
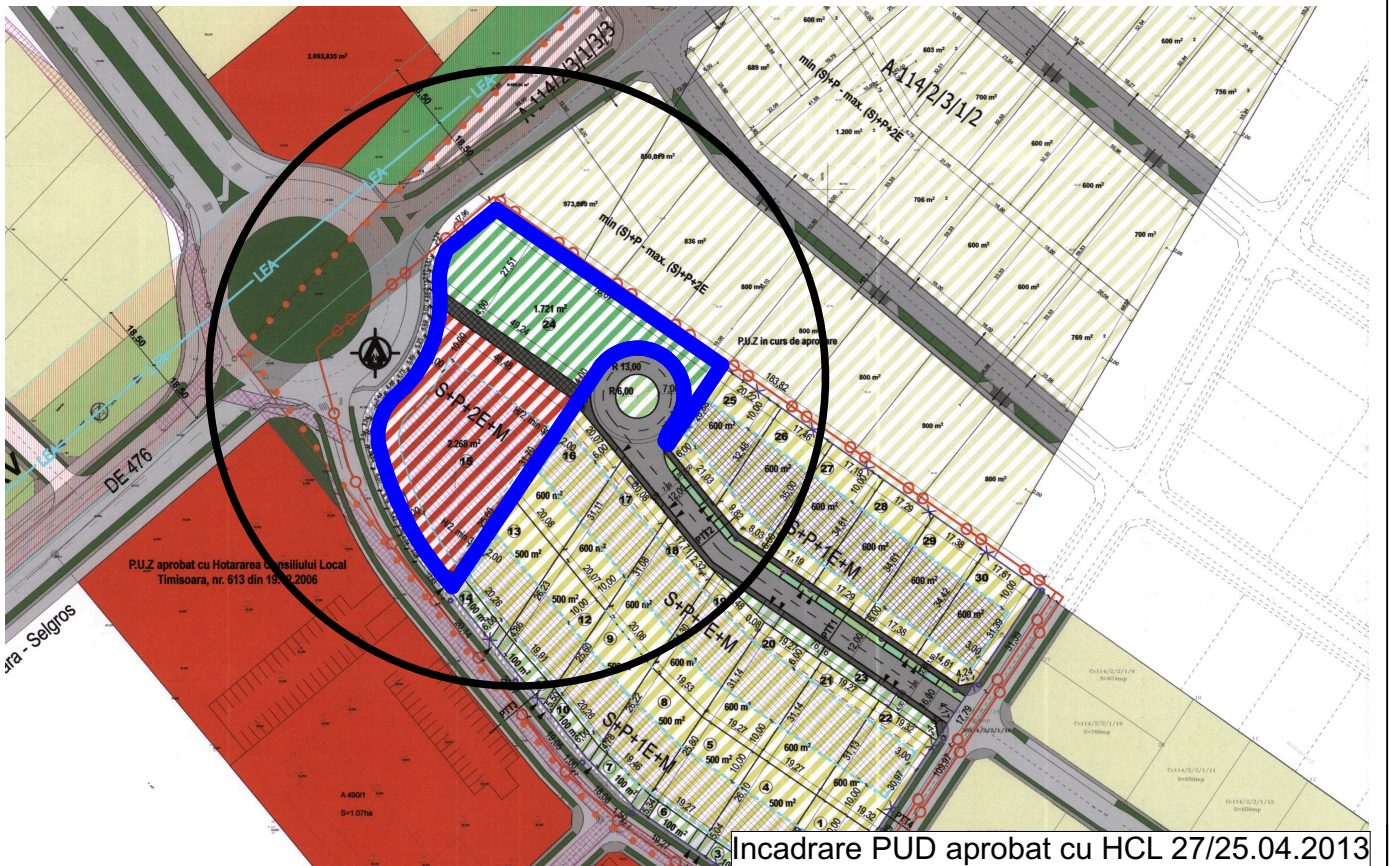
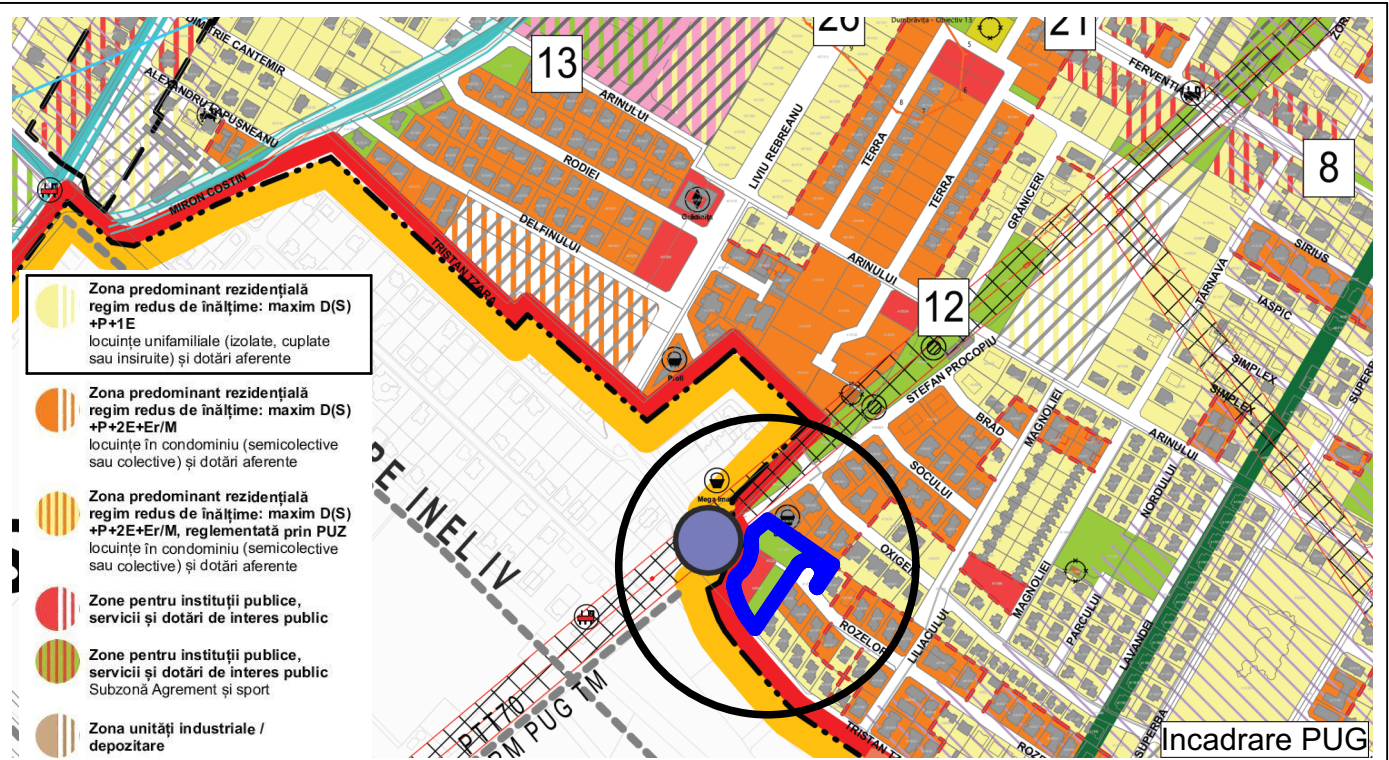

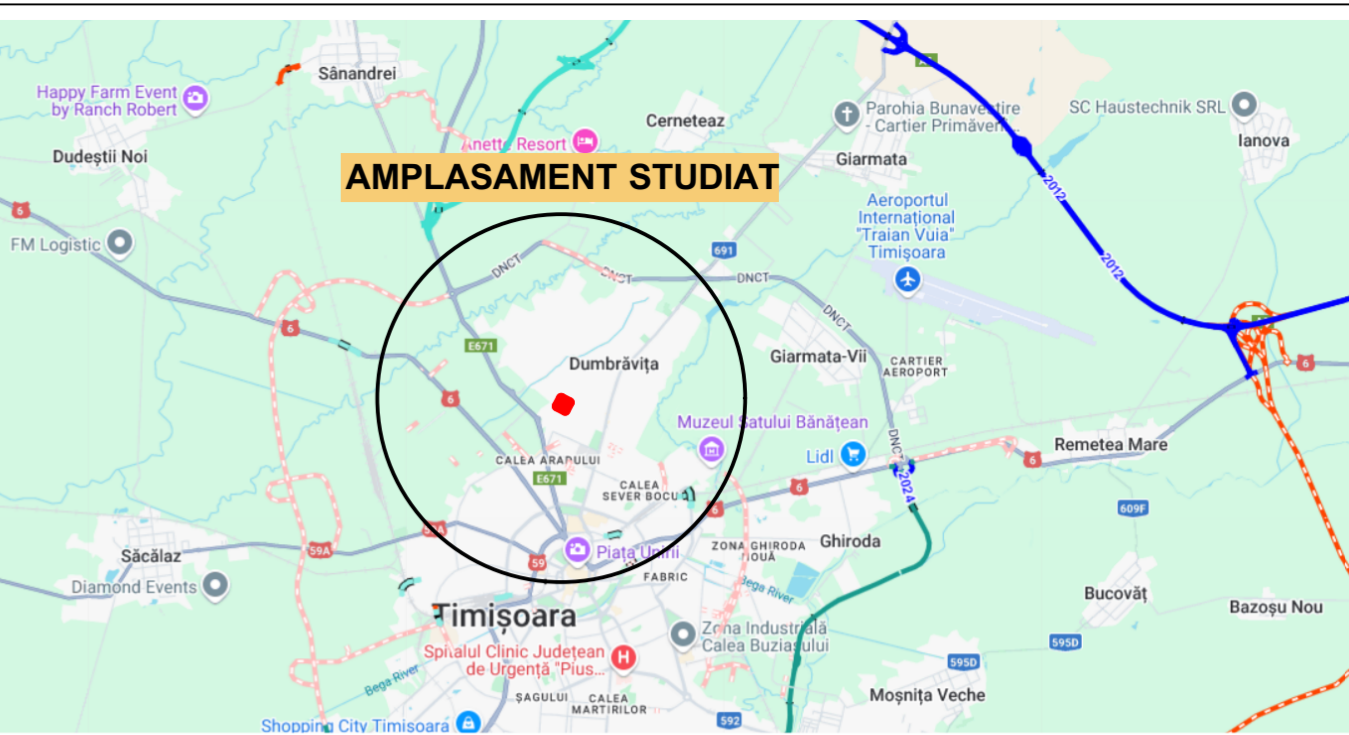
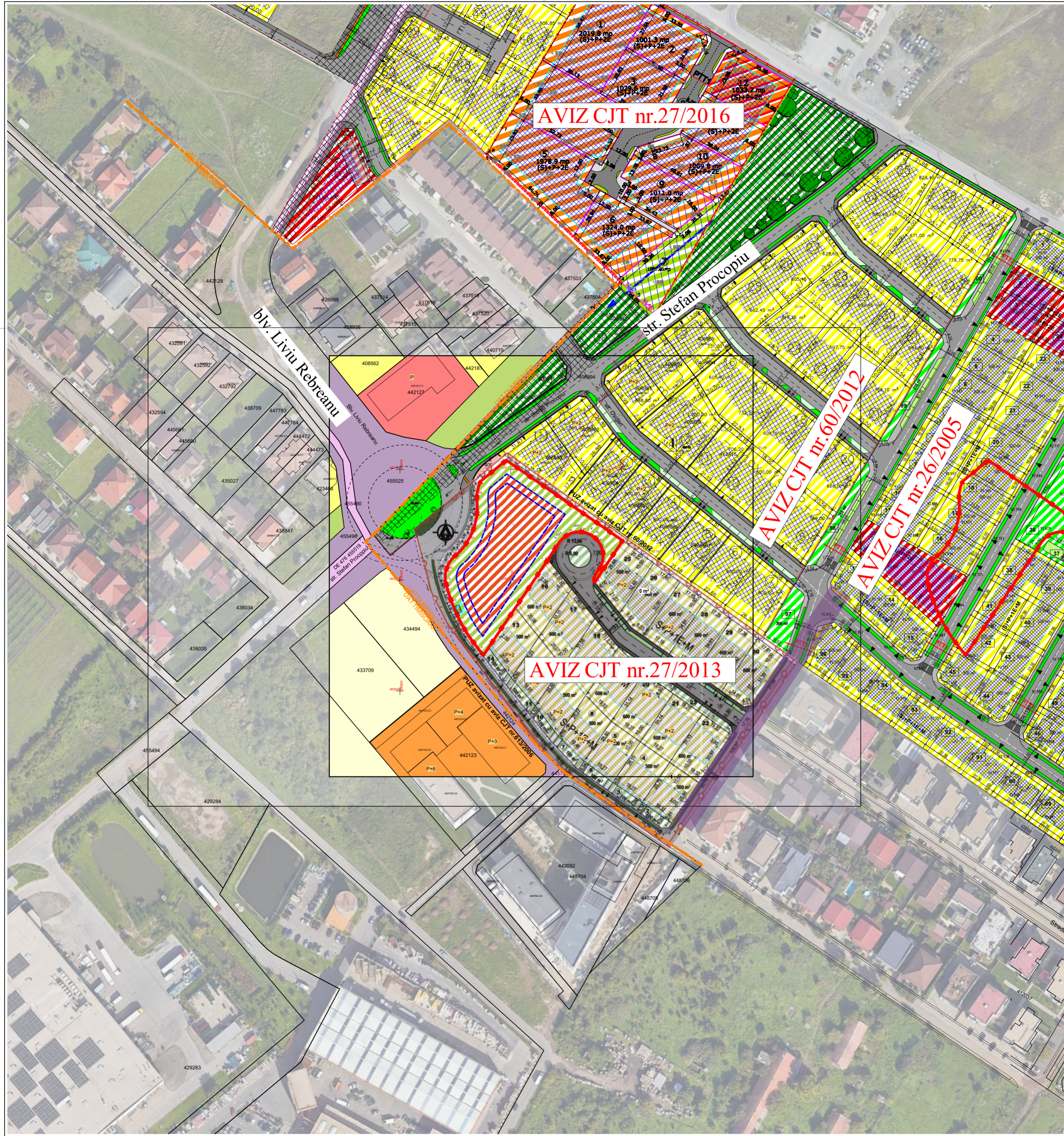


PROIECTANT DE SPECIALITATE  S.C. RIF STYLE PROJECT S.R.L. Timișoara, str. Norma, nr. 4, jud. Timiș CUI: 40354260; ORC: J35/ 4728/ 2018 Tel: 0757916351				Beneficiar LUCA PETRU ADRIAN SI LUCA ANA Amplasament: Loc. Dumbrăvița, Jud. Timiș, Nr. C.F.407487, 407496, 412223, 412224	Proiect nr : 144/2024
Specificatie	Nume	Semnatura	Scara:	Denumire proiect: "PUZ - ZONA DE SERVICII, DOTARI SPATII COMERCIALE, SPATII DE CAZARE, PRESTARI SERVICII CU AMENAJARILE AFERENTE"	Faza:
Sef Proiect	arh. Adrian Ionașiu				P.U.Z.
Proiectat	arh. Feier Raul		Data:	Titlu planșă: INCADRARE TERITORIU	Planșa nr. U01
Desenat	arh. Feier Raul		4/9/2026		

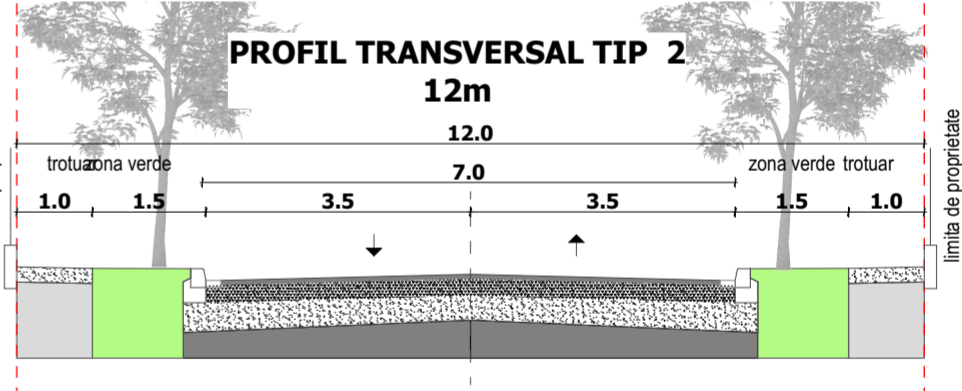


PROIECTANT DE SPECIALITATE  S.C. RIF STYLE PROJECT S.R.L. Timisoara, str. Norma, nr. 4, jud. Timis CUI: 40354260; ORC: J35/ 4728/ 2018 Tel: 0757916351				Beneficiar LUCA PETRU ADRIAN SI LUCA ANA Amplasament: Loc. Dumbravita, Jud. Timis, Nr. C.F.407487, 407496, 412223, 412224		Proiect nr : 144/2024	
Specificatie	Nume	Semnatura	Scara:	Denumire proiect:		Faza:	
Sef Proiect	arh. Adrian Ionașiu			"PUZ - ZONA DE SERVICII, DOTARI SPATII COMERCIALE, SPATII DE CAZARE, PRESTARI SERVICII CU AMENAJARILE AFERENTE"		P.U.Z.	
Proiectat	arh. Feier Raul		Data:	Titlu plansa:		Plansa nr.	
Desenat	arh. Feier Raul		4/9/2026	INCADRARE PUG si PUZ APROBAT		U02	

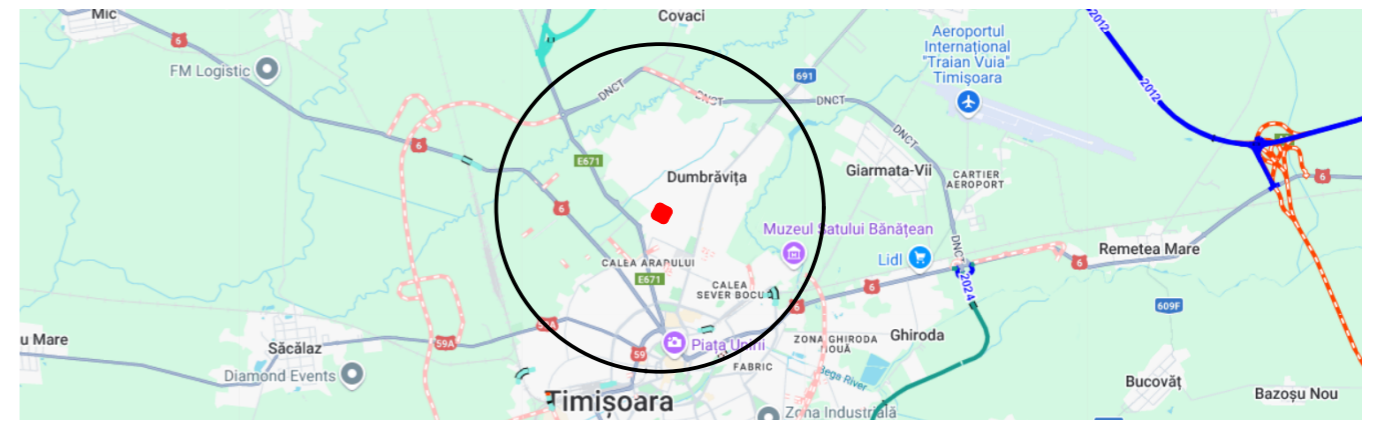
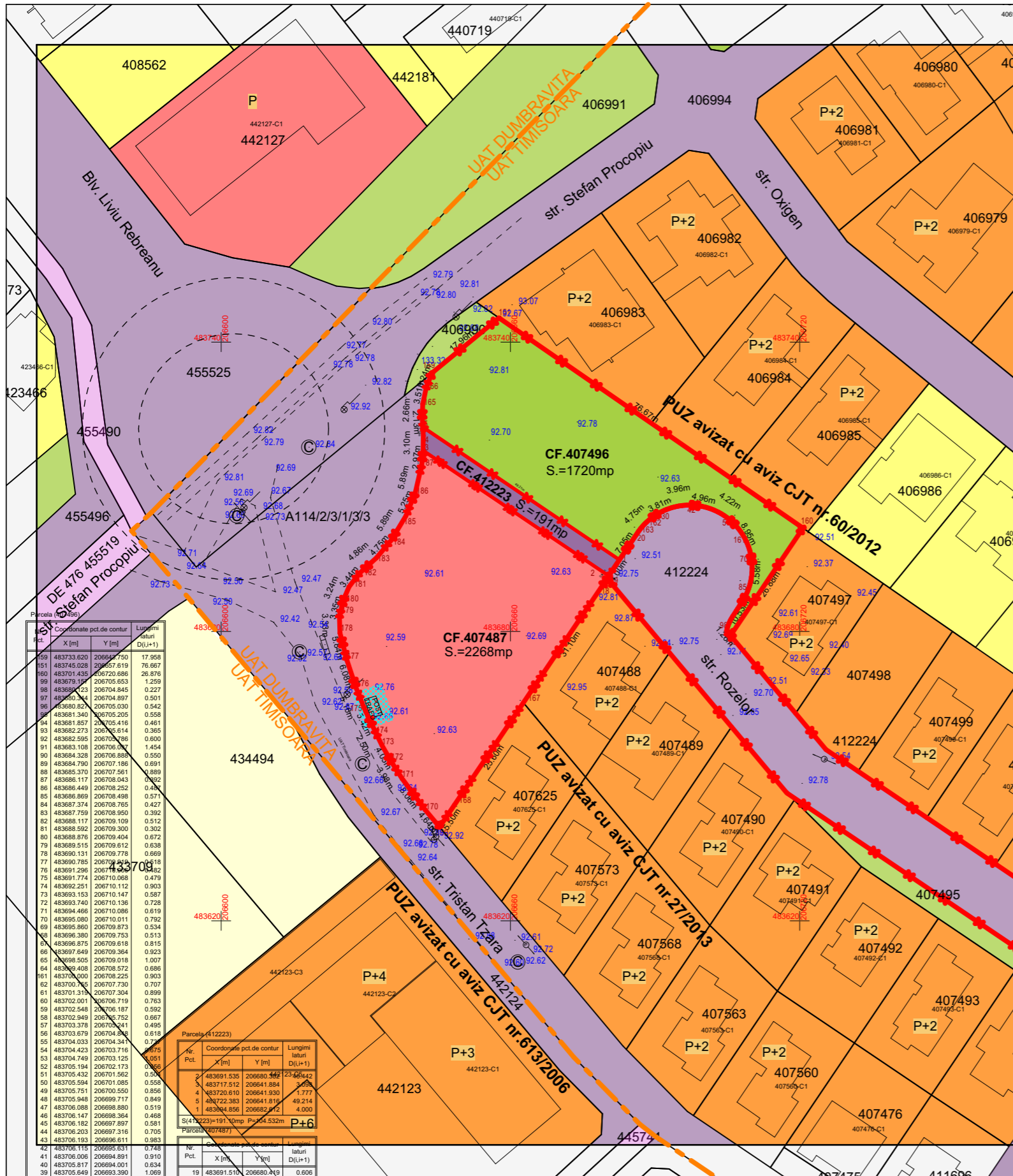


**LEGENDA:**

- LIMITE**
- LIMITA DE PROPRIETATE STUDIATĂ
  - LIMITA CADASTRALE EXISTENTE
  - CONSTRUCTII EXISTENTE
- ZONIFICARE EXISTENT**
- ZONA TEREN ARABIL
  - ZONA LOCUIRE REZIDENTIALA EXISTENTA
  - ZONA LOCUIRE COLECTIVA EXISTENTA
  - ZONA COMERT SI SERVICII EXISTENTA
  - TEREN CĂI DE CIRCULATIE REGLEMENTATE
  - TERENURI PROPRIETATE PUBLICA DE INTERES LOCAL (De)
  - TEREN SPATII VERZI EXISTENTE
  - ZONA DE PROTECTIE POST TRAFU
- ALTE SIMBOLURI:**
- CAROIAJ
  - STALP LEA - MEDIE TENSIIUNE
  - COTE DE NIVEL RIDICARE TOPOGRAFICA
  - PUNCTE CONTUR
  - AERISITOR GAZ
  - CAMIN DE VIZITARE



<b>PROIECTANT DE SPECIALITATE</b> S.C. RIF STYLE PROJECT S.R.L. Timisoara, str. Norma, nr. 4, jud. Timis CUI: 40354260; ORC: J35/ 4728/ 2018 Tel: 0757916351				<b>Beneficiar</b> LUCA PETRU ADRIAN SI LUCA ANA <b>Amplasament:</b> Loc. Dumbravita, Jud. Timis, Nr. C.F.407487, 407496, 412223, 412224		<b>Proiect nr.:</b> 144/2024	
<b>Specificatie</b>	<b>Nume</b>	<b>Semnatura</b>	<b>Scara:</b>	<b>Denumire proiect:</b>		<b>Faza:</b>	
Proiectat	arh. Adrian Ionașiu		1:1500	"PUZ - ZONA DE SERVICII, DOTARI SPATII COMERCIALE, SPATII DE CAZARE, PRESTARI SERVICII CU AMENAJARILE AFERENTE"		P.U.Z.	
Desenat	arh. Feier Raul		Data:	Titlu plansa:		Plansa nr.	
			4/9/2026	STUDIU ZONA		U03	



### LEGENDA:

#### LIMITE

- LIMITA DE PROPRIETATE STUDIATĂ
- LIMITA CADASTRALE EXISTENTE
- CONSTRUCTII EXISTENTE

#### ZONIFICARE EXISTENT

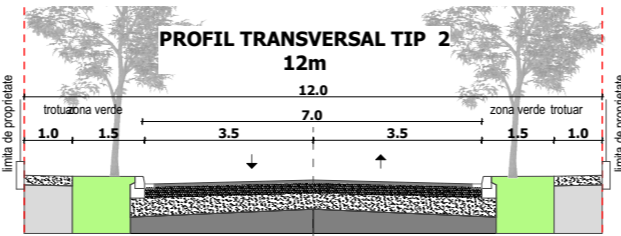
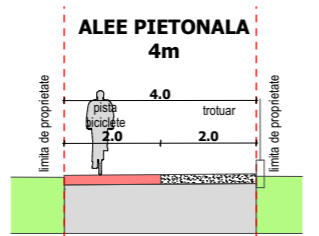
- ZONA TEREN ARABIL
- ZONA LOCUIRE REZIDENTIALA EXISTENTA
- ZONA LOCUIRE COLECTIVA EXISTENTA
- ZONA COMERT SI SERVICII EXISTENTA
- TEREN CĂI DE CIRCULATIE REGLEMENTATE
- TERENURI PROPRIETATE PUBLICA DE INTERES LOCAL (De)
- TEREN SPATII VERZI EXISTENTE
- ZONA DE PROTECTIE POST TRAFU

- N
- CAROIAJ
- STALP LEA - MEDIE TENSIIUNE
- COTE DE NIVEL
- RIDICARE TOPOGRAFICA
- PUNCTE CONTUR
- AERISITOR GAZ
- CAMIN DE VISITARE

Nr. Pct.	Coordonate pct.de contur	Lungimi latari D(L+1)	
	X [m]	Y [m]	
59	483733.620	206651.750	17.958
60	483745.028	206657.619	76.867
61	483701.435	206720.886	26.876
62	483678.127	206705.653	1.259
63	483681.223	206704.845	0.227
64	483680.340	206704.897	0.501
65	483682.620	206705.030	0.542
66	483681.340	206705.205	0.558
67	483681.857	206705.416	0.461
68	483682.273	206705.614	0.365
69	483682.595	206705.786	0.600
70	483683.108	206706.007	1.454
71	483684.328	206706.888	0.550
72	483684.790	206707.186	0.691
73	483685.370	206707.561	0.859
74	483686.117	206708.043	0.982
75	483686.449	206708.252	0.487
76	483686.869	206708.498	0.571
77	483687.374	206708.765	0.427
78	483687.759	206708.950	0.392
79	483688.117	206709.109	0.512
80	483688.592	206709.300	0.302
81	483688.876	206709.404	0.672
82	483689.515	206709.612	0.638
83	483690.131	206709.778	0.669
84	483690.785	206709.919	0.119
85	483691.298	206710.042	0.422
86	483691.774	206710.068	0.479
87	483692.251	206710.112	0.903
88	483693.153	206710.147	0.587
89	483693.740	206710.138	0.728
90	483694.466	206710.086	0.619
91	483695.080	206710.011	0.792
92	483695.860	206709.873	0.534
93	483696.380	206709.753	0.513
94	483696.875	206709.618	0.815
95	483697.649	206709.364	0.923
96	483698.505	206709.018	1.007
97	483699.408	206708.572	0.686
98	483700.000	206708.225	0.903
99	483700.735	206707.730	0.707
100	483701.318	206707.304	0.899
101	483702.001	206706.719	0.763
102	483702.548	206706.187	0.592
103	483702.949	206705.752	0.667
104	483703.378	206705.241	0.495
105	483703.679	206704.704	0.619
106	483704.033	206704.344	0.738
107	483704.423	206703.716	0.675
108	483704.749	206703.125	0.051
109	483705.194	206702.173	0.506
110	483705.432	206701.562	0.558
111	483705.594	206701.085	0.558
112	483705.751	206700.550	0.856
113	483705.948	206699.717	0.849
114	483706.088	206698.804	0.518
115	483706.147	206698.364	0.468
116	483706.182	206697.897	0.581
117	483706.203	206697.316	0.705
118	483706.193	206696.611	0.963
119	483706.115	206695.631	0.748
120	483706.006	206694.891	0.910
121	483705.817	206694.001	0.634
122	483705.649	206693.390	1.069
123	483705.298	206692.380	0.501
124	483705.105	206691.918	0.728
125	483704.793	206691.260	0.498
126	483704.559	206690.820	0.651
127	483704.228	206690.259	0.377
128	483704.023	206689.943	0.512
129	483703.731	206689.523	0.365
130	483703.513	206689.236	0.606
131	483703.133	206688.759	0.654
132	483702.698	206688.270	0.369
133	483702.442	206688.004	0.301
134	483702.228	206687.792	0.406
135	483701.932	206687.514	0.361
136	483701.660	206687.276	0.308
137	483701.424	206687.078	0.092
138	483701.354	206686.926	0.513
139	483700.946	206686.707	0.288
140	483700.713	206686.538	7.051
141	483699.856	206682.612	49.214
142	483722.380	206641.816	2.131
143	483724.510	206641.680	2.664
144	483727.170	206641.820	3.515
145	483730.610	206642.540	3.244

Nr. Pct.	Coordonate pct.de contur	Lungimi latari D(L+1)	
	X [m]	Y [m]	
2	483711.535	206680.442	23.654
3	483717.512	206641.884	3.668
4	483720.610	206641.830	1.777
5	483722.383	206641.819	49.214
6	483730.856	206652.712	4.000

Nr. Pct.	Coordonate pct.de contur	Lungimi latari D(L+1)	
	X [m]	Y [m]	
10	483691.510	206680.440	0.606
11	483691.005	206680.084	31.095
12	483685.229	206662.691	25.603
13	483684.006	206648.370	5.495
14	483678.451	206645.296	4.639
15	483643.010	206642.320	8.058
16	483649.490	206637.530	3.975
17	483652.840	206635.390	4.050
18	483656.350	206633.370	2.496
19	483658.590	206632.270	5.417
20	483663.480	206629.940	5.159
21	483668.200	206628.000	6.078
22	483674.030	206626.520	0.843
23	483679.690	206624.640	3.332
24	483683.020	206624.330	3.500
25	483686.290	206625.260	3.235
26	483691.010	206626.520	3.438
27	483692.000	206628.610	4.863
28	483695.210	206632.210	4.749
29	483698.910	206635.260	5.891
30	483703.950	206638.310	5.253
31	483708.820	206640.280	5.890
32	483714.560	206641.600	2.966
33	483717.512	206641.884	46.487

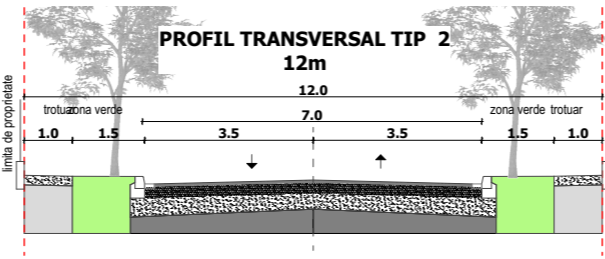


PROIECTANT DE SPECIALITATE				Beneficiar	
S.C. RIF STYLE PROJECT S.R.L. Timisoara, str. Norma, nr. 4, jud. Timis CUI: 40354260; ORC: J35/ 4728/ 2018 Tel: 0757916351				LUCA PETRU ADRIAN SI LUCA ANA	
				Amplasament:	
				Loc. Dumbravita, Jud. Timis, Nr. C.F.407487, 407496, 412223, 412224	
				Proiect nr : 144/2024	
Specificatie		Nume		Denumire proiect:	
Sef Proiect		arh. Adrian Ionașiu		"PUZ - ZONA DE SERVICII, DOTARI SPATII COMERCIALE, SPATII DE CAZARE, PRESTARI SERVICII CU AMENAJARILE AFERENTE"	
Proiectat		arh. Feier Raul		Faza: P.U.Z.	
Desenat		arh. Feier Raul		Titlu plansa: SITUATIA EXISTENTA	
Scara: 1:1000				Plansa nr. U04	
Data: 4/9/2026					



Nr. Pct.	Coordonate pct.de contur	Lungimi laturi D(L+1)
	X [m] Y [m]	
159	483733.620 206643.750	17.958
151	483745.028 206657.819	76.867
160	483701.435 206720.886	26.876
99	483690.157 206705.653	1.259
98	483680.223 206704.845	0.227
97	483680.340 206704.897	0.501
96	483680.820 206705.030	0.542
95	483681.340 206705.205	0.558
94	483681.857 206705.416	0.461
93	483682.273 206705.614	0.365
92	483682.595 206705.766	0.600
91	483683.108 206706.009	1.454
90	483684.328 206706.888	0.550
89	483684.790 206707.186	0.691
88	483685.370 206707.561	0.859
87	483686.117 206708.043	0.942
86	483686.449 206708.252	0.487
85	483686.869 206708.498	0.571
84	483687.374 206708.765	0.427
83	483687.759 206708.950	0.392
82	483688.112 206709.059	0.512
81	483688.510 206709.100	0.302
80	483688.876 206709.404	0.672
79	483689.515 206709.612	0.638
78	483690.131 206709.778	0.669
77	483690.785 206709.919	0.518
76	483691.296 206710.008	0.482
75	483691.774 206710.068	0.479
74	483692.251 206710.112	0.903
73	483693.153 206710.147	0.587
72	483693.740 206710.136	0.728
71	483694.466 206710.086	0.619
70	483695.080 206710.011	0.762
69	483695.860 206709.873	0.534
68	483696.380 206709.753	0.513
67	483696.875 206709.618	0.815
66	483697.649 206709.364	0.923
65	483698.505 206709.018	1.007
64	483699.408 206708.572	0.699
161	483700.000 206708.225	0.999
62	483700.750 206707.730	0.707
61	483701.319 206707.304	0.899
60	483702.001 206706.726	0.763
59	483702.548 206706.087	0.592
58	483702.949 206705.752	0.667
57	483703.378 206705.361	0.495
56	483703.679 206704.918	0.618
55	483704.033 206704.341	0.737
54	483704.423 206703.716	0.675
53	483704.749 206703.125	0.651
52	483705.194 206702.473	0.562
51	483705.432 206701.762	0.506
50	483705.594 206701.085	0.558
49	483705.751 206700.550	0.856
48	483705.948 206699.717	0.949
47	483706.058 206698.860	0.919
46	483706.147 206698.364	0.468
45	483706.182 206697.897	0.581
44	483706.203 206697.316	0.705
43	483706.193 206696.611	0.963
42	483706.115 206695.631	0.748
41	483706.006 206694.891	0.910
40	483705.817 206694.001	0.634
39	483705.649 206693.390	1.069
38	483705.298 206692.380	0.501
37	483705.105 206691.918	0.728
36	483704.793 206691.260	0.498
35	483704.559 206690.820	0.651
34	483704.228 206690.259	0.377
33	483704.023 206689.943	0.512
32	483703.731 206689.523	0.365
31	483703.513 206689.230	0.605
30	483703.133 206688.759	0.654
29	483702.698 206688.270	0.369
28	483702.442 206688.004	0.301
27	483702.228 206687.618	0.408
162	483701.932 206687.514	0.361
24	483701.660 206687.276	0.308
23	483701.424 206687.078	0.092
163	483701.354 206687.018	0.513
21	483700.946 206686.707	0.288
20	483700.713 206686.538	7.051
1	483694.856 206682.612	49.214
5	483722.363 206641.816	2.131
164	483724.510 206641.680	2.664
165	483727.170 206641.820	3.515
166	483730.610 206642.540	3.244

Nr. Pct.	Coordonate pct.de contur	Lungimi laturi D(L+1)
	X [m] Y [m]	
19	483691.510 206680.419	0.806
18	483691.005 206680.084	31.095
167	483685.229 206682.691	25.603
168	483684.006 206682.370	5.495
169	483679.451 206685.296	4.639
170	483643.010 206642.320	8.058
171	483649.490 206637.530	3.975
172	483652.840 206635.390	4.050
173	483656.270 206635.370	2.496
174	483658.590 206632.270	5.417
175	483663.480 206629.940	5.159
176	483668.260 206628.000	6.078
177	483674.030 206626.520	3.438
178	483679.690 206624.640	3.332
179	483683.020 206624.530	3.350
180	483686.290 206625.260	3.235
181	483689.270 206625.520	3.438
182	483692.000 206628.610	4.863
183	483695.270 206632.210	4.749
184	483698.910 206635.260	5.891
185	483703.950 206638.310	5.253
186	483708.820 206640.280	5.890
187	483714.560 206641.600	2.966
3	483717.512 206641.884	46.487



## LEGENDA:

### LIMITE

- LIMITA DE PROPRIETATE STUDIATĂ
- LIMITA CADASTRALE EXISTENTE
- CONSTRUCTII EXISTENTE
- LIMITA PARCELE PROPUSE

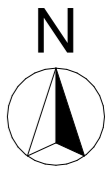
### ZONIFICARE EXISTENT

- ZONA TEREN ARABIL
- ZONA LOCUIRE REZIDENTIALA EXISTENTA
- ZONA LOCUIRE COLECTIVA EXISTENTA
- ZONA COMERT SI SERVICII EXISTENTA
- TEREN CĂI DE CIRCULATIE REGLEMENTATE
- TERENURI PROPRIETATE PUBLICA DE INTERES LOCAL (De)
- TEREN SPATII VERZI EXISTENTE

### ZONIFICARE PROPUȘĂ

- SUBZONA SERVICII SI DOTARI
- SUBZONA VERDE AMENAJATA
- ZONA DE IMPLANTARE PROPUȘA
- NUMAR PARCELE PROPUSE
- ACCES AUTO PROPUȘ
- ZONA DE PROTECTIE POST TRAF0

- CAROIAJ
- STALP LEA - MEDIE TENSIUNE
- COTE DE NIVEL RIDICARE TOPOGRAFICA
- PUNCTE CONTUR
- AERISITOR GAZ
- CAMIN DE VIZITARE



### Bilant teritorial:

	EXISTENT	PROPUȘ
Teren reglementat conform CF	-	4179.00 mp 100,00%
Ssd - Subzonă Servicii si dotări	-	2716.35 mp 65,00%
Ve - Subzonă Verde amenajata	-	1462.65 mp 35,00%
<b>TOTAL:</b>	<b>4.179 mp 100,00%</b>	<b>4179.00 mp 100,00%</b>

### Subzonă Servicii și dotări - Ssd Parcela 1

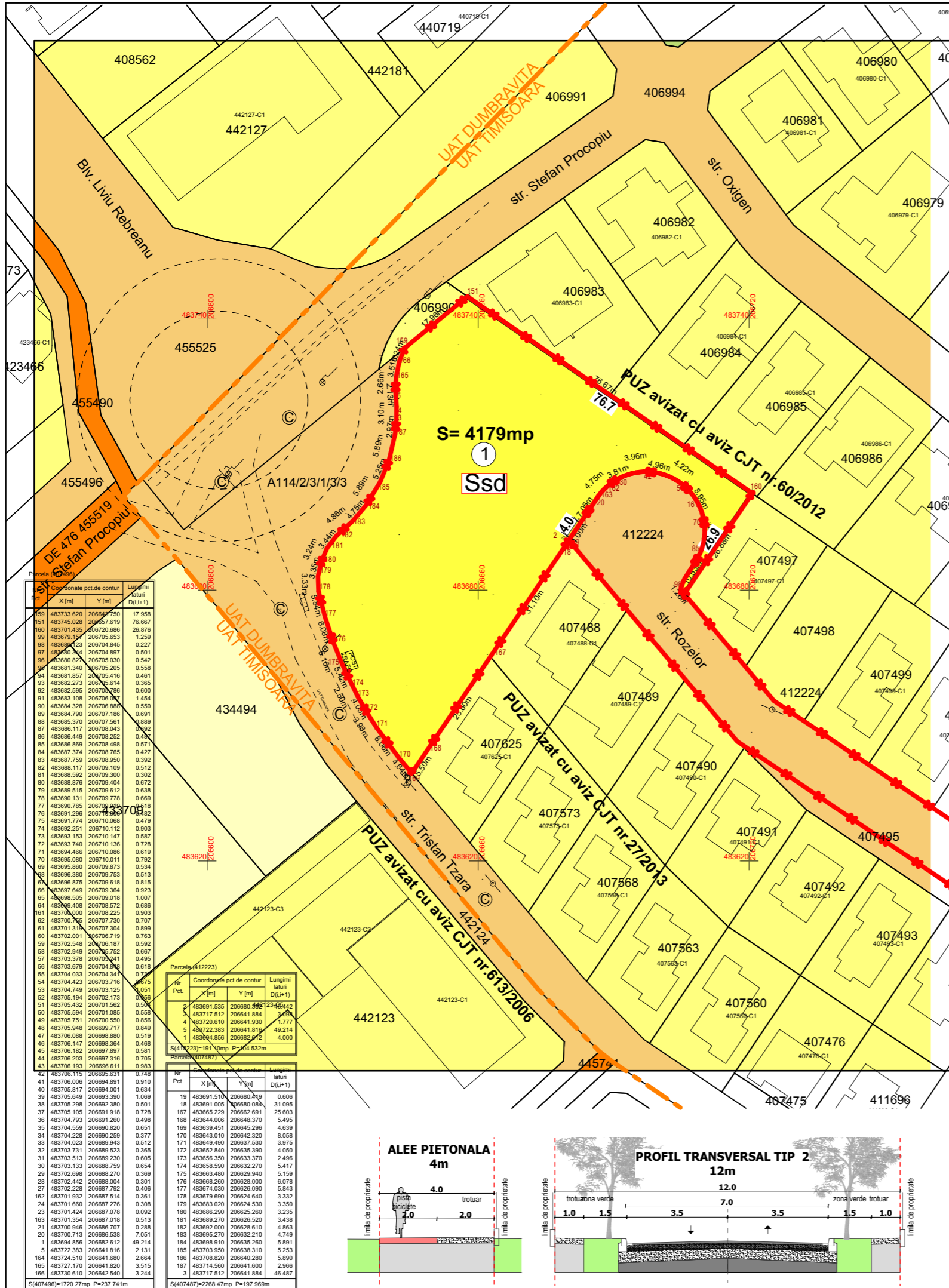
- Regim de înălțime max. D(S)+P+3E+M/Er
- POT max. = 50%
- CUT max. = 2.8
- Hmax.cornisa = 20,00m
- Hmax.atic Er = 20,00m
- Hmax.coama = 22,00m

### PROIECTANT DE SPECIALITATE



S.C. RIF STYLE PROJECT S.R.L.  
Timisoara, str. Norma, nr. 4, jud. Timis  
CUI: 40354260; ORC: J35/ 4728/ 2018  
Tel: 0757916351

Beneficiar	LUCA PETRU ADRIAN SI LUCA ANA	Proiect nr :	144/2024
Amplasament:	Loc. Dumbravita, Jud. Timis, Nr. C.F.407487, 407496, 412223, 412224	Faza:	P.U.Z.
Denumire proiect:	"PUZ - ZONA DE SERVICII, DOTARI SPATII COMERCIALE, SPATII DE CAZARE, PRESTARI SERVICII CU AMENAJARILE AFERENTE"	Titlu plansa:	CONCEPT PROPUȘ
Specificatie	Nume	Semnatura	Scara:
Sef Proiect	arh. Adrian Ionașiu		1:1000
Proiectat	arh. Feier Raul		Data:
Desenat	arh. Feier Raul		4/9/2026
			Plansa nr. U05



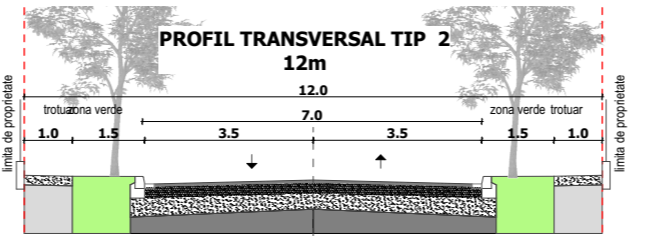
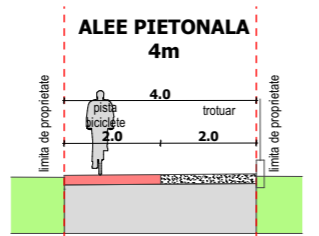
### LEGENDA:

- LIMITE**
- LIMITA DE PROPRIETATE STUDIATĂ
  - LIMITA CADASTRALE EXISTENTE
  - CONSTRUCTII EXISTENTE
  - LIMITA PARCELE PROPUSE
- ZONIFICARE EXISTENT**
- TERENURI PROPRIETATE PRIVATA A PERSOANELOR FIZICE/JURIDICE
  - TERENURI PROPRIETATE PUBLICA A COMUNEI DUMBRĂVIȚA
  - TERENURI PROPRIETATE PUBLICA DE INTERES LOCAL (De)
- CIRCULATIA TERENURILOR**
- TERENURI PROPRIETATE PRIVATA A PERSOANELOR FIZICE REZULTATE
  - TERENURI PROPRIETATE PRIVATA A PERSOANELOR FIZICE CE URMEAZA A FI TRECUTE IN DOMENIUL PUBLIC
  - NUMAR PARCELE PROPUSE
- 3** PUNCTE CONTUR
- 87.071** RIDICARE TOPOGRAFICA
- 204200** CAROIAJ
- STALP LEA - MEDIE TENSUINE**

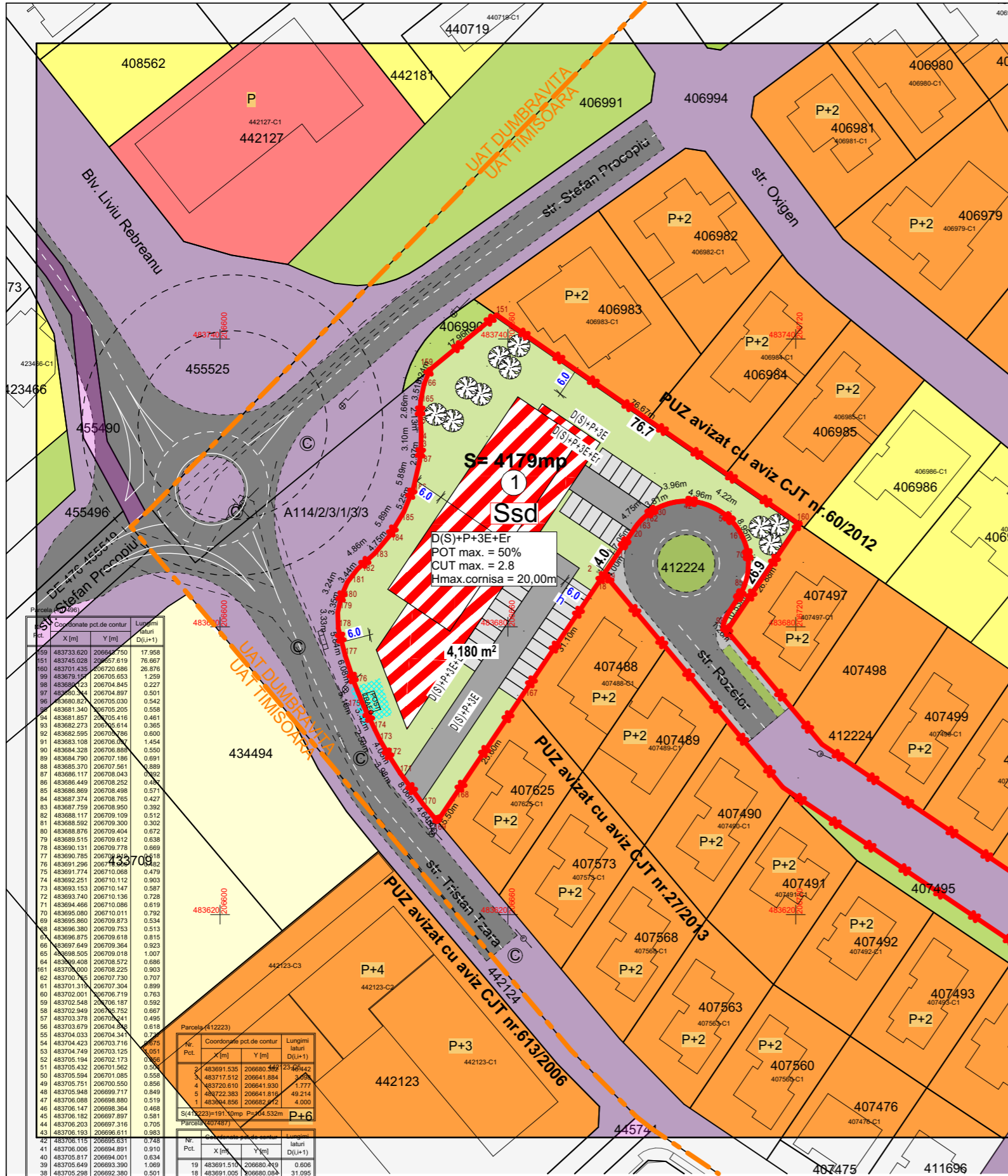
### Bilant teritorial

obiective de utilitate publică

	EXISTENT		PROPUS	
Teren proprietate privata a persoanelor fizice	4.179 mp	100,00%	4.179 mp	100,00%
Teren ce se intentioneaza a fi trecut in domeniul public	-		0.00 mp	0.00%
<b>TOTAL</b>	<b>4.179 mp</b>	<b>100,00%</b>	<b>4.179 mp</b>	<b>100,00%</b>



PROIECTANT DE SPECIALITATE		Beneficiar		Proiect nr : 144/2024	
S.C. RIF STYLE PROJECT S.R.L. Timisoara, str. Norma, nr. 4, jud. Timis CUI: 40354260; ORC: J35/ 4728/ 2018 Tel: 0757916351		LUCA PETRU ADRIAN SI LUCA ANA			
Amplasament:		Loc. Dumbravita, Jud. Timis, Nr. C.F.407487, 407496, 412223, 412224		Faza: P.U.Z.	
Denumire proiect:		"PUZ - ZONA DE SERVICII, DOTARI SPATII COMERCIALE, SPATII DE CAZARE, PRESTARI SERVICII CU AMENAJARILE AFERENTE"			
Titlu plansa:		PROPRIETATEA ASUPRA TERENURILOR			Plansa nr. U06
Scara:		1:1000			
Semnatura:		Data:		4/9/2026	
Sef proiect		arh. Adrian Ionașiu			
Proiectat		arh. Feier Raul			
Desenat		arh. Feier Raul			

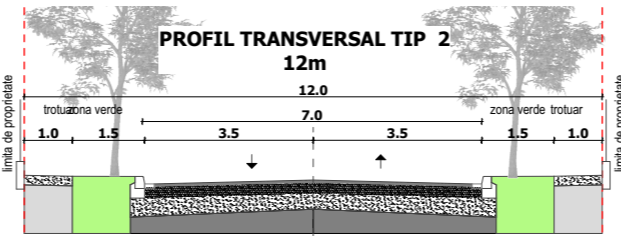
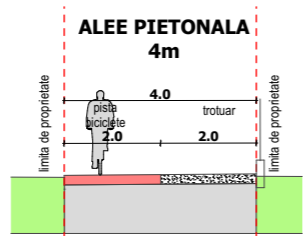


### LEGENDA:

- LIMITE**
- LIMITA DE PROPRIETATE STUDIATĂ
  - LIMITA CADASTRALE EXISTENTE
  - CONSTRUCTII EXISTENTE
  - LIMITA PARCELE PROPUSE
  - LIMITA DE IMPLANTARE PROPUSA
- ZONIFICARE EXISTENT**
- ZONA TEREN ARABIL
  - ZONA LOCUIRE REZIDENTIALA EXISTENTA
  - ZONA LOCUIRE COLECTIVA EXISTENTA
  - ZONA COMERT SI SERVICII EXISTENTA
  - TEREN CĂI DE CIRCULATIE REGLEMENTATE
  - TERENURI PROPRIETATE PUBLICA DE INTERES LOCAL (De)
  - TEREN SPATII VERZI EXISTENTE
- ZONIFICARE PROPUȘĂ**
- SUBZONA SERVICII SI DOTARI PUBLICE
  - SUBZONA VERDE AMENAJATA
  - SPATIU VERDE IN CADRUL PARCELELOR
  - CIRCULATII AUTO IN ZONA
  - CAI DE COMUNICATIE RUTIERA SI AMENAJARI AFERENTE PROPUSE PE TERENUL STUDIAT
- NUMAR PARCELE PROPUSE**
- ACCES AUTO PROPOS**
- ZONA DE PROTECTIE POST TRAFU**
- CAROTIAJ**
- STALP LEA - MEDIE TENSIUINE
  - COTE DE NIVEL RIDICARE TOPOGRAFICA
  - PUNCTE CONTUR
  - AERISITOR GAZ
  - CAMIN DE VIZITARE

Nr. Pct.	Coordonate pct. de contur	Lungimi latari D(L+1)	
	X [m]	Y [m]	
59	483733.620	206651.750	17.958
60	483745.028	20657.619	76.867
61	483701.435	206720.886	26.876
62	483678.157	206705.653	1.259
63	483685.123	206704.845	0.227
64	483680.341	206704.897	0.501
65	483682.820	206705.030	0.542
66	483681.340	206705.205	0.558
67	483681.857	206705.416	0.461
68	483682.273	206705.614	0.365
69	483682.595	206705.785	0.600
70	483683.108	206706.007	1.454
71	483684.328	206706.888	0.550
72	483684.790	206707.186	0.691
73	483685.370	206707.561	0.859
74	483686.117	206708.043	0.982
75	483686.449	206708.252	0.487
76	483686.869	206708.498	0.571
77	483687.374	206708.765	0.427
78	483687.759	206708.950	0.392
79	483688.117	206709.109	0.512
80	483688.592	206709.300	0.302
81	483688.876	206709.404	0.672
82	483689.515	206709.612	0.638
83	483690.131	206709.778	0.669
84	483690.785	206709.919	0.119
85	483691.298	206710.035	0.422
86	483691.774	206710.068	0.479
87	483692.251	206710.112	0.903
88	483693.153	206710.147	0.587
89	483693.740	206710.136	0.728
90	483694.466	206710.086	0.619
91	483695.080	206710.011	0.792
92	483695.860	206709.873	0.534
93	483696.380	206709.753	0.513
94	483696.875	206709.618	0.815
95	483697.649	206709.364	0.923
96	483698.505	206709.018	1.007
97	483700.408	206708.572	0.686
98	483700.000	206708.225	0.903
99	483700.735	206707.730	0.707
100	483701.310	206707.304	0.899
101	483702.011	206706.719	0.763
102	483702.549	206706.187	0.592
103	483702.949	206705.752	0.667
104	483703.378	206705.241	0.495
105	483703.679	206704.704	0.619
106	483704.033	206704.341	0.727
107	483704.423	206703.716	0.675
108	483704.749	206703.125	0.511
109	483705.194	206702.173	0.500
110	483705.432	206701.920	0.658
111	483705.594	206701.085	0.558
112	483705.751	206700.550	0.856
113	483705.948	206699.717	0.849
114	483706.088	206698.880	0.518
115	483706.147	206698.364	0.468
116	483706.182	206697.897	0.581
117	483706.203	206697.316	0.705
118	483706.193	206696.611	0.963
119	483706.115	206695.631	0.748
120	483706.006	206694.891	0.910
121	483705.817	206694.001	0.634
122	483705.649	206693.390	1.069
123	483705.298	206692.380	0.501
124	483705.105	206691.918	0.728
125	483704.793	206691.260	0.498
126	483704.559	206690.820	0.651
127	483704.228	206690.259	0.377
128	483704.023	206689.943	0.512
129	483703.731	206689.523	0.365
130	483703.513	206689.290	0.605
131	483703.133	206688.759	0.654
132	483702.698	206688.270	0.369
133	483702.442	206688.004	0.301
134	483702.228	206687.762	0.406
135	483701.932	206687.514	0.361
136	483701.660	206687.276	0.308
137	483701.424	206687.078	0.092
138	483701.354	206686.920	0.513
139	483700.946	206686.707	0.288
140	483700.713	206686.538	7.051
141	483699.856	206682.612	49.214
142	483722.380	206641.816	2.131
143	483724.510	206641.680	2.664
144	483727.170	206641.820	3.515
145	483730.610	206642.540	3.244

Nr. Pct.	Coordonate pct. de contur	Lungimi latari D(L+1)	
	X [m]	Y [m]	
2	483717.535	206680.442	23.454
3	483717.512	206641.884	3.668
4	483720.610	206641.830	1.777
5	483722.383	206641.819	49.214
6	483724.556	206642.542	4.000



### Bilant teritorial:

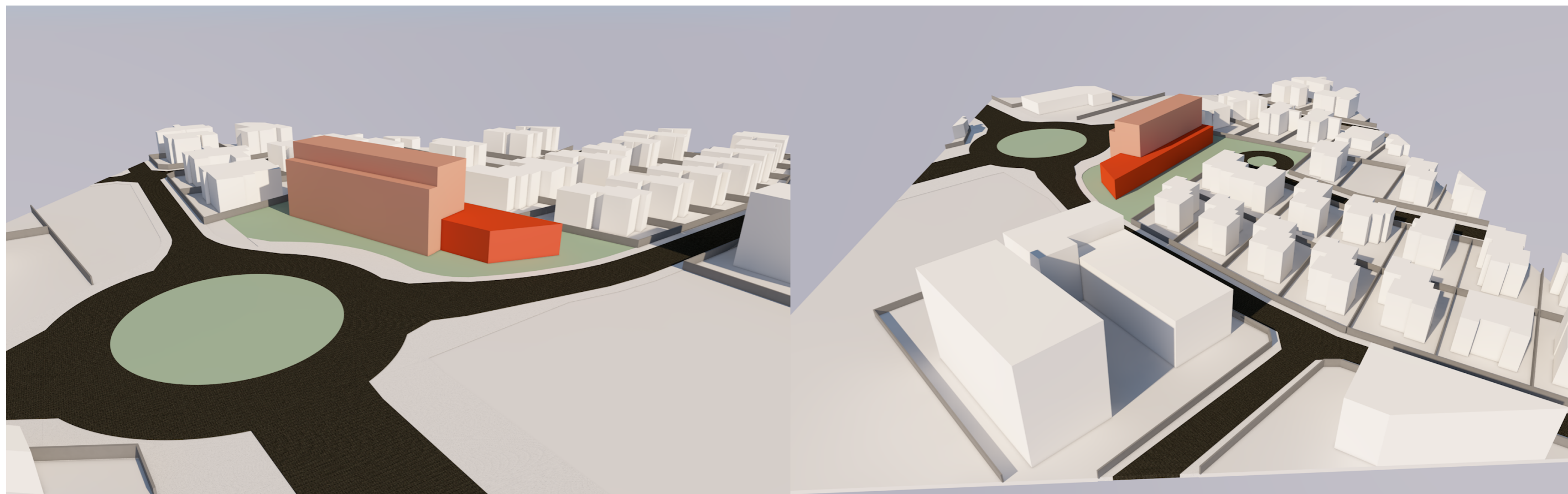
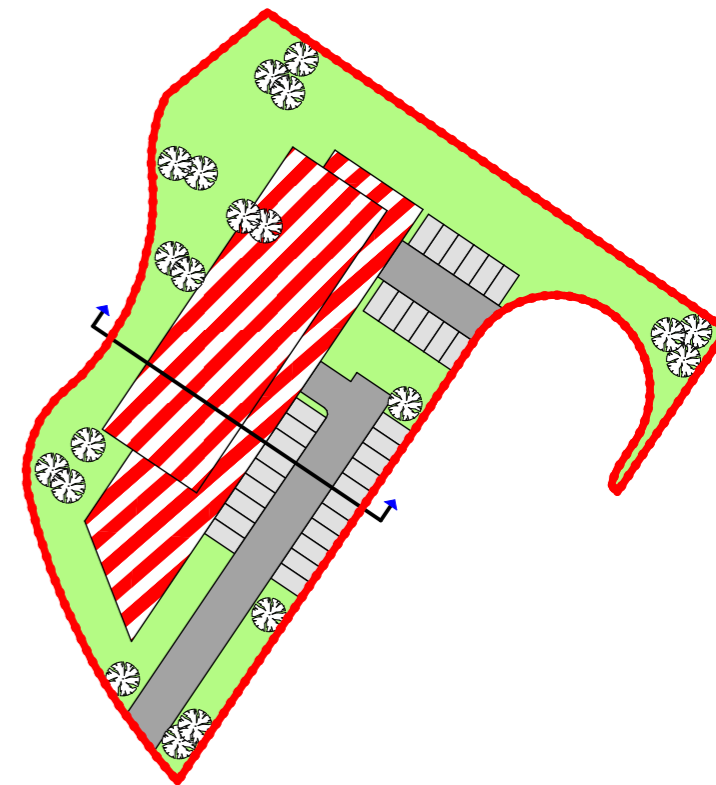
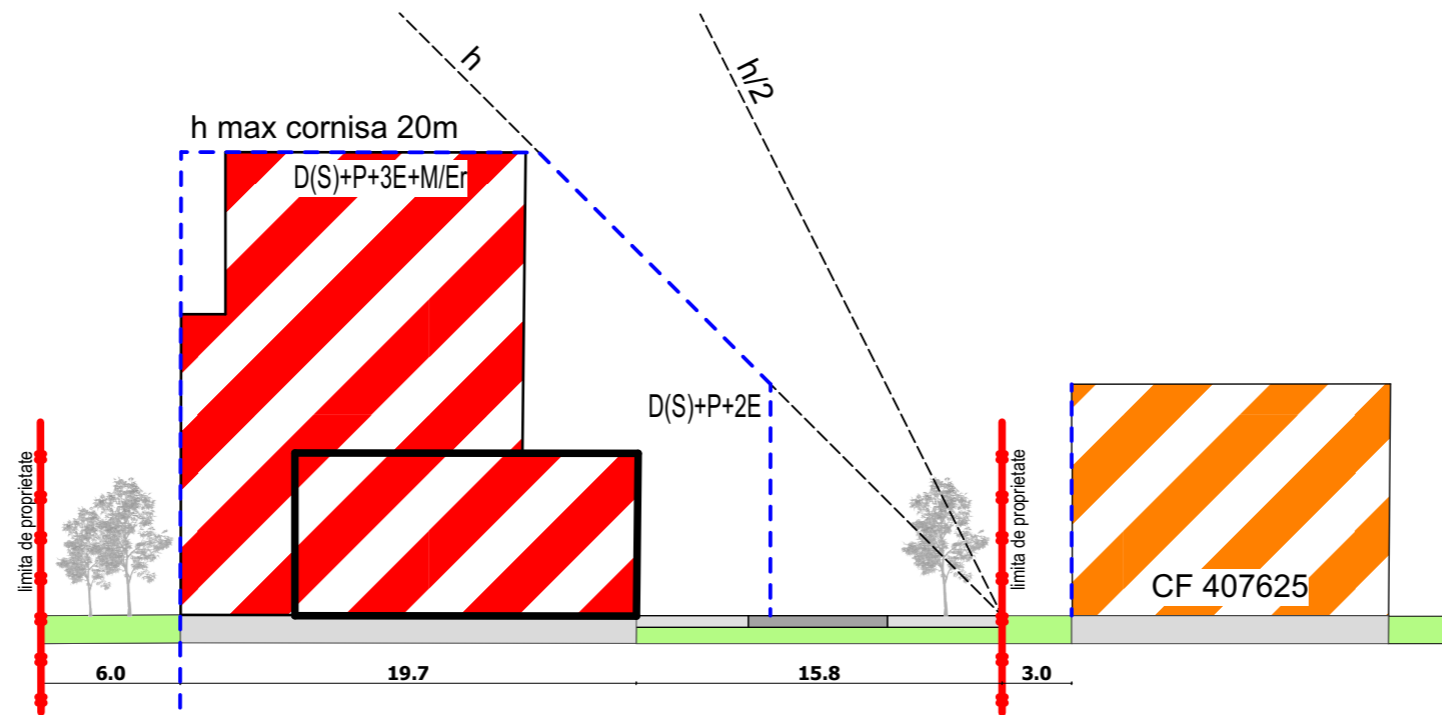
	EXISTENT	PROPOS
Teren reglementat conform CF	-	4179.00 mp 100,00%
Ssd - Subzonă Servicii si dotări	-	2716.35 mp 65,00%
Ve - Subzonă Verde amenajata	-	1462.65 mp 35,00%
<b>TOTAL:</b>	<b>4.179 mp 100,00%</b>	<b>4179.00 mp 100,00%</b>


**Subzonă Servicii și dotări - Ssd**  
**Parcela 1**  
 - Regim de înălțime max. D(S)+P+3E+M/Er  
 - POT max. = 50%  
 - CUT max. = 2.8  
 - Hmax.cornisa = 20,00m  
 - Hmax.atc Er = 20,00m  
 - Hmax.coama = 22,00m

PROIECTANT DE SPECIALITATE				Beneficiar	Proiect nr :
S.C. RIF STYLE PROJECT S.R.L. Timisoara, str. Norma, nr. 4, jud. Timis CUI: 40354260; ORC: J35/ 4728/ 2018 Tel: 0757916351				LUCA PETRU ADRIAN SI LUCA ANA	144/2024
Amplasament:				Loc. Dumbravita, Jud. Timis, Nr. C.F.407487, 407496, 412223, 412224	
Specificatie	Nume	Semnatura	Scara:	Denumire proiect:	Faza:
			1:1000	"PUZ - ZONA DE SERVICII, DOTARI SPATII COMERCIALE, SPATII DE CAZARE, PRESTARI SERVICII CU AMENAJARILE AFERENTE"	P.U.Z.
Sef Proiect	arh. Adrian Ionașiu		Data:	Titlu plansa:	Plansa nr.
Proiectat	arh. Feier Raul		4/9/2026	REGLEMENTARI URBANISTICE - POSIBILITATE DE MOBILARE	U07
Desenat	arh. Feier Raul				

**Subzonă Servicii și dotări - Ssd**  
**Parcela 1**

- Regim de înălțime max. D(S)+P+3E+M/Er
- POT max. = 50%
- CUT max. = 2.8
- Hmax.cornisa = 20,00m
- Hmax.atic Er = 20,00m
- Hmax.coama = 22,00m



<b>PROIECTANT DE SPECIALITATE</b>  S.C. RIF STYLE PROJECT S.R.L. Timisoara, str. Norma, nr. 4, jud. Timis CUI: 40354260; ORC: J35/ 4728/ 2018 Tel: 0757916351				Beneficiar LUCA PETRU ADRIAN SI LUCA ANA Amplasament: Loc. Dumbravita, Jud. Timis, Nr. C.F.407487, 407496, 412223, 412224	Proiect nr : 144/2024
Specificatie Sef Proiect	Nume arh. Adrian Ionașiu	Semnatura	Scara: 1: %	Denumire proiect: "PUZ - ZONA DE SERVICII, DOTARI SPATII COMERCIALE, SPATII DE CAZARE, PRESTARI SERVICII CU AMENAJARILE AFERENTE"	Faza: P.U.Z.
Proiectat Desenat	arh. Feier Raul arh. Feier Raul	Data: 4/9/2026	Titlu plansa: ILUSTRARE URBANISTICA	Plansa nr. U08	