



CITTA' DI TORINO

PERMESSO DI COSTRUIRE IN DEROGA ART.14 PER
RIQUALIFICAZIONE URBANA
AI SENSI DELLA L.106/2011
REALIZZAZIONE DI UN EDIFICIO RESIDENZIALE
Z.U.T. 8.14 Giardino - corso Rosselli 234 / 236 - Torino



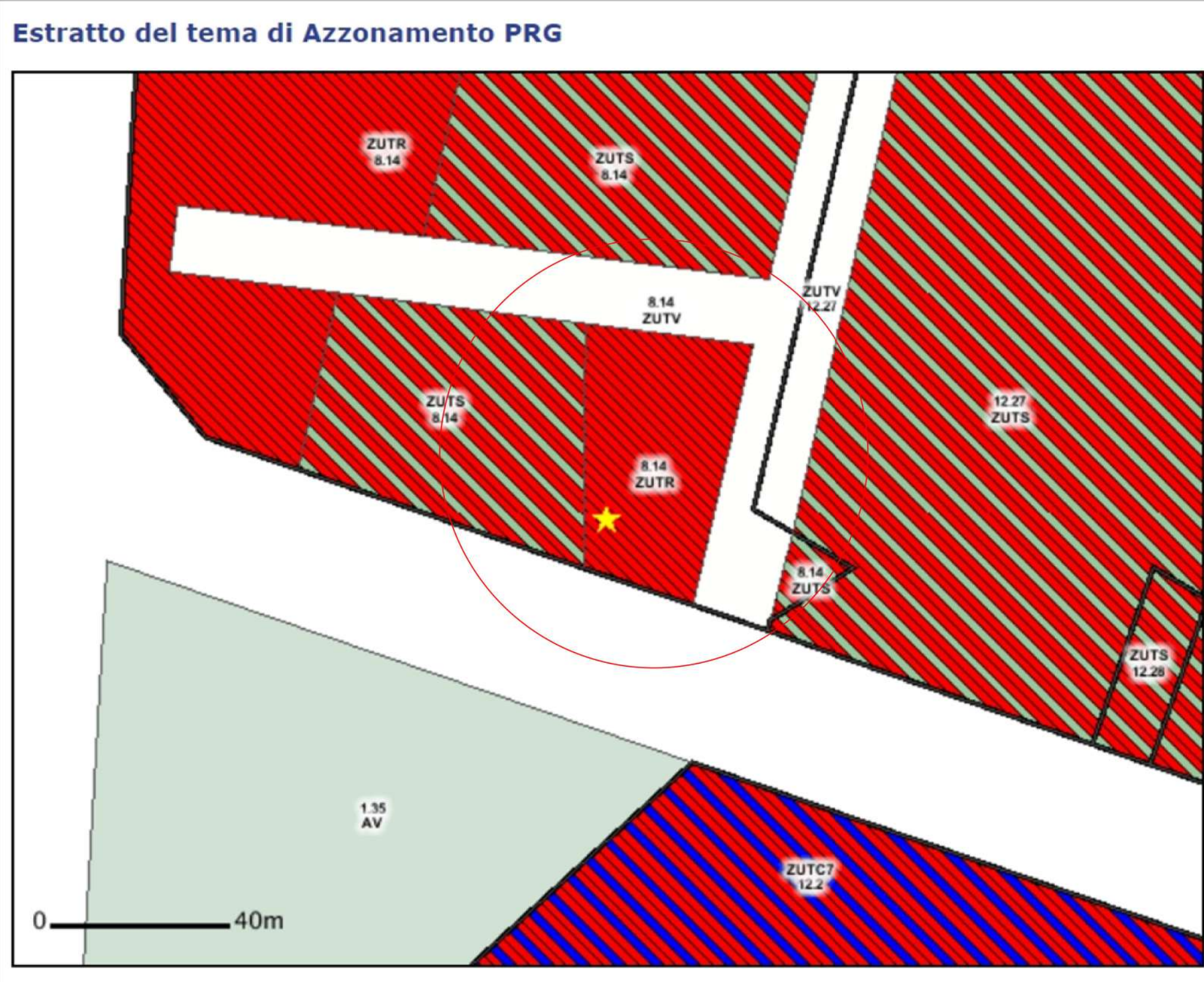
TAV. 01 - INQUADRAMENTO URBANISTICO E CONTEGGI

NOVEMBRE 2025

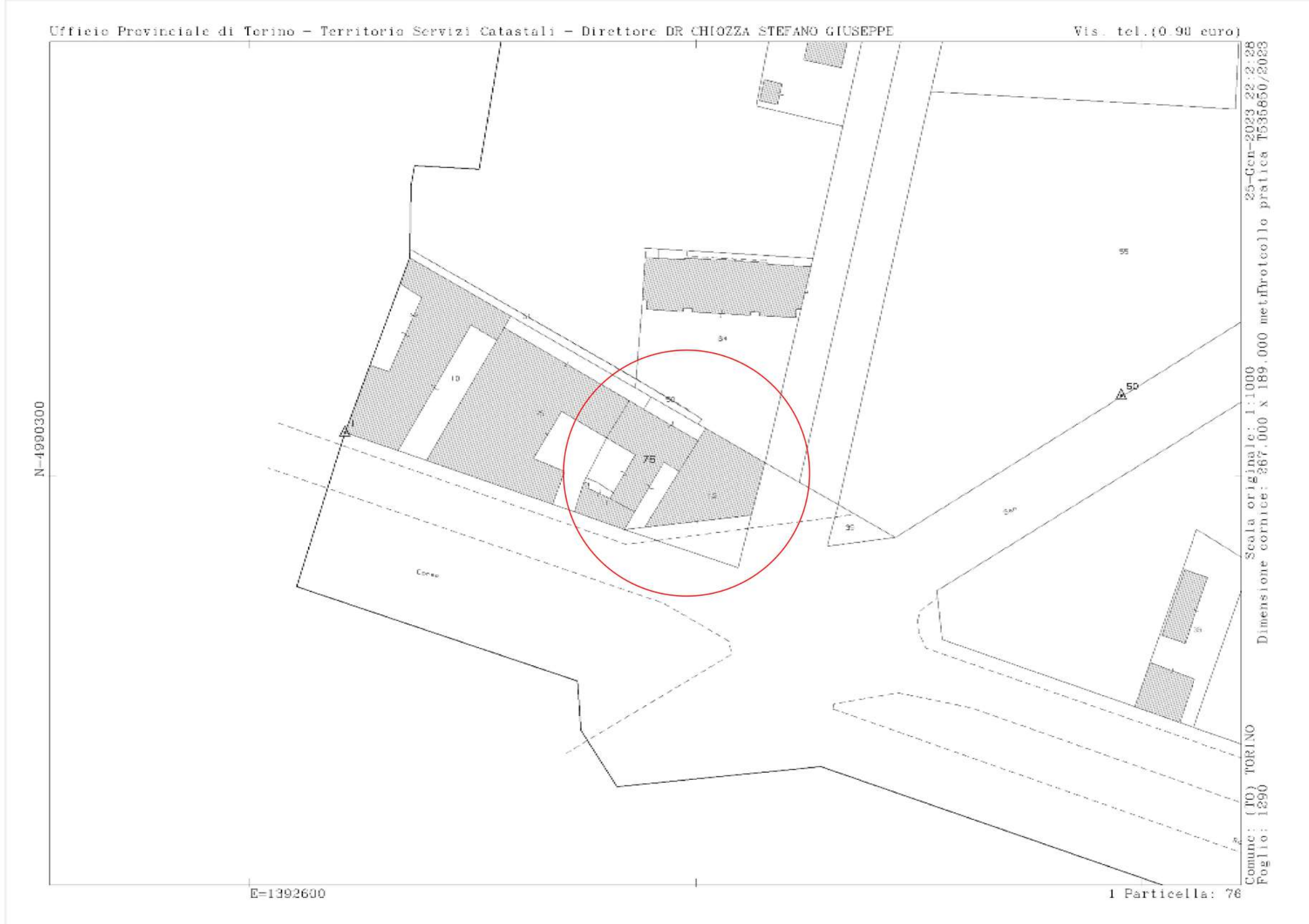
PROPONENTI:
IMMOBILIARE IL PARCO S.R.L.
di Federica Moriondo
via Giuseppe Siccardi, 5 - 10034 Chivasso

ITALIAN GOLD ESTATE
corso Vinzaglio, 9 - 10121 Torino

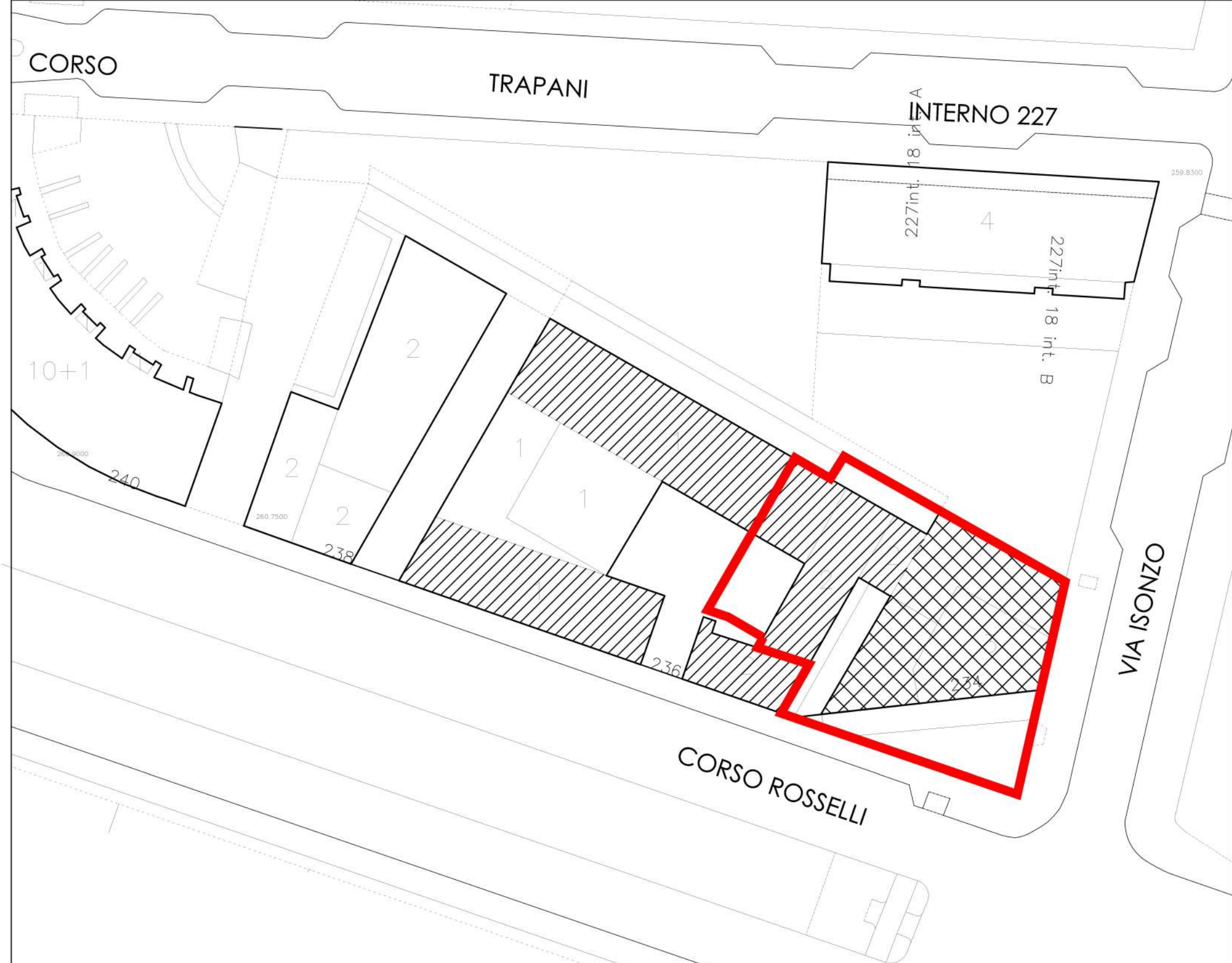
PROGETTISTA:
arch. Marco Minari
piazza Statuto, 9 - 10122 Torino



ESTRATTO PRG 1:1000



PLANIMETRIA CATASTALE 1:1000 foglio 1290 part. 12 e 76



ESTRATTO CARTA TECNICA 1:500

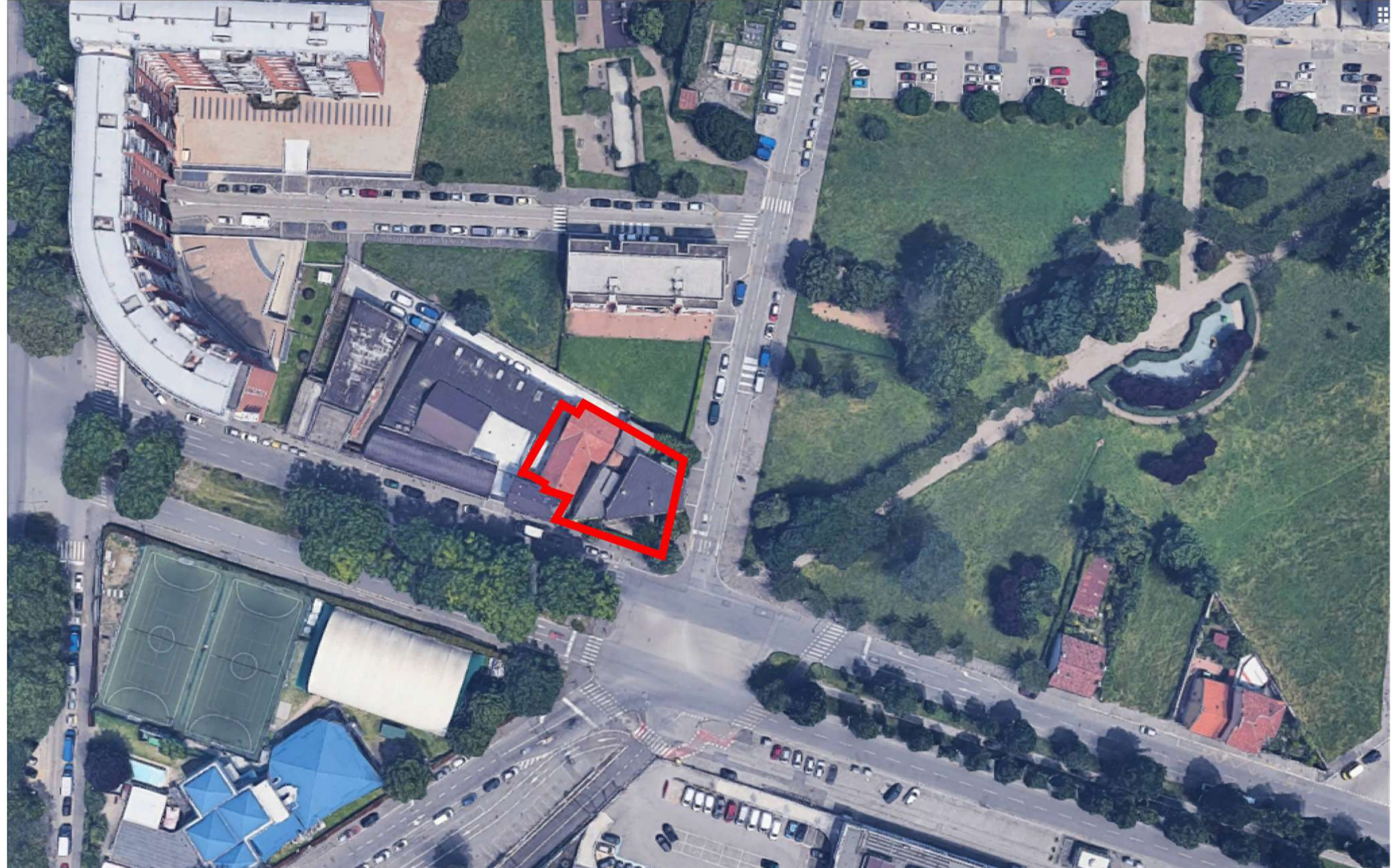


FOTO AEREA 1:1000

STATO DI FATTO

LOTTO C.SO ROSSELLI 234

superficie coperta:	344,1 mq
SLP Piano seminterrato:	294,71 mq
SLP Piano rialzato:	333,17 mq
SLP Piano primo:	127,11 mq
SLP Piano secondo:	127,11 mq
	882,10 mq

LOTTO C.SO ROSSELLI 236

superficie coperta:	251,93 mq
SLP piano terra:	245,55 mq
SLP piano primo:	185,25 mq
	430,80 mq

Totale superficie coperta esistente:

SLP esistente lotto 234:	882,10 mq
SLP esistente lotto 236:	430,80 mq
Totale SLP esistente	1.312,90 mq

Ampliamento ammesso L. 106/2011 e
Circ. 9 maggio 2012, n. 7/UOL max 10% sup. coperta

10% x 596,03= 59,60 mq

Bonus art. 12 del D.Lgs. n. 28/2011:
5% x 1312,90= 65,64 mq

Totale SLP ammissibile:

Sup. catastale del lotto:	511 mq
foglio 1290 part. 12:	410 mq
totale sup. catastale :	921 mq

Sup. coperta: max 2/3 del Lotto: 921x2/3

	614 mq
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PROGETTO

Sup. coperta in progetto: 521,35 mq. < 614 mq

sup. rampa :	92 mq
sup. US :	7 mq
sup. libera:	921-521,31-7 = 392,69 mq

Area verde: 50% della sup. libera : 196,34 mq
di cui su terrapieno min 20% di sup.libera : 39,26 mq

Verde su terrapieno :	94,59 mq > 39,26 mq
Verde su soletta :	128,03 mq
Totale verde in progetto :	222,62 mq > 196,34 mq

Superficie autorimessa:	457,58 mq
Sup. ventilazione regolamentare:	457,58 mq / 25 = 18,31 mq
Sup ventilazione in progetto:	11,25 mq
ingresso rampa: 4,50 x 2,5	1,92 mq
U.S.: 0,80 x 2,4	6,25 mq
griglia di aerazione: 2,50x2,50	6,25 mq
Totale sup. ventilazione:	19,42 mq > 18,31 mq

Vie di esodo:
affollamento: 0,1 persone/mq = 45,4 arrotondato a 46 persone:
46 persone / 37,50 = 1,22 arrotondato a 2 moduli
Uscite di sicurezza in progetto:
rampa largh. 450 cm 7 moduli
US largh. 80 cm 1 modulo

SLP in progetto:

Piano 1: 74,73+82,08+45,16+41,79+79,95 = 323,71 mq	
Piano 2: 74,73+82,08+92,62+82,21 = 331,64 mq	
Piano 3: 74,73+82,08+85,59+82,21 = 324,61 mq	
Piano 4: 138,25+92,68+82,21 = 313,14 mq	
Piano 5: 144,38 mq	
Totale:	1.437,48 mq < 1.438,14 mq

Area biciclette :

5% SLP
1437,48 x 0,05 = 71,87 mq
progetto: **75,52 mq > 71,87mq**

Area rifiuti:

0,5% SLP
1437,48 x 0,005 = 7,18 mq
progetto: **9,23 mq > 7,18 mq**

Altezza massima consentita:

H.f. via Isonzo:
h.max: 1,10x(14,50+18,00/3)=1,10x20,50= 22,50 m h max
h.max edificio = 21,80 m < 22,50 m

H.f. corso Rosselli:
h.max: 1,10x(14,50+33/3)=1,10x25,50=28,05 m
h.max edificio = 18,65 m < 28,05 m

Verifica ribaltamenti:

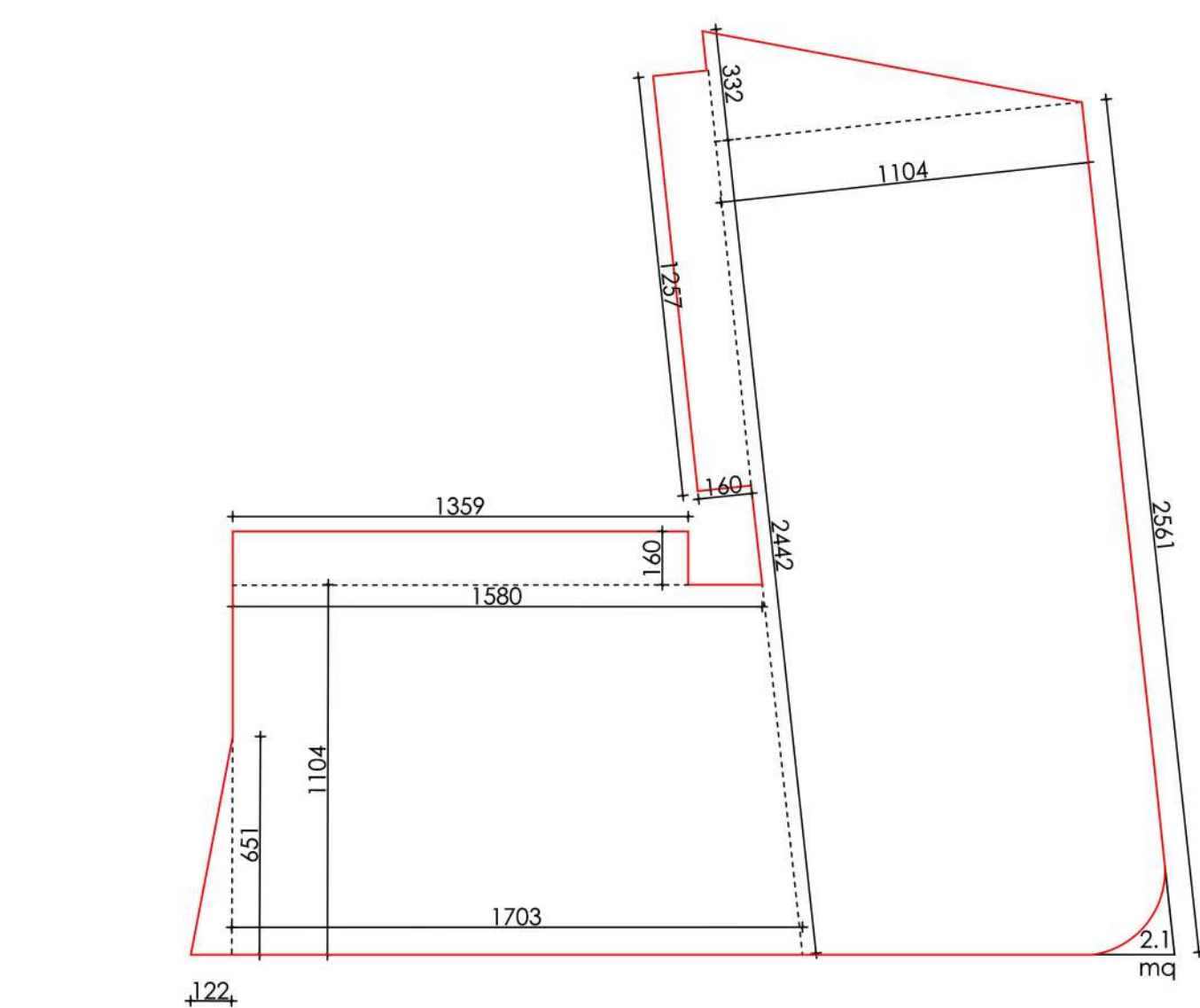
distanza minima confine = 15,00 m SEZ.AA
h.edificio: 18,65 x 4/5 = 14,92 m < 15,00 m

distanza minima confine = 21,58 m SEZ.BB
h.edificio : 21,80 x 4/5 = 17,44 m < 21,58 m

AREA PER SERVIZI DA DISMETTERE
DI CUI SI RICHIEDE LA MONETIZZAZIONE

SLP/34x25

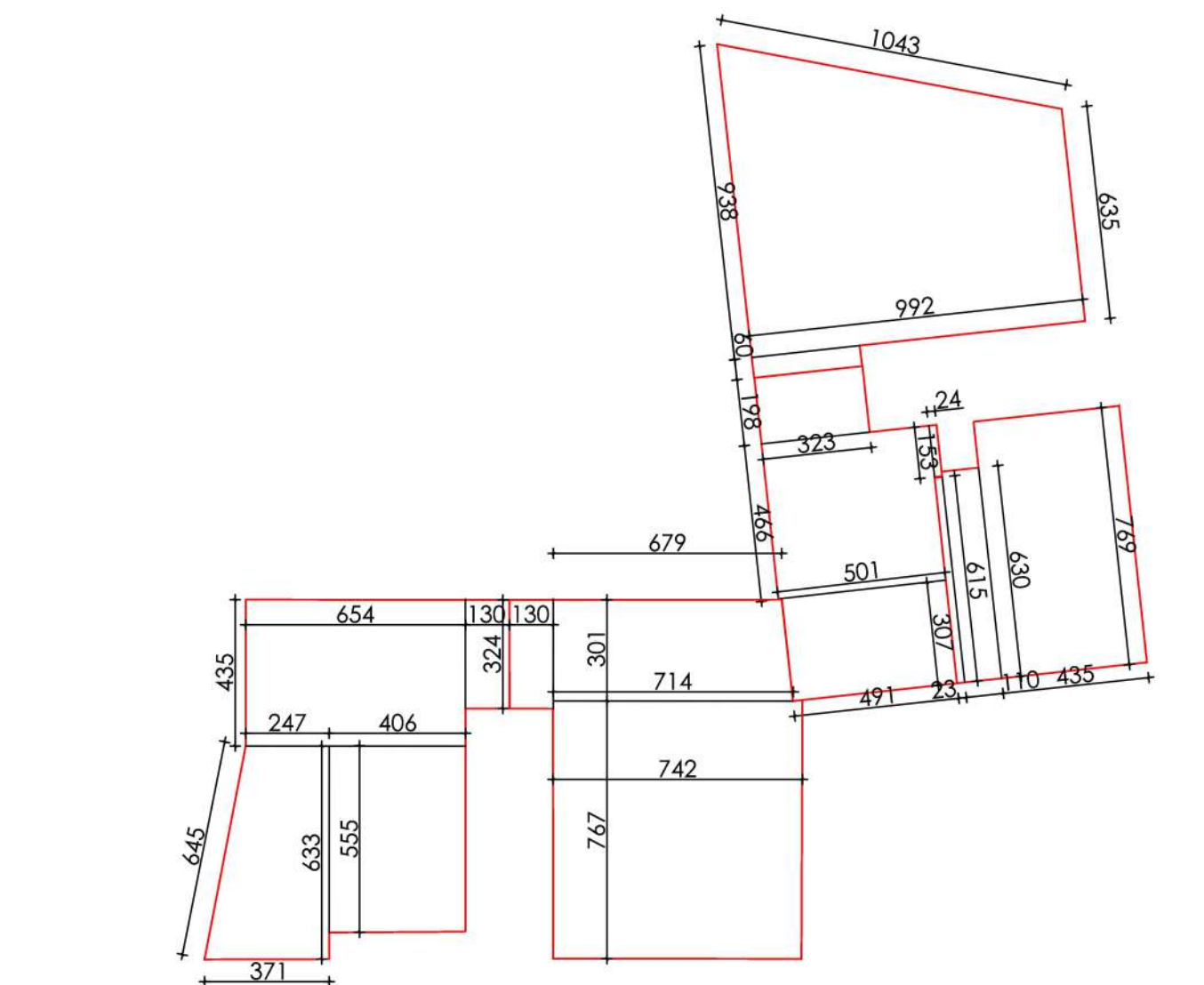
1437,48/34x25= 1056,97 MQ



SUPERFICIE COPERTA:

(1,22x6,51)/2+((17,03+15,80)x1,04)/2+((25,61+24,42)x1,04)/2+(3,32x1,04)/2-2,1
+((12,57x1,6)+(13,59x1,6)+51)=321 mq

PRIMO PIANO



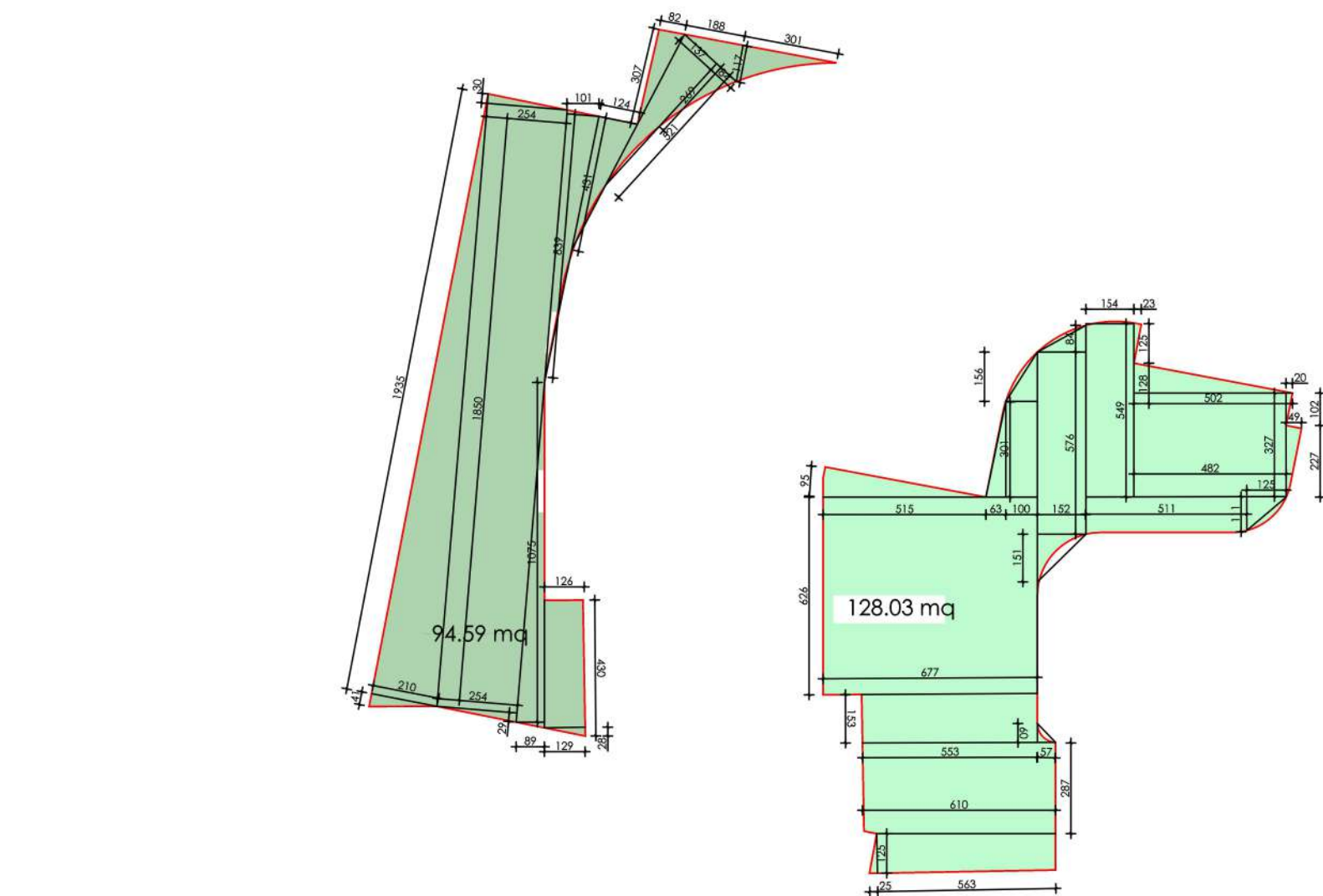
(1,30x3,24)+(6,54x4,35)+(4,06x5,55)+((3,71+2,47)x6,33)/2= 74,73 mq

(1,30x3,24)+((7,14+6,79)x3,01)/2+(7,67x7,42)= 82,08 mq

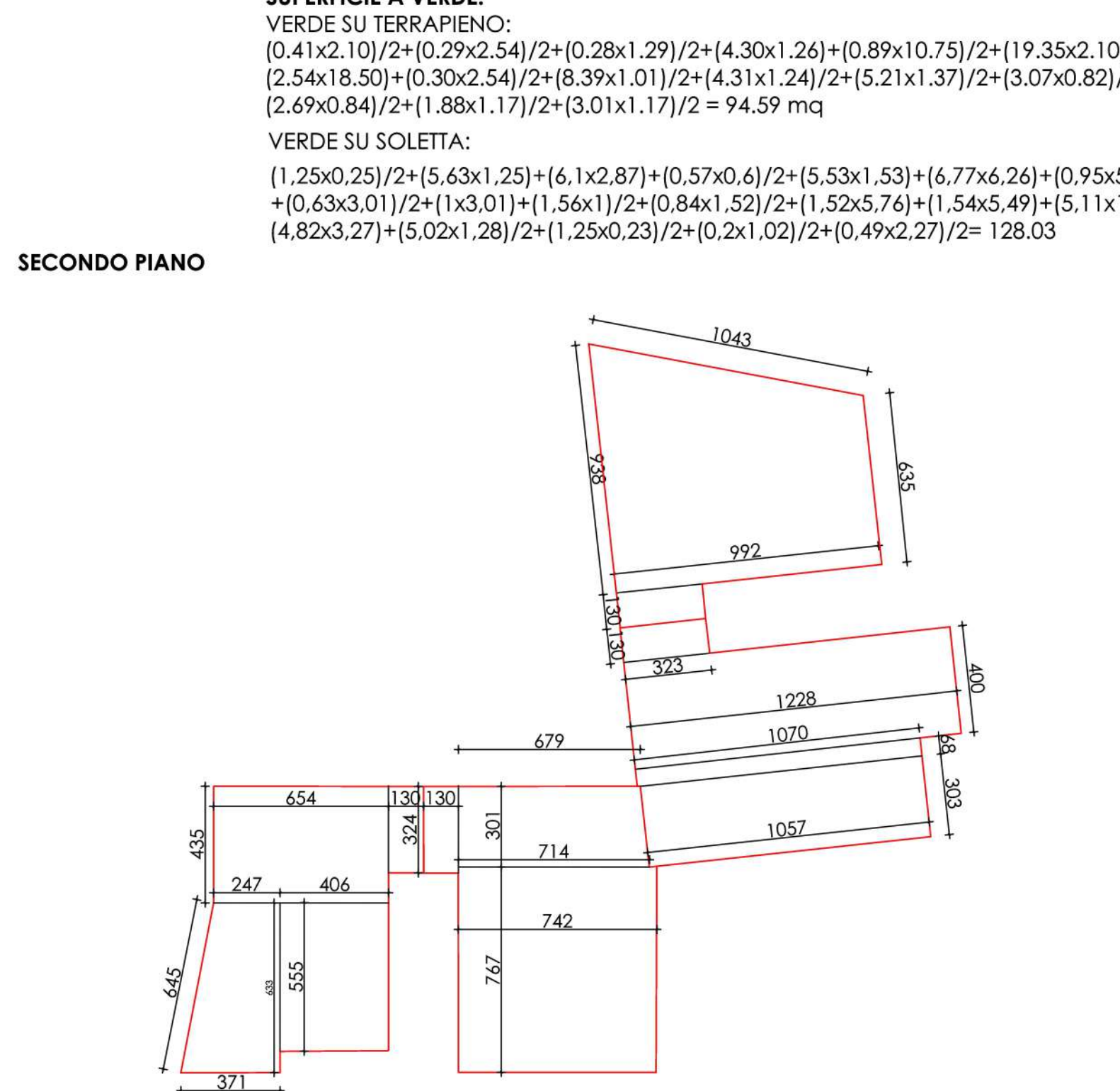
(1,98x3,23)+(0,24x1,53)+(4,66x5,01)+(4,91x3,07)= 45,16 mq

(0,23x6,15)+(1,10x6,30)+(4,35x7,69)= 41,79 mq

(0,60x3,23)+((9,38+6,35)x9,92)/2= 79,95 mq



SECONDO PIANO

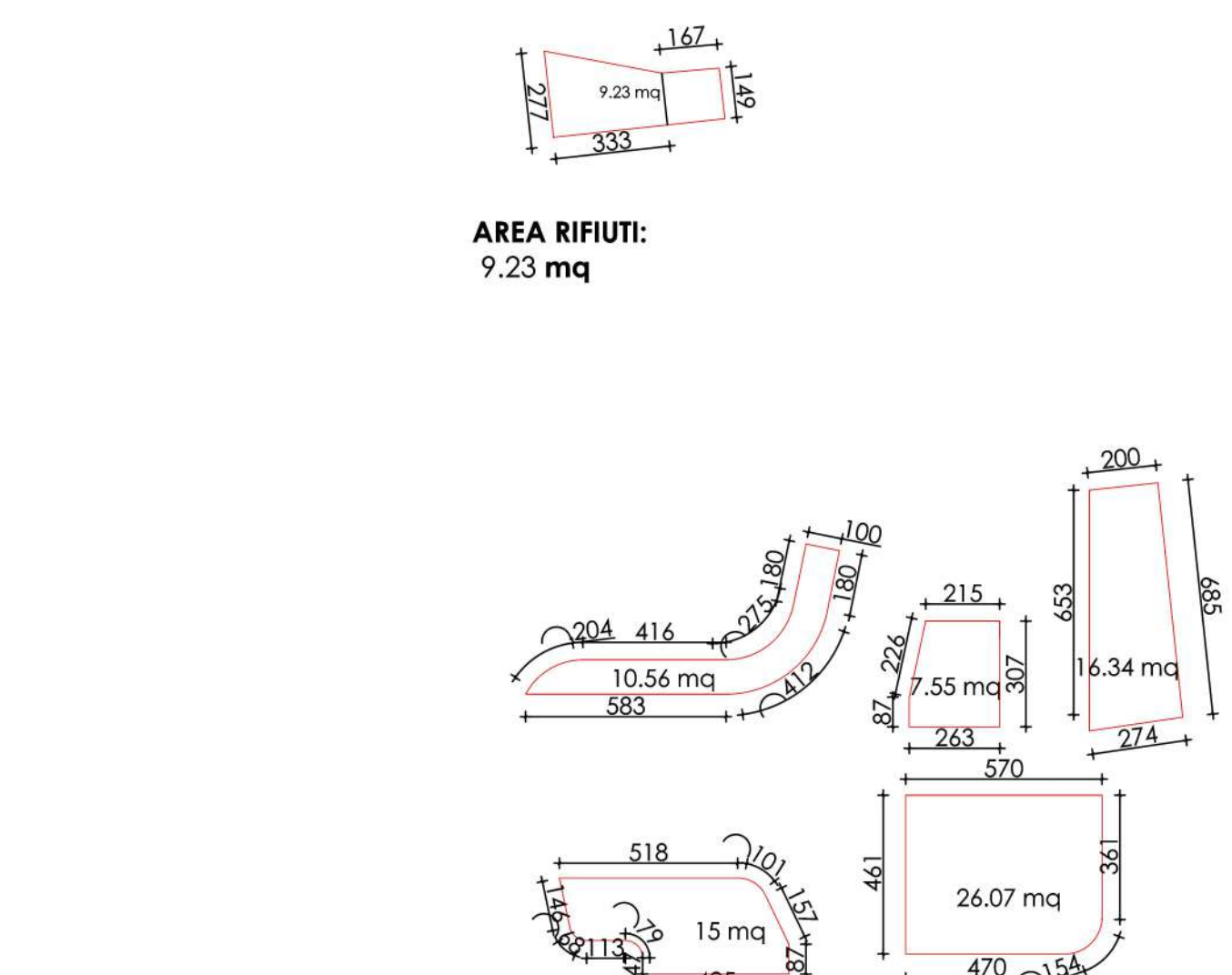


(1,30x3,24)+(6,54x4,35)+(4,06x5,55)+((3,71+2,47)x6,33)/2= 74,73 mq

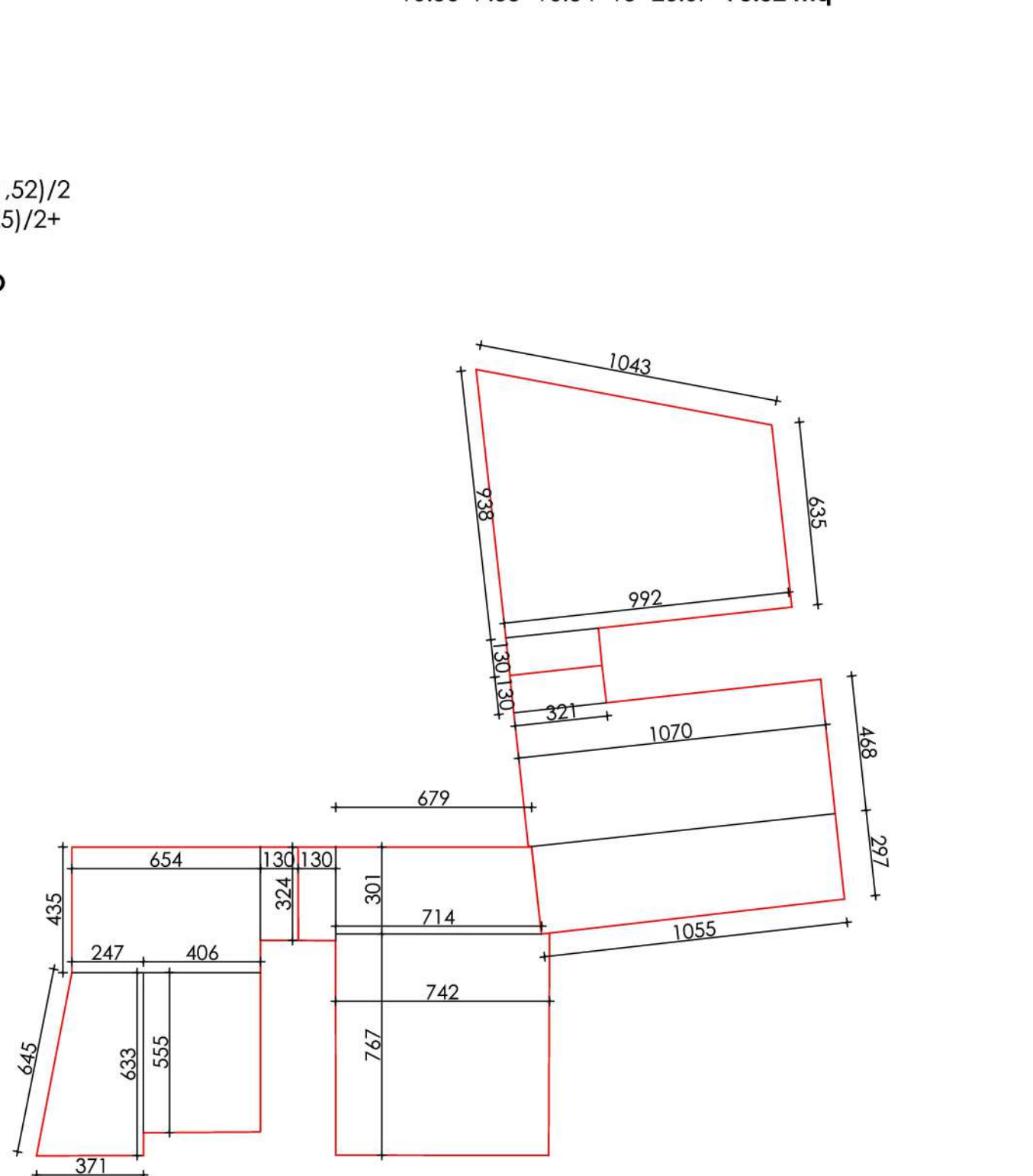
(1,30x3,24)+((7,14+6,79)x3,01)/2+(7,67x7,42)= 82,08 mq

(1,30x3,23)+(4,00x12,28)+(10,70x0,68)+(10,57x3,03)= 92,62 mq

(1,30x3,23)+((9,38+6,35)x9,92)/2= 82,21 mq



TERZO PIANO

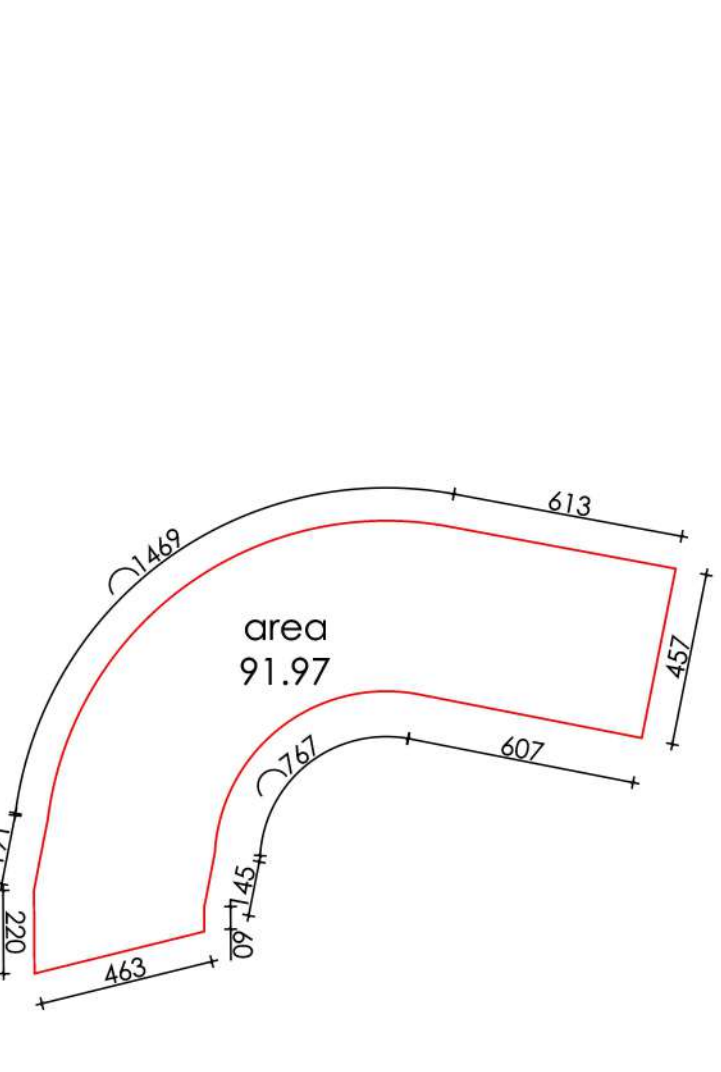


(1,30x3,24)+(6,54x4,35)+(4,06x5,55)+((3,71+2,47)x6,33)/2= 74,73 mq

(1,30x3,24)+((7,14+6,79)x3,01)/2+(7,67x7,42)= 82,08 mq

(1,30x3,23)+(4,68x10,70)+(2,97x10,55)= 85,59 mq

(1,30x3,23)+((9,38+6,35)x9,92)/2= 82,21 mq



QUARTO PIANO



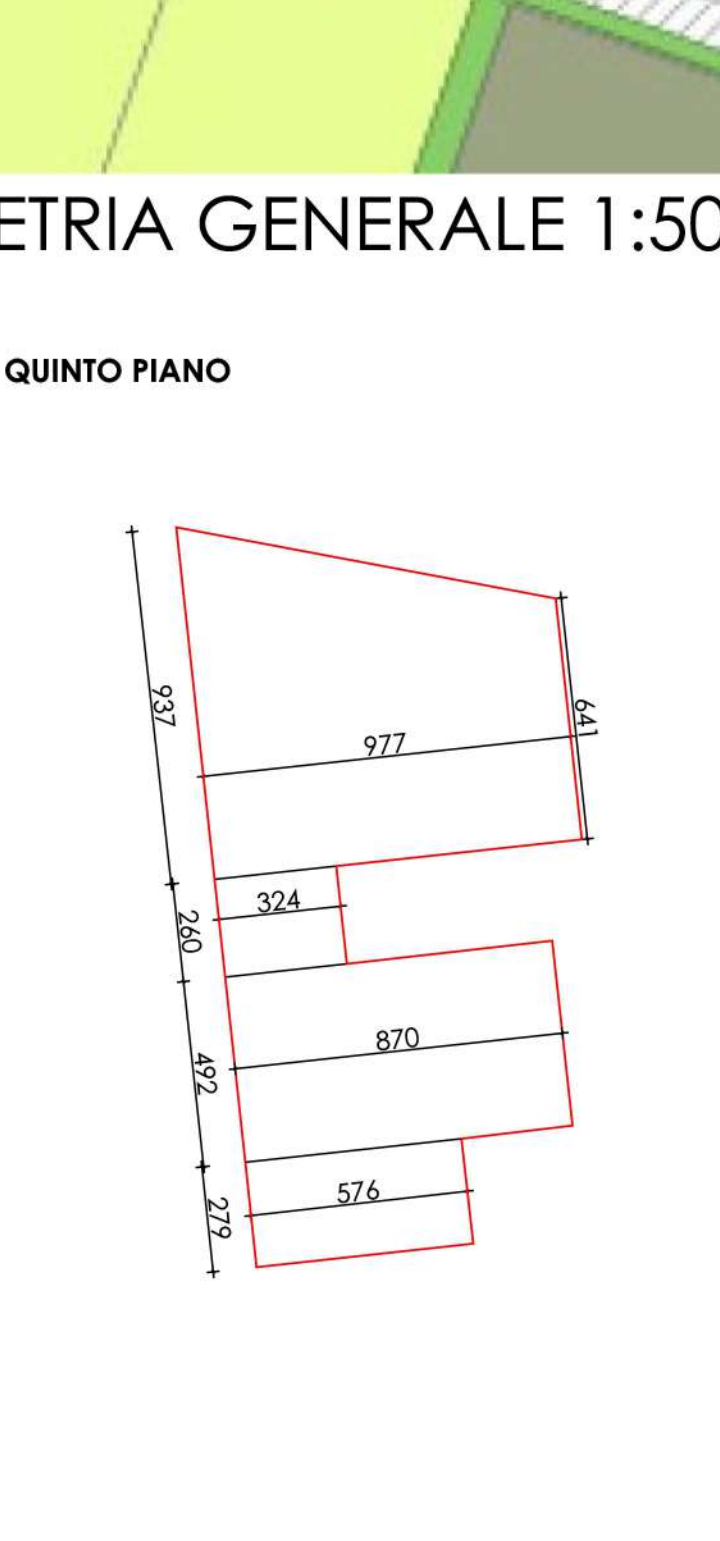
((3,71+2,47)x6,33)/2+((5,55x4,06)+(4,35x6,54)+(2,60x3,24)+((7,14+6,80)x3,01)/2+(2,95x3,71)+(4,45x6,15))= 138,25 mq

(1,30x3,23)+(4,00x12,28)+(10,70x0,70)+(10,59x3,01)= 92,68 mq

(1,30x3,23)+((9,38+6,35)x9,92)/2= 82,21 mq



QUINTO PIANO



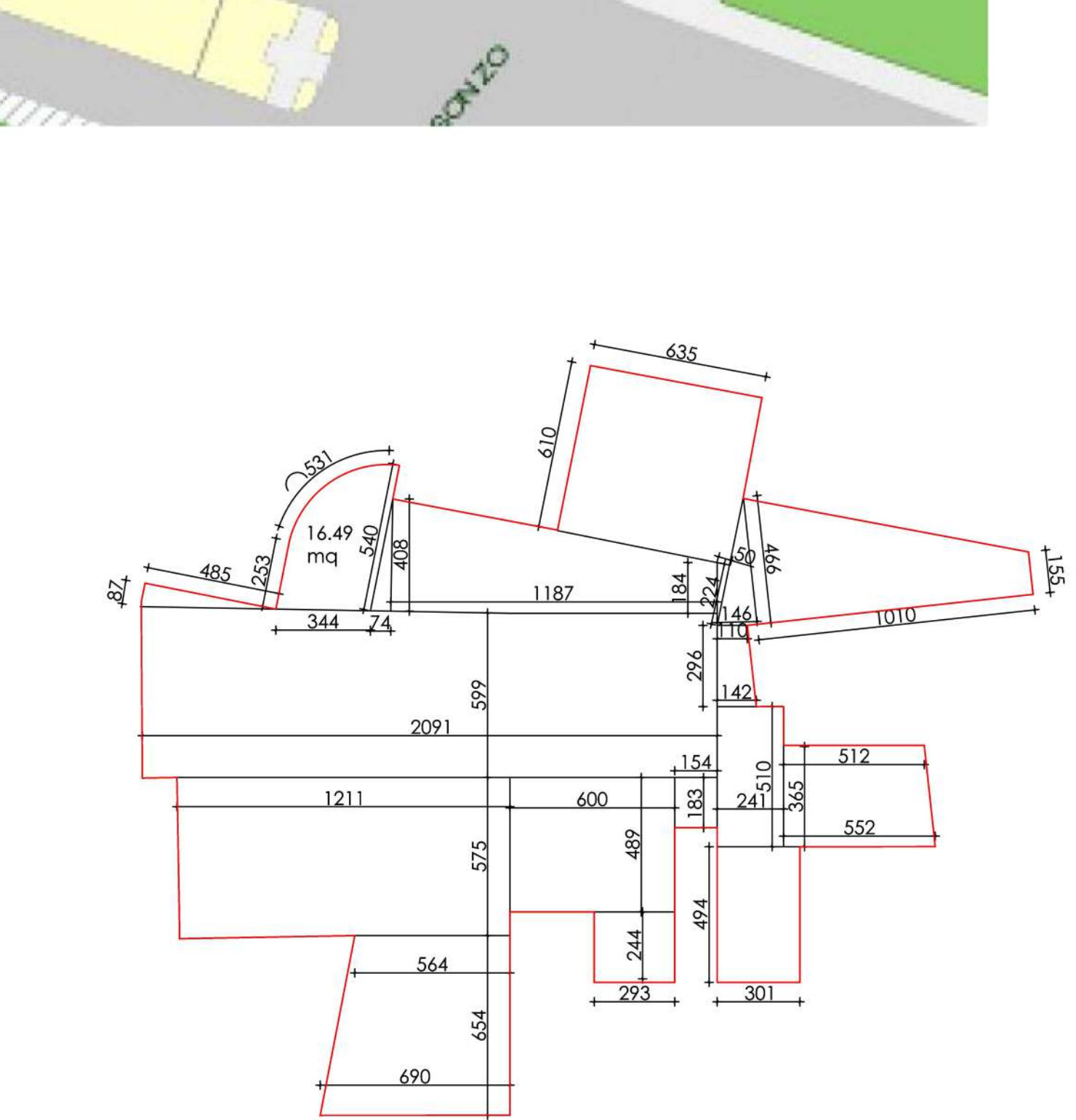
(5,76x2,79)+(4,92x8,80)+(2,60x3,24)+((9,37+6,68)x8,80)/2= 139,70 MQ

(1,30x3,23)+(4,68x10,70)+(2,97x10,55)= 85,59 mq

(1,30x3,23)+((9,38+6,35)x9,92)/2= 82,21 mq



PLANIMETRIA GENERALE 1:500



AREA AUTORIMESSA:

((6,90+5,64)x6,54)/2+(2,93x2,44)+(3,01x4,94)+(12,11x5,75)+(4,89x6,00)+

((1,54x1,83)+(5,52+5,12)x3,65)/2+(2,41x5,10)+(20,91x5,99)+((1,42+1,00)x2,96)/2+

((4,66+1,55)x10,10)/2+(4,66x1,46)/2+(0,50x2,24)/2+((1,83+4,08)x11,87)/2+

((0,87x4,85)/2+(6,35x6,10)+(0,74x4,08)/2+ 16,49 = 457,58 mq