



DENUMIREA OBIECTIVULUI:

"INTRARE IN LEGALITATE PENTRU DESFIINTARE CORPURI C1, C2 si C3, CONSTRUIRE LOCUINTA P+M si GARAJ AUTO PARTER"



Amplasament: JUD. CLUJ, COM. DABACA, SAT LUNA DE JOS, Nr. 25, C.F. Nr. 50535

Beneficiar: ORBAI IULIU-ADRIAN

Proiectant: ARCHIGEN PLANNING S.R.L.

AUTORIZATIE NR:1..... **DIN DATA:**31.05.2023.....

DATE DESCRIERE PROIECT:

P.O.T. propus = $132,00\text{m}^2 / 1.159,00\text{m}^2 \times 100 = 11,39\%$

C.U.T. propus = $238,00\text{m}^2 / 1.159,00\text{m}^2 = 0.2053$

Suprf. construita propusa (C1+C2) : Sc.pr= 134,00m²

Suprf. desfasurata propusa (C1+C2) : Sc.pr= 238,00m²

REGIMUL DE INALTIME : PARTER + MANSARDA

INALTIME MAXIMA : 7,11m

INALTIME CORNISA: 3,25m



RETRAGERI

NORD.....1,50m.....; SUD.....100m.....; EST.....9,95m.....; VEST.....0,90m.....

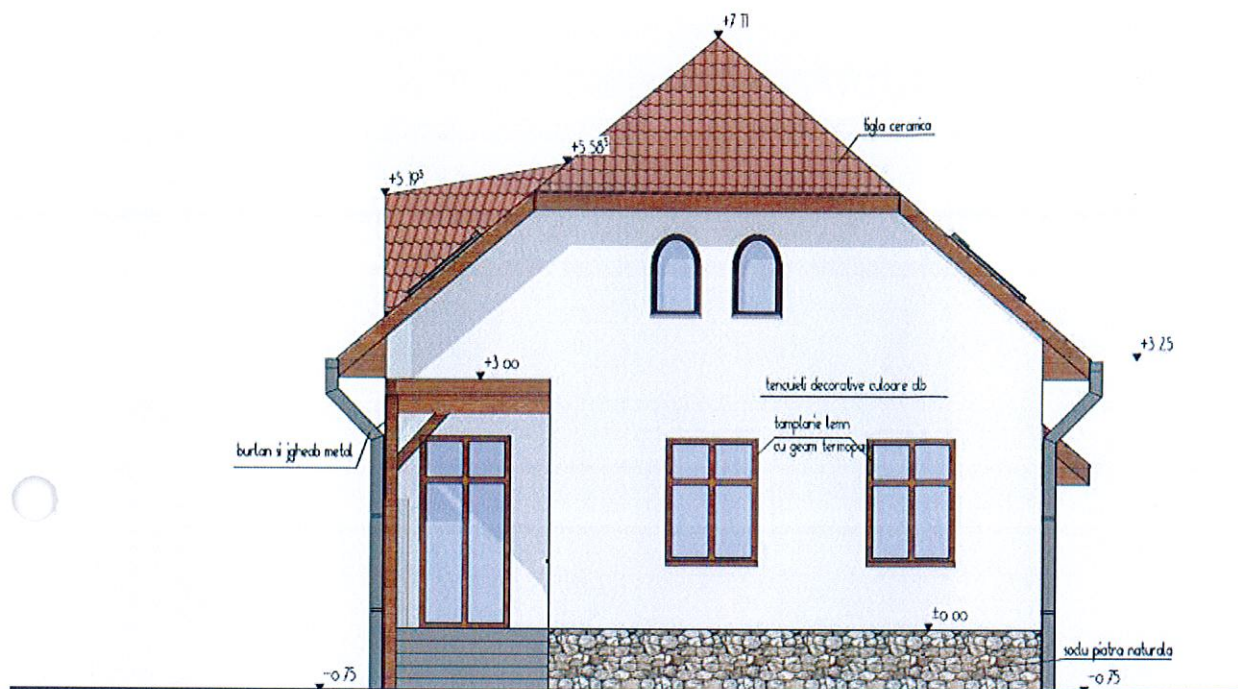
SUPRF CONSTURITA PARTER : 132,00m²

SUPRF CONSTURITA MANSARDA : 106,00m²

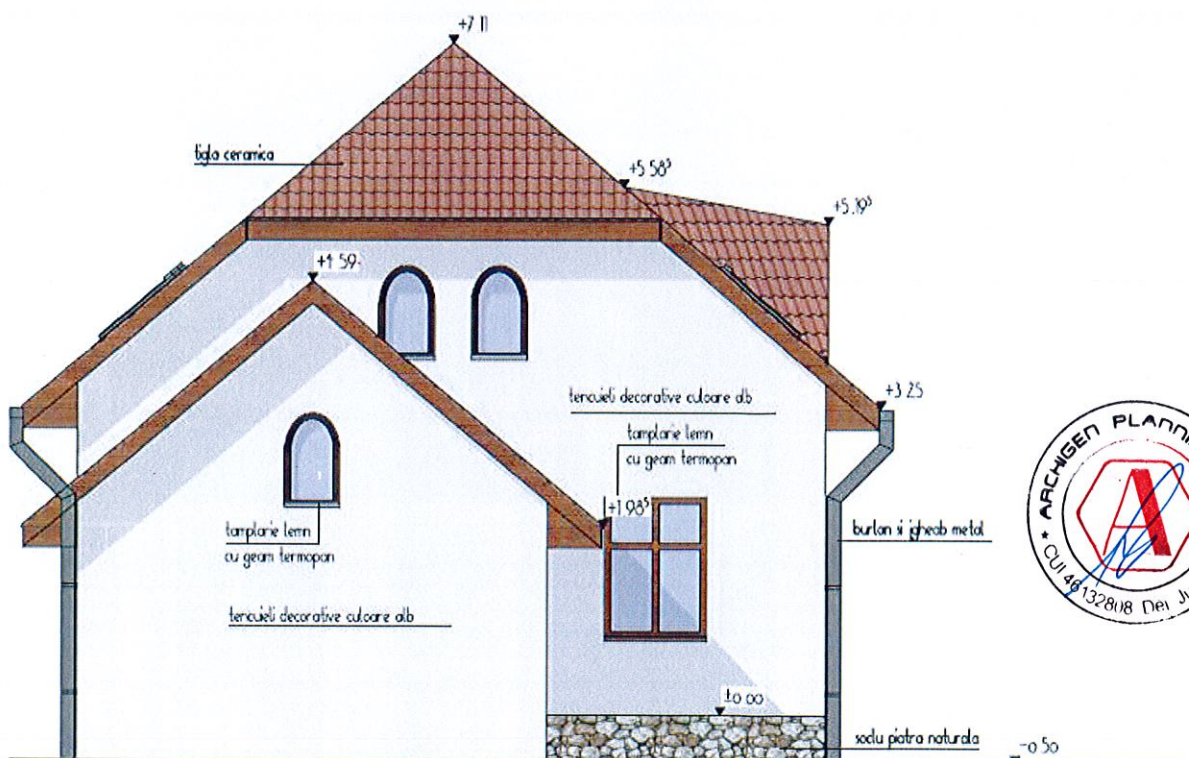
IN VEDEREA OBTINERII AUTORIZATIEI DE CONSTURIRE S-A SOLICITAT SI OBTINUT AVIZUL MINISTERULUI CULTURII SI AVIZUL DE PROTECTIE A MEDIULUI.



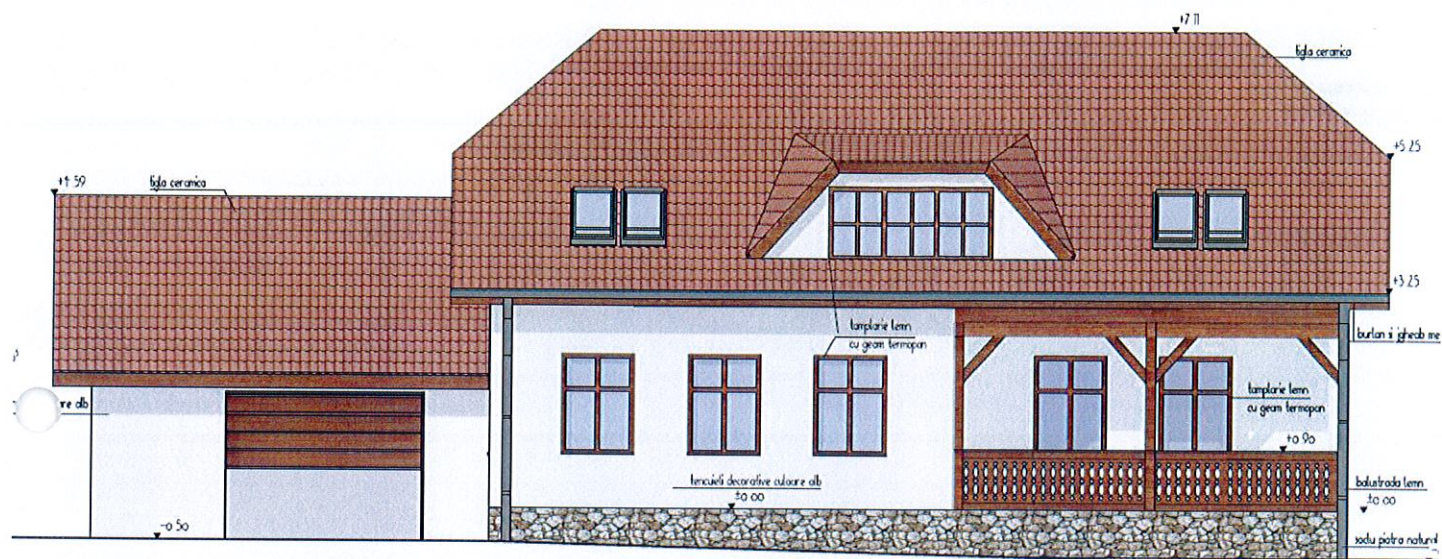
FATADA NORD



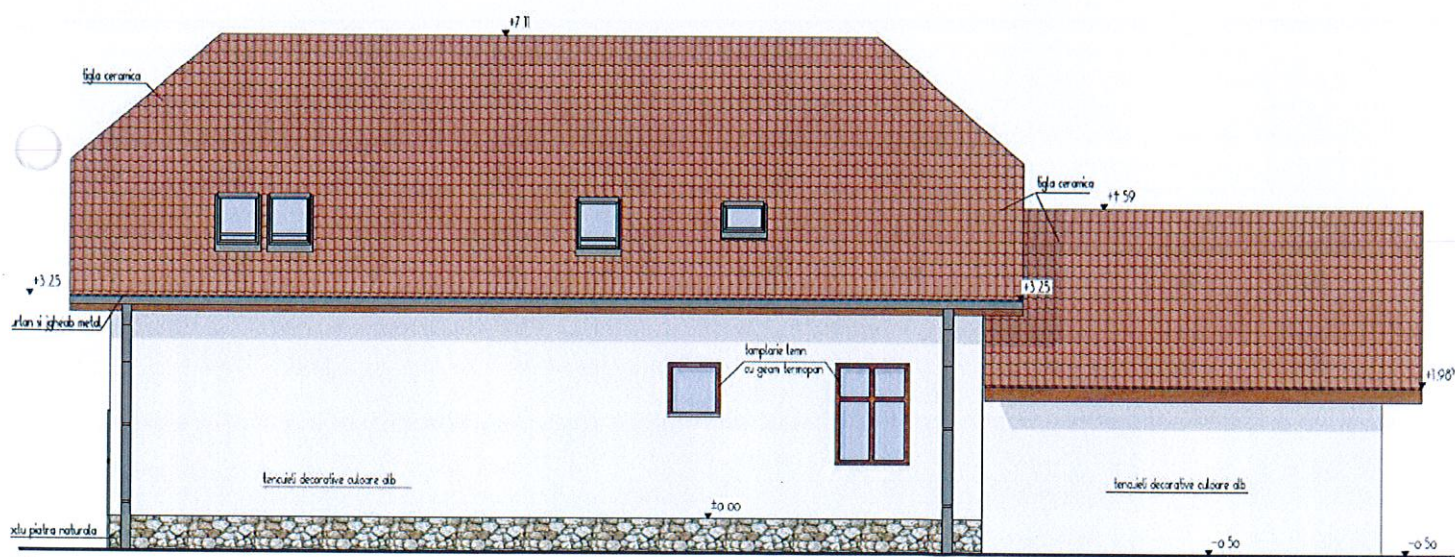
FATADA SUD



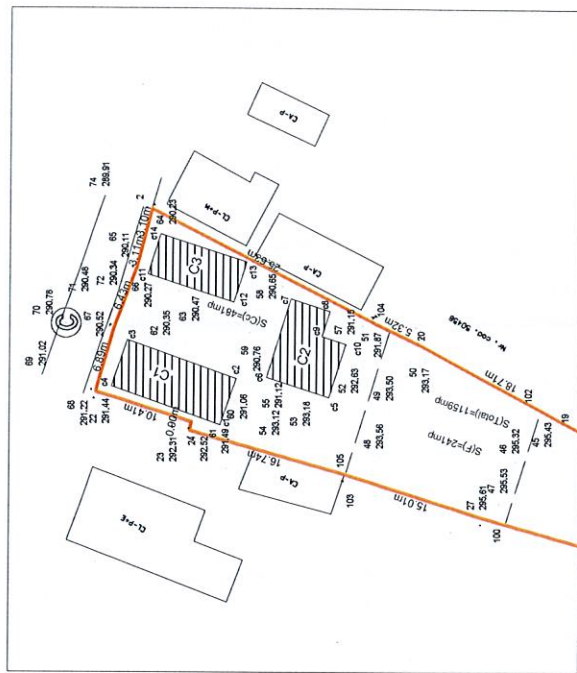
FATADA EST



FATADA VEST



PLAN DE AMPLASAMENT SI DELIMITARE A IMOBILULUI
SITUATIE EXISTENTA
SCARA 1:500 INTRAVILAN



Suprfl. teren: S_t = 1,159,00 m²
(conform CF NR. 505/35)

Suprfl. construita existenta (C1+C2-C3): S_{c.ex}= 150,52m²
Suprfl. desfasurata existenta (C1+C2+C3): S_{d.ex}= 150,52m²
Suprfl. construita propusa pt. desfiintare: S_{c.pr} = 150,52m²
Suprfl. desfasurata propusa pt. desfiintare: S_{d.pr}= 150,52m²
Suprfl. construita propusa (C1+C2): S_{c.pr}= 134,00m²
Suprfl. desfasurata propusa (C1+C2): S_{d.pr}= 238,00m²

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Suprfl. construita totala rezultata: S_{c.tor}= 135,00m²
Suprfl. desfasurata totala rezultata: S_{d.tor}= 238,00m²

Suprfl. alei pietonale/auzo: S_a=147,00m²/1,159,00m² = 12,68%
Suprfl. spatii verzi: S_v=866,00m²/1,159,00m² = 74,71%

P.O.T. existent = 150,52m²/1,159,00m² x 100 = 12,98%
C.U.T. existent = 150,52m²/1,159,00m² = 0,129
P.O.T. propus = 134,00m²/1,159,00m² x 100 = 11,59%
C.U.T. propus = 238,00m²/1,159,00m² = 0,2053

- Limita de proprietate
- Constructie propusa
- Constructii existente - Cl, C2, C3
- Propusa spre demolare
- Circulatii auto propuse
- Zona verde
- Alei/parcari propuse
- Inprelmuire propusa