

关于恩平市恩平市恩城石栏村委会大松岭村（幸福壹号） 单体设计方案调整的公示

恩规公[2025]341号

各利害关系人：

本局收到恩平中灏房地产有限公司报来关于恩平市恩城石栏村委会大松岭村（幸福壹号）单体设计方案调整（调整方案）的审核申请。依照《广东省城乡规划条例》第二十九条有关规定，现将其进行公示。本次规划的主要内容如下（未尽事宜详见附件）：

原规划方案于2023年11月30日已取得调整批复，现根据实际需要申请调及公寓单体方案。

一、项目概况：

- 1、项目区位：恩平市恩城石栏村委会大松岭村。
- 2、用地性质：商住用地。
- 3、用地规模：规划用地面积为35546.2平方米(53.3193亩)。1栋总建筑面积由14195.6㎡调整为14192.7㎡，2栋总建筑面积由13901.7㎡调整为13898.8㎡，3栋总建筑面积由16032.9㎡调整为16030.0㎡，5栋总建筑面积由14596.7㎡调整为14593.7㎡，6栋总建筑面积由13030.4㎡调整为13027.4㎡。
- 4、开发单位：恩平市金茂置业发展有限公司。
- 5、本次调整的幸福壹号1栋、2栋、3栋、5栋、6栋、8栋、9栋、10栋、11栋、12栋具体调整内容如下：

(1) 1栋

- ①、调整首层入户大堂门口位置；
- ②、取消首层风井,总建筑面积由14195.6㎡调整为14192.7㎡；
- ③、调整首层商铺窗的位置；
- ④、首层商铺立面材质调整；
- ⑤、立面材质调整；
- ⑥、调整600mm飘窗为800mm飘窗；

(2) 2栋

- ①、调整首层电表间；
- ②、调整首层楼梯位置；
- ③、取消首层楼梯风井,总建筑面积由13901.7㎡调整为13898.8㎡；
- ④、首层商铺增加装饰柱；
- ⑤、调整首层入户大堂；
- ⑥、调整600mm飘窗为800mm飘窗；
- ⑦、首层商铺立面材质调整；
- ⑧、立面材质调整；

(3) 3栋

- ①、取消首层楼梯风井,总建筑面积由16032.9㎡调整为16030.0㎡；
- ②、首层电表间调整,增加一扇1200x2200mm尺寸门；
- ③、补充疏散楼梯；
- ④、首层入户大堂修改；
- ⑤、首层商铺立面材质调整；
- ⑥、调整600mm飘窗为800mm飘窗；
- ⑦、立面材质调整；

(4) 5栋

- ①、取消首层楼梯风井,总建筑面积由14596.7㎡调整为14593.7㎡；
- ②、首层电表间调整；
- ③、首层分缝处加墙体；
- ④、首层入户大堂修改；
- ⑤、首层商铺立面材质调整；
- ⑥、立面材质调整；
- ⑦、调整600mm飘窗为800mm飘窗；

(5) 6栋

- ①、取消首层楼梯风井,总建筑面积由13030.4㎡调整为13039.1㎡；
- ②、首层入户大堂修改；
- ③、首层商铺立面材质调整；
- ④、立面材质调整；
- ⑤、调整600mm飘窗为800mm飘窗；
- ⑥、天面处加一人防报警室

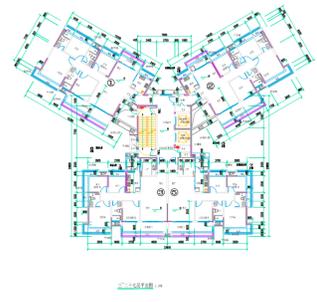
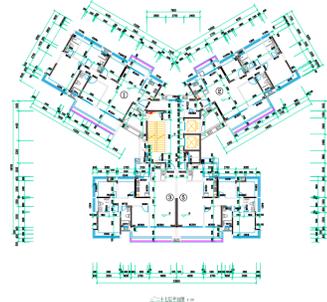
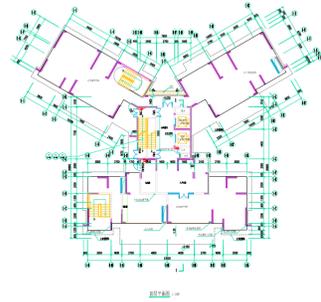
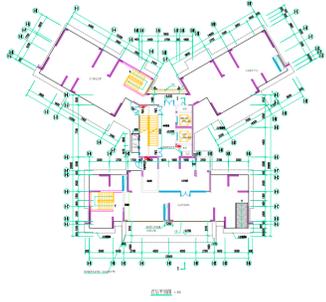
- (6) 8栋、9栋、10栋、11栋、12栋：调整600mm飘窗为800mm飘窗；

凡与以上申请事项之间有重大利益关系的，可在公示之日起十日内向本局提出书面申诉。逾期未提出的，视为放弃上述权利。特此公示。

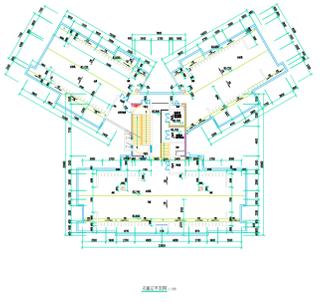
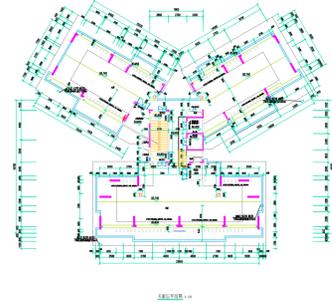
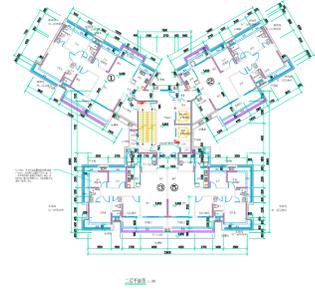
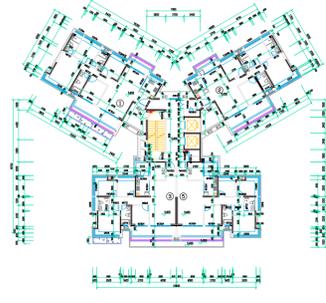
附注：

- 1、本项目公示期限：2025年12月16日-2025年12月25日。
- 2、书面反馈意见通过信函提出。信函请邮寄至恩平市西门路18号恩平市自然资源局规划管理股。
- 3、有效反馈意见需注明真实联系人姓名、联系电话、联系地址及提供身份证明文件、利害关系人证明文件复印件，如反馈意见信息不准确或不完善无法及时进一步核对有关情况的视为无效意见。
- 4、查询网址：
<http://www.enping.gov.cn/gzjg/epsrzjy/ghgs/index.html>
- 5、咨询电话：0750-7813872（办公时间）

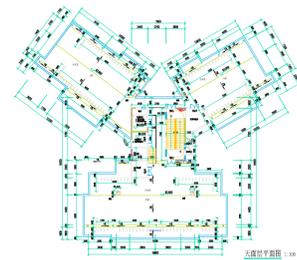
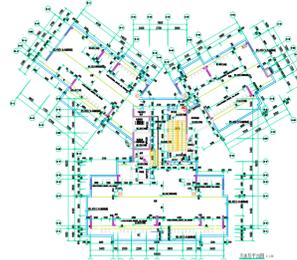
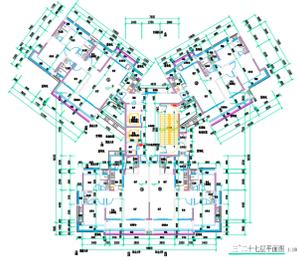
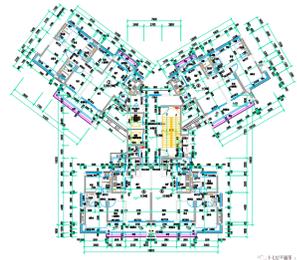
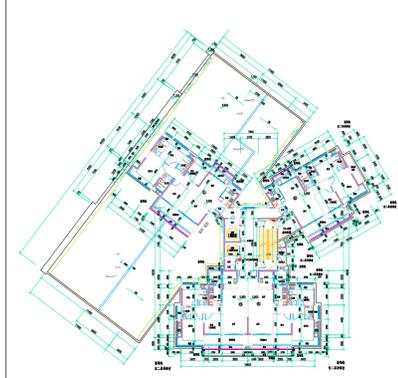
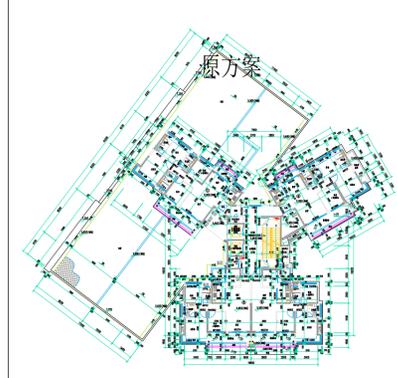
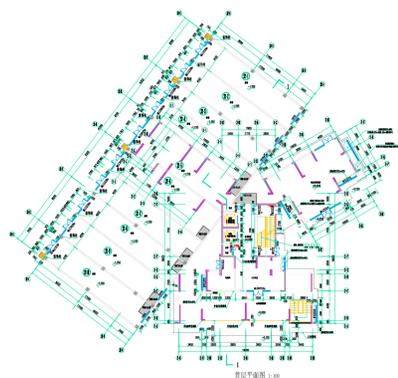
恩平市自然资源局
2025年12月16日



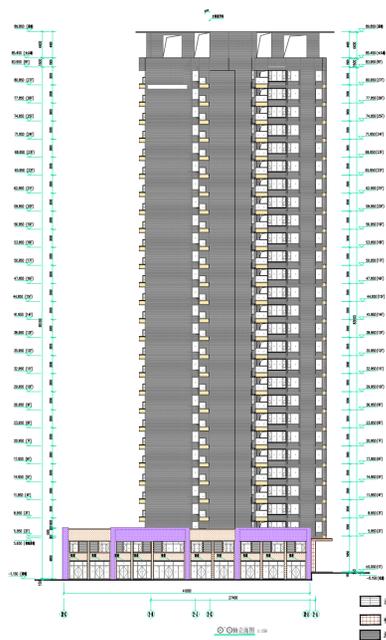
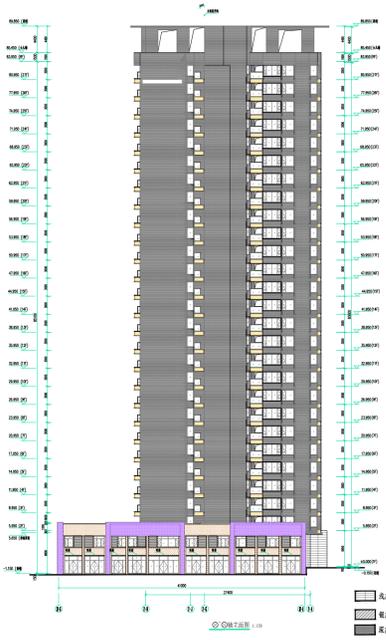
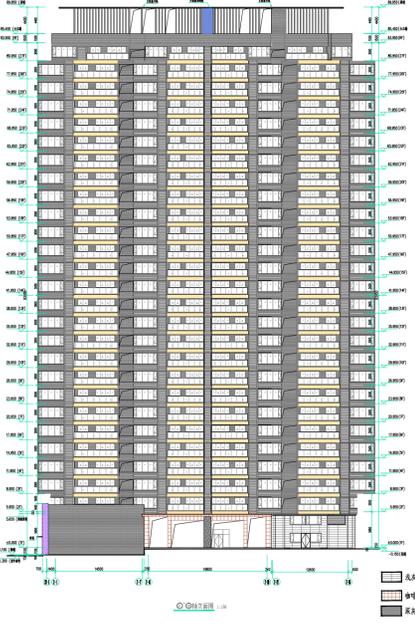
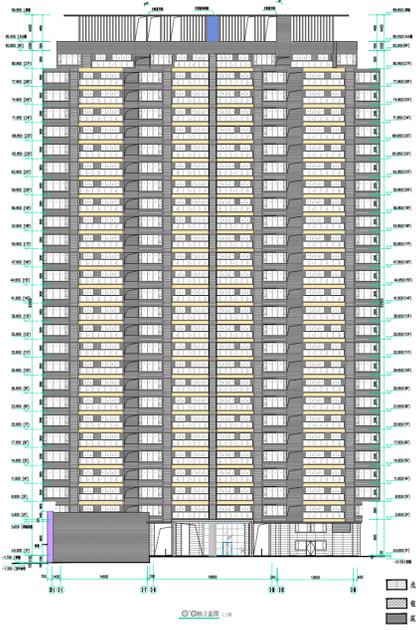
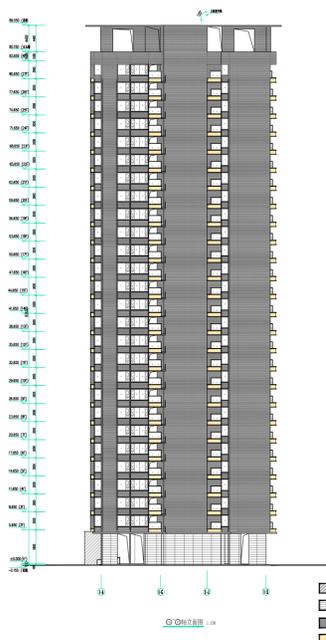
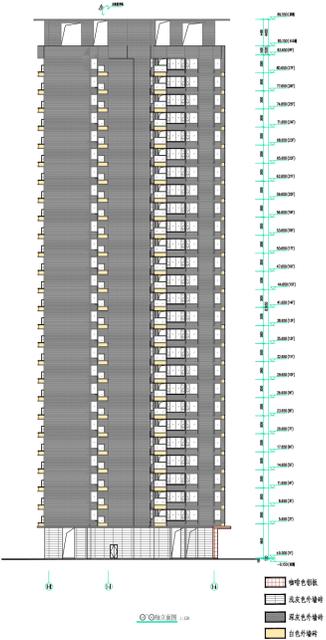
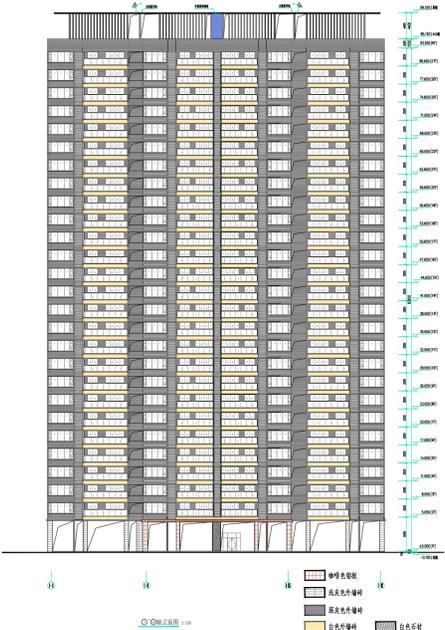
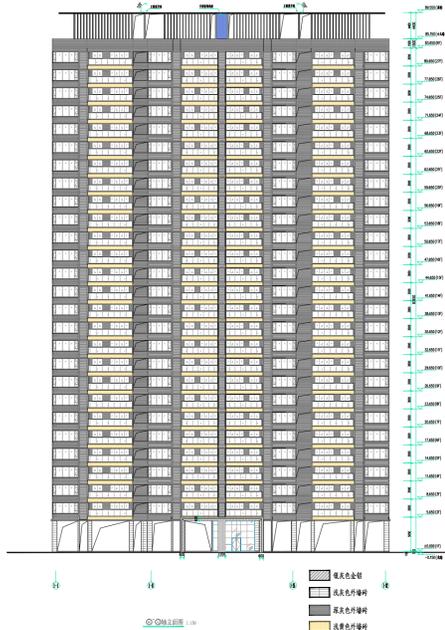
1栋



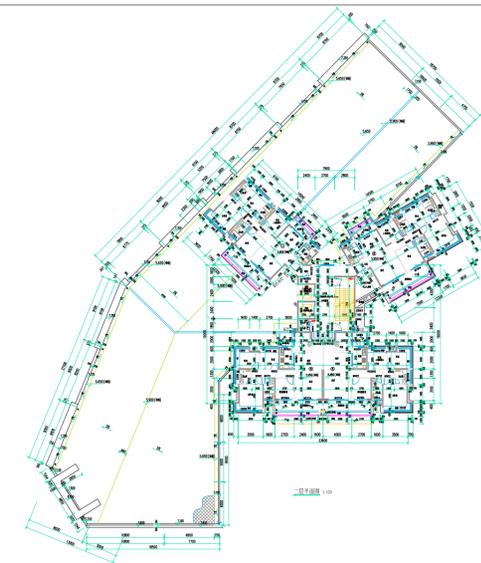
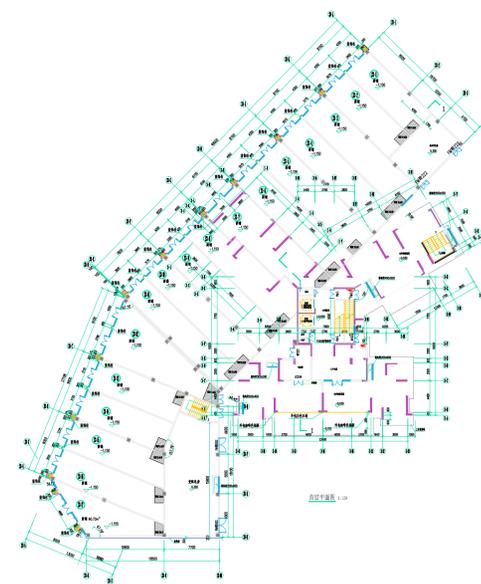
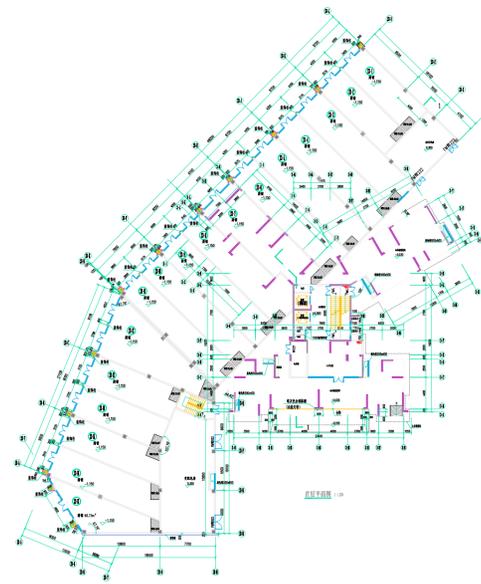
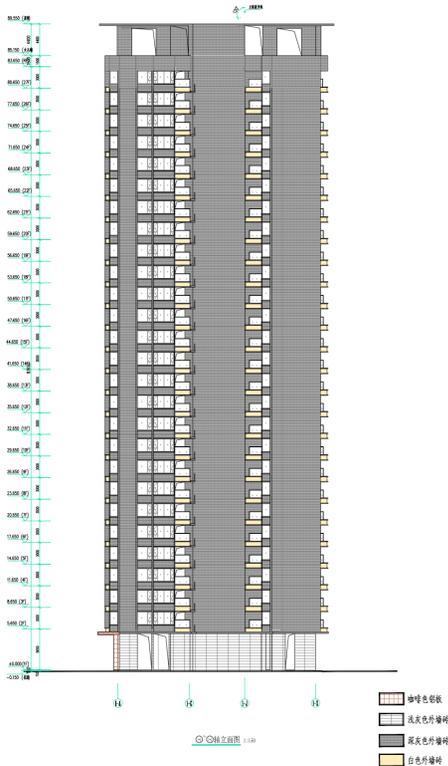
2栋



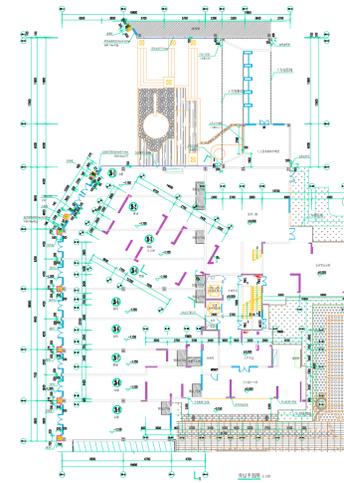
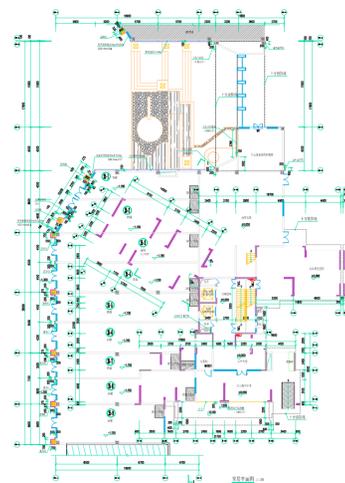
原方案

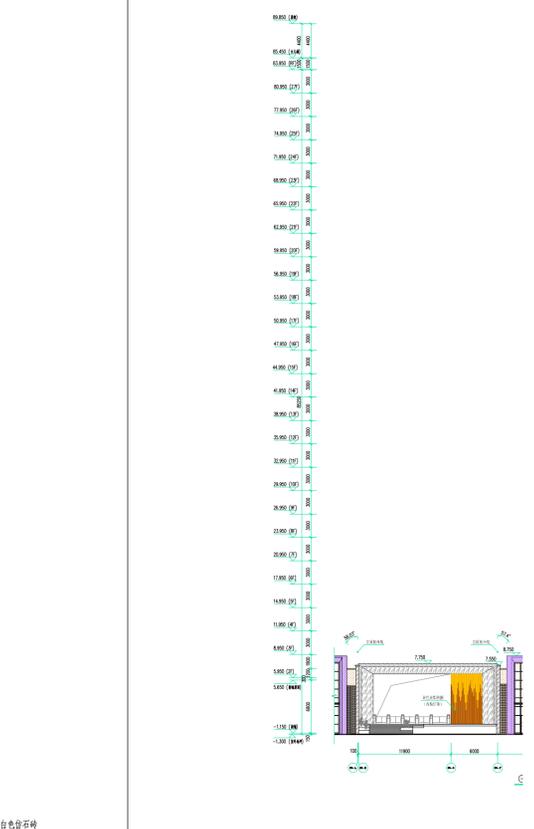
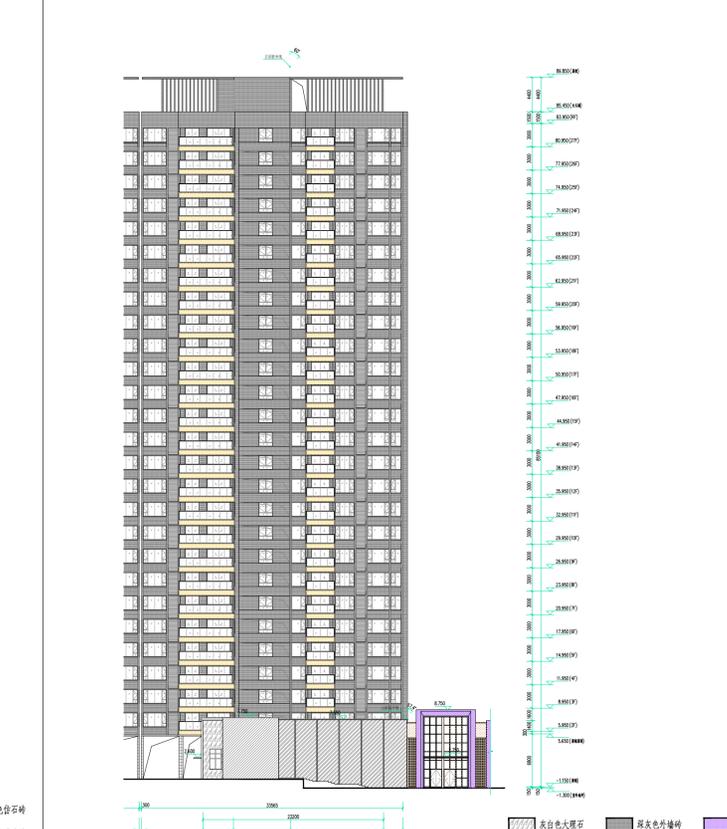
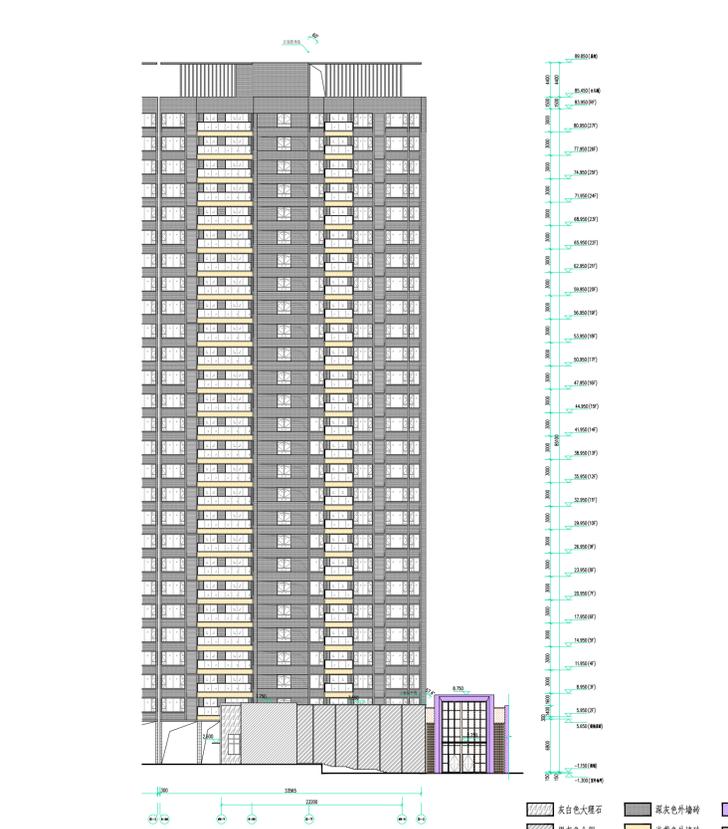
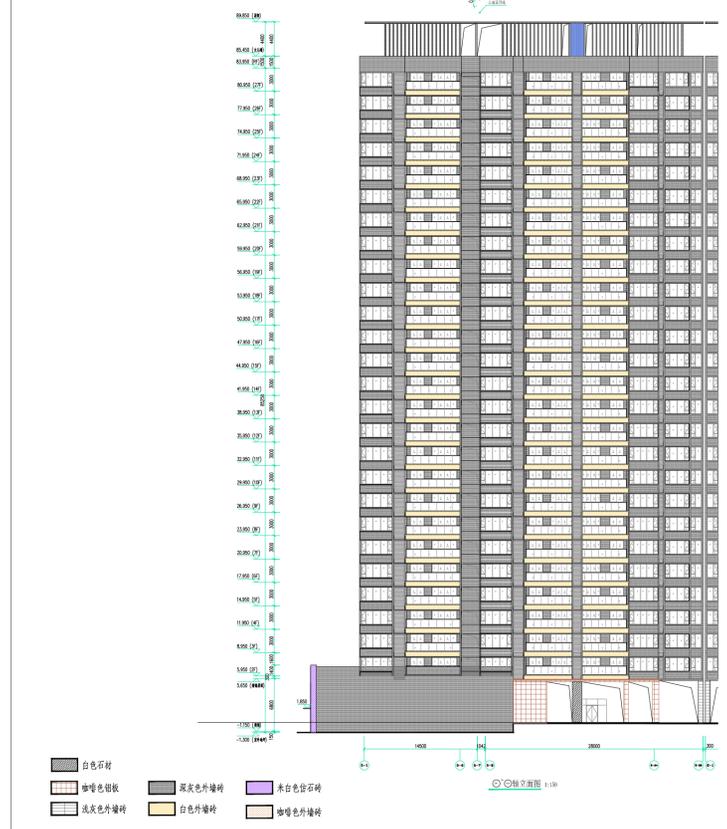
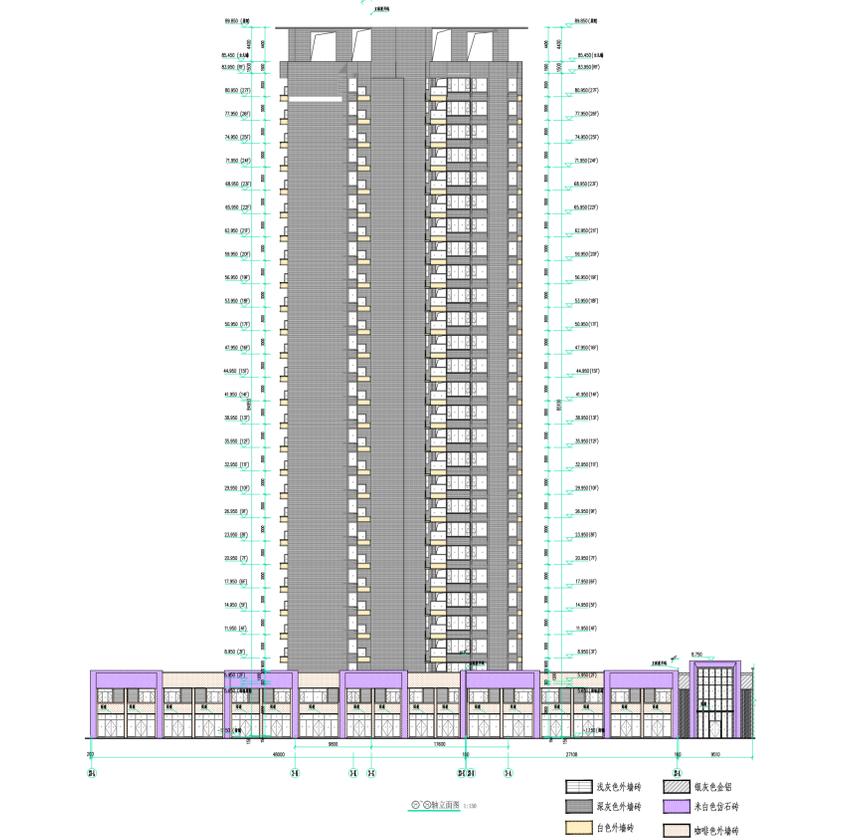


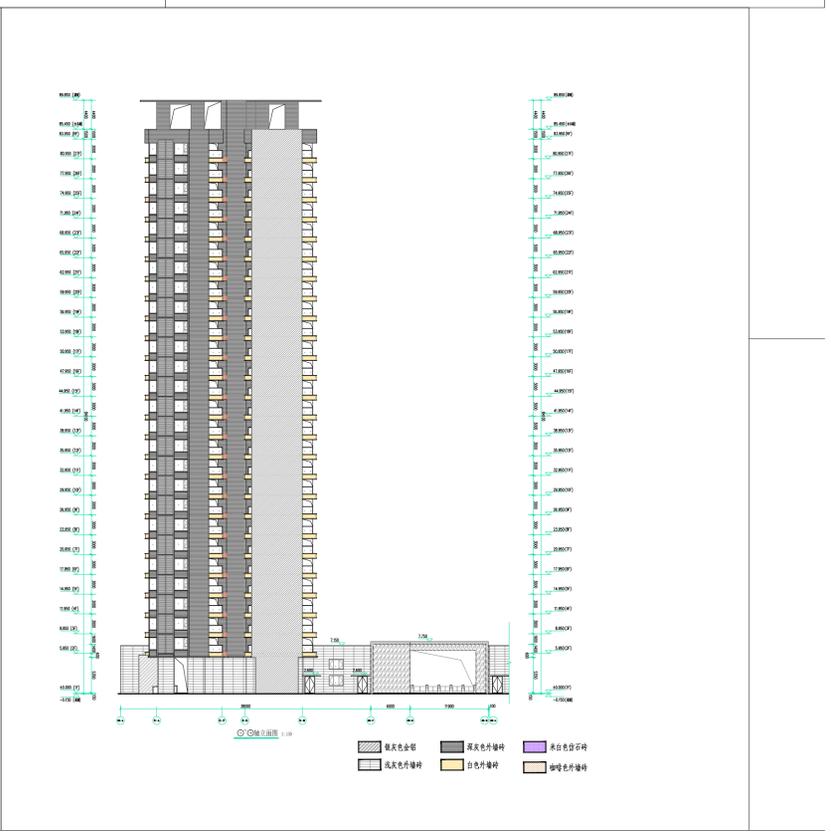
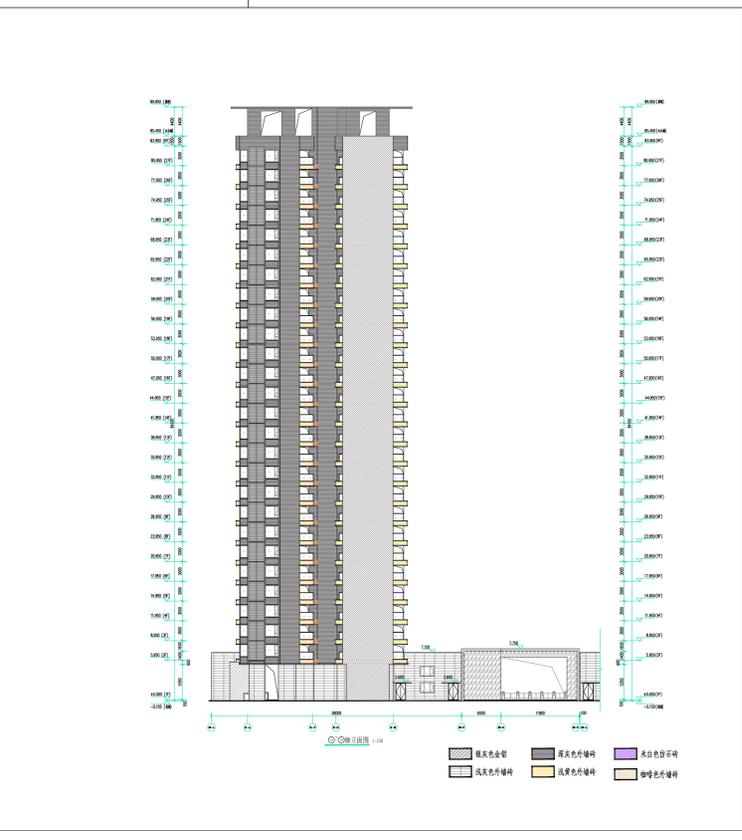
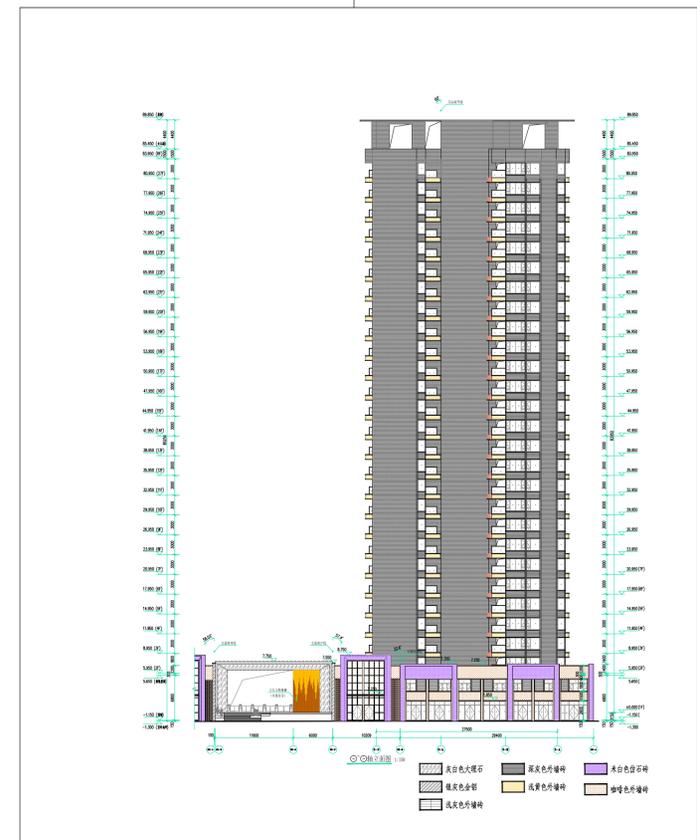
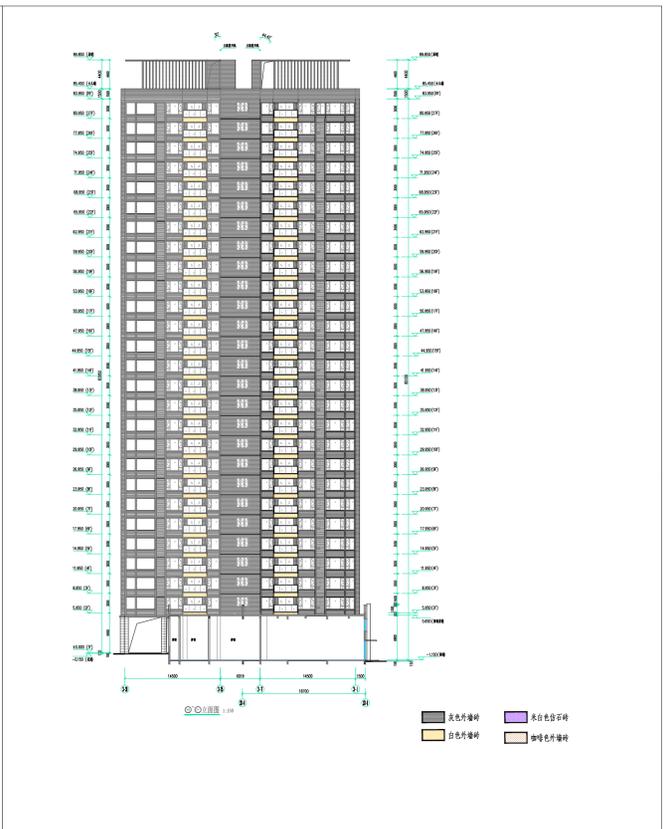
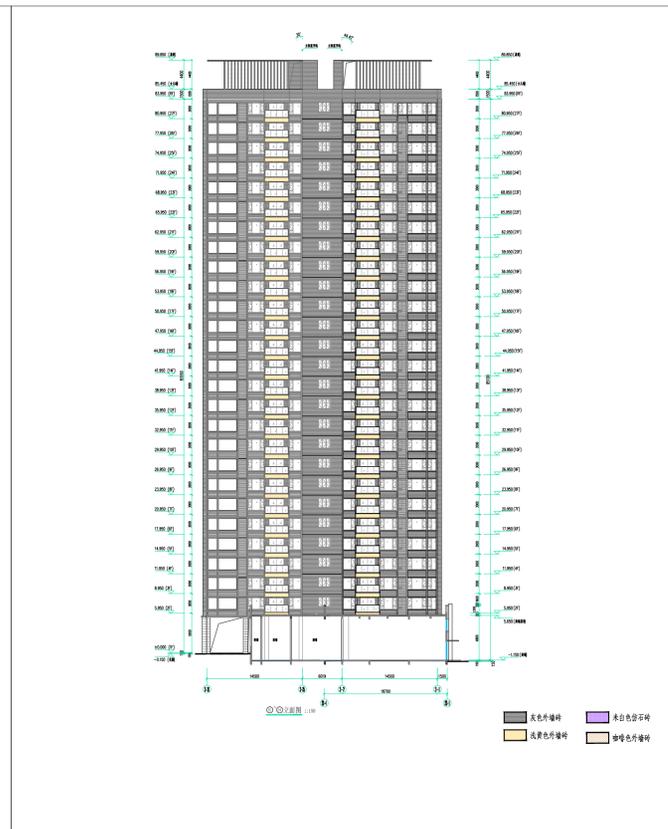
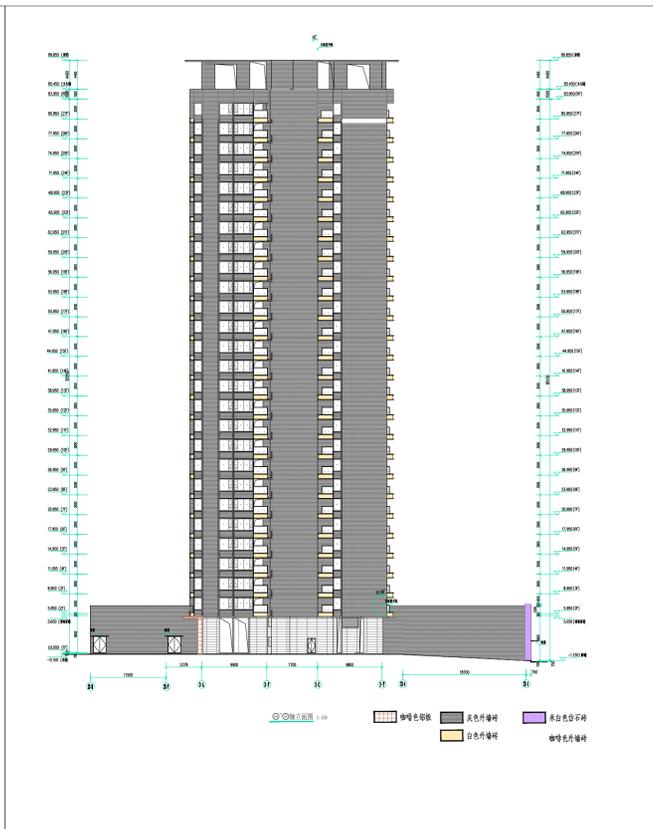
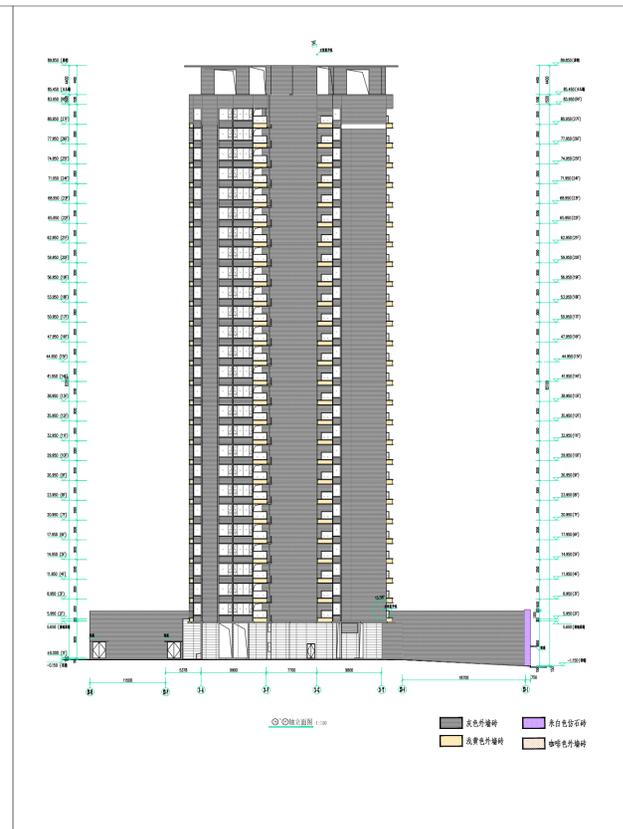
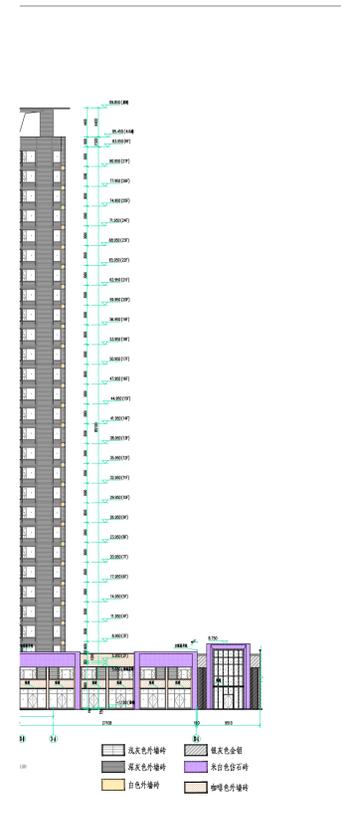
3栋



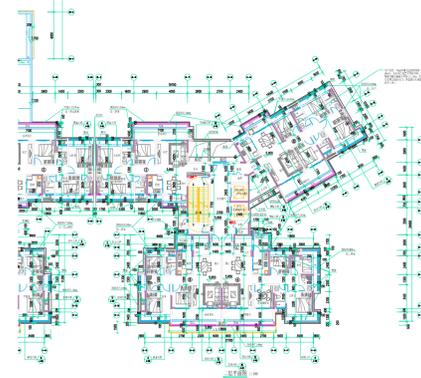
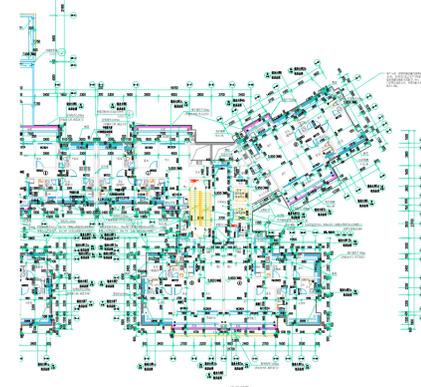
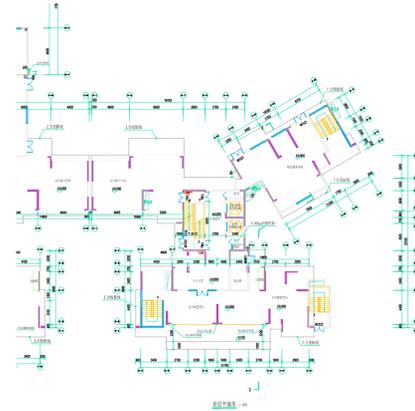
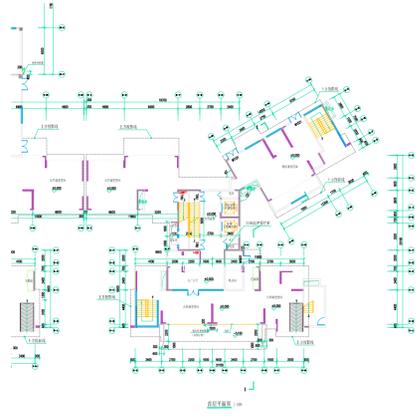
5栋



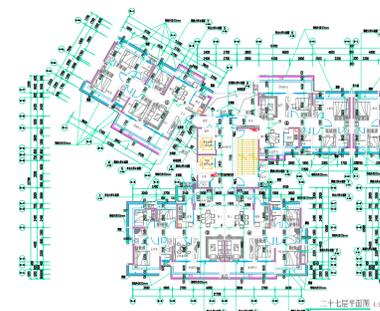
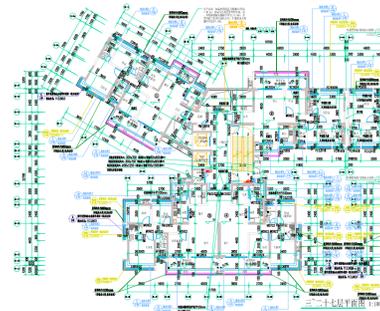
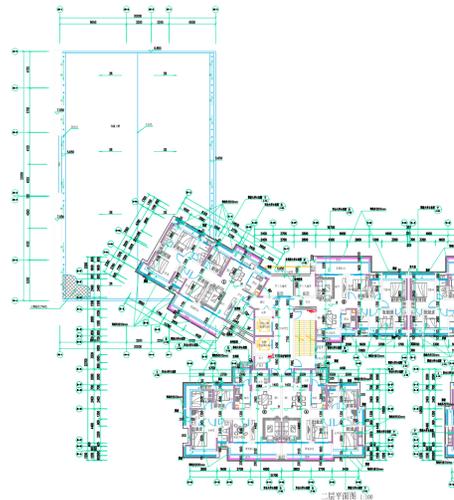
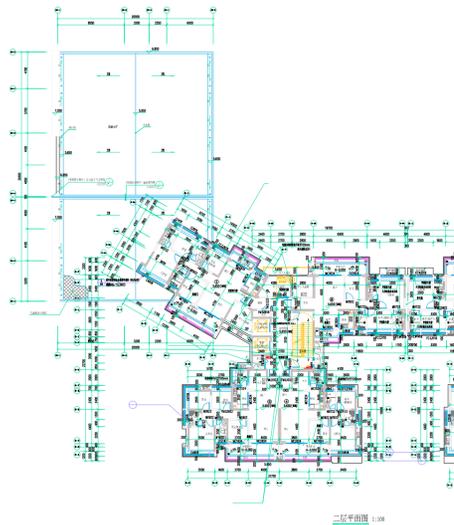


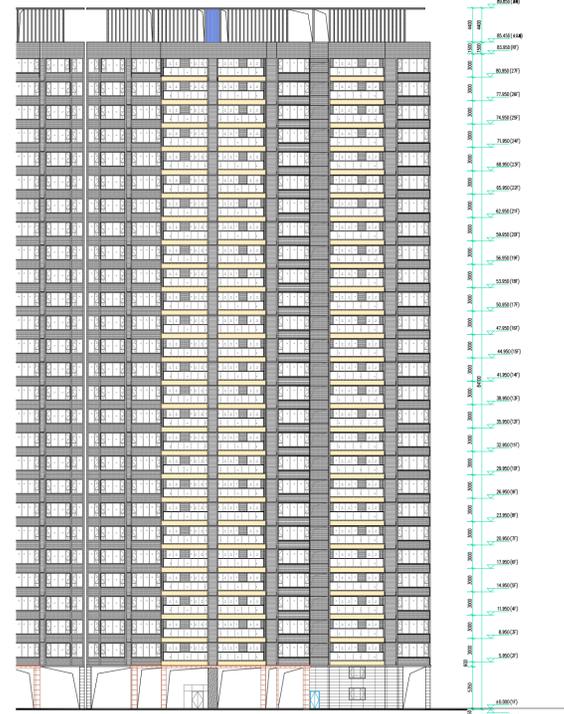
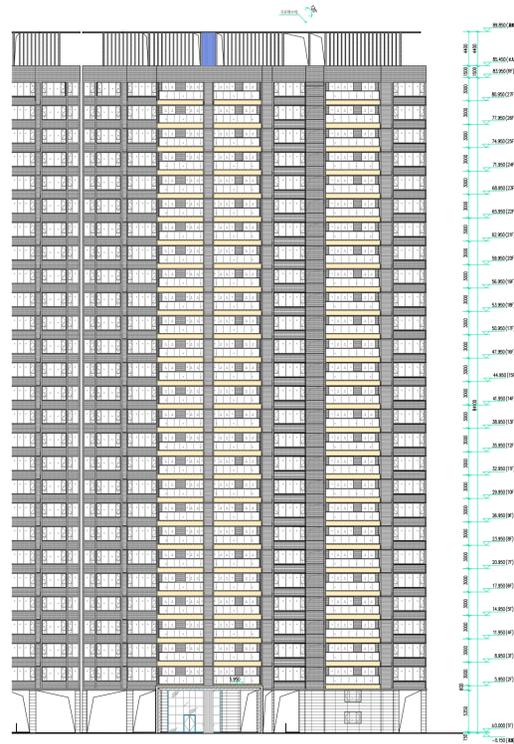
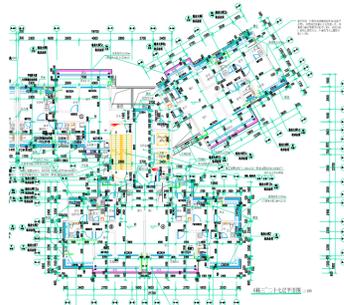
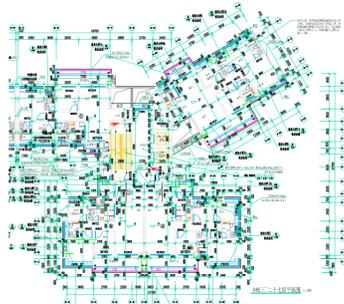


6栋



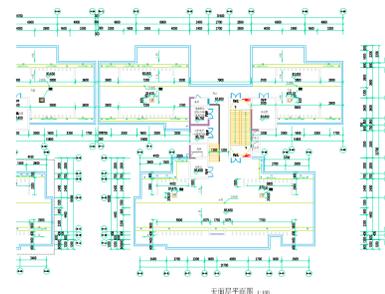
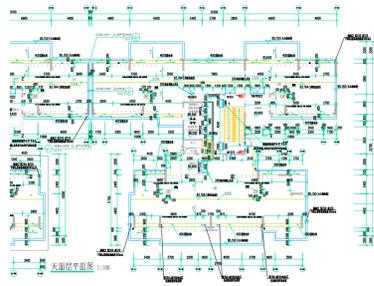
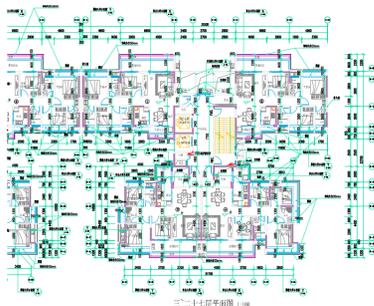
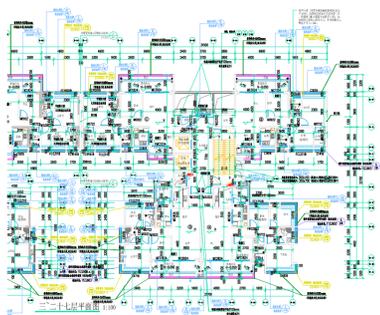
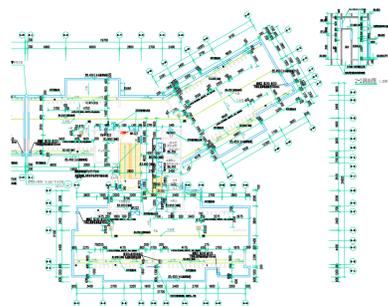
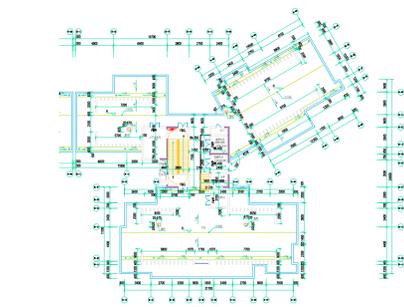
8栋





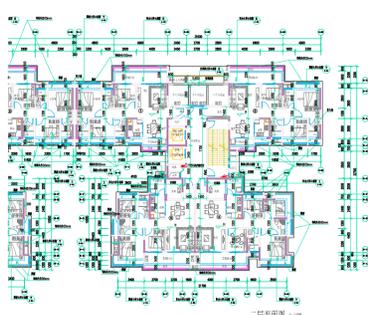
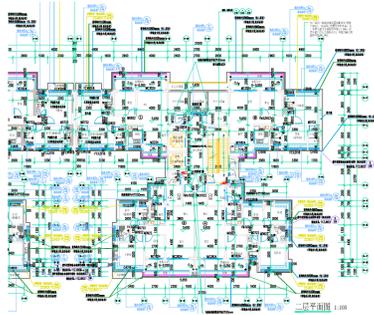
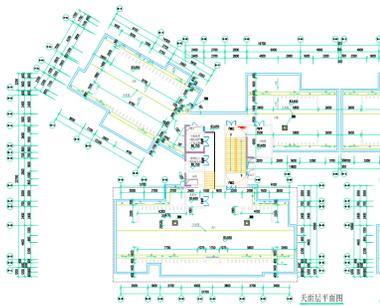
- 深灰色金属
- 深灰色外墙砖
- 米白色仿石砖
- 浅灰色外墙砖
- 浅黄色外墙砖
- 咖啡色外墙砖

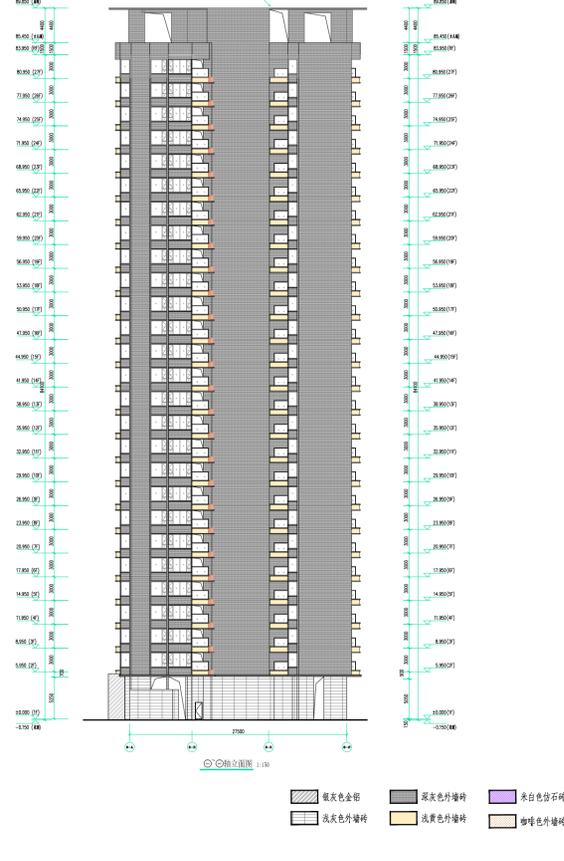
- 深灰色金属
- 深灰色外墙砖
- 米白色仿石砖
- 白色石材
- 浅灰色外墙砖
- 白色外墙砖
- 咖啡色外墙砖



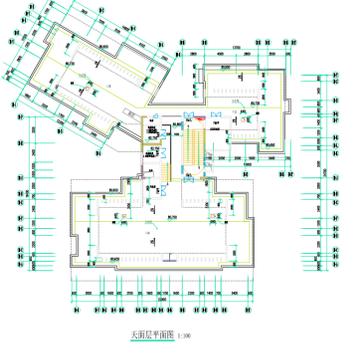
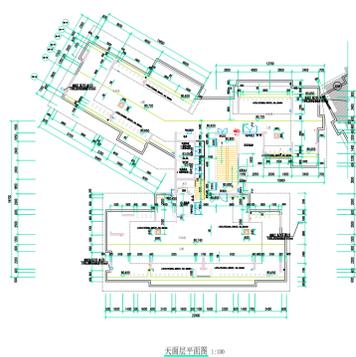
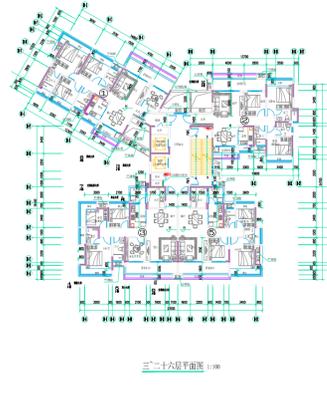
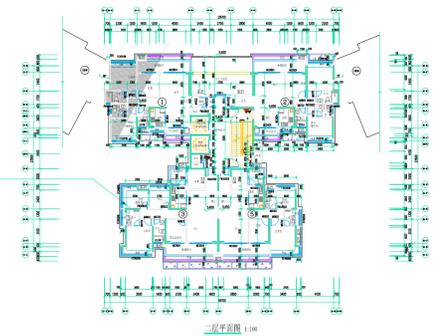
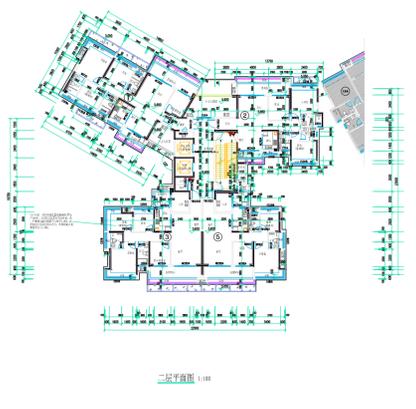
1

9栋





10栋

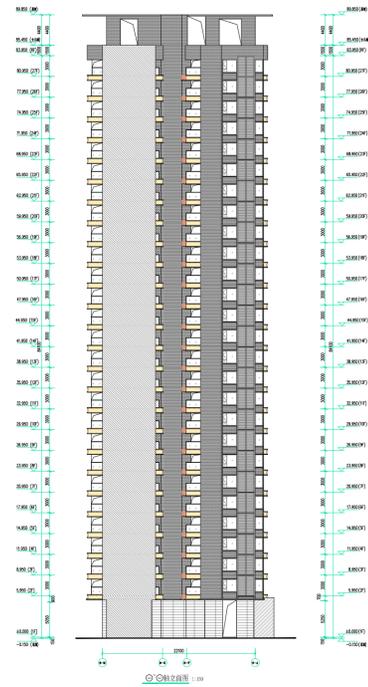


11栋

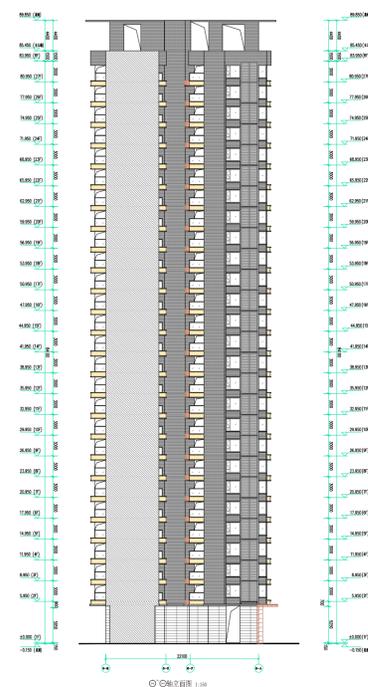




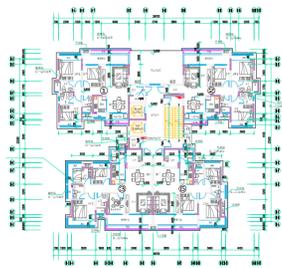
- 咖啡色铝板
- 深灰色外墙砖
- 米白色仿石砖
- 浅灰色外墙砖
- 黄色外墙砖
- 咖啡色外墙砖



- 深灰色铝板
- 深灰色外墙砖
- 米白色仿石砖
- 浅灰色外墙砖
- 黄色外墙砖
- 咖啡色外墙砖



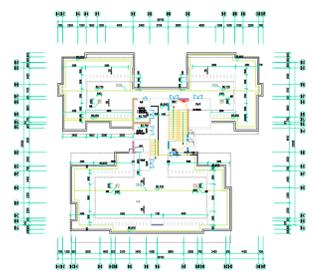
- 咖啡色铝板
- 深灰色外墙砖
- 米白色仿石砖
- 浅灰色外墙砖
- 黄色外墙砖
- 咖啡色外墙砖



二层平面图 1:100

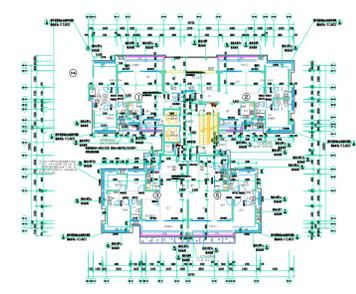


五层平面图 1:100

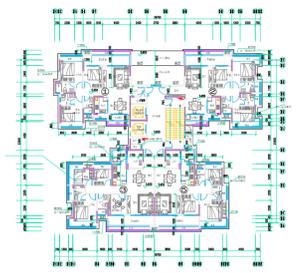


六层平面图 1:100

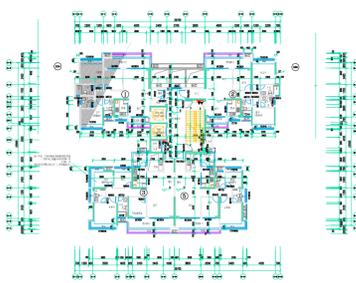
12栋



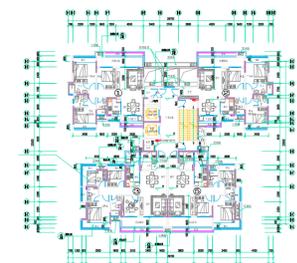
二层平面图 1:100



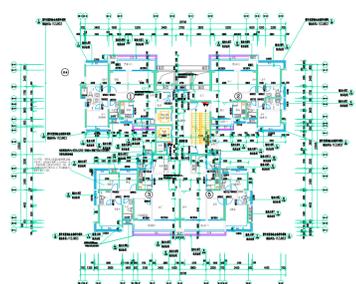
二层平面图 1:100



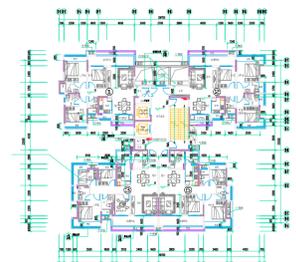
三二六层平面图 1:100



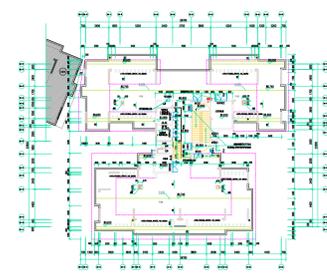
三二六层平面图 1:100



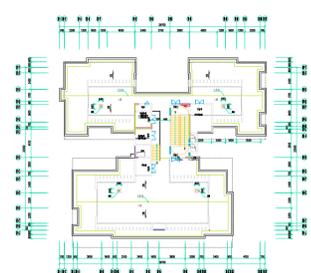
三二六层平面图 1:100



三二六层平面图 1:100



五层平面图 1:100



五层平面图 1:100