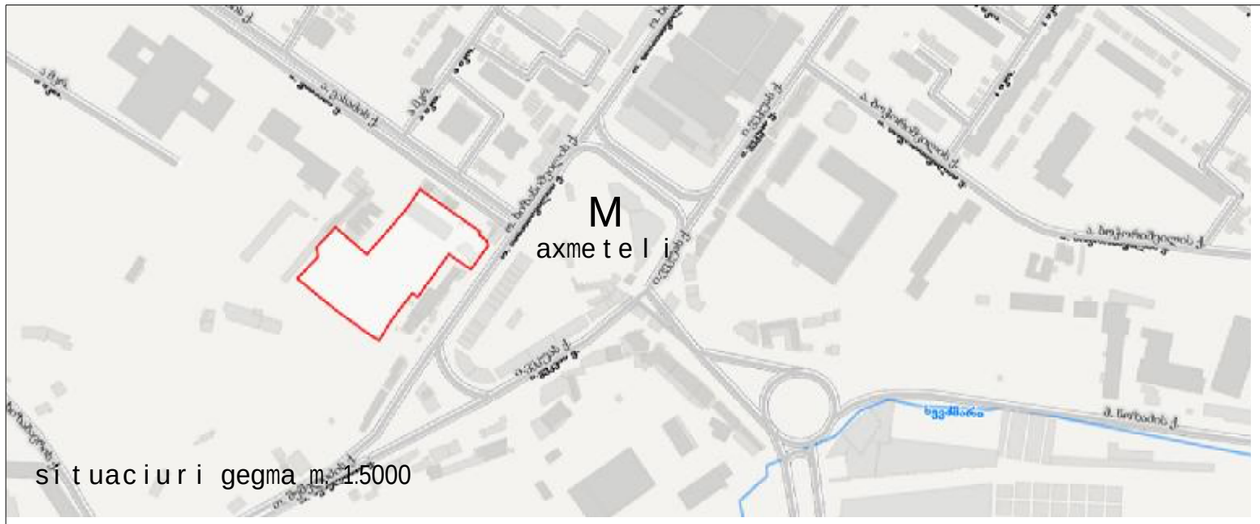


q. Tbilisi vekuas quCa #1 mraval funqciuri kompleqsis ganaSenianebis reguri lebis gegma (koreqtireba)





situaciuri gegma m. 1:5000

situaciuri gegma m. 1:2000



q. Tbilisi vekuas quCa #1 mravalfunqciuri kompleqsis ganaSenianebis reguri lebis gegma

stadia	proeqti	
furceli	furceli	
Tanamdeboba	gvari	xelmowera
direqtori	g.bendeliani	
arqiteqtori	g.bendeliani	
arqiteqtori	i.gogoxia	
Seasrula		
saproeqto logo	misamarTi	

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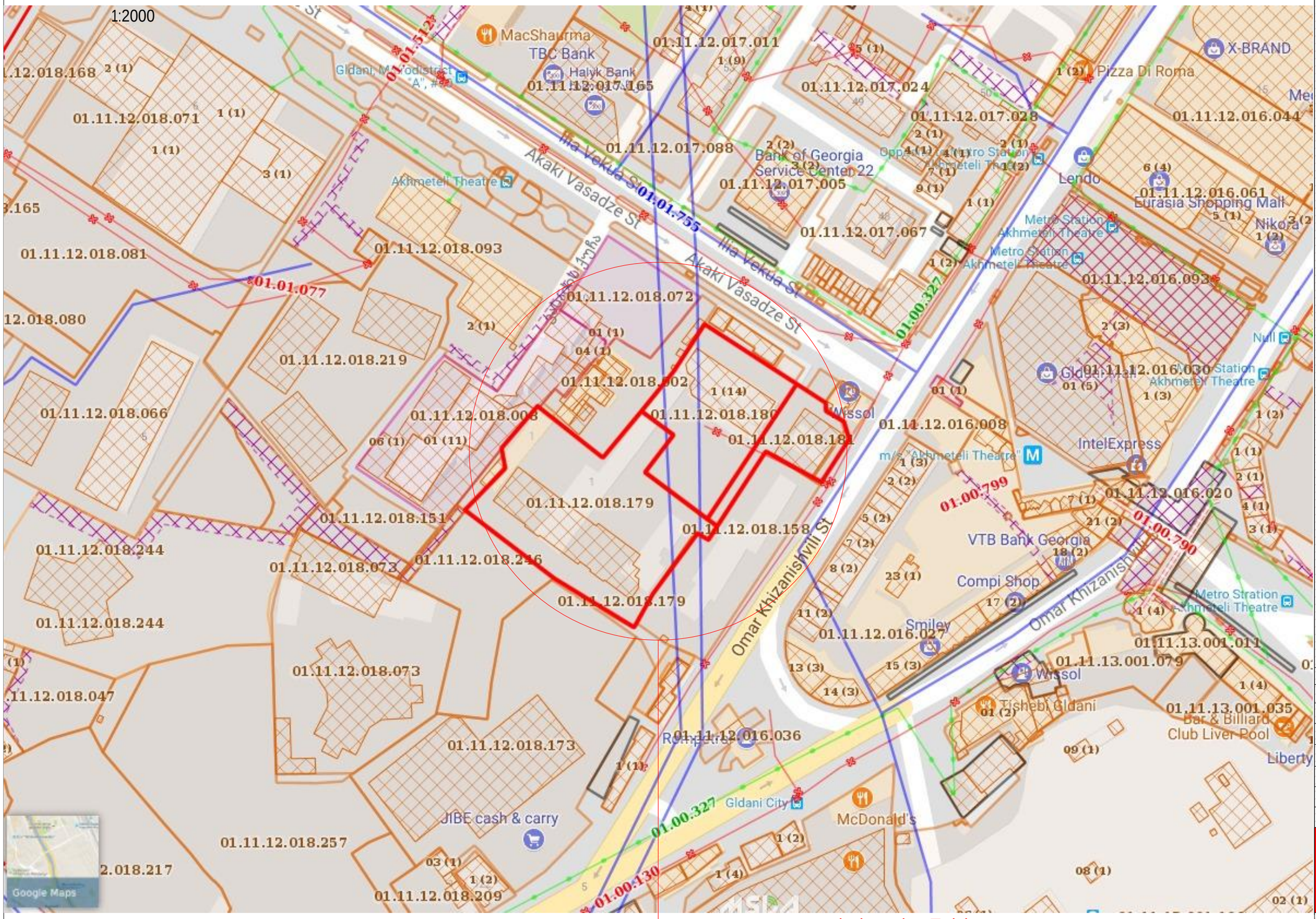
599 75-28-88

masStabi		
TaraRi		
stadia	furceli	furclebi
proeqti	A3	

s a k a d a s t r o r u k a

1:2000



saproeqto miwis nakveTebi
sk 01.11.12.018.179; sk 01.11.12.018.180; sk 01.11.12.018.181

q. Tbilisi vekuas quCa #1
mravalfunqciuri kompleqsis
ganaSenianebis reguri lebis gegma

stadia	proeqti	
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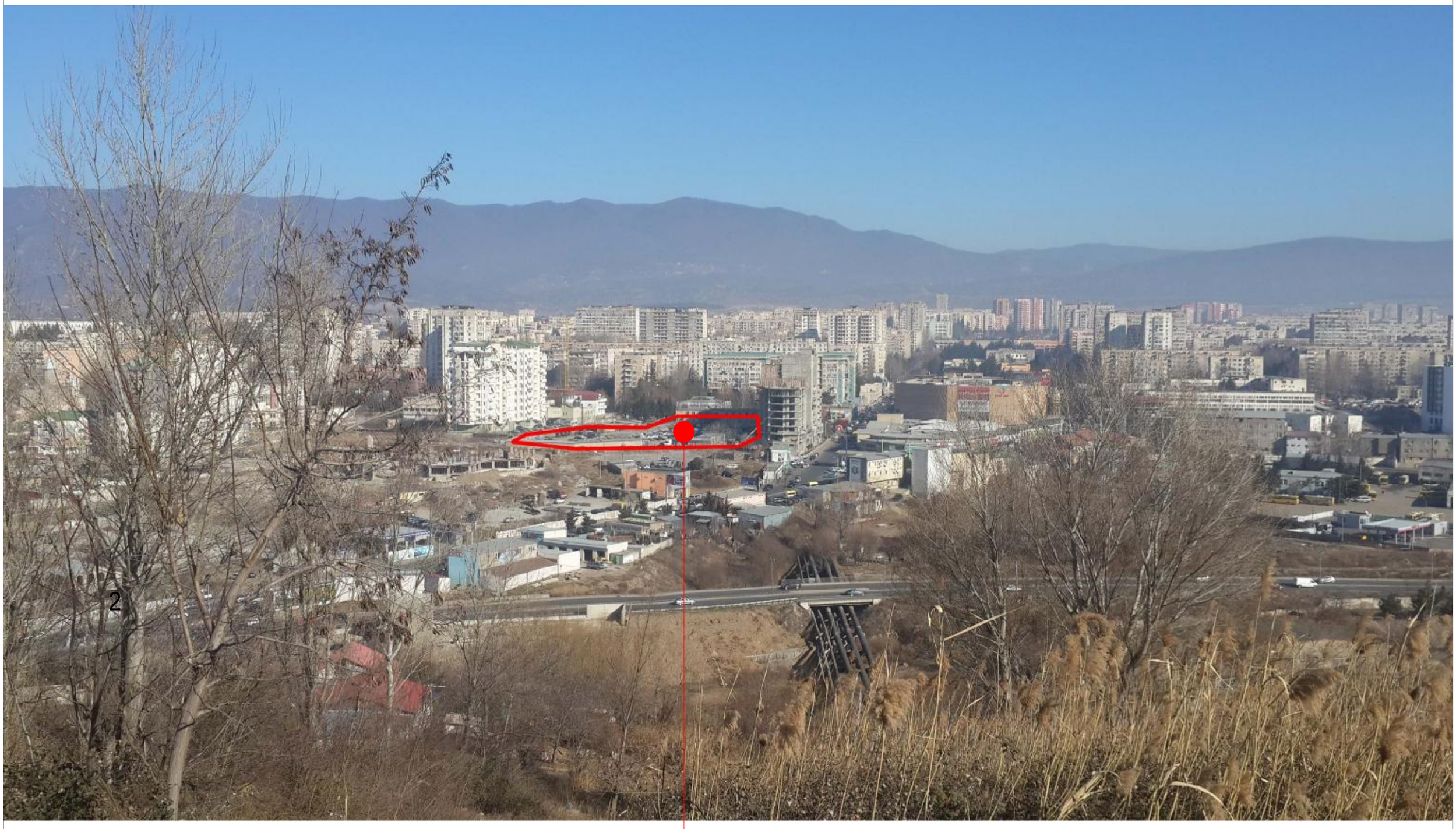
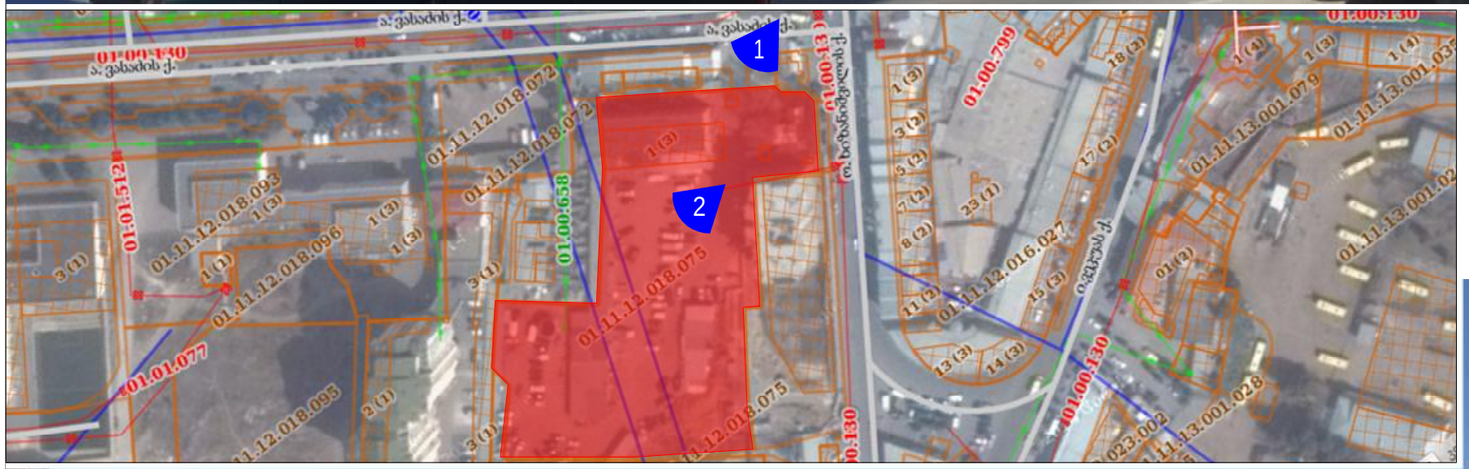
masStabi		
TaraRi		
stadia	furceli	furclebi
proeqti	A3	

ganSla saproeqto miwis nakveTze

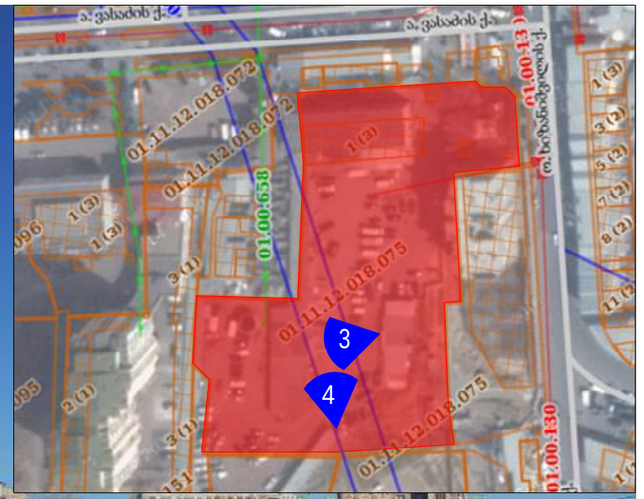



1
24/7
189
184
184
177
gwp


1
2
01.00.130
01.00.799
01.00.658
01.01.512
01.01.077
01.11.12.018.072
01.11.12.018.093
01.11.12.018.096
01.11.12.018.075
01.11.12.016.027
01.11.13.001.079
01.11.13.001.028
01.00.130


2

3



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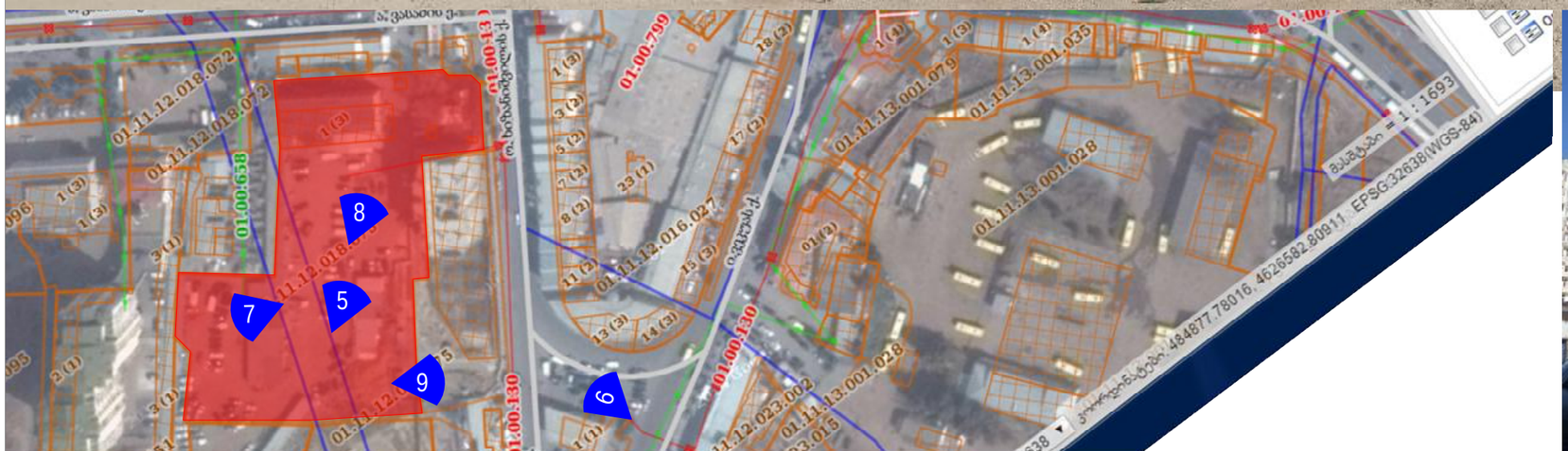
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01.11.13.001.035
01.11.12.016.027
01.11.12.023.002
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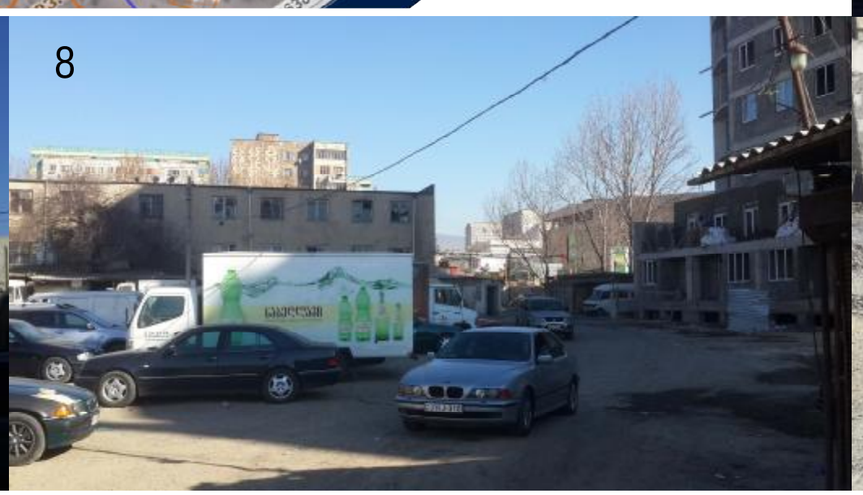
6



7



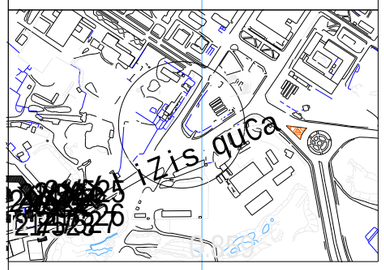
8



9



situaciuri 1:2000



topo gegma

q.Tbilisi, vekuas q.#1 (nakv.18/075)
miwis nakveTis sakadastro kodi 01.11.12.018.075
miwis nakveTis farTobi 8372 kv.m.

vasaZis quCa

xizaniSvilis quCa

mSenebare

miwisqveSa komunikaciebi datanilia saarqivo masalebidan, romelic daculia saqarTvelos garemos dacvis saministroSi

Sps ,,arqiteqtori 2005~			
misamarTi: vekuas q.#1			
direqtori		s.vasaZe	Sesr. TariRi 17.09.2014w.
amzomveli		T.mamulaSvili	
komp. Sesr.		g.TevzaZe	masStabi 1:500
damkveTi			

z o n i r e b i s r u k a m. 1:1000



q. Tbilisi vekuas quCa #1
mravalfunqciuri kompleqsis
ganaSenianebis reguri lebis gegma

stadia	proeqti	
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proeqti	A3	

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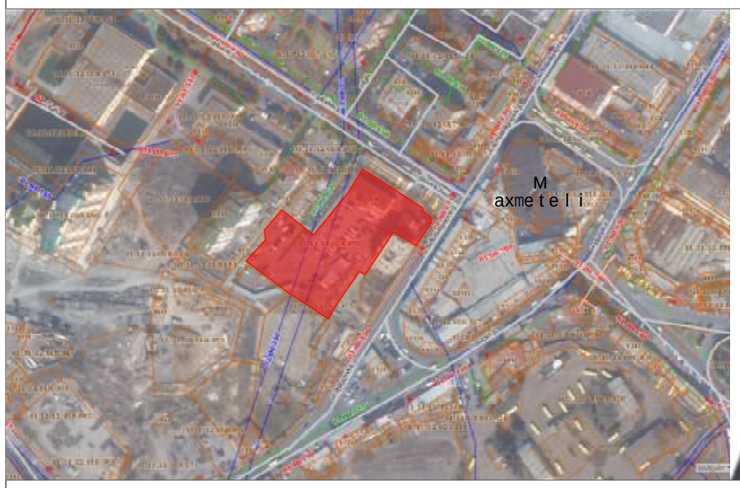





ganmartebiTi baraTi

proeqti warmoadgens mravalfunqciuri kompleqsis ganaSenianebis regulirebis gegmas.

proeqti damuSavebulia Sps "biji"-s arqiteqtoris g. bendelianis mier 02.03.2015. wels, gankarguleba #51-iT gacemuli ganaSenianebis reguri lebis gegmis gegmarebiTi davalebis mixedviT.

saproeqto miwis nakveTi mdebareobs gldanis raionSi, metro axmetelisa da axmetelis Teatrs Soris, o. xizaniSvilis da a. vasaZis quCebis gadakveTaze.

kompleqsi mSnebarea, amJamad a da b bloki faqtiurad dasrulebulia mimdinareobs g blokis saZirkvlis samuSaoebi.

miwis nakveTis farTobia 8372.kv. saidanac 1447 kv.m warmoadgens sazogadoebriv-saqmian zona 2-s (ssz-2) xolo 6925 sacxovrebel zona 6-s (sz-6) miwis nakveTzi xasiaTdeba mcire qanobiT CrdiloeTidan samxreTis mimarTulebiT, niSnulebs Soris sxvaobaa 2-2.5 metri, masze amJamad ganTavsebulia bazari.

saproeqto teritorias garSemo emijneba damTavrebuli da mSenebare 13-16 sarTuliani sacxovrebeli Senobebi. Cvens mier igegmeba 10-15 sarTuliani mravalfunqciuri kompleqsis gaSeneba, romelic ZiriTadad datvirTuli iqneba sacxovrebeli, saofise, komerciuli funqciiT. koreqtireba mgomareobs mxlolod g seqtorSi sabavSvo baRis damatebiT romelic ganTavsda saproeqto teritoriis centrSi, sadac amJamad gaTvaliswinebuli iyo Ria moedani, Tuca kompleqsis mSneblobis procesSi mosaxleobis moTxovnidan gamomdinare gadawyda sabavSo baRis ganTavseba bavSvTa gasarTobi ezoTi, xolo moedani SedarebiT mcire zomiT gaTvaliswinebulia teritoriis dasavleT nawilSi, saddac naklebad xmauriani iqneba mTliani kompeqsisTvis. grg-is danarCeni nawili ucvlelia ar Secvlila koeficientebi da sacxovrebeli korpusebis gabaritebi. 500 metris radiusSi warmodgenilia TiTqmis yvela infrastruqturua: skolebi, Teatri, metro, sportkompleqsebi da a.s.S.

teritorias amJamad gaaCnia misasvleli gza vasaZis quCis mxridan, xolo proeqtiT, satransporto mimosvlis uzrunvelyofis mizniT, gaTvaliswinebulia samxreTis mxridan SeSeliZis quCaze gasasvlelis gaxsna, riTic saproeqto ubanSi iqneba gamWoli Sida saubno gza, saidanac nakadi ganawildeba saproeqto SenobebSi. reguri lebis gegmiT gaTvaliswinebulia sami damoukidebeli Senobis ganTavseba, Sesabamisad saproeqto gengegma iyofa sam a b da g seqtorebad.

a seqtoriSi warmodgenilia 10 sarTuliani sacxovrebeli Senobis ganTavseba

b seqtoriSi warmodgenilia 15 sarTuliani sacxovrebeli Senobis ganTavseba

g seqtoriSi warmodgenilia 15 sarTuliani sacxovrebeli da 2 sarTuliani baRis Senobis ganTavseba

a seqtorSi 10 sarTuliani Sneobeis ganTavseba morgebulia mis gaswvriv amJamad dawyebuli 16 da 13 sarTulian SenobebTan mimarTebaSi, sadac 13 sarTulianis Semdeg xdeba Cvens mier warmodgenili 10 sarTulini Senobis ganTavseba da Sesabamisad xizaniSvilis quCis mxares eqneba Camoyalibebuli kompleqsuri saxe (is. ganSla xizaniSvilis quCidan).

proeqtis mixedviT maqsimalurad gaTvaliswinebulia sacxovrebeli da saofise funqciisaTvis saWiro infrastruqtura: keTilmowyobili ezo gamwvanebuli sivrceebiT, sprtuli moedani, bavSvTa gasarTobi baqani, satransporto gzebis gaswvriv maqsimalurad warmodgenilia avto parkingebi, Tumca damatebiTi miwisqveSa parkingebis mowyoba gaTvaliswinebulia b da g zonebSi.

pirvel etapze mSeneb loba gaTvaliswinebulia a da b zonebSi.

stadia	proeqti	
furceli	furceli	
Tanamdeboba	gvari	xelmowera
direqtori	g.bendeliani	
arqiteqtori	g.bendeliani	
arqiteqtori	i.gogoxia	
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masStabi		
TaraRi		
stadia	furceli	furclebi
proeqti	A3	

avtotransportisa da qveiTTa moZraobis sqema
m. 1:1000





M
axmeteli

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- centraluri gzebi
- Sida saubno gza
- safexmavlo gza

stadia	proeqti	
furceli	furceli	
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direqtori	g.bendeliani	
arqiteqtori	g.bendeliani	
arqiteqtori	i.gogoxia	
Seasrula		

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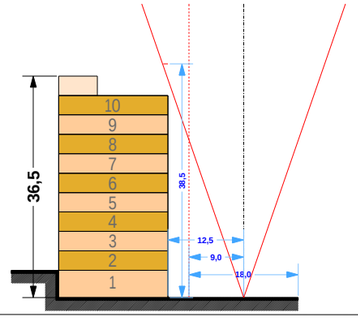
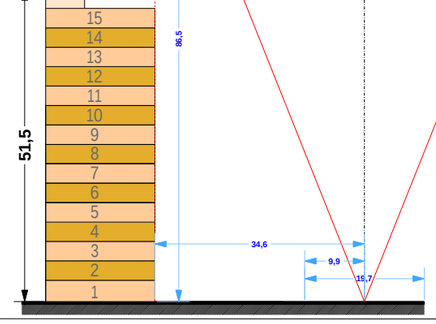
TaraRi		
stadia	furceli	furclebi
proeqti	A3	

ganaSenianebis simaRle xizaniSvilis quCidan



ganaSenianebis simaRle vasaZis quCidan



koreqtirebis Sedegad damatebuli sabavSvo baRi

a	
ssz-2	10
0.5	4.6
0.1	b

b	
sz-6	15
0.3	3.5
0.1	b

g	
sz-6	15/2
0.3	3.7
0.1	b

miwis nakveTis sakadastro xazi/sazRvari

ganaSenianebis reguriebis xazi

miwis nakveTis gamijvnis sazRvari

q. Tbilisi vekuas quCa #1
mravalfunqciuri kompleqsis
ganaSenianebis reguriebis gegma

kompleqsis teqnikuri maCvenebebi		
teritoriis farTi	8372	kv.m
ganaSenianebis farTi	2660	kv.m k1=0.3
ganaSenianebis intens.farTi	31563	kv.m k2=3.8

gaTvaliswinebulia miwisqveSa avtosadgomebis mowyoba 50 manqanaze

seqtori a		
teritoriis farTi	920	kv.m
ganaSenianebis farTi	415	kv.m
ganaSenianebis intens.farTi	4276	kv.m

seqtori b		
teritoriis farTi	2664	kv.m
ganaSenianebis farTi	670	kv.m
ganaSenianebis intens.farTi	9428	kv.m

seqtori g		
teritoriis farTi	4788	kv.m
ganaSenianebis farTi	1575	kv.m
ganaSenianebis intens.farTi	17859	kv.m

samanqano gza

avtoparkingi

safexmavlo gza

gamwvaneba

sabavSvo baqani

	0	
1		2
3		4
5		6

0. seqtori
1. zonis saxeoba
2. sarTulianoba da simaRle
3. ganaSenebis koeficienti k-1
4. intensivobis koeficienti k-2
5. gamwvanebis koeficienti k-3
6. saxuravis tipi

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stadia	furceli	furclebi
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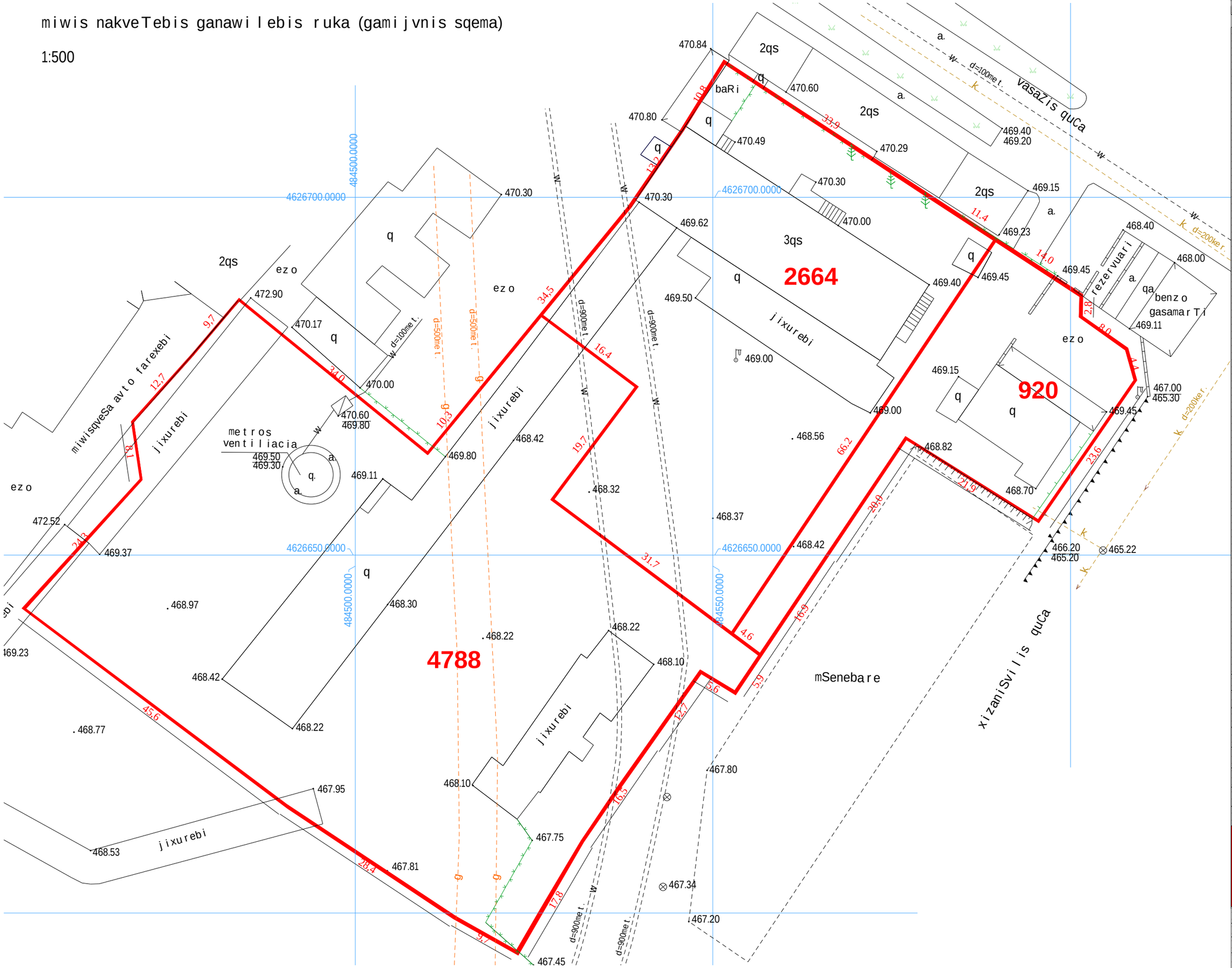
miwis nakveTebis ganawilebis ruka (gamijvnis sqema)

1:500



q. Tbilisi vekuas quCa #1 mravalfunqciuri kompleqsis ganaSenianebis reguri lebis gegma

0000 teritoriis farTi kv.m

miwis nakveTis sazRvari

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TaraRi		
stadia	furceli	furclebi
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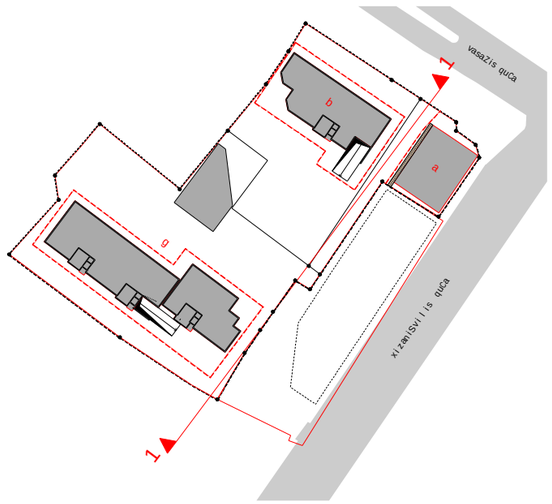
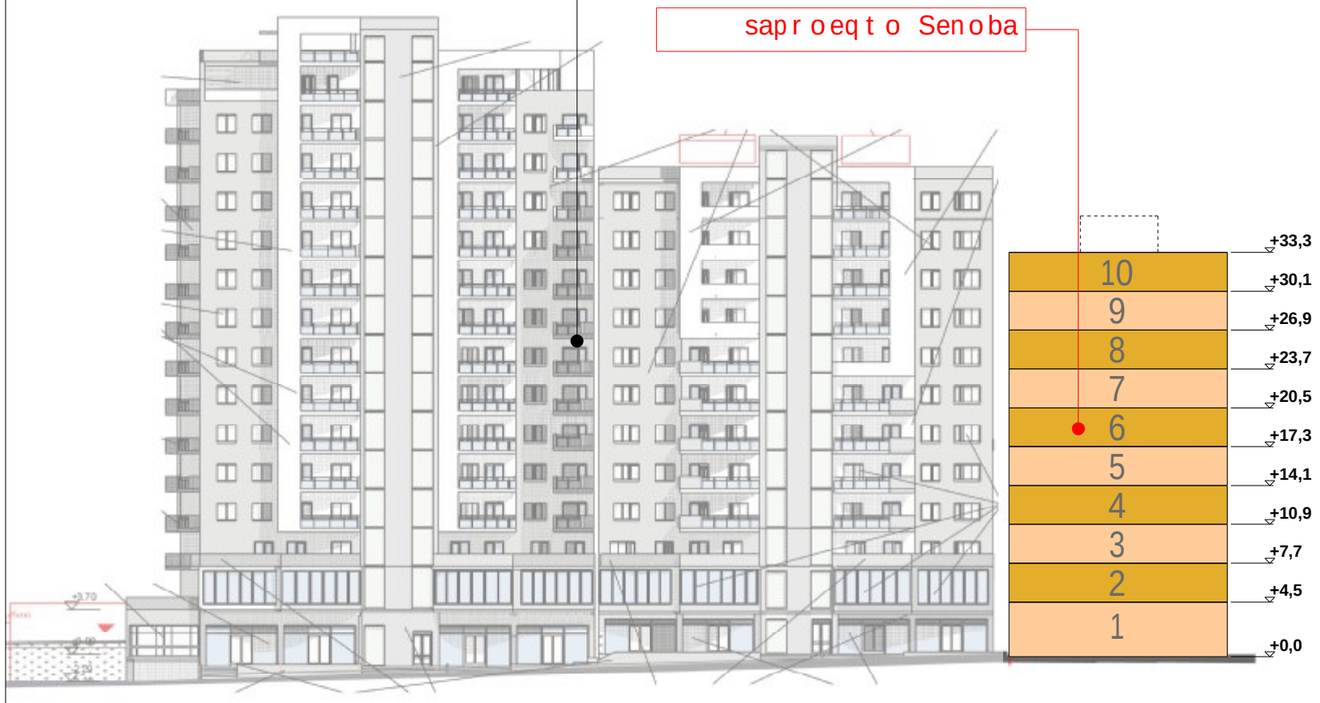
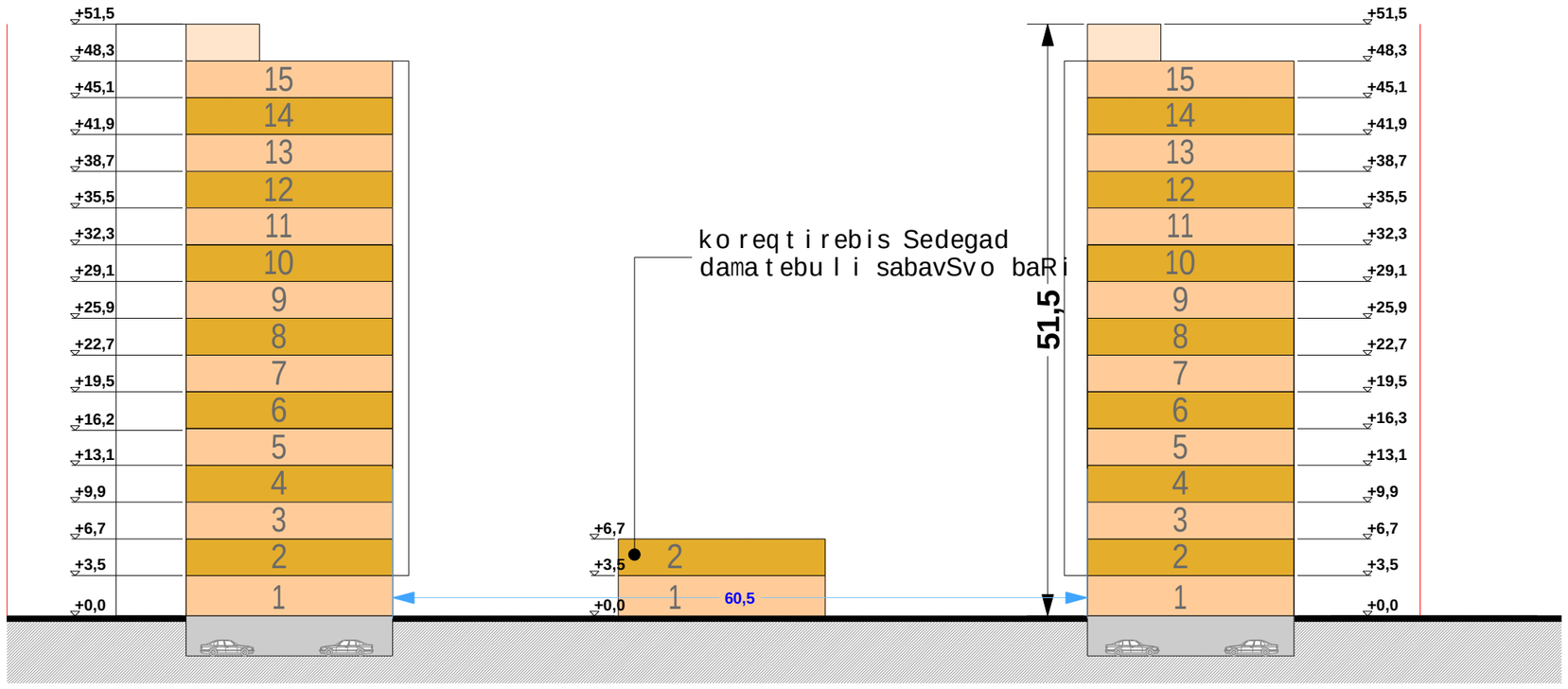


ganS l a xizaniSvi l is quCis mxridan



Wrili 1-1



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c i f r u l i m a k e t i r e b a



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