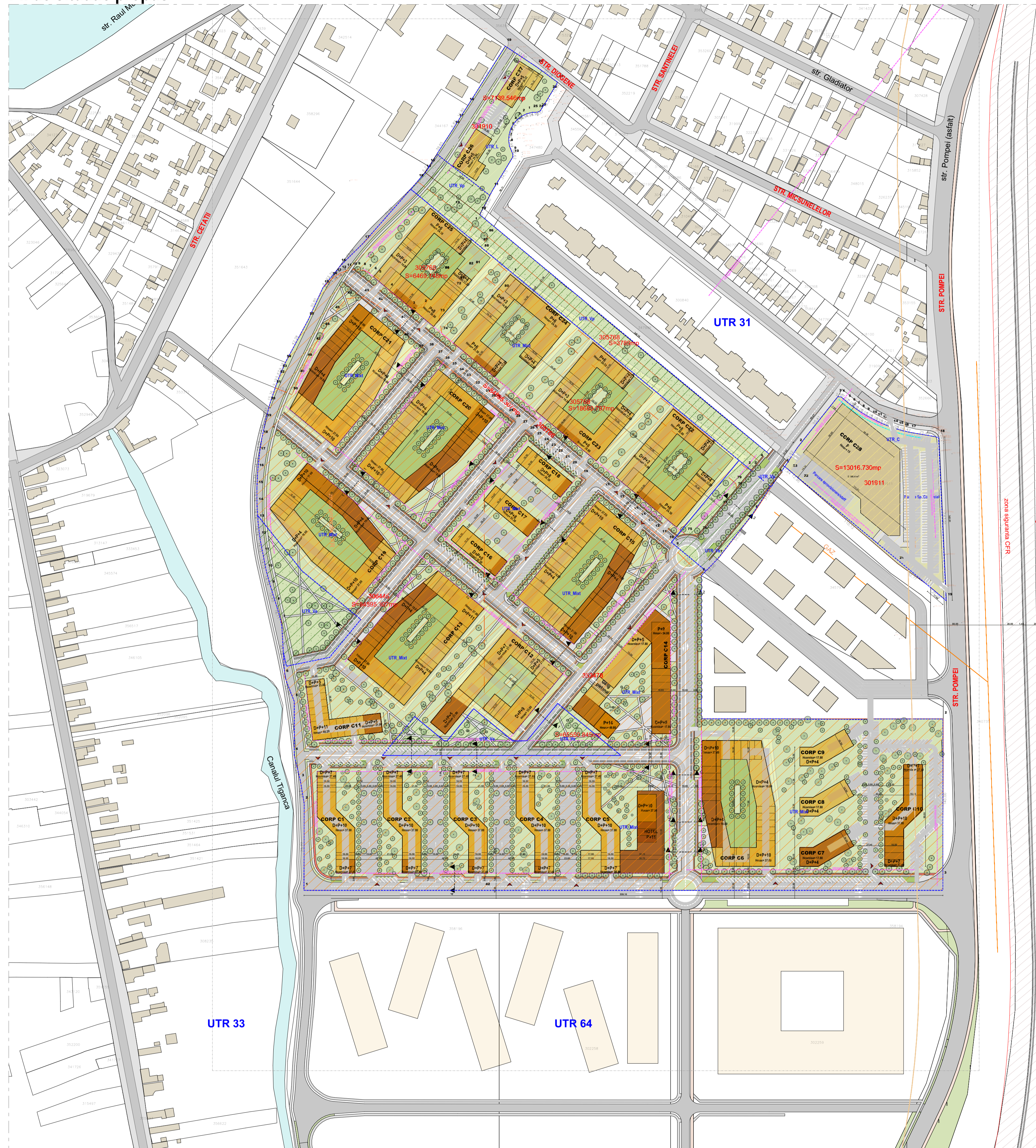
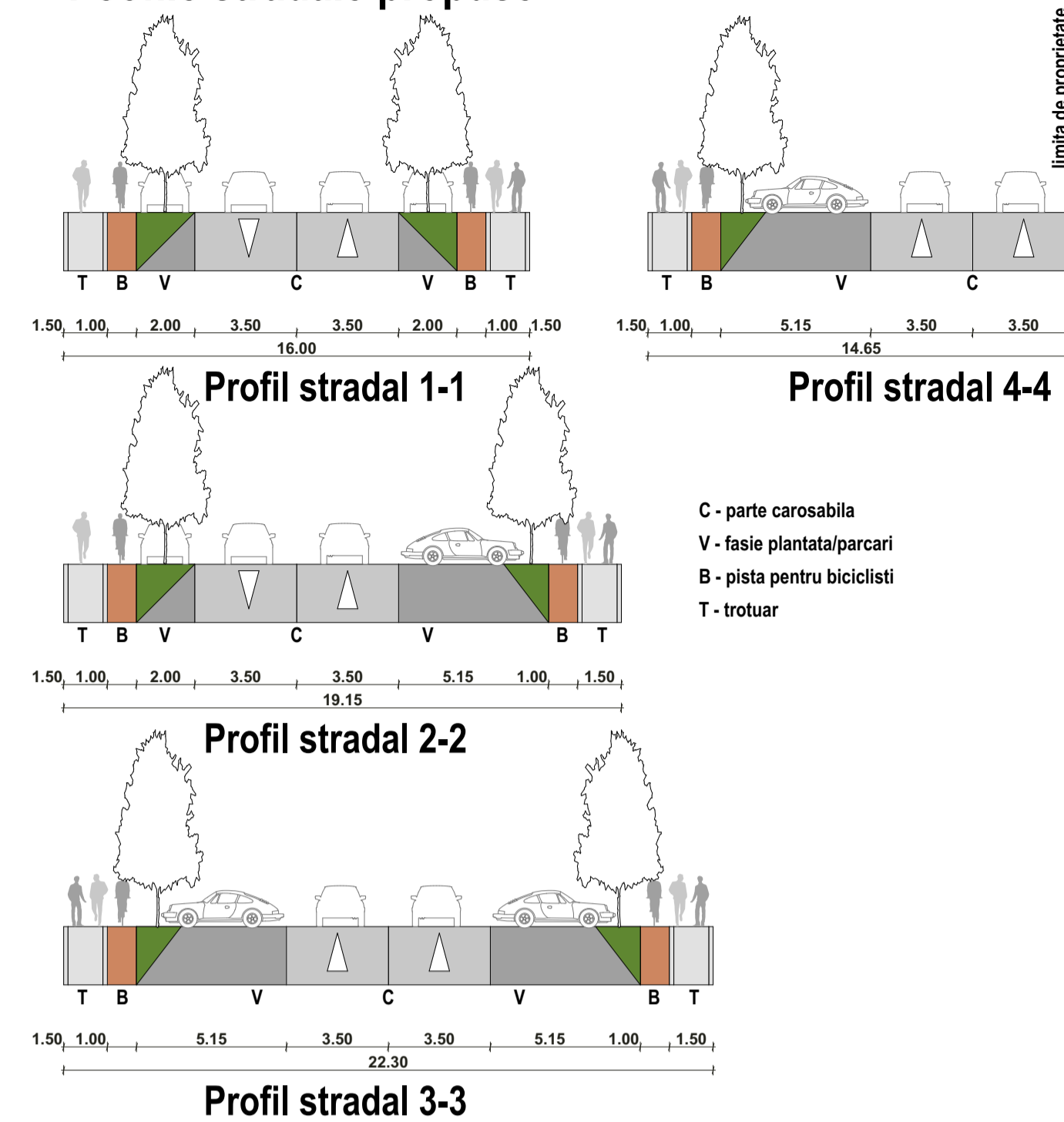


PI. de situatie propus



Peofile stradale propuse



LEGENDA

- Retragere obligatorie
- Limita parcela studiata
- Limita UTR
- UTR\_L
- UTR\_Mixt
- UTR\_Ve
- UTR\_Vp
- UTR\_C
- Artera de circulatie
- Zona verde amenajata peisager
- Cladire propusa functiune mixta(Locuire/Comert)
- Cladire propusa functiune de locuire
- Acces auto parcare

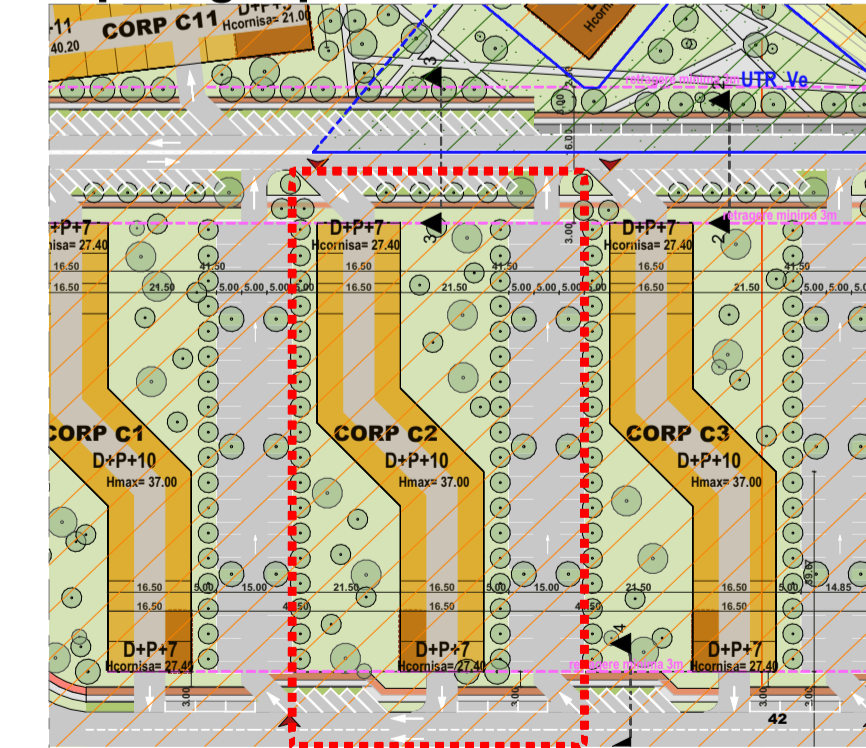
Bilant Functional

S teren initiere PUZ	243551.00	
S teren reglementata	255290.00	
Sd functiune	mp	%
<b>Total</b>	699315.00	100.00
<b>turism</b>	10542.00	1.51
<b>Locuire</b>	453658.00	64.87
<b>Comert</b>	21650.00	3.10
<b>Parcari acoperite</b>	213465.00	30.52
<b>nr. parcarei ansamblu</b>	8500	

SUPRAFETE ZONIFICARE

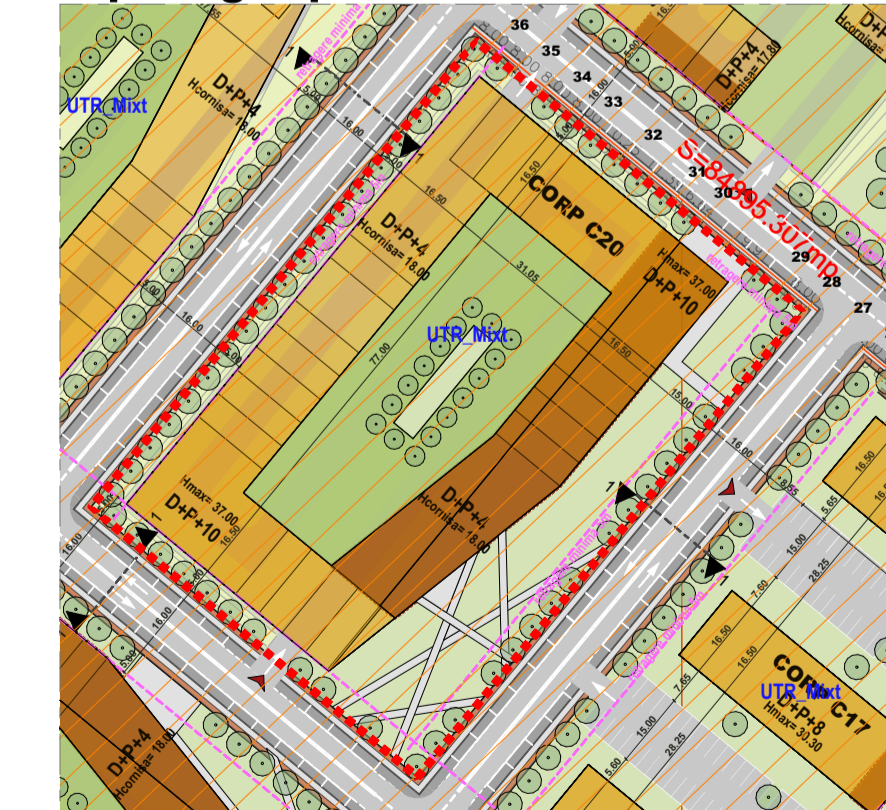
	EXISTENT		PROBUS	
	mp	%	mp	%
S teren studiata	255290.00	100.00	255290.00	100.00
S UTR 31	6510.00	2.55	0.00	0.00
S UTR 64	67263.00	26.35	0.00	0.00
S UTR 65	181517.00	71.10	0.00	0.00
S UTR M	0.00	0.00	126605.00	49.59
S UTR C	0.00	0.00	12826.00	5.02
S UTR L	0.00	0.00	92738.00	36.33
S UTR Ve	0.00	-	13429.00	5.26
S UTR Vp	0.00	-	9692.00	3.80

Tipologie parcela II



**S. Parcela = 6620.3 mp**  
 S.C.D. Demisol= 1581.27  
 S.C. D Suprastructura= 16205.97 mp  
 S. Sp. Verde = 3498.76 mp  
 S. Acces Auto/Parcari = 1542.13 mp  
 Parcari interioare 140  
 Parcari exterioare 82

Tipologie parcela I



**S. Parcela = 10223.7 mp**  
 S.C.D. Demisol= 7938.26  
 S.C. D Suprastructura= 48065.45 mp  
 S. Sp. Verde = 2896.16 mp  
 S. Alei Pietonale = 429.35 mp  
 S. Acces Auto = 114 mp  
 S. Curte Interioara = 2305.49 mp  
 Locuri de parcare interioare 230

BILANT TERITORIAL ZONA REGLEMENTATA S = 255290.00 mp

	Existent Em		Propus RrM1	
	mp	%	mp	%
1 S teren reglementat	255290.00	100	255290.00	100
2.1. S circulatii auto	0	0	33,187.70	13.00
2.2. S circulatii pietonale	0	0	7913.99	3.10
3 S construita	-	-	85,301.84	33.41
4 S teren neamenajat	255290	100	0	0
6 S spatii verzi	0	0	128886.47	50.49
5 S servitute publica	0.00		0.00	0.00

PROBUS conform PUZ

UTR	UTR L	UTR C	UTR M	Vp	Ve
	Zona locuire colectiva	Zona comert	Zona functiune mixta (comert-locuire-turism)	Zona verde cu rol de protectie faşa de infrastructura majora	Zona verde - scuaruri, gradini, parcuri cu acces public nelimitat
POT max	40.00	50.00	60.00	0.00	0.00 %
CUT max	2.50	1.00	3.60	0.00	0.00
CARACTERISTICI TEHNICE					
Regim de inaltime	(SH)D+P+5	(SH)P+M	(SH)D+P+15	-	-
H max	21	12	55	0	0 m
Spatii verzi min	25	15	30	80	80 %

Proiectant general  
 Proiectant arhitectura  
**ARHIMAR**  
 ARHITECTURA/URBANISM  
 BUCUREȘTI  
 Str. Calărașilor nr. 1, P. Parter și Calărașilor nr. 1, P. 1 etaj  
 Tel: +40 204 596 791, Fax: +40 204 596 302  
 www.arhimar.ro

Echipa de proiectare  
 arh. Matei Farte  
 arh. Mihai Vonica

Verificat  
 arh. Valentin Moldovan

Sef Proiect  
 arh. Caludiu Bota

Elaborare PUZ zona sud cartier Sub Cetate

Beneficiar  
 S.C. Demisol SRL, reprezentat de Maximian Ghiorghie  
 str. Petru Rareș nr. 28, mun. Arad - Romania

Adresa investitiei  
 zona sud cartier Sub Cetate mun. Arad, jud. Arad

Proiect nr. 1493-2023  
 Faşa S.O.  
 Scara 1:2000, 1:200  
 Data 09-2023

06.4

PLAN MOBILARE URBANISTICA

Categoria de Importanta B  
 Clasa de Importanta I  
 Grad de Rezistenta la Foc Gradul II  
 Cota ±0.00 93.45 RMN