

# LEGENDA

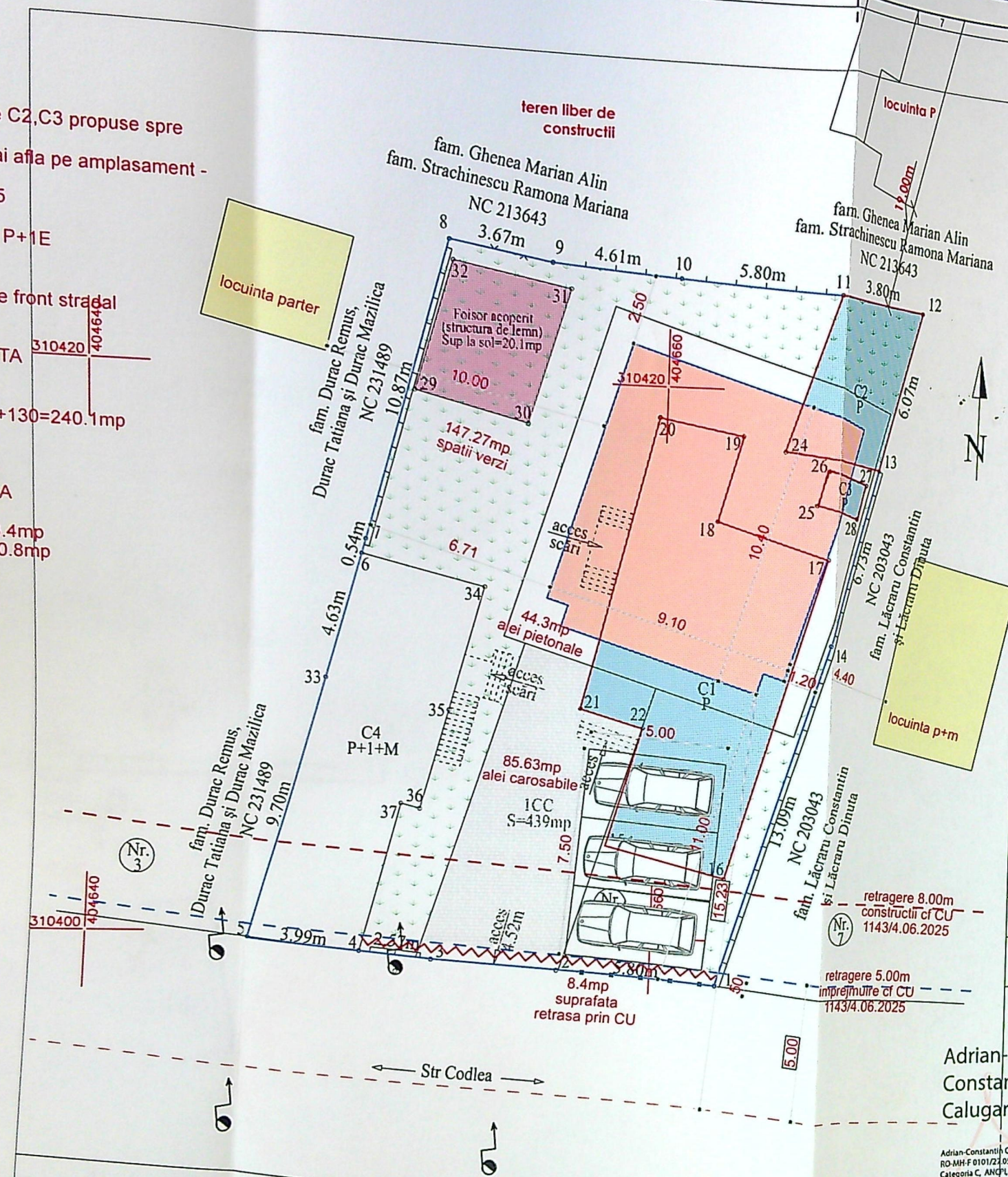
- - - Ax drum
- Contur proprietate
- Locuinta C1 si anexe C2, C3 propuse spre desfiintare
- Foisor care nu se mai afla pe amplasament - Nota constatare nr. 25660/06.05.2025
- Locuinta unifamiliala P+1E  
A.c.=93.4mp  
A.d.=180.8mp  
Refacere imprejmuire front stradal  
L=12.89m

## SITUATIE EXISTENTA

S.t.=439mp  
S.c.=169.9mp  
S.d.=85.2+22.6+2.3+130=240.1mp  
P.O.T.=38.7%  
C.U.T.=0.54

## SITUATIE PROPUA

S.t.=439mp  
S.c.=59.8+93.4=153.4mp  
S.d.=130+180.8=310.8mp  
P.O.T.=34.94%  
C.U.T.=0.707



Plan de amplasament si delimitare a imobilului  
Scara 1:200  
- intravilan -

| Nr. cadastral       | Suprafata masurata a imobilului (mp) | Adresa imobilului                                                               |
|---------------------|--------------------------------------|---------------------------------------------------------------------------------|
| 256633              | 439                                  | Municipiul Craiova, strada Codlea, nr. 5, județul Dolj (fost cartier Romanesti) |
| Nr. Cartea Funciara |                                      | Unitatea Administrativ Teritoriala (UAT)                                        |
|                     |                                      | Craiova                                                                         |

### A. Date referitoare la teren

| Nr. parcela | Categorie de folosinta | Suprafata (mp) | Mentiuni                                                                                   |
|-------------|------------------------|----------------|--------------------------------------------------------------------------------------------|
| 1           | CC                     | 439            | Imobilul este imprejmuit cu gard de beton, lemn, limita constructiilor si porti din metal. |
| TOTAL       |                        | 439            |                                                                                            |

### B. Date referitoare la constructii

| Cod   | Destinatia | Suprafata construita la sol (mp) | Mentiuni                                                                                                                                                                                                               |
|-------|------------|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| C1    | CL         | 85.2                             | Constructie de locuit, regim inaltime P; S. construita la sol = 85.2mp; S. construita desfasurata = 85.2mp; An constructie 1998.                                                                                       |
| C2    | CA         | 22.6                             | Constructie anexa, regim inaltime P, magazie; S. construita la sol = 22.6mp; S. construita desfasurata = 22.6mp; An constructie 1998.                                                                                  |
| C3    |            |                                  | Constructie anexa, regim inaltime P, WC; S. construita la sol = 2.3mp; S. construita desfasurata = 2.3mp; An constructie 1998.                                                                                         |
| C4    |            |                                  | Constructie de locuit, regim inaltime P+1+M; S. construita la sol = 59.8mp; S. construita la etaj = 56.4mp; S. construita la mansarda = 13.8mp; S. construita desfasurata = 130.0mp; An constructie 2009, (fara acte). |
| TOTAL |            | 169.9                            |                                                                                                                                                                                                                        |

Suprafata act = 450mp  
Suprafata totala masurata a imobilului = 439mp

Executant:  
PFA CALUGARU ADRIAN CONSTANTIN  
Certificat de autorizare seria RO-MH-F nr 0101/27.05.2016 -Categorie C-  
Confirm executarea masuratorilor la teren, corectitudinea intocmirii documentatiei cadastrale si corespondenta acestora cu realitatea din teren  
Semnatura si stampila  
DATA: 19.06.2024

Inspector  
Confirm introducerea imobilului in baza de date integrata si atribuirea numarului cadastral  
Semnatura si stampila 144712/2024

Adrian Gradinaru  
Semnat digital de Adrian Gradinaru  
Stampila BCPI



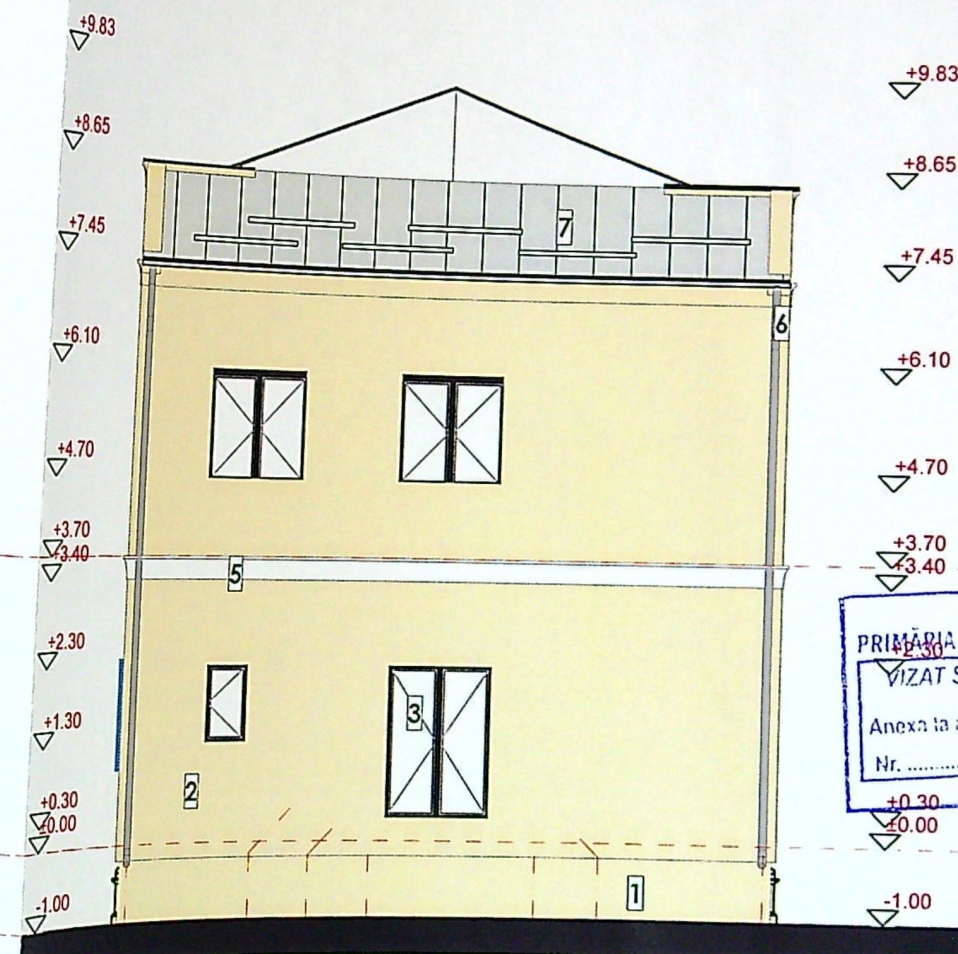
1 2.40 2 60 3 2.25 4 50 5 60 6 2.40 7

F-01

Fatada Sud (1)

LEGENDA FINISAJE:

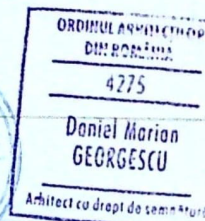
- 1 - Soclu tencuiala mozaicata - bej
- 2 - Tencuiala decorativa - bej
- 3 - Tamplarie pvc - gri
- 4 - Balustrada sticla
- 5 - Elemente decorative polistiren extrudat - alb
- 6 - Sistem pluvial metalic - gri
- 7 - Invelitoare cu parazapezi din tabla - gri



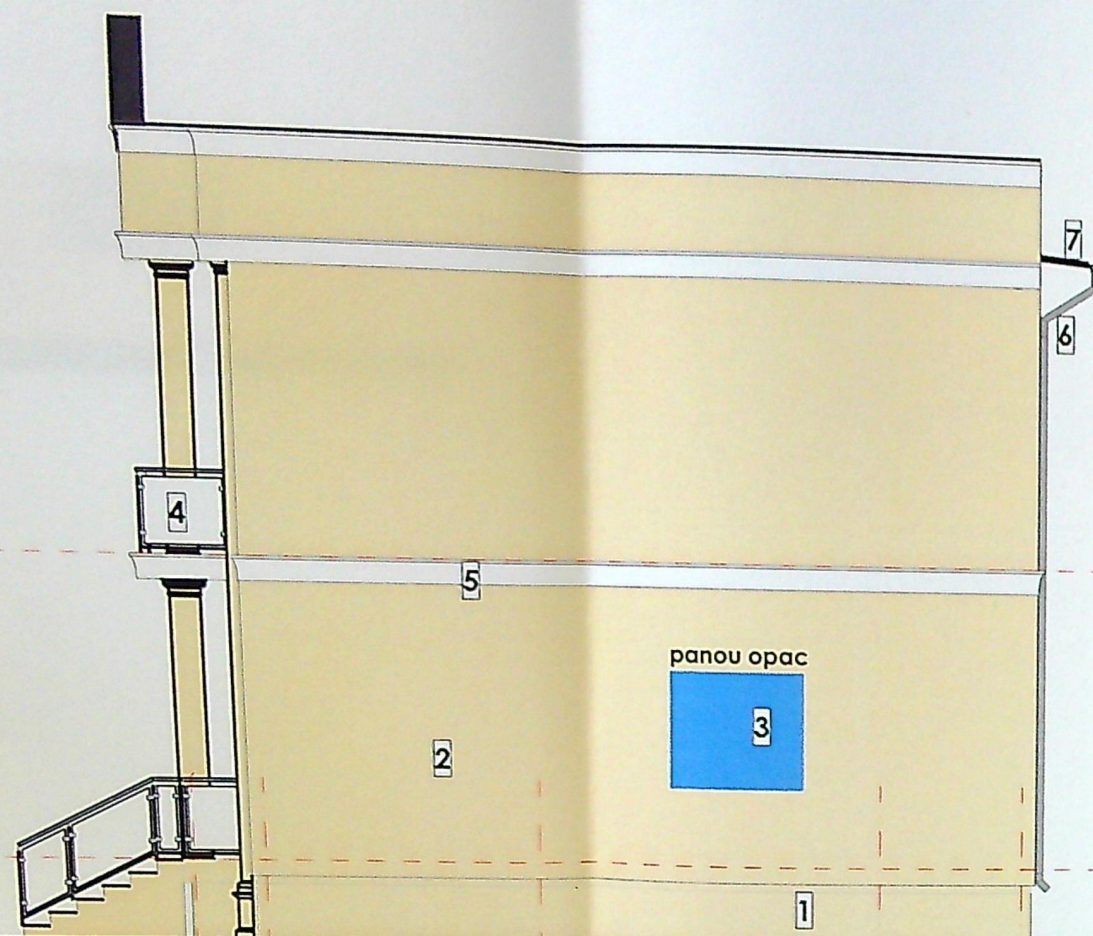
7 2.40 6 80 50 4 2.25 3 60 2 2.40 1

Fatada Nord (1)

1:100



+9.77  
+8.60  
+7.40  
+4.70  
+3.70  
+0.17  
-1.00



A B C D E  
80 3.25 4.25 1.75 1.75

Fatada Est F-04

LEGENDA FINISAJE:

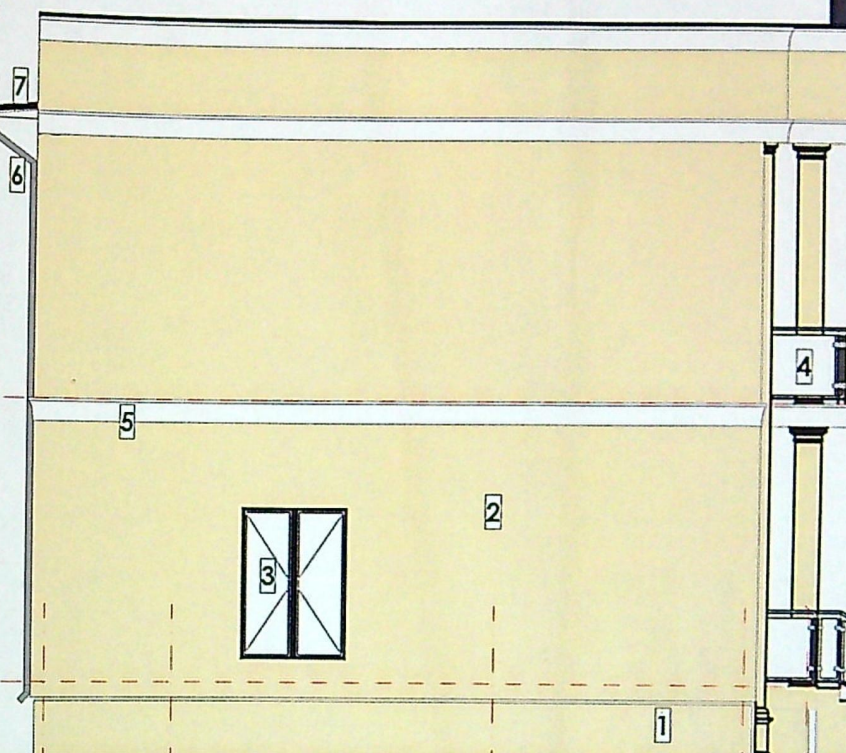
- 1 - Soclu tencuiala mozaicata - bej
- 2 - Tencuiala decorativa - bej
- 3 - Tamplarie pvc - gri
- 4 - Balustrada sticla
- 5 - Elemente decorative polistiren extrudat - alb
- 6 - Sistem pluvial metalic - gri
- 7 - Invelitoare cu parazapezi din tabla - gri

+9.77  
+8.65  
+7.40

+3.70  
+3.40  
+2.30  
+0.30  
-0.20  
-1.00

+9.80  
+8.60  
+8.30  
+7.45  
+7.10

+3.70  
+3.40  
+2.30  
+0.30



E D C B  
1.75 4.25 3.25 3.25

+9.80  
+8.60  
+7.36  
+7.10

+4.70  
+3.70  
+3.40

+1.00  
+0.00  
-1.00



1:100 Fatada Vest



IMPORTANTA "D" conf. HGR 766/1997

#CLASA DE IMPORTANTA IV conf. P100/1-2013