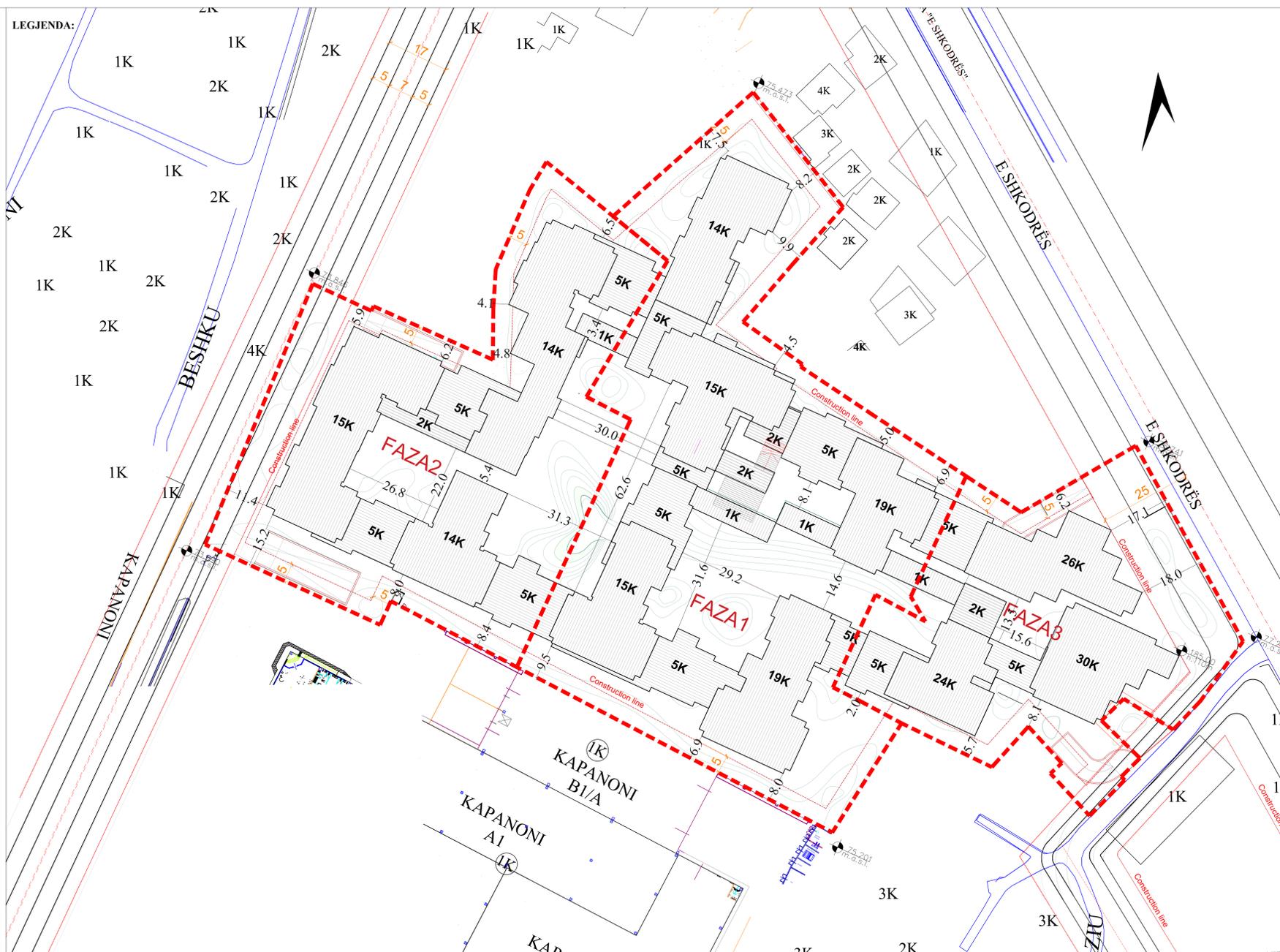
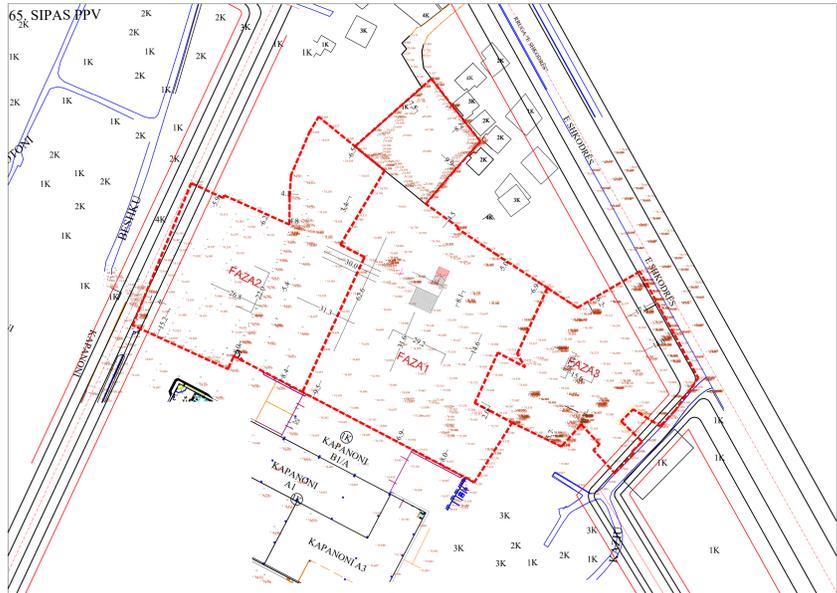


**LEJE ZHVILLIMI PËR OBJEKTIN :**

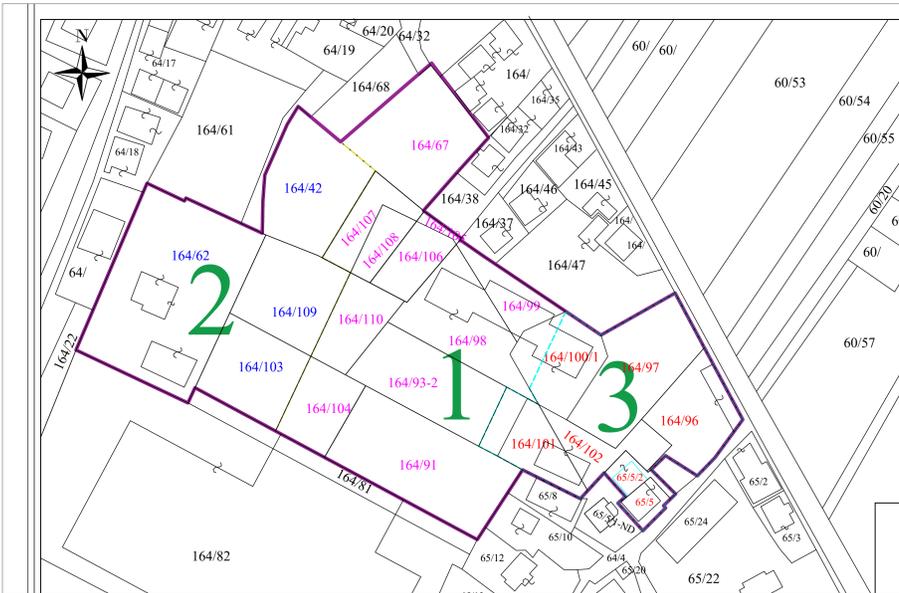
**“KOMPLEKS REZIDENCIAL DHE SHËRBIMI, 1-30 KATE ME 3 KATE NENTOKE, ME VENDNDODHJE NË RRUGËN "KASTRIOTËT”, ME ZHVILLUES PAJTONI SHPK**



PLANI I VENDOSJES SË STRUKTURËS SHK. 1: 750



HARTA TOPOGRAFIKE SHK. 1:2000



POZICIONI KADASTRAL SHK. 1:2000



REPUBLIKA E SHQIPËRISË  
KËSHILLI KOMBËTAR I TERRITORIT

MIRATOHET  
KRYETARI I K.K.T

Z. EDI RAMA

Znj. BELINDA BALLUKU

Ministër i Infrastrukturës dhe Energjisë

**TREGUESIT E ZHVILLIMIT PER ZONAT E MENAXHIMIT**

<b>LEGJENDA:</b>	<ul style="list-style-type: none"> <li>--- Kufiri i pronës</li> <li>--- Aksesi ne objekte</li> <li>▨ Njolla e objekteve</li> <li>▭ Trupi i rruges</li> <li>→ Aksesi ne parkimin nentokesor</li> </ul>	<p><b>TREGUESIT E ZHVILLIMIT:</b></p> <p>Sipërfaqe e përgjithshme e truallit: 27500.8 m<sup>2</sup></p> <p>Sipërfaqe e truallit që përdoret për zhvillim: 27500.8 m<sup>2</sup></p> <p>Sipërfaqe e truallit e zënë nga struktura (gjurma): 8300 m<sup>2</sup></p> <p>Sipërfaqe e përgjithshme e ndërtimit: 154825.2m<sup>2</sup></p> <p>Koeficienti i shfrytëzimit të truallit për ndërtim: 30.2%</p> <p>Koeficienti i shfrytëzimit të truallit për rrugë dhe hapësira publike: 60.8%</p> <p>Intensiteti i ndërtimit: 5.63</p> <p>Lartësia maksimale e strukturës nga niveli i kuotës së sistemimit: 110 m</p> <p>Numri i kateve mbi tokë: 1-30 kate</p> <p>Numri i kateve nën tokë: 3 kate</p>	<p><b>FAZA 1</b></p> <p>Sipërfaqe e pronës: 12387.8 m<sup>2</sup></p> <p>Sipërfaqe e kateve: 3790 m<sup>2</sup></p> <p>Sipërfaqe e ndërtimit: 63259 m<sup>2</sup></p> <p>Intensiteti i tokës: 5.1</p> <p>Intensiteti i KSHT: 30.6%</p>
<b>TREGUESIT E ZHVILLIMIT:</b>	<p>Nr. pasurie dhe Zona Kadastrale: 65/5, 65/5/2, 164/42, 164/62, 164/67, 164/91, 164/93, 164/96, 164/97, 164/98, 164/99, 164/100, 164/101, 164/102, 164/103, 164/104, 164/105, 164/106, 164/107, 164/108, 164/109, 164/110</p> <p>ZK.XXXX, TIRANE</p>	<p><b>FAZA 2</b></p> <p>Sipërfaqe e pronës: 8974 m<sup>2</sup></p> <p>Sipërfaqe e kateve: 2523 m<sup>2</sup></p> <p>Sipërfaqe e ndërtimit: 40979 m<sup>2</sup></p> <p>Intensiteti i tokës: 4.6</p> <p>Intensiteti i KSHT: 28.2%</p>	<p><b>FAZA 3</b></p> <p>Sipërfaqe e pronës: 6139 m<sup>2</sup></p> <p>Sipërfaqe e kateve: 1937 m<sup>2</sup></p> <p>Sipërfaqe e ndërtimit: 50537.2 m<sup>2</sup></p> <p>Intensiteti i tokës: 8.3</p> <p>Intensiteti i KSHT: 31.6%</p>

Miratur me Vendim të KKT Nr. \_\_, Datë \_\_\_\_\_

<b>LEJE ZHVILLIMI PËR OBJEKTIN :</b> <b>“KOMPLEKS REZIDENCIAL DHE SHËRBIMI, 1-30 KATE ME 3 KATE NENTOKE, ME VENDNDODHJE NË RRUGËN "KASTRIOTËT”, ME ZHVILLUES PAJTONI SHPK</b>		
EMËRTIMI I FLETËS:	Plani i vendosjes së strukturës	
POROSITËS:	"PAJTONI SHPK"	
PROJEKTUES:	RCR iRI shpk	
ZHVILLUES:	"PAJTONI SHPK"	
FAZA E PROJEKTIT:	Leje Zhvillimi	
SHKALLA 1:750, 1:2000	NR. I FLETËS A-01	NR. I KOPEJEVE 06/06



- 1 F



- PEDESTRIAN INNER CONNECTIONS
- FACILITIES
- TRAFFIC FLOW
- PEDESTRIAN FLOW
- STORAGE ROOMS
- AMENITIES

**DISCLAIMER:**

- Facade topics: Including the amount of colors, window types, final build-up, and lighting solution for building and users, will be developed in the Technical Design phase with the Facade consultant and in line with value engineering. Facade consultant must be included in the TD phase and subsequent phases.
- Landscape topics: Selection of species and maintenance strategy will be developed in Technical Design phase based on input from Landscape consultant and discussions with Municipality. Landscape consultant must be included in the TD phase and subsequent phases. Special focus will be on native, endemic, climate-resilient trees, shrub and herbaceous species to promote biodiversity for the wellbeing of inhabitants in healthier, greener urban environments.
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- Sustainability topics: Provisions for water reservoirs that collect and maintain water for the landscape during dry months, should be included in the Technical Design discussions, as different phases of the project are developed. Solar panels to be detailed with consultants in Technical Design. Materials and carbon footprint to be discussed with the kick-off of Technical Design.

**PROJECT:**  
**MIXED USE BUILDING**  
**PAJTONI PHASE I**

**ADDRESS:**  
 Autstrada Tiranë - Durrës, Korf - TIRANE - ALBANIA

**PROCACTERS:**  
**PAJTONI**  
 LOVING LIVING HOME  
 Autstrada Tiranë - Durrës, Korf - TIRANE - ALBANIA

**LEAD DESIGN CONSULTANT:**  
**RCR ARQUITECTES**  
 RCR ARKITEKTIKUR I PËRSHKURBUAR I SHËRBËNORË  
 DR. FORTANILLA SH. / TIRANË - C/O T. GJOKA / SPANOR  
 TEL: +36 972 209191 / TIRANË, tigran.righi@rcrarchitectes.eu / WEB: www.rcrarchitectes.eu

**CONTRIBUTORS:**  
 FURNITURE: M. SANCHEZ / N. DILLIARRE / M. VALERO  
 CONSULTANT AND COLLABORATOR OFFICE IN THE COUNTRY:

**DRAWING NAME:**  
**UNDERGROUND FLOOR (-3.85)**

**SCALE @ A1:** 1/500  
**DRAWING NUMBER:** B-03\_01

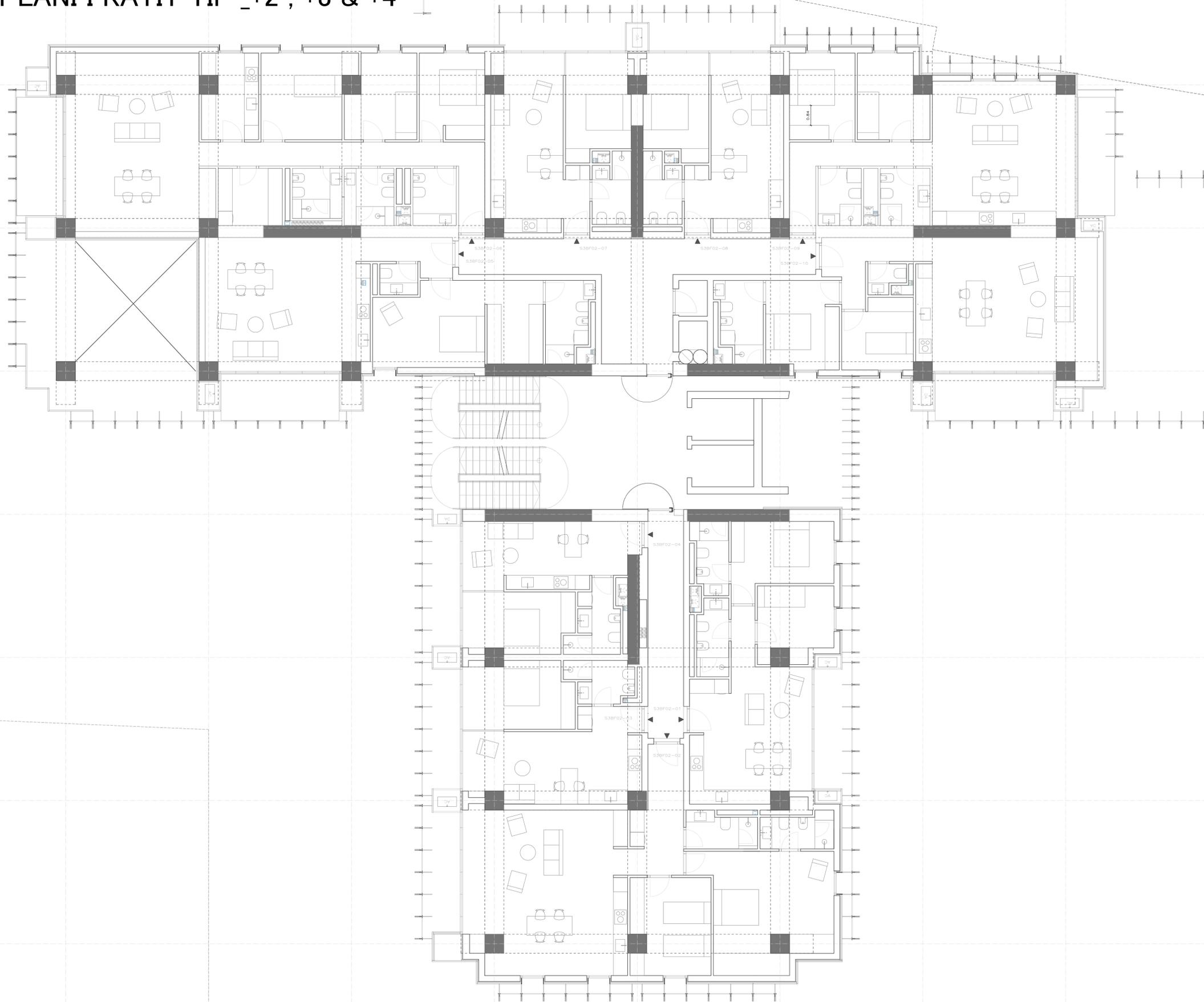
**PROJECT CODE:** 04-03  
**DATE OF ISSUE:** 07.10.2024





F02

# PLANI I KATIT TIP \_+2 , +3 & +4



**DISCLAIMER:**

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PROJECT:  
**MIXED USE BUILDING  
 PAJTONI PHASE I**

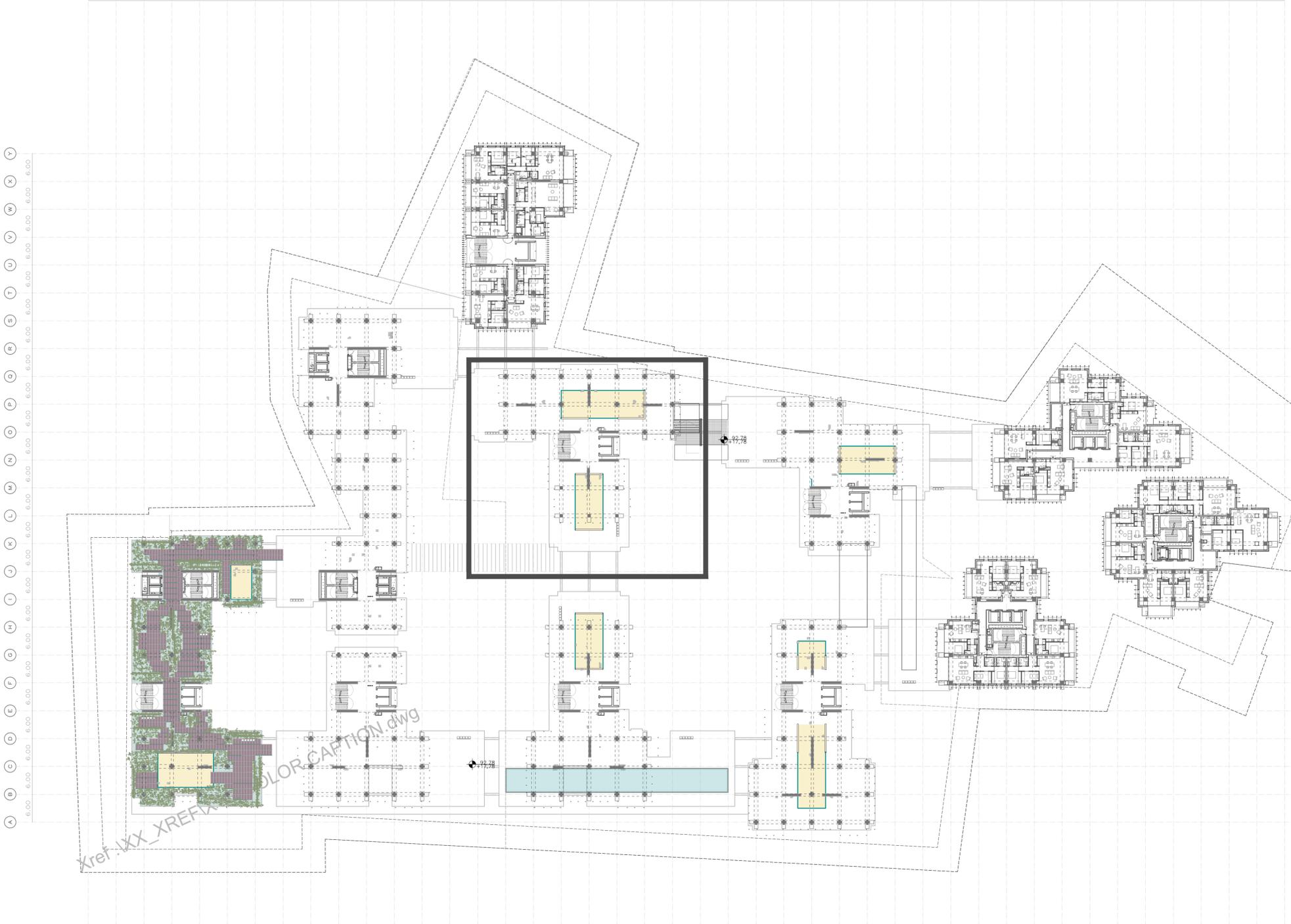
ADDRESS:  
 Autobesë Tërë - Durrës, Kri1 - TIRANË - ALBANIA



05F

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KEY PLAN

**DISCLAIMER:**

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**PROJECT**  
**MIXED USE BUILDING**  
**PAJTONI PHASE I**

**ADDRESS:**  
 Autoshada Tërre - Durrës, Kri1 - TIRANË - ALBANIA

**PRINCIPAL:**  
**PAJTONI**  
 LOVING LIVING HOME  
 Autoshada Tërre - Durrës, Kri1  
 TIRANË - ALBANIA

**LEAD DESIGN CONSULTANT:**  
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**CONTRIBUTORS:**  
 P. LOPKOV, P. REJAK, I. SANCHEZ, N. DALALMET, M. VALERO

**CONSULTANT AND COLLABORATOR OFFICE IN THE COUNTRY:**

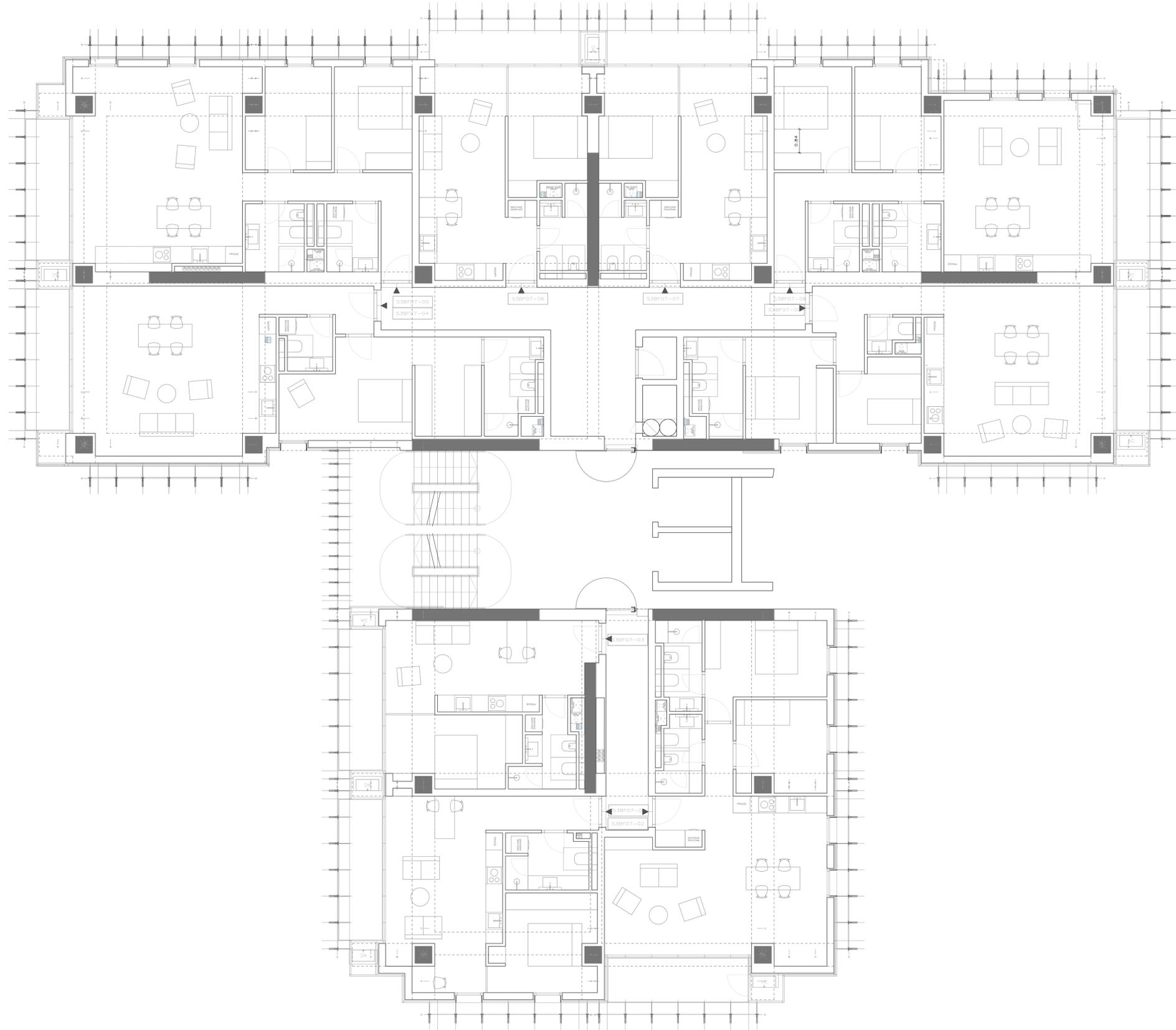
**DRAWING NAME:**  
 GENERAL PLAN  
 05 FLOOR (+19.07)

**SCALE @ A1:** 1/500  
**DRAWING NUMBER:** B-04\_05\_1  
**PROJECT CODE:** 24-03  
**DATE OF ISSUE:** 27.01.2025  
**DRAWING NO:**



07F

# PLANI I KATIT TIP +6 - +14



## KEY PLAN

1. THIS DRAWING REPRESENTS WSP DESIGN INTENT ONLY.
2. THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE WSP SPECIFICATION AND SCHEDULES AND RELEVANT ARCHITECTURAL, STRUCTURAL AND MEP DRAWINGS.
3. ANY DISCREPANCY IN OR BETWEEN THE DRAWINGS, SPECIFICATIONS AND SCHEDULES MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO UNDERTAKING ANY WORKS.
4. ALL OTHER SERVICES SHOWN ARE PURELY INDICATIVE AND MUST BE VERIFIED AND COORDINATED BY QUALIFIED TRADES PRIOR TO THE COMMENCEMENT OF ANY WORK ON SITE.
5. ALL DIMENSIONS SHOWN ARE IN MILLIMETERS AND DO NOT TAKE INTO ACCOUNT APPLIED FINISHES UNLESS SPECIFICALLY INDICATED OTHERWISE. ONLY FIGURED DIMENSIONS TO BE FOLLOWED. DO NOT SCALE.
6. FOR SETTING OUT INFORMATION REFER TO THE ARCHITECTURAL DRAWINGS DO NOT SET OUT FROM THIS DRAWING.
7. THE CONTRACTOR SHALL SUBMIT COORDINATED SHOP DRAWINGS FOR APPROVAL BASED ON SITE DIMENSIONS PRIOR TO COMMENCEMENT OF ANY SITE WORKS OR PLACING OF ANY ORDERS AND OR MANUFACTURE OF ANY FITTINGS, FIXTURES AND COMPONENTS SHOWN. THE CONTRACTOR SHALL ONLY WORK FROM COORDINATED AND APPROVED SHOP DRAWINGS.
8. ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER/ARCHITECT PRIOR TO UNDERTAKING ANY WORKS.

## DISCLAIMER:

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## PROJECT:

**MIXED USE BUILDING  
PAJTONI PHASE I**

ADDRESS:  
Autobanë Tiranë - Durrës, Kri1 - TIRANË - ALBANIA

PRINCIPALERS:



LEAD DESIGN CONSULTANT:



CONTRIBUTORS:

ELSONA INGENIERIA S.R.L.

CONSULTANT AND COLLABORATOR OFFICE IN THE COUNTRY:

DRAWING NAME:  
**GENERAL PLAN  
7th FLOOR**

SCALE @ A1:  
**1/500**

DRAWING NUMBER:  
**B-13**

PROJECT CODE: 24-03 DATE OF ISSUE: 31.01.2025









