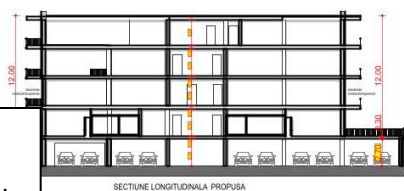
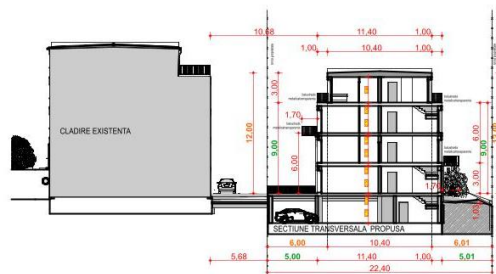
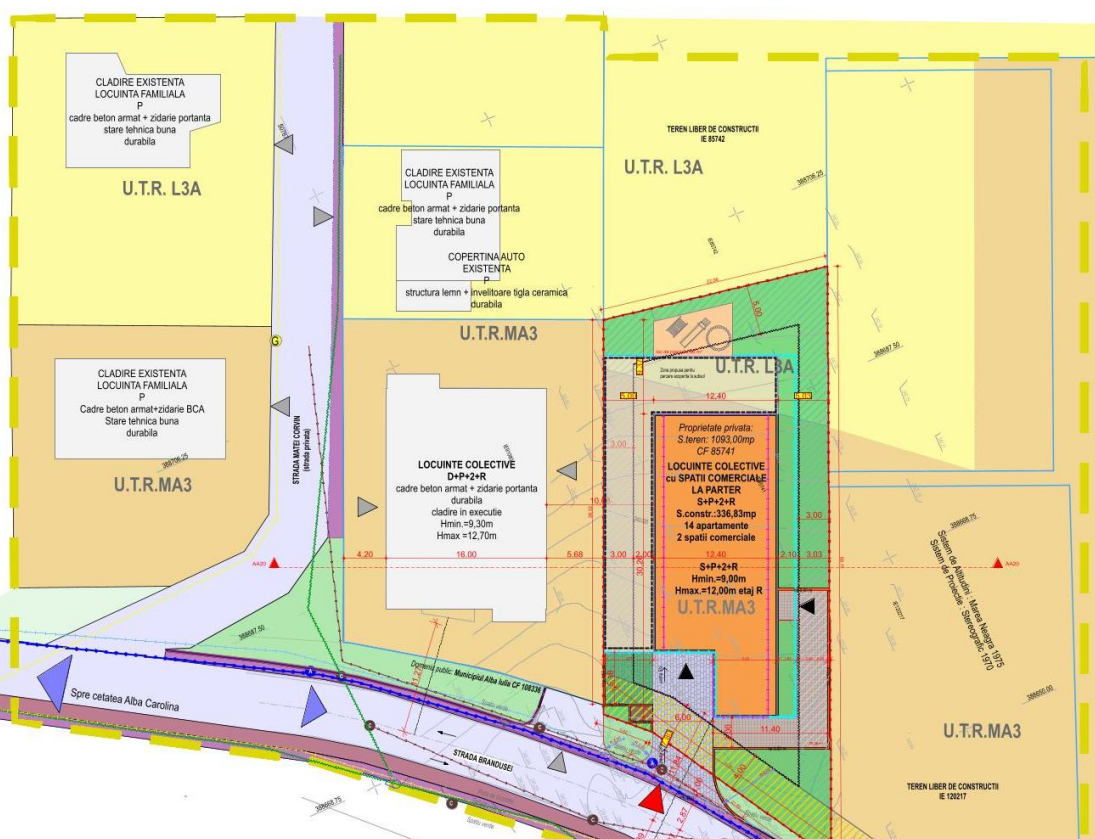


JUDETUL ALBA  
MUNICIPIUL ALBA IULIA  
CONSILIUL LOCAL

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| P06  | Class 10      |   |
| P08  | Dist. C       | 1 |
| P09  | Dist. C       | 1 |
| P11  | Apartment 1   | 1 |
| P12  | Apartment 2   | 1 |
| P13  | Apartment 3   | 1 |
| P14  | Apartment 4   | 1 |
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INIȚIATOR,  
PRIMAR  
PLESA GABRIEL CODRU



ALBA IULIA 30.12.2025

VERIFICATOR  
EXPERT

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CONSTRUIRE LOCU  
COMERCIALE LA PARTI

denumire planşa :

REGLEMENTARI URBANIS

AVIZEAZĂ,  
SECRETAR GENERAL  
MARCEL JELER

ANEXA 2 LA HCL NR.  
/2025

## LEGENDA



**LIMITE**

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|  | L |
|  | L |

### FUNZIONI ESISTENTE

- |                                                                                     |                    |
|-------------------------------------------------------------------------------------|--------------------|
|  | Locuire familiala  |
|  | Cladiri existente  |
|  | Funcțiuni mixte    |
|  | Zona verde publica |

## ZONIFICARE

- MA3** Subzona mixtă cu regim de construcții înălțimi maxime de P+3 niveluri

## CIRCULATII

- |                                                                                     |                                       |
|-------------------------------------------------------------------------------------|---------------------------------------|
|  | Acces carosabil si pietoni            |
|  | Acces carosabil si pietoni            |
|  | Circulatii carosabile e               |
|  | Trotuare existente                    |
|  | Zid de sprijin existent               |
|  | Circulatii carosabile si reglementate |

## REGLEMENTARI PROPUSE

- |                                                                                     |                                              |
|-------------------------------------------------------------------------------------|----------------------------------------------|
|  | Retrageri de la alinierea                    |
|  | Retrageri fata de limita                     |
|  | Suprafata edificabila                        |
|  | Propunere mobilara p<br>(locuinte colective) |

 Acces carosabil si pie

- |                                                                                     |                              |
|-------------------------------------------------------------------------------------|------------------------------|
|  | Acces mixt in cladirea       |
|  | Acces pietonal in cladirea   |
|  | Circulatii mixte propuse     |
|  | Circulatii pietonale propuse |
|  | Spatiu de joaca pentru copii |
|  | Zona unde se propune         |

## BILANT TERRITORIAL PROPUS

|            |                                     |
|------------|-------------------------------------|
| 1093,00 mp | Suprafata parcela                   |
| 336,83mp   | Suprafata construita propusa        |
| 1.847,34mp | Suprafata desfasurata propusa       |
| 358,88 mp  | Suprafata spatii verde              |
| 91,91 mp   | Circulatii mixte propuse            |
| 270,95 mp  | Circulatii pietonale propuse        |
| 20         | Locuri de parcare propuse subterane |
| 40         | Arbori/arbusti propusi              |
| 31,00%     | POT propus                          |
| 1,69       | CUT propus                          |

## BILANT TERRITORIAL MAX.ADMIS

|                                      |                          |
|--------------------------------------|--------------------------|
| S+P+2+R                              | Regim de inaltime propus |
| <b>INDICI URBANISTICI MAX.ADMISI</b> |                          |
| 70,00%                               | POT max. admis           |
| 31,00%                               | POT propus               |
| 2,00                                 | CUT max. admis           |
| 1,60                                 | CUT propus               |

## RETELE ESISTENTE

|                                                                                     |                            |                                                                                     |
|-------------------------------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|  | Retea electrica            |                                                                                     |
|  | Retea apa                  |  |
|  | Retea canal                |  |
|  | Retea gaz (semi-ingropata) |                                                                                     |
|  | Retea telefonie            |                                                                                     |

### SIMBOLURI TOPOGRAFICE

|                                                                                     |                                              |
|-------------------------------------------------------------------------------------|----------------------------------------------|
|  | Stalp lemn, cabluri transport curent si CATV |
|  | Camin canalizare                             |
|  | Conducta gaz                                 |
|  | Camin apa                                    |

