SUPERFICIE FONDIARIA

205 SUPERFICIE FONDIARIA			
F1	(39,190 mt. × 55,920 mt.) - (39,210 mt. × 39,210 mt.)	= 813,71 mq.	
F2	(59,220 mt. × 69,970 mt.) - (39,720 mt. × 17,220 mt.)	= 3.445,89 mq.	= 4.259,60 mq. LOTTO 2
F3	(39,720 mt. × 17,960 mt.) - (33,390 mt. × 16,750 mt.)	= 252,79 mq.	
F4	(33,390 mt. × 17,960 mt.) - (39,720 mt. × 16,750 mt.)	= 252,79 mq.	
F5	(39,720 mt. × 16,960 mt.) - (33,390 mt. × 16,750 mt.)	= 252,79 mq.	= 1.261,16 mq. LOTTO 1
F6	(39,720 mt. × 23,510 mt.) - (36,390 mt. × 21,450 mt.)	= 320,65 mq.	
F7	(42,580 mt. × 23,250 mt.) - (36,660 mt. × 21,450 mt.)	= 595,83 mq.	
F8	(39,090 mt. × 22,540 mt.) - (29,150 mt. × 21,450 mt.)	= 357,05 mq.	= 1.273,53 mq. LOTTO 1
F9	(43,370 mt. × 7,310 mt.) - (29,200 mt. × 13,220 mt.)	= 317,25 mq.	
F10	(39,150 mt. × 29,650 mt.) - (34,890 mt. × 21,450 mt.)	= 290,37 mq.	
F11	(34,890 mt. × 19,370 mt.) - (29,150 mt. × 21,450 mt.)	= 234,77 mq.	= 1.242,19 mq. LOTTO 1
F12	(29,150 mt. × 6,700 mt.) - (23,200 mt. × 9,050 mt.)	= 174,94 mq.	
F13	(3,590 mt. × 6,700 mt.) - (3,590 mt. × 4,050 mt.)	= 10,37 mq.	
F14	(3,590 mt. × 4,050 mt.) - (1,170 mt. × 2,550 mt.)	= 10,37 mq.	
F15	(3,590 mt. × 2,550 mt.) - (1,170 mt. × 1,150 mt.)	= 6,59 mq.	
F16	VEDI SCHEMA ALLEGATO	= 0,00 mq.	
F17	(13,750 mt. × 28,340 mt.) - (8,040 mt. × 21,350 mt.)	= 243,46 mq.	
F18	(12,540 mt. × 25,350 mt.) - (8,040 mt. × 21,350 mt.)	= 140,18 mq.	= 383,64 mq. LOTTO 1
F19	(19,460 mt. × 24,340 mt.) - (44,710 mt. × 21,350 mt.)	= 107,48 mq.	
F20	(47,890 mt. × 19,400 mt.) - (26,300 mt. × 21,350 mt.)	= 233,43 mq.	= 340,91 mq. LOTTO 1
F21	(44,710 mt. × 17,130 mt.) - (37,280 mt. × 14,910 mt.)	= 107,48 mq.	
F22	(34,610 mt. × 15,360 mt.) - (27,280 mt. × 14,910 mt.)	= 107,48 mq.	
F23	(27,280 mt. × 25,250 mt.) - (20,950 mt. × 20,950 mt.)	= 261,43 mq.	
F24	(20,950 mt. × 25,250 mt.) - (14,620 mt. × 20,950 mt.)	= 261,43 mq.	
F25	(14,620 mt. × 25,250 mt.) - (8,290 mt. × 20,950 mt.)	= 261,43 mq.	
F26	(8,290 mt. × 25,250 mt.) - (1,960 mt. × 20,950 mt.)	= 261,43 mq.	= 1.044,72 mq. LOTTO 1
F27	(20,950 mt. × 20,950 mt.) - (14,620 mt. × 17,130 mt.)	= 261,43 mq.	
F28	(14,620 mt. × 20,950 mt.) - (8,290 mt. × 17,130 mt.)	= 261,43 mq.	
F29	(8,290 mt. × 20,950 mt.) - (1,960 mt. × 17,130 mt.)	= 261,43 mq.	= 784,29 mq. LOTTO 1
F30	(20,950 mt. × 17,130 mt.) - (14,620 mt. × 14,910 mt.)	= 261,43 mq.	
F31	(14,620 mt. × 17,130 mt.) - (8,290 mt. × 14,910 mt.)	= 261,43 mq.	
F32	(8,290 mt. × 17,130 mt.) - (1,960 mt. × 14,910 mt.)	= 261,43 mq.	= 784,29 mq. LOTTO 1
F33	(20,950 mt. × 14,910 mt.) - (14,620 mt. × 12,690 mt.)	= 261,43 mq.	
F34	(14,620 mt. × 14,910 mt.) - (8,290 mt. × 12,690 mt.)	= 261,43 mq.	
F35	(8,290 mt. × 14,910 mt.) - (1,960 mt. × 12,690 mt.)	= 261,43 mq.	= 784,29 mq. LOTTO 1
F36	(20,950 mt. × 12,690 mt.) - (14,620 mt. × 10,470 mt.)	= 261,43 mq.	
F37	(14,620 mt. × 12,690 mt.) - (8,290 mt. × 10,470 mt.)	= 261,43 mq.	
F38	(8,290 mt. × 12,690 mt.) - (1,960 mt. × 10,470 mt.)	= 261,43 mq.	= 784,29 mq. LOTTO 1
F39	(20,950 mt. × 10,470 mt.) - (14,620 mt. × 8,250 mt.)	= 261,43 mq.	
F40	(14,620 mt. × 10,470 mt.) - (8,290 mt. × 8,250 mt.)	= 261,43 mq.	
F41	(8,290 mt. × 10,470 mt.) - (1,960 mt. × 8,250 mt.)	= 261,43 mq.	= 784,29 mq. LOTTO 1
F42	(20,950 mt. × 8,250 mt.) - (14,620 mt. × 6,030 mt.)	= 261,43 mq.	
F43	(14,620 mt. × 8,250 mt.) - (8,290 mt. × 6,030 mt.)	= 261,43 mq.	
F44	(8,290 mt. × 8,250 mt.) - (1,960 mt. × 6,030 mt.)	= 261,43 mq.	= 784,29 mq. LOTTO 1
F45	(20,950 mt. × 6,030 mt.) - (14,620 mt. × 3,790 mt.)	= 261,43 mq.	
F46	(14,620 mt. × 6,030 mt.) - (8,290 mt. × 3,790 mt.)	= 261,43 mq.	
F47	(8,290 mt. × 6,030 mt.) - (1,960 mt. × 3,790 mt.)	= 261,43 mq.	= 784,29 mq. LOTTO 1
F48	(20,950 mt. × 3,790 mt.) - (14,620 mt. × 1,550 mt.)	= 261,43 mq.	
F49	(14,620 mt. × 3,790 mt.) - (8,290 mt. × 1,550 mt.)	= 261,43 mq.	
F50	(8,290 mt. × 3,790 mt.) - (1,960 mt. × 1,550 mt.)	= 261,43 mq.	= 784,29 mq. LOTTO 1
SUPERFICIE FONDIARIA			**= 11.469,00**

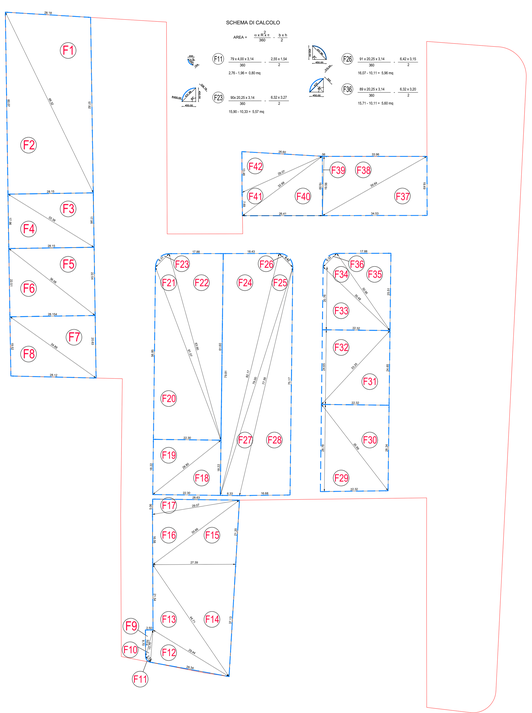
AREE IN CESSIONE

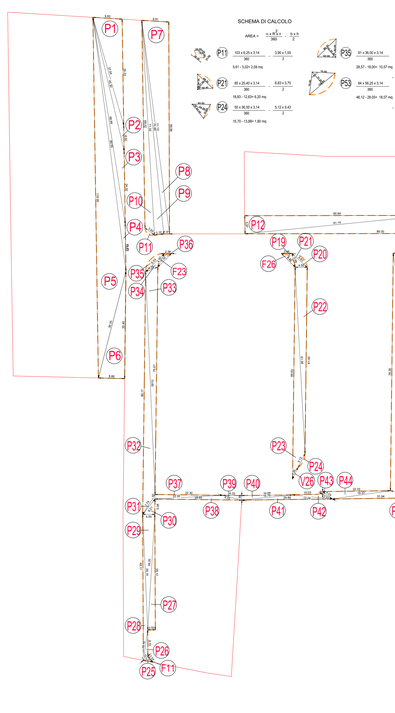
AREA IN CESSIONE INTERNA AL P.L. VERDE/PARCHEGGI/CAMMINAMENTI		
P1	(9.600 mt. × 39,230 mt.) - (7 × 49,990 mt.)	= 188,62 mq.
P2	(46,980 mt. × 31,210 mt.) - (4 × 8,690 mt.) - (3 × 5,620 mt.)	= 1.426,52 mq.
P3	(17,040 mt. × 46,920 mt.) - (6 × 8,920 mt.) - (2 × 46,420 mt.)	= 685,79 mq.
P4	(36,420 mt. × 8,590 mt.) - (6 × 5,120 mt.) - (1 × 36,920 mt.)	= 41,38 mq.
P5	(45,300 mt. × 66,980 mt.) - (24,020 mt. × 24,020 mt.) - (6 × 46,140 mt.) - (7 × 49,990 mt.)	= 1.552 mq. LOTTO 4
P6	(56,140 mt. × 25,640 mt.) - (6 × 5,180 mt.) - (1 × 46,140 mt.)	= 1.116,79 mq.
P7	(18,960 mt. × 15,710 mt.) - (4 × 84,920 mt.) - (1 × 84,610 mt.)	= 75,99 mq.
P8	(84,610 mt. × 15,630 mt.) - (4 × 68,900 mt.) - (1 × 69,080 mt.)	= 75,99 mq.
P9	(84,500 mt. × 119,050 mt.) - (4 × 96,350 mt.) - (1 × 96,350 mt.)	= 1.119,979 mq.
P10	(119,979 mt. × 36,420 mt.) - (4 × 8,920 mt.) - (1 × 83,920 mt.)	= 975,39 mq.
P11	(36,350 mt. × 8,660 mt.) - (4 × 36,400 mt.) - (1 × 36,400 mt.)	= 1.023,27 mq.
P12	(42,200 mt. × 3,500 mt.) - (4 × 21,500 mt.) - (1 × 4,600 mt.)	= 1.122,90 mq.
P13	(8,910 mt. × 99,960 mt.) - (4 × 96,960 mt.) - (1 × 96,960 mt.)	= 1.011,01 mq.
P14	(71,100 mt. × 70,880 mt.) - (4 × 1,910 mt.) - (1 × 71,940 mt.)	= 1.140,14 mq.
P15	(71,940 mt. × 23,640 mt.) - (4 × 7,580 mt.) - (1 × 70,150 mt.)	= 1.128,29 mq.
P16	(72,960 mt. × 71,520 mt.) - (4 × 3,100 mt.) - (2 × 72,500 mt.) - (1 × 72,500 mt.)	= 1.109,83 mq.
P17	(71,520 mt. × 68,520 mt.) - (4 × 3,600 mt.) - (4 × 71,730 mt.) - (1 × 71,730 mt.)	= 1.105,74 mq.
P18	VEDI SCHEMA ALLEGATO	= 2,00 mq.
P19	(5,970 mt. × 60,940 mt.) - (1 × 61,140 mt.) - (2 × 84,020 mt.) - (1 × 84,020 mt.)	= 1.181,88 mq.
P20	(61,140 mt. × 99,300 mt.) - (4 × 89,770 mt.) - (1 × 89,770 mt.) - (1 × 89,810 mt.)	= 1.266,30 mq.
P21	(89,760 mt. × 1,710 mt.) - (4 × 26,980 mt.) - (1 × 26,980 mt.)	= 11,72 mq.
P22	(39,070 mt. × 1,800 mt.) - (4 × 30,660 mt.) - (2 × 30,760 mt.) - (1 × 30,760 mt.)	= 1.786,40 mq.
P23	(30,760 mt. × 1,710 mt.) - (4 × 26,980 mt.) - (1 × 26,980 mt.)	= 11,72 mq.
P24	(26,980 mt. × 1,710 mt.) - (4 × 23,200 mt.) - (1 × 23,200 mt.)	= 11,72 mq.
P25	(23,200 mt. × 1,710 mt.) - (4 × 19,420 mt.) - (1 × 19,420 mt.)	= 11,72 mq.
P26	(19,420 mt. × 1,710 mt.) - (4 × 15,640 mt.) - (1 × 15,640 mt.)	= 11,72 mq.
P27	(15,640 mt. × 1,710 mt.) - (4 × 11,860 mt.) - (1 × 11,860 mt.)	= 11,72 mq.
P28	(11,860 mt. × 1,710 mt.) - (4 × 8,080 mt.) - (1 × 8,080 mt.)	= 11,72 mq.
P29	(8,080 mt. × 1,710 mt.) - (4 × 4,300 mt.) - (1 × 4,300 mt.)	= 11,72 mq.
P30	(4,300 mt. × 1,710 mt.) - (4 × 520 mt.) - (1 × 520 mt.)	= 11,72 mq.
P31	(520 mt. × 1,710 mt.) - (4 × 520 mt.) - (1 × 520 mt.)	= 11,72 mq.
P32	(520 mt. × 1,710 mt.) - (4 × 520 mt.) - (1 × 520 mt.)	= 11,72 mq.
P33	(520 mt. × 1,710 mt.) - (4 × 520 mt.) - (1 × 520 mt.)	= 11,72 mq.
P34	(520 mt. × 1,710 mt.) - (4 × 520 mt.) - (1 × 520 mt.)	= 11,72 mq.
P35	(520 mt. × 1,710 mt.) - (4 × 520 mt.) - (1 × 520 mt.)	= 11,72 mq.
P36	(520 mt. × 1,710 mt.) - (4 × 520 mt.) - (1 × 520 mt.)	= 11,72 mq.
P37	(520 mt. × 1,710 mt.) - (4 × 520 mt.) - (1 × 520 mt.)	= 11,72 mq.
P38	(520 mt. × 1,710 mt.) - (4 × 520 mt.) - (1 × 520 mt.)	= 11,72 mq.
P39	(520 mt. × 1,710 mt.) - (4 × 520 mt.) - (1 × 520 mt.)	= 11,72 mq.
P40	(520 mt. × 1,710 mt.) - (4 × 520 mt.) - (1 × 520 mt.)	= 11,72 mq.
P41	(520 mt. × 1,710 mt.) - (4 × 520 mt.) - (1 × 520 mt.)	= 11,72 mq.
P42	(520 mt. × 1,710 mt.) - (4 × 520 mt.) - (1 × 520 mt.)	= 11,72 mq.
P43	(520 mt. × 1,710 mt.) - (4 × 520 mt.) - (1 × 520 mt.)	= 11,72 mq.
P44	(520 mt. × 1,710 mt.) - (4 × 520 mt.) - (1 × 520 mt.)	= 11,72 mq.
P45	(520 mt. × 1,710 mt.) - (4 × 520 mt.) - (1 × 520 mt.)	= 11,72 mq.
P46	(520 mt. × 1,710 mt.) - (4 × 520 mt.) - (1 × 520 mt.)	= 11,72 mq.
P47	(520 mt. × 1,710 mt.) - (4 × 520 mt.) - (1 × 520 mt.)	= 11,72 mq.
P48	(520 mt. × 1,710 mt.) - (4 × 520 mt.) - (1 × 520 mt.)	= 11,72 mq.
P49	(520 mt. × 1,710 mt.) - (4 × 520 mt.) - (1 × 520 mt.)	= 11,72 mq.
P50	(520 mt. × 1,710 mt.) - (4 × 520 mt.) - (1 × 520 mt.)	= 11,72 mq.
P51	(520 mt. × 1,710 mt.) - (4 × 520 mt.) - (1 × 520 mt.)	= 11,72 mq.
P52	(520 mt. × 1,710 mt.) - (4 × 520 mt.) - (1 × 520 mt.)	= 11,72 mq.
P53	(520 mt. × 1,710 mt.) - (4 × 520 mt.) - (1 × 520 mt.)	= 11,72 mq.

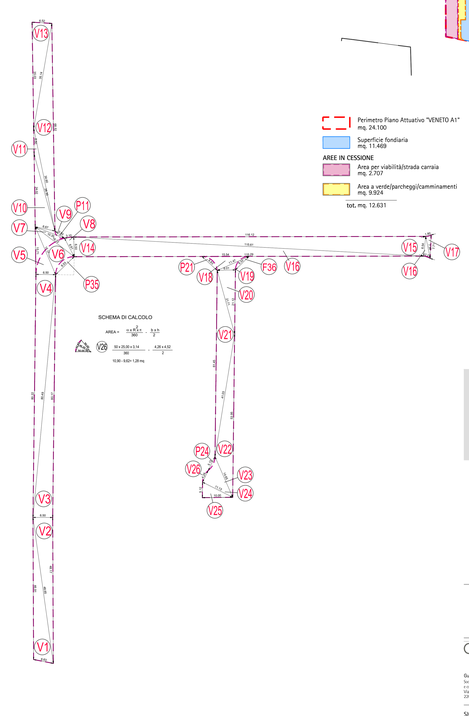
AREA IN CESSIONE INTERNA AL P.L. VERDE/PARCHEGGI/CAMMINAMENTI	9.924,00

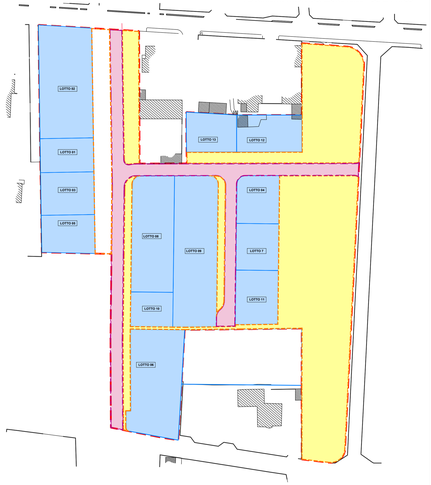
AREA IN CESSIONE INTERNA AL P.L. VIABILITÀ - strada carraia		
V1	(8,630 mt. × 46,830 mt.) - (4 × 44,660 mt.) - (1 × 44,660 mt.)	= 91,098 mq.
V2	(21,080 mt. × 44,460 mt.) - (4 × 6,180 mt.) - (1 × 2,440 mt.)	= 1.162,47 mq.
V3	(18,800 mt. × 46,170 mt.) - (4 × 6,000 mt.) - (1 × 6,000 mt.)	= 1.106,00 mq.
V4	(23,960 mt. × 41,770 mt.) - (4 × 3,810 mt.) - (1 × 3,280 mt.)	= 1.000,54 mq.
V5	(18,490 mt. × 40,220 mt.) - (4 × 6,000 mt.) - (1 × 6,000 mt.)	= 1.003,57 mq.
V6	(23,920 mt. × 3,110 mt.) - (4 × 3,280 mt.) - (1 × 3,280 mt.)	= 1.000,54 mq.
V7	(17,170 mt. × 8,560 mt.) - (4 × 6,810 mt.) - (1 × 6,810 mt.)	= 1.147,09 mq.
V8	(23,960 mt. × 3,790 mt.) - (4 × 12,430 mt.) - (1 × 4,740 mt.)	= 1.000,54 mq.
V9	(16,740 mt. × 5,390 mt.) - (4 × 5,520 mt.) - (1 × 4,830 mt.)	= 1.000,54 mq.
V10	(8,810 mt. × 8,550 mt.) - (4 × 3,130 mt.) - (1 × 3,230 mt.)	= 1.147,09 mq.
V11	(8,200 mt. × 1,340 mt.) - (4 × 1,750 mt.) - (1 × 1,100 mt.)	= 1.000,54 mq.
V12	(13,950 mt. × 3,800 mt.) - (4 × 6,670 mt.) - (1 × 6,670 mt.)	= 1.147,09 mq.
V13	(10,470 mt. × 5,120 mt.) - (4 × 6,540 mt.) - (1 × 3,800 mt.)	= 1.147,09 mq.
V14	(116,700 mt. × 110,260 mt.) - (4 × 110,610 mt.) - (1 × 116,700 mt.)	= 1.000,54 mq.
V15	(119,010 mt. × 116,120 mt.) - (4 × 6,940 mt.) - (1 × 119,130 mt.)	= 1.000,54 mq.
V16	(119,130 mt. × 3,530 mt.) - (4 × 3,210 mt.) - (1 × 112,990 mt.)	= 377,97 mq.
V17	(8,540 mt. × 3,180 mt.) - (4 × 7,360 mt.) - (1 × 8,030 mt.)	= 1.147,09 mq.
V18	(8,030 mt. × 1,480 mt.) - (4 × 3,680 mt.) - (1 × 3,680 mt.)	= 4,60 mq.
V19	(7,360 mt. × 1,950 mt.) - (4 × 7,710 mt.) - (1 × 8,440 mt.)	= 1.147,09 mq.
V20	(8,440 mt. × 1,080 mt.) - (4 × 6,640 mt.) - (1 × 6,730 mt.)	= 4,60 mq.
V21	(13,940 mt. × 11,470 mt.) - (4 × 8,830 mt.) - (1 × 8,830 mt.)	= 1.147,09 mq.
V22	(16,920 mt. × 1,080 mt.) - (4 × 5,400 mt.) - (1 × 5,400 mt.)	= 1.000,54 mq.
V23	(11,470 mt. × 6,320 mt.) - (4 × 6,210 mt.) - (1 × 11,300 mt.)	= 1.147,09 mq.
V24	(11,300 mt. × 3,540 mt.) - (4 × 3,990 mt.) - (1 × 4,890 mt.)	= 1.000,54 mq.
V25	(4,890 mt. × 1,080 mt.) - (4 × 5,400 mt.) - (1 × 5,400 mt.)	= 1.000,54 mq.
V26	VEDI SCHEMA ALLEGATO	= 1,28 mq.
AREA IN CESSIONE INTERNA AL P.L. - VIABILITA'		**= 27107 mq.**

P.L. VENETO A - ROVELLO PORRO							
Indici quantitativi	PIST		PROPOSTA DI PL				
	VENETO A		VENETO A1		VENETO A2	VENETO A1 + A2	
Sup. Territoriale	mq.	29.731	mq.	24.100	mq.	5.960	mq. 29.840
edificabile	mq.	18.900	mq.	19.200	mq.	1.170	mq. 18.900
sup. Fondiaria	mq.	11.000	mq.	11.560	mq.	795	mq. 12.394
aree e corridoi verdi	mq.	12.191	mq.	8.654	mq.	1.045	mq. 10.699
viabilità e parcheggi	mq.	2.830	mq.	2.797	mq.	0	mq. 2.797
totale aree pubbliche individuate	mq.	14.731	mq.	12.451	mq.	1.045	mq. 13.676
aree pubbliche da monetizzare (Lotto 3, Lotto 7, Lotto 9, Lotto1)	mq.	0	mq.	1.000	mq.	0	mq. 1.000
totale aree pubbliche	mq.	14.731	mq.	13.666	mq.	1.045	mq. 14.731
piani fuori terra (p.f.t.)			n.	3	n.	3	
H max			m.	10,50	m.	10,50	









Perimetro Piano Attuativo "VENETO A1" mq. 24.100

Superficie fondiaria mq. 11.469

AREE IN CESSIONE

Area per viabilità/strada carraia mq. 2.707

Area a verde/parcheggi/camminamenti mq. 9.924

tot. mq. 12.631

COMUNE DI

ROVELLO PORRO

PROVINCIA DI COMO

PIANO DI LOTTIZZAZIONE
VENETO A
COMPARTO A1

OGGETTO

DIMOSTRAZIONE SUPERFICI

Delibera di Adozione
N. del

Delibera di Approvazione
N. del

PROGETTISTA

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Ordine degli Architetti di Como n° 2379
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F. Brioschi

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Ambrosi Giulio
Banfi Debora
Carnelli Alberto
Carnelli Marco
Carnelli Massimo
Carnelli Patrizia
Cartaneo Albina
Gilf srl
Marcozzi Luisella
Pagani Elisa
Pagani Giovanna
Premoli Marco Giovanni
RESI GUFFANTI srl
Rizzolo Nicoletta
Robbiani Angela Carla
Robbiani Francesco
Robbiani Rosangela
Spigarolo Mariateresa
Spigarolo Paolo
Tucci Tiziana Irma Gina
Volontè Angelo
Volontè Gianluca
Volontè Massimo

GUFFANTI A. Spa
PROGETTAZIONE

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Email: info@studiozeta.it - www.studiozeta.it

TAVOLA N°

4

SIGLA
P.L. 01-26

SCALA
1:500

DATA
28/05/2026

E' VIETATA QUALSIASI RIPRODUZIONE ANCHE PARZIALE SENZA AUTORIZZAZIONE