

**P.U.Z. ZONĂ DE LOCUINȚE ȘI FUNCȚIUNI COMPLEMENTARE (CARTIERUL DE VEST), ȘOFRONEA  
REGLEMENTARI URBANISTICE  
ZONIFICARE FUNCȚIONALĂ**



INCADRARE IN ZONA

JUDEȚUL ARAD  
PRIMĂRIA COMUNEI ȘOFRONEA  
ANEXĂ LA  
CERTIFICATUL DE URBANISM  
Nr. 37 din 23.06.2026  
Arhitect-șef, *[Signature]*

**BILANȚ TERITORIAL INCINTA**

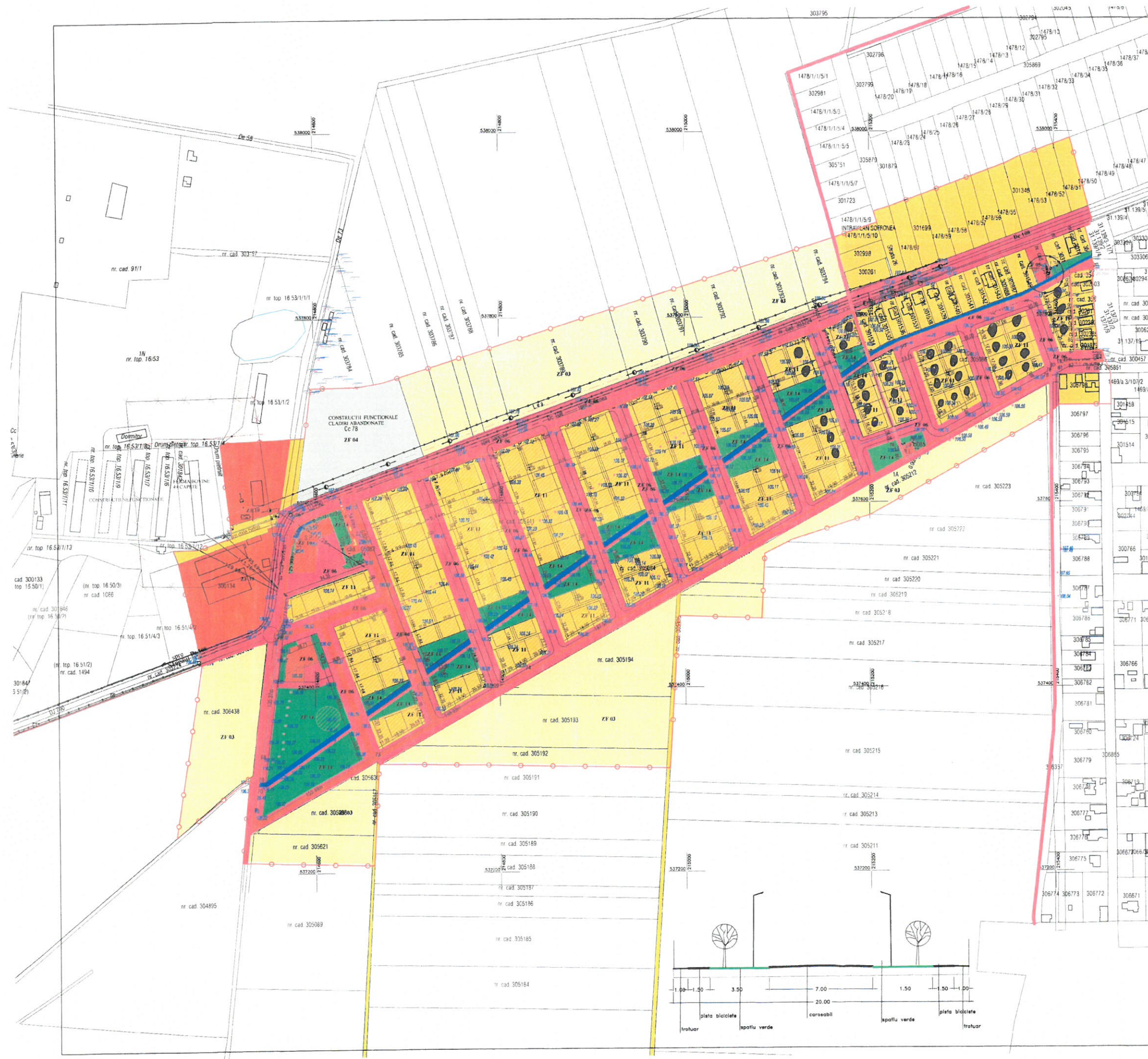
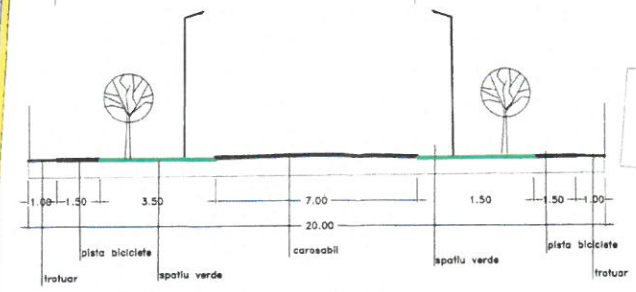
ZONĂ FUNCȚIONALĂ	EXISTENT		PROIECT	
	Suprafață (m <sup>2</sup> )	%	Suprafață (m <sup>2</sup> )	%
ZF 03 TERENURI AGRICOLE	183.426,00	100,00	-	-
ZF 04 UNITĂȚI AGROZOOTEHNICE	-	-	40.431,76	22,04
ZF 05 ECHIPARE EDILITARA	-	-	7.779,26	4,21
ZF 10 ZONA COMERT SI FUNCȚIUNI COMPLEMENTARE	-	-	86.508,94	47,06
ZF 14 ZONA SPAȚII VERZI, SPORT SI AGREMENT	-	-	48.956,44	26,69
<b>TOTAL</b>	<b>183.426,00</b>	<b>100,00</b>	<b>183.426,00</b>	<b>100,00</b>

ANEXĂ LA AVIZ C.U. ARAD  
Nr. 35 din 16.12.2025  
Arhitect Șef *[Signature]*

- LIMITA ZONA STUDIATA
- LIMITA INCINTA
- LIMITA INTRAVILAN
- ZF 03 TERENURI AGRICOLE
- ZF 04 UNITATI AGROZOOTEHNICE
- ZF 05 ECHIPARE EDILITARA
- ZF 06 CAI DE COMUNICATIE SI TRANSPORT
- ZF 10 ZONA COMERT SI FUNCȚIUNI COMPLEMENTARE
- ZF 11 ZONA LOCUINTE SI FUNCȚIUNI COMPLEMENTARE
- ZF 14 ZONA SPAȚII VERZI, SPORT SI AGREMENT
- ZF 12 ZONA DE PROTECȚIE CONSTRUCȚII SI REȚELE TEHNICO-EDILITARE

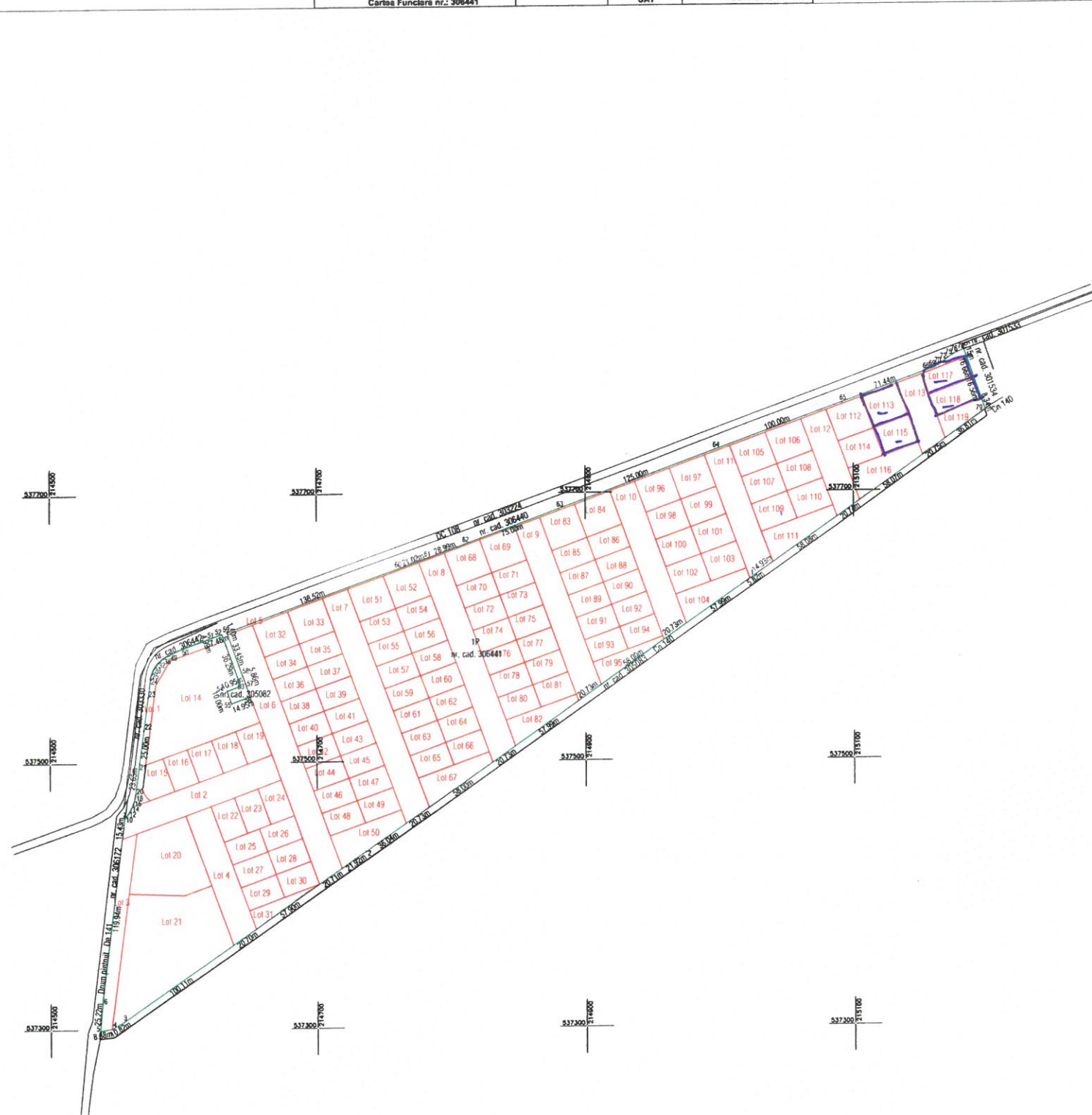


Verificator/Expert	Semnatura	Cerinta	
<b>PRO URBAN S.R.L.</b> arhitectura, urbanism, design B-dul Republicii nr. 71, 400135009994		Beneficiar:	PRIMĂRIA COMUNEI ȘOFRONEA
Numere	Semnatura	Scara	ZONA LOCUINTE SI FUNCȚIUNI COMPLEMENTARE, ȘOFRONEA - CARTIERUL DE VEST
Sef proiect	arh. Serban Elvira	1:2000	Fara P.U.Z.
Proiectant	arh. Serban Elvira	Data	REGLEMENTARI URBANISTICE ZONIFICARE FUNCȚIONALĂ
Desenat	arh. Serban Elvira	2020	Pf. nr. 01



Plan de amplasament si delimitare a imobilului ANEXA NR. 17

SCARA 1:2000		
Nr. cadastral 306441	Suprafata masurata 99002 mp	Adresa imobilului Sofronia
Carta Funciara nr.: 306441	UAT	SOFRONEA



JUDEȚUL ARAD  
PRIMĂRIA COMUNEI ȘOFRONEA  
ANEXĂ LA  
CERTIFICATUL DE URBANISM  
Nr. 37 din 23.06.2026  
Arhitect-șef, *Tolan Alin-Dan*

Situatia actuala (Inainte de dezlipire)				Situatia viitoare (dupa dezlipire)			
nr. cad.	Suprafata scz (mp)	Suprafata mas. (mp)	Categoria de folosinta	nr. cad.	Suprafata (mp)	Categoria de folosinta	Descrierea imobilului
306441	99005	99002	P	teren intravilan			
Lot1	307140	605	P	teren intravilan	Lot 1		
Lot2	307141	2417	P	teren intravilan	Lot 2		
Lot3	307142	1404	P	teren intravilan	Lot 3		
Lot4	307143	3021	P	teren intravilan	Lot 4		
Lot5	307144	777	P	teren intravilan	Lot 5		
Lot6	307145	3254	P	teren intravilan	Lot 6		
Lot7	307146	3543	P	teren intravilan	Lot 7		
Lot8	307147	3136	P	teren intravilan	Lot 8		
Lot9	307148	2727	P	teren intravilan	Lot 9		
Lot10	307149	2319	P	teren intravilan	Lot 10		
Lot11	307150	1910	P	teren intravilan	Lot 11		
Lot12	307151	1495	P	teren intravilan	Lot 12		
Lot13	307152	1079	P	teren intravilan	Lot 13		
Lot14	307153	653	P	teren intravilan	Lot 14		
Lot15	307154	225	P	teren intravilan	Lot 15		
Lot16	307155	505	P	teren intravilan	Lot 16		
Lot17	307156	505	P	teren intravilan	Lot 17		
Lot18	307157	505	P	teren intravilan	Lot 18		
Lot19	307158	505	P	teren intravilan	Lot 19		
Lot20	307159	2836	P	teren intravilan	Lot 20		
Lot21	307160	4458	P	teren intravilan	Lot 21		
Lot22	307161	533	P	teren intravilan	Lot 22		
Lot23	307162	533	P	teren intravilan	Lot 23		
Lot24	307163	533	P	teren intravilan	Lot 24		
Lot25	307164	513	P	teren intravilan	Lot 25		
Lot26	307165	513	P	teren intravilan	Lot 26		
Lot27	307166	513	P	teren intravilan	Lot 27		
Lot28	307167	513	P	teren intravilan	Lot 28		
Lot29	307168	513	P	teren intravilan	Lot 29		
Lot30	307169	513	P	teren intravilan	Lot 30		
Lot31	307170	416	P	teren intravilan	Lot 31		
Lot32	307171	725	P	teren intravilan	Lot 32		
Lot33	307172	727	P	teren intravilan	Lot 33		
Lot34	307173	500	P	teren intravilan	Lot 34		
Lot35	307174	500	P	teren intravilan	Lot 35		
Lot36	307175	500	P	teren intravilan	Lot 36		
Lot37	307176	500	P	teren intravilan	Lot 37		
Lot38	307177	500	P	teren intravilan	Lot 38		
Lot39	307178	500	P	teren intravilan	Lot 39		
Lot40	307179	500	P	teren intravilan	Lot 40		
Lot41	307180	500	P	teren intravilan	Lot 41		
Lot42	307181	500	P	teren intravilan	Lot 42		
Lot43	307182	500	P	teren intravilan	Lot 43		
Lot44	307183	500	P	teren intravilan	Lot 44		
Lot45	307184	500	P	teren intravilan	Lot 45		
Lot46	307185	500	P	teren intravilan	Lot 46		
Lot47	307186	500	P	teren intravilan	Lot 47		
Lot48	307187	500	P	teren intravilan	Lot 48		
Lot49	307188	500	P	teren intravilan	Lot 49		
Lot50	307189	1637	P	teren intravilan	Lot 50		
Lot51	307190	731	P	teren intravilan	Lot 51		
Lot52	307191	733	P	teren intravilan	Lot 52		
Lot53	307192	500	P	teren intravilan	Lot 53		
Lot54	307193	500	P	teren intravilan	Lot 54		
Lot55	307194	500	P	teren intravilan	Lot 55		
Lot56	307195	500	P	teren intravilan	Lot 56		
Lot57	307196	500	P	teren intravilan	Lot 57		
Lot58	307197	500	P	teren intravilan	Lot 58		
Lot59	307198	500	P	teren intravilan	Lot 59		
Lot60	307199	500	P	teren intravilan	Lot 60		
Lot61	307200	500	P	teren intravilan	Lot 61		
Lot62	307201	500	P	teren intravilan	Lot 62		
Lot63	307202	500	P	teren intravilan	Lot 63		
Lot64	307203	500	P	teren intravilan	Lot 64		
Lot65	307204	500	P	teren intravilan	Lot 65		
Lot66	307205	500	P	teren intravilan	Lot 66		
Lot67	307206	885	P	teren intravilan	Lot 67		
Lot68	307207	738	P	teren intravilan	Lot 68		
Lot69	307208	738	P	teren intravilan	Lot 69		
Lot70	307209	500	P	teren intravilan	Lot 70		
Lot71	307210	500	P	teren intravilan	Lot 71		
Lot72	307211	500	P	teren intravilan	Lot 72		
Lot73	307212	500	P	teren intravilan	Lot 73		
Lot74	307213	500	P	teren intravilan	Lot 74		
Lot75	307214	500	P	teren intravilan	Lot 75		
Lot76	307215	500	P	teren intravilan	Lot 76		
Lot77	307216	500	P	teren intravilan	Lot 77		
Lot78	307217	500	P	teren intravilan	Lot 78		
Lot79	307218	500	P	teren intravilan	Lot 79		
Lot80	307219	500	P	teren intravilan	Lot 80		
Lot81	307220	500	P	teren intravilan	Lot 81		
Lot82	307221	730	P	teren intravilan	Lot 82		
Lot83	307222	742	P	teren intravilan	Lot 83		
Lot84	307223	744	P	teren intravilan	Lot 84		
Lot85	307224	500	P	teren intravilan	Lot 85		
Lot86	307225	500	P	teren intravilan	Lot 86		
Lot87	307226	500	P	teren intravilan	Lot 87		
Lot88	307227	500	P	teren intravilan	Lot 88		
Lot89	307228	500	P	teren intravilan	Lot 89		
Lot90	307229	500	P	teren intravilan	Lot 90		
Lot91	307230	500	P	teren intravilan	Lot 91		
Lot92	307231	500	P	teren intravilan	Lot 92		
Lot93	307232	500	P	teren intravilan	Lot 93		
Lot94	307233	500	P	teren intravilan	Lot 94		
Lot95	307234	576	P	teren intravilan	Lot 95		
Lot96	307235	697	P	teren intravilan	Lot 96		
Lot97	307236	699	P	teren intravilan	Lot 97		
Lot98	307237	608	P	teren intravilan	Lot 98		
Lot99	307238	608	P	teren intravilan	Lot 99		
Lot100	307239	608	P	teren intravilan	Lot 100		
Lot101	307240	608	P	teren intravilan	Lot 101		
Lot102	307241	608	P	teren intravilan	Lot 102		
Lot103	307242	608	P	teren intravilan	Lot 103		
Lot104	307243	877	P	teren intravilan	Lot 104		
Lot105	307244	792	P	teren intravilan	Lot 105		
Lot106	307245	704	P	teren intravilan	Lot 106		
Lot107	307246	608	P	teren intravilan	Lot 107		
Lot108	307247	608	P	teren intravilan	Lot 108		
Lot109	307248	608	P	teren intravilan	Lot 109		
Lot110	307249	608	P	teren intravilan	Lot 110		
Lot111	307250	627	P	teren intravilan	Lot 111		
Lot112	307251	708	P	teren intravilan	Lot 112		
Lot113	307252	719	P	teren intravilan	Lot 113		
Lot114	307253	608	P	teren intravilan	Lot 114		
Lot115	307254	608	P	teren intravilan	Lot 115		
Lot116	307255	979	P	teren intravilan	Lot 116		
Lot117	307256	608	P	teren intravilan	Lot 117		
Lot118	307257	591	P	teren intravilan	Lot 118		
Lot119	307258	470	P	teren intravilan	Lot 119		
TOTAL	88995	99002					

Escutari P.F.A. TOLAN ALIN-DAN  
CERTIFICAT DE AUTORIZARE SERIA RO-AR-F. NR. 105, CAT. B  
Confirm executarea masuratorilor la teren, corectitudinea intocmirii documentatiei cadastrale si corespondenta acesteia cu realitatea din teren

Inspector  
Confirm introducerea imobilului in baza de date integrata si atribuirea numarului cadastral  
Semnat digital de Adrian-Florentin Cretu  
DNE c=RO, I=ARAD, o=Oficiul de Cadastru si Publicitate Imobiliara, cn=Adrian-Florentin Cretu, serialNumber=CAPF, st=ARAD, semnatura=paralela-gheorghe-adrian-florentin-cretu

Stampa si semnatura  
TOLAN ALIN-DAN  
Digitally signed by TOLAN ALIN-DAN  
Date: 2026.03.27 19:06:45 +0200

Data: 23.02.2026  
Stampa BCP: \_\_\_\_\_  
Data: \_\_\_\_\_

