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 Gardino - corso Rosselli 234 / 236 - Torino

TAV. 02 - STATO DI FATTO

NOVEMBRE 2025

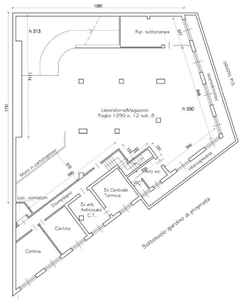
PROPONENTI:
IMMOBILIARE IL PARCO S.R.L.
di Federica Moriondo
via Giuseppe Siccardi , 5 - 10034 Chivasso

ITALIAN GOLD ESTATE
corso Vinzaglio, 9 - 10121 Torino

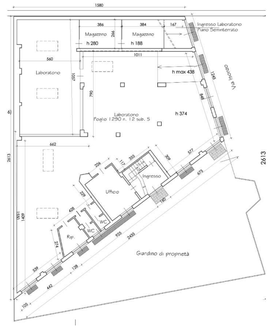
PROGETTISTA:
arch. Marco Minari
piazza Statuto, 9 - 10122 Torino

CORSO ROSSELLI 234

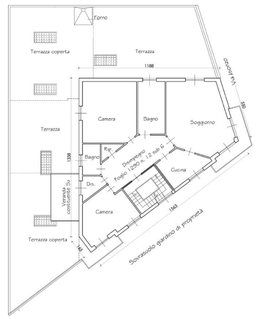
Titoli abilitativi:
Licenza edilizia 1962_1_160023
Licenza edilizia 1964-1-657



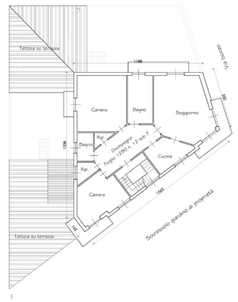
PIANO SEMINTERRATO - SCALA 1/200



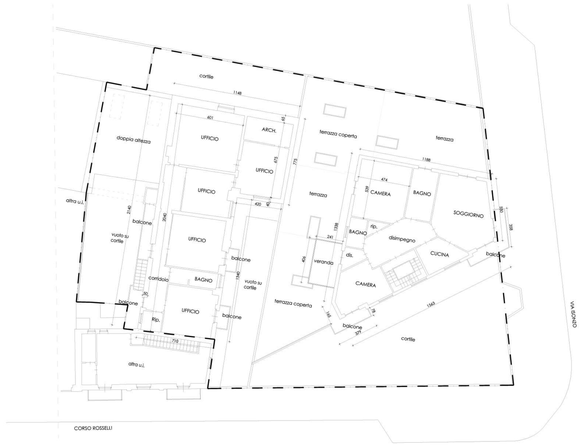
PIANO TERRA - SCALA 1/200



PIANO PRIMO - SCALA 1/200



PIANO SECONDO - SCALA 1/200

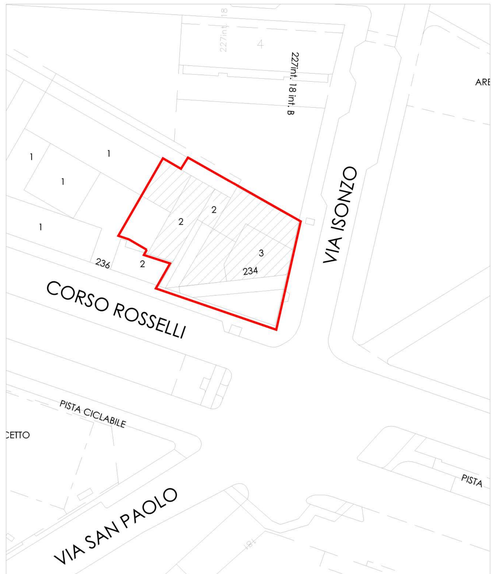


C.SO ROSSELLI 234+236 PIANO PRIMO - SCALA 1/200

CORSO ROSSELLI 236

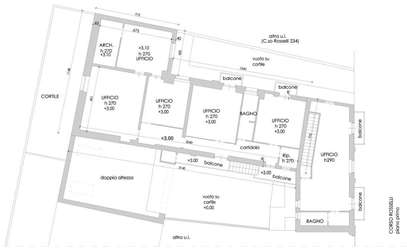
Titoli abilitativi:
Mod 47/85 D n. prog. 0767361501/1 assentita con Licenza n.2777 del 26/11/51 e Licenza n.1265 del 07/05/52
Mod 47/85 D n. prog. 0767361501/2 cambio di destinazione d'uso
Mod 47/85 D n. prog. 0767361501/3 cambio di destinazione d'uso
Mod 47/85 D n. prog. 0767361501/4 cambio di destinazione d'uso

superfici come da SCIA prot. 2019-9-13906 e CILA prot. 2021-20-28780



ESTRATTO CARTA TECNICA - SCALA 1/500

PIANO TERRA - SCALA 1/200



PIANO PRIMO - SCALA 1/200

C.SO ROSSELLI 234+236 - PROSPETTO CORSO ROSSELLI - SCALA 1/200

C.SO ROSSELLI 234+236 PROSPETTO VIA ISONZO - SCALA 1/200

CONTEGGI

LOTTO C.SO ROSSELLI 234 -

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

SUPERFICIE COPERTA: **344.1 mq**

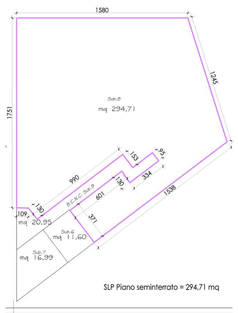
LOTTO C.SO ROSSELLI 236

SLP piano terra: 245,55 mq
SLP piano primo: 185,25 mq
= 430,80 mq

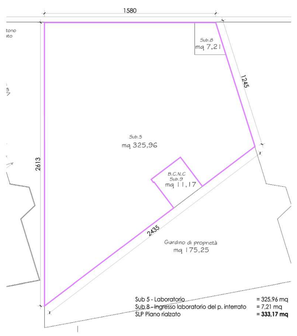
SUPERFICIE COPERTA: **251.93 mq**

	Laboratorio/magazzino/ produttivo	Residenziale	Ufficio/direzionale
234 - P.seminterrato	294.71		
234 - P.rialzato	333.17		
234 - P.primo		127.11	
234 - P.secondo		127.11	
236 - P. terra	175.55	71	
236 - P.primo			185.25
TOTALE	801.71 mq	325.22 mq	185.25 mq

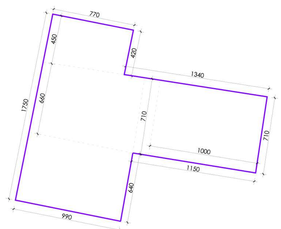
VERIFICHE DELLA SLP ESISTENTE



SLP Piano seminterrato = 294.71 mq

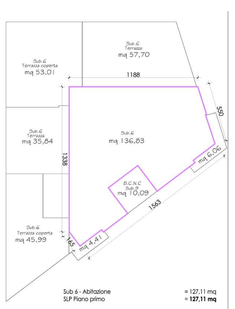


Sub 5 - Laboratorio = 325.96 mq
Sub 8 - ingrittisio laboratorio del p. interrato = 7.21 mq
SLP Piano rialzato **= 333.17 mq**

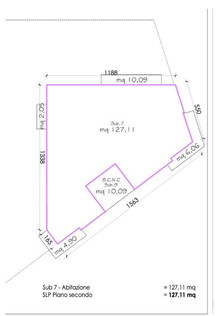


(4.50+4.20) x 7.75 / 2 = 33.70 mq
(7.10+6.60) x 9.75 / 2 = 66.80 mq
11.50 x 7.10 = 81.65 mq
9.90 x 6.40 = 63.40 mq

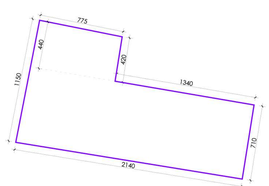
SLP piano terra **= 245.55 mq**



Sub 6 - Abitazione = 127.11 mq
SLP Piano primo **= 127.11 mq**



Sub 7 - Abitazione = 127.11 mq
SLP Piano secondo **= 127.11 mq**



(4.40+4.20) x 7.75 / 2 = 33.30 mq
7.10 x 21.40 = 151.95 mq

SLP piano primo **= 185.25 mq**

(37.51x7.59)+[(6.40+6.28)x0.33/2]+(7.11x13.34)+[7.06x0.34/2+(3.54x1.01)+((3.94+3.75)x1.21/2)=**251.93 mq**

((26.13+14.18)x15.80/2)+(14.18x3.62)/2=**344.1 mq**

SUPERFICIE COPERTA

CORSO ROSSELLI 234

CORSO ROSSELLI 236