

儋州市行政审批服务局
关于儋州市城西片区 G0801 地块项目
(京藝源)建设工程设计方案(变更)批前公示
2025-110

海南儋州佳丰房地产开发有限公司建设的儋州市城西片区 G0801 地块项目(京藝源)位于海南省儋州市那大镇,属《儋州那大主城区站前片区控规修编》D1201 地块,规划用地性质为二类城镇住宅用地,具体规划指标为:容积率 ≤ 2.5 ,建筑密度 $\leq 20\%$,绿地率 $\geq 35\%$,建筑限高 ≤ 100 米。土地证证载用地性质为城镇住宅用地。

现建设单位根据实际运营需求,拟对设计方案进行修改,具体变更内容如下:

1. 总平面图调整:11#楼南侧地下车库坡道位置向西侧移动 15 米;

2. 立面图调整:9#、12#、13#、14#、22#楼立面首层增加外轮廓造型,其余层取消褐色凸线条外圈造型,凸线条外圈造型颜色由褐色调整为白色,并在首层和其余层外轮廓造型上增加玻璃栏杆;

3. 平面图调整:9#、12#、13#、14#、22#楼首层入户大堂中间增加隔墙,首层户外增加外轮廓造型;三层平

面图补充大堂屋面构造；屋顶层补充外轮廓造型和若干结构柱；

调整后项目整体指标为：总用地面积 87052.29 平方米，总建筑面积 263332.38 平方米，建筑占地面积 16855.16 平方米，地上计容建筑面积 217625.90 平方米，地下不计容建筑面积 42573.90 平方米。容积率 2.5，建筑密度 19.36%，绿地率 42.44%，最高建筑高度 52.5 米，机动车停车位 2180 个，非机动车 780 个。调整后的项目设计方案和指标符合控规和法律法规及政策要求。

根据住建部《关于城乡规划公开公示的规定》第二十条规定，为广泛征求相关权益人的意见，现按程序进行规划批前公示。

一、公示时间

7 日（2025 年 8 月 21 日至 2025 年 8 月 27 日）。

二、公示地点

儋州市人民政府网、建设项目现场、儋州市营商环境建设局微信公众号。

三、公示意见反馈方式

1. 电子邮件请发送到：xzsp_dzysj@hainan.gov.cn；

2. 书面意见请送至儋州市行政审批服务局（洋浦政务服务中心三楼 320 办公室）；

3.意见或建议应在公示期内提出，逾期未反馈，将视为无意见。为确保意见或建议真实有效，便于我局及时反馈情况，请提供真实姓名和联系方式；

4.联系电话：0898-28810309；

5.附件。


儋州市行政审批服务局
2025年8月20日

1. The first part of the document is a list of the names of the persons who have been appointed to the various positions of the Board of Directors of the company.

2. The second part of the document is a list of the names of the persons who have been appointed to the various positions of the Board of Directors of the company.

3. The third part of the document is a list of the names of the persons who have been appointed to the various positions of the Board of Directors of the company.

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