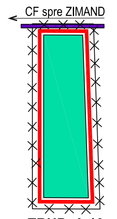
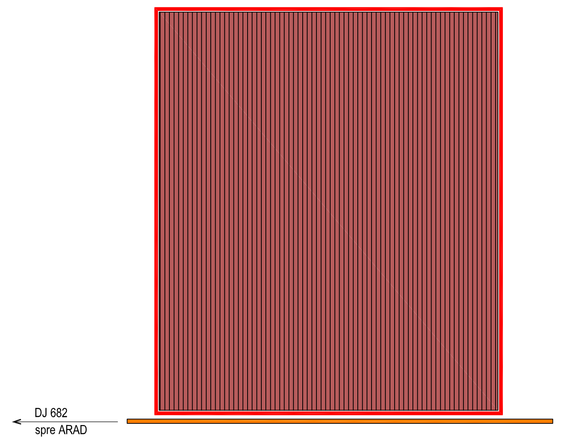
**TRUP A 1**
FERMA ZOOTEHNICA
S = 10,42 ha

**TRUP A 2**
FERMA ZOOTEHNICA
S = 1,40 ha

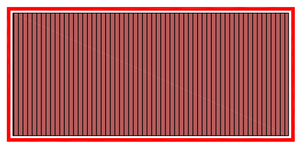
**TRUP A 3**
FERMA ZOOTEHNICA
S = 1,50 ha



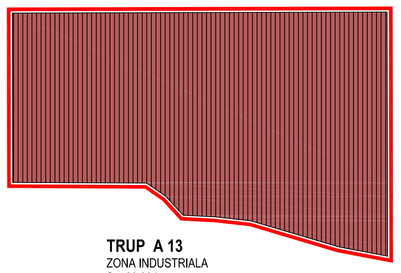

**TRUP A 10**
FERMA VACI LAPTE
S = 1,85 ha



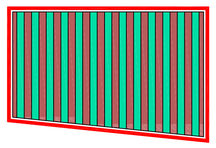

**TRUP A 11**
ZONA INDUSTRIALA
S = 36,12 ha



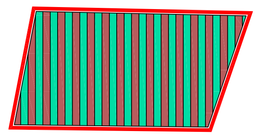
**TRUP A 12**
ZONA INDUSTRIALA
S = 10,00 ha



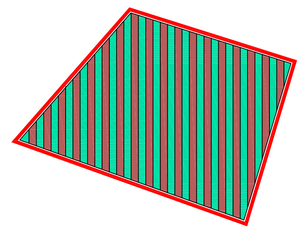
**TRUP A 13**
ZONA INDUSTRIALA
S = 20,00 ha



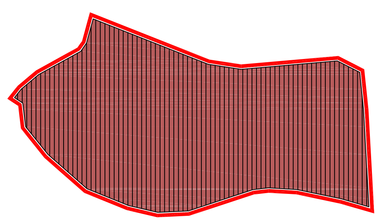
**TRUP A 14**
ZONA AGRO-INDUSTRIALA
S = 5,25 ha



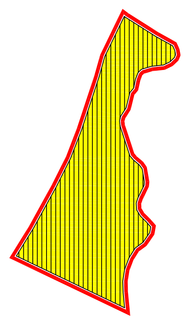
**TRUP A 15**
ZONA AGRO-INDUSTRIALA
S = 6,10 ha



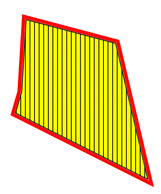
**TRUP A 16**
ZONA AGRO-INDUSTRIALA
S = 8,64 ha



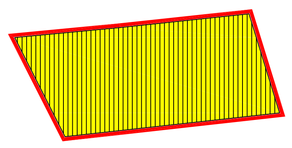
**TRUP A 17**
BALASTIERA
S = 12,00 ha



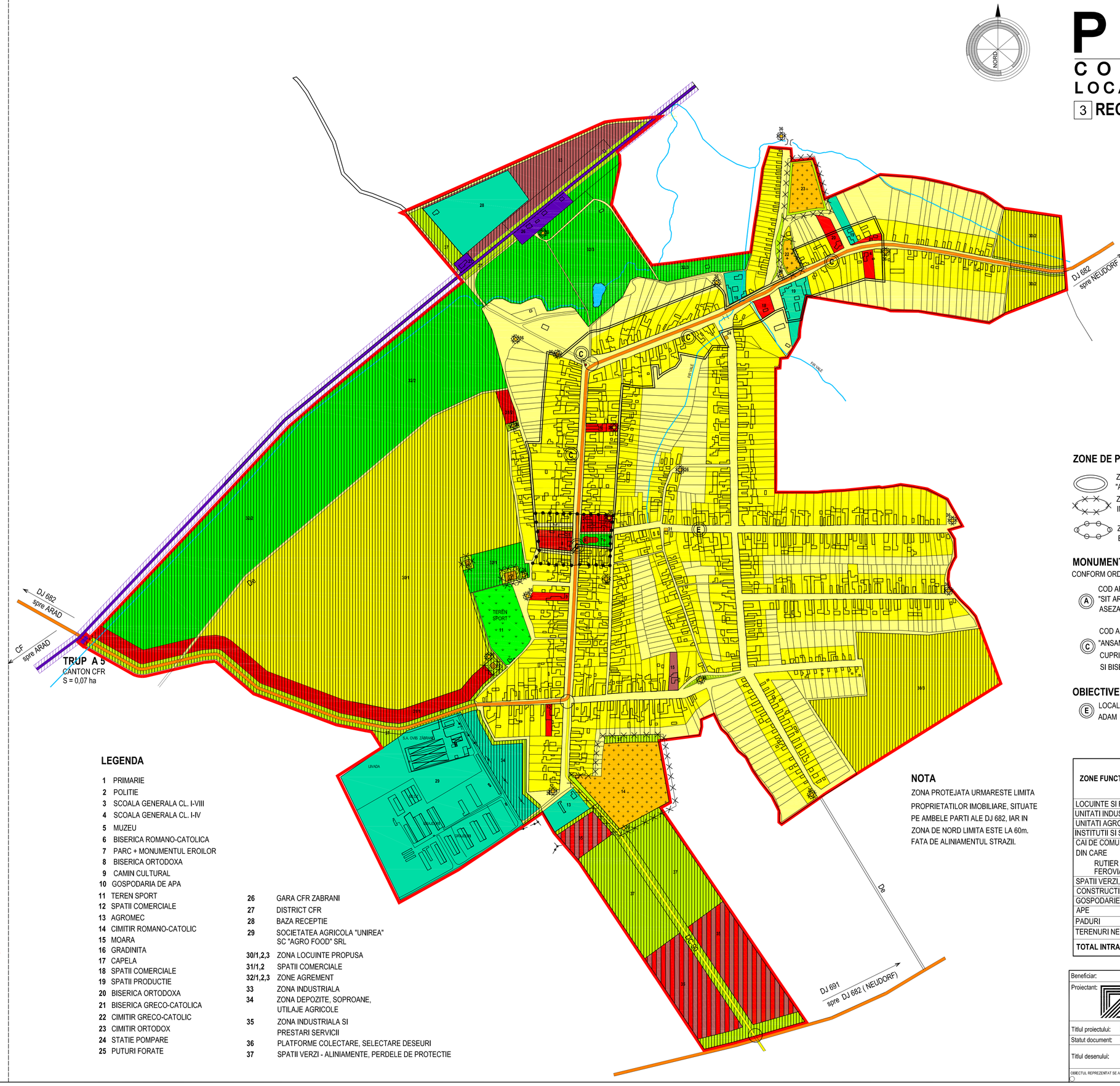
**TRUP A18**
CASE DE VACANTA
S = 4,85 ha



**TRUP A 19**
CASE DE VACANTA
S = 3,30 ha



**TRUP A 20**
CASE DE VACANTA
S = 6,00 ha




**TRUP A 9**
CANTON CFR
S = 0,07 ha

## LEGENDA

1 PRIMARIE
2 POLITIE
3 SCOALA GENERALA CL. I-VIII
4 SCOALA GENERALA CL. I-IV
5 MUZEU
6 BISERICA ROMANO-CATOLICA
7 PARC + MONUMENTUL EROILOR
8 BISERICA ORTODOXA
9 CAMIN CULTURAL
10 GOSPODARIA DE APA
11 TEREN SPORT
12 SPATII COMERCIALE
13 AGROMEC
14 CIMITIR ROMANO-CATOLIC
15 MOARA
16 GRADINITA
17 CAPELA
18 SPATII COMERCIALE
19 SPATII PRODUCTIE
20 BISERICA ORTODOXA
21 BISERICA GRECO-CATOLICA
22 CIMITIR GRECO-CATOLIC
23 CIMITIR ORTODOX
24 STATIE POMPARE
25 PUTURI FORATE
26 GARA CFR ZABRANI
27 DISTRICT CFR
28 BAZA RECEPTIE
29 SOCIETATEA AGRICOLA "UNIREA" SC "AGRO FOOD" SRL
30/1,2,3 ZONA LOCUINTE PROPUSA
31/1,2 SPATII COMERCIALE
32/1,2,3 ZONE AGREMENT
33 ZONA INDUSTRIALA
34 ZONA DEPOZITE, SOPROANE, UTILAJE AGRICOLE
35 ZONA INDUSTRIALA SI PRESTARI SERVICII
36 PLATFORME COLECTARE, SELECTARE DESEURI
37 SPATII VERZI - ALINIAMENTE, PERDELE DE PROTECTIE

## NOTA

ZONA PROTEJATA URMARESTE LIMITA PROPRIETATILOR IMOBILIARE, SITUATE PE AMBELE PARTI ALE DJ 682, IAR IN ZONA DE NORD LIMITA ESTE LA 60m. FATA DE ALINIAMENTUL STRAZII.

# P U G PLAN URBANISTIC GENERAL

## COMUNA ZABRANI
## LOCALITATEA ZABRANI

## 3 REGLEMENTARI URBANISTICE - ZONIFICARE

### LIMITE
- LIMITA INTRAVILAN PROPUS
- LIMITA ZONEI CENTRALE

### ZONIFICARE
- ZONA PENTRU LOCUINTE REGIM MIC- MEDIU DE INALTIME
- ZONA INSTITUTII PUBLICE SI SERVICII
- ZONA UNITATI INDUSTRIALE SI DEPOZITARE
- ZONA UNITATI AGRICOLE
- SPATII VERZI - ALINIAMENTE, PERDELE DE PROTECTIE
- SPATII VERZI - SPORT, AGREMENT, RECREERE
- TERENURI AGRICOLE IN INTRAVILAN
- ZONA GOSPODARIE COMUNALA - CIMITIRE
- ZONA CONSTRUCTII AFERENTE LUCRARILOR TEHNICO- EDILITARE
- ZONA CAI DE COMUNICATIE FEROVIARA SI AMENAJARI AFERENTE
- APE
- INTERDICTIE TEMPORARA DE CONSTRUIRE

### CIRCULATIE
- DRUMURI JUDETENE
- DRUMURI COMUNALE
- INTERSECTII PROPUSE PENTRU AMENAJARE

### ZONE DE PROTECTIE, INTERDICTIE
- ZONA DE PROTECTIE A MONUMENTELOR ISTORICE "ANSAMBLUL RURAL ZABRANI"
- ZONE PROTEJATE PE BAZA NORMELOR SANITARE ( SURSE DE APA, STATII DE TRATARE, INMAGAZINARI, STATII EPURARE APE UZATE, PLATF. DEPOZITARE DESEURI, CIMITIRE )
- ZONE PROTEJATE FATA DE CONSTRUCTII SI CULOARE TEHNICE ( CENTRALE SI STATII ELECTRICE, LINII DE INALTA TENSIUNE, RETELE GAZE, TELECOMUNICATII )

### MONUMENTE ISTORICE
CONFORM ORDINUL 2314 / 2004 AL MINISTERULUI CULTURII SI CULTELOR

(A) COD AR-I-s-B-00470
"SIT ARHEOLOGIC DE LA ZABRANI" SITUAT LA 300m. NV DE LOCALITATE - DEALUL VIILOR ASEZARE PALEOLITICA; ASEZARE DACICA RAZA DE PROTECTIE R = 100m.

(C) COD AR-II-a-A-00660
"ANSAMBLUL RURAL ZABRANI" - ANSAMBLUL DE ARHITECTURA RURALA SVABEASCA, CUPRINDE CELE DOUA FRONTURI ALE DJ 682 INTRE BISERICA ROMANO-CATOLICA SI SI BISERICA GRECO-CATOLICA SEC. XVIII - XIX

### OBIECTIVE PROPUSE PENTRU CLASARE MONUMENTE ISTORICE
(E) LOCALITATEA ZABRANI PLACA COMEMORATIVA A SCRIITORULUI SVAB ADAM MULLER GUTTENBRUN (PROPUNERE DE CLASARE)

| ZONE FUNCTIONALE | EXISTENT | | PROPUS | |
|---|---|---|---|---|
| | SUPRAFATA ( ha ) | PROCENT DIN TOTAL INTRAVILAN | SUPRAFATA ( ha ) | PROCENT DIN TOTAL INTRAVILAN |
| LOCUINTE SI FUNCTIUNI COMPLEMENTARE | 367,96 | 72,15 | 474,33 | 45,76 |
| UNITATI INDUSTRIALE SI DEPOZITARE | 4,09 | 0,80 | 272,79 | 26,33 |
| UNITATI AGRO-ZOOTEHNICE | 70,36 | 13,80 | 97,48 | 9,41 |
| INSTITUTII SI SERVICII INTERES PUBLIC | 5,03 | 0,99 | 24,15 | 2,33 |
| CAI DE COMUNICATII SI TRANSPORT | | | | |
| DIN CARE | | | | |
| RUTIER | 36,00 | 7,06 | 42,85 | 4,14 |
| FEROVIAR | 3,85 | 0,75 | 3,85 | 0,37 |
| SPATII VERZI, SPORT, PROTECTIE | 7,09 | 1,39 | 103,61 | 10,00 |
| CONSTRUCTII TEHNICO-EDILITARE | 0,28 | 0,05 | 0,28 | 0,03 |
| GOSPODARIE COMUNALA, CIMITIRE | 11,34 | 2,22 | 12,66 | 1,22 |
| APE | 4,00 | 0,79 | 4,00 | 0,39 |
| PADURI | —— | —— | —— | —— |
| TERENURI NEPRODUCTIVE | —— | —— | —— | —— |
| **TOTAL INTRAVILAN** | 510,00 | 100,00 | 1036,00 | 100,00 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Beneficiar: | CONSILIUL LOCAL AL COMUNEI ZABRANI, JUDETUL ARAD | | | | | | |
| Proiectant: | PROIECT ARAD S.A. ARHITECTURA & INGINERIE | Sef proiect | arh. NEGRUT DEMA S. | | | | |
| | | Urbanism | arh. NEGRUT DEMA S. | | | | |
| | | Avizat | ing. LUCA A. | | | | |
| | | Desenat | thd. PASCU L. | | | | |
| Titlul proiectului: | PLAN URBANISTIC GENERAL COMUNA ZABRANI | | | | | | |
| Statut document: | PLAN URBANISTIC GENERAL | Obiect: | LOCALITATEA ZABRANI | | Specialitatea: | URBANISM | |
| Titlul desenului: | REGLEMENTARI URBANISTICE ZONIFICARE | Data: | Scara: | Desen nr.: | Plansa nr.: | Faza: | Proiect nr.: |
| | | NOV. 2008 | 1:5000 | 03 A | - | PUG | 32.059 |

OBIECTUL REPREZENTAT SE AFLA SUB INCIDENTA LUCRARILOR DE AUTOR

Denumirea fisierului CAD: