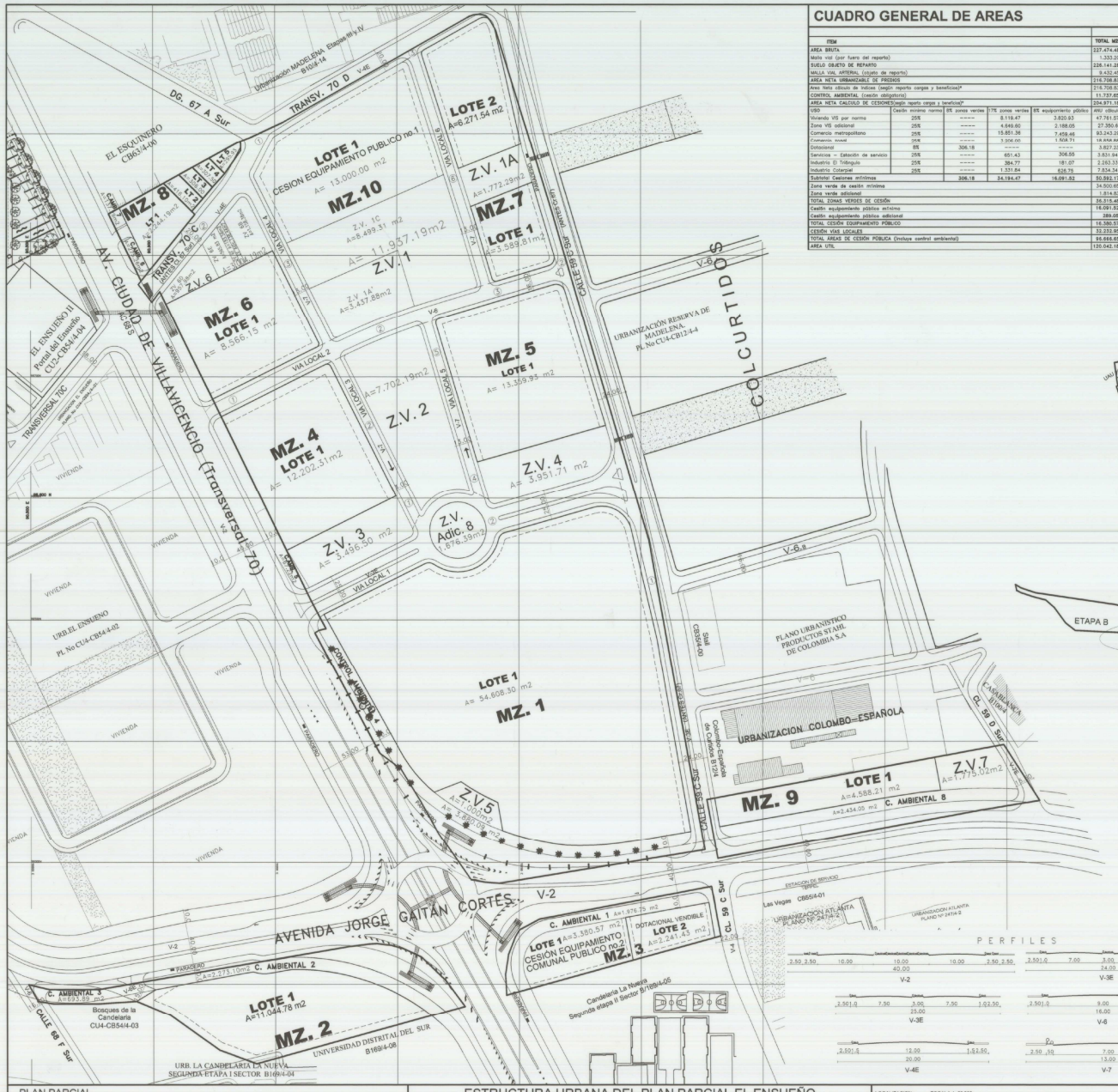


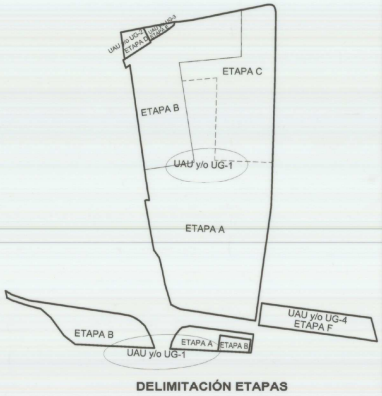

## CUADRO GENERAL DE AREAS

| ITEM | | | | | TOTAL M2 |
|---|---|---|---|---|---|
| AREA BRUTA | | | | | 227.474.48 |
| Malla vial (por fuera del reparto) | | | | | 1.333.20 |
| SUELO OBJETO DE REPARTO | | | | | 226.141.28 |
| MALLA VIAL ARTERIAL (objeto de reparto) | | | | | 9.432.45 |
| AREA NETA URBANIZABLE DE PREDIOS | | | | | 216.708.83 |
| Area Neta cálculo de índices (según reparto cargas y beneficios)* | | | | | 216.708.83 |
| CONTROL AMBIENTAL (cesión obligatoria) | | | | | 11.737.65 |
| AREA NETA CALCULO DE CESIONES(según reparto cargas y beneficios)* | | | | | 204.971.18 |
| USO | Cesión mínima normal | 8% zonas verdes | 17% zonas verdes | 8% equipamiento público | ANU cálculo |
| Vivienda VIS por norma | 25% | ---- | 8.118.47 | 3.820.83 | 47.761.07 |
| Zona VIS adicional | 25% | ---- | 4.649.60 | 2.188.05 | 27.350.60 |
| Comercio metropolitano | 25% | ---- | 15.851.36 | 7.459.46 | 93.243.29 |
| Comercio local | 25% | ---- | 3.906.00 | 1.838.71 | 18.838.66 |
| Dotacional | 8% | 306.18 | ---- | ---- | 3.827.23 |
| Servicios — Estación de servicio | 25% | ---- | 651.43 | 306.55 | 3.831.94 |
| Industria D Triángulo | 25% | ---- | 384.77 | 181.07 | 2.263.33 |
| Industria Cotarpel | 25% | ---- | 1.331.84 | 626.75 | 7.834.34 |
| Subtotal Cesiones mínimas | | 306.18 | 34.194.47 | 16.091.82 | 30.592.17 |
| Zona verde de cesión mínima | | | | | 34.500.65 |
| Zona verde adicional | | | | | 1.814.83 |
| TOTAL ZONAS VERDES DE CESIÓN | | | | | 36.315.48 |
| Cesión equipamiento público mínimo | | | | | 16.091.52 |
| Cesión equipamiento público adicional | | | | | 289.05 |
| TOTAL CESIÓN EQUIPAMIENTO PÚBLICO | | | | | 16.380.57 |
| CESIÓN VÍAS LOCALES | | | | | 32.232.95 |
| TOTAL ÁREAS DE CESIÓN PÚBLICA (Incluye control ambiental) | | | | | 96.666.65 |
| AREA UTIL | | | | | 120.042.18 |

## Cuadro de áreas por Unidades de Actuación y/o Gestión y etapas

| ITEM | TOTAL M2 | % | UAU y/o UG-1 EL ENSUEÑO (Comercio, Vivienda y Dotacional) SUBTOTAL UG-1 | % | ETAPA A | % | ETAPA B | % | ETAPA C | % | UAU y/o UG-2 EST. DE SERVICIO ETAPA D | % | UAU y/o UG-3 Industria Triángulo ETAPA E | % | AU y/o UG-4 INDUSTRIA Cotarpel ETAPA F | % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| AREA BRUTA | 227.474.48 | | 210.504.70 | | 102.811.25 | | 65.322.11 | | 42.369.33 | | 2.835.18 | | 1.334.60 | | 12.800.00 | |
| Malla vial (por fuera del reparto) | 1.333.20 | | 0.00 | | 0.00 | | 0.00 | | 0.00 | | 0.00 | | 0.00 | | 1.333.20 | |
| SUELO OBJETO DE REPARTO | 226.141.28 | | 210.504.70 | | 102.811.25 | | 65.322.11 | | 42.369.33 | | 2.835.18 | | 1.334.60 | | 11.466.80 | |
| MALLA VIAL ARTERIAL (objeto de reparto) | 9.432.45 | | 7.499.76 | | 5.013.23 | | 2.486.53 | | 0.00 | | 0.00 | | 0.00 | | 1.932.69 | |
| c) Construido | 1.394.41 | | 0.00 | | 0.00 | | 0.00 | | 0.00 | | 0.00 | | 0.00 | | 1.394.41 | |
| b) Ampliación | 8.038.04 | | 7.499.76 | | 5.013.23 | | 2.486.53 | | 0.00 | | 0.00 | | 0.00 | | 538.28 | |
| AREA NETA URBANIZABLE DE PREDIOS | 216.708.83 | | 203.004.94 | | 97.800.03 | | 62.835.58 | | 42.369.33 | | 2.835.18 | | 1.334.60 | 100.00 | 9.534.11 | 100.00 |
| Area Neta cálculo de índices (según reparto cargas y beneficios)* | 216.708.83 | | 201.981.55 | | 98.582.86 | | 61.477.95 | | 41.920.74 | | 4.051.37 | | 2.392.94 | | 8.282.97 | |
| CONTROL AMBIENTAL (cesión obligatoria) | 11.737.65 | | 8.891.05 | | 5.923.62 | | 2.967.43 | | 0.00 | | 412.55 | | 0.00 | | 2.434.05 | |
| AREA NETA CALCULO DE CESIONES(según reparto cargas y beneficios)* | 204.971.18 | 100.00 | 191.041.57 | 100.00 | 93.243.29 | 100.00 | 58.148.11 | 100.00 | 39.650.17 | 100.00 | 3.831.94 | 100.00 | 2.263.33 | 100.00 | 7.834.34 | 100.00 |
| ZONA VERDE Cesión mínima normal | 34.500.65 | 16.83 | 32.132.61 | 16.81 | 15.851.35 | 17.00 | 9.540.73 | 16.41 | 6.740.53 | 17.00 | 651.43 | 17.00 | 384.77 | 17.00 | 1.331.84 | 17.00 |
| Cesión parque mínimo propuesto | 34.500.65 | 16.83 | 32.725.63 | 17.13 | 19.588.28 | 21.01 | 2.865.75 | 4.93 | 10.271.60 | 25.91 | 0.00 | 0.00 | 0.00 | 0.00 | 1.775.02 | 22.66 |
| Zona verde adicional | 1.814.83 | 0.89 | 1.814.83 | 0.95 | 1.676.39 | 1.80 | 138.44 | 0.24 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Equipamiento comunal público por norma | 16.091.52 | 7.85 | 14.977.15 | 7.84 | 7.459.46 | 8.00 | 4.345.67 | 7.47 | 3.172.01 | 8.00 | 306.56 | 8.00 | 181.07 | 8.00 | 626.75 | 8.00 |
| Equipamiento comunal público minimo propuesto | 16.091.52 | 7.85 | 16.091.52 | 8.42 | 3.091.52 | 3.32 | 13.000.00 | 22.36 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Equipamiento comunal público adicional | 289.05 | 0.14 | 289.05 | 0.15 | 289.05 | 0.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| CESION VIAS LOCALES | 32.232.95 | 15.73 | 31.308.61 | 16.39 | 12.622.87 | 13.54 | 9.809.29 | 16.87 | 8.876.45 | 22.39 | 178.44 | 4.66 | 9.07 | 0.40 | 736.83 | 9.40 |
| TOTAL CESIONES (+ control ambiental) | 96.666.65 | | 91.120.69 | | 43.191.73 | | 28.780.91 | | 19.148.05 | | 590.99 | 15.42 | 9.07 | 0.40 | 4.945.90 | 63.13 |
| AREA UTIL | 120.042.18 | 58.57 | 111.884.25 | 58.57 | 54.608.30 | 58.57 | 34.054.67 | 58.57 | 23.221.28 | 58.57 | 2.244.19 | 58.57 | 1.325.53 | 58.57 | 4.588.21 | 58.57 |
| a) Residencial (a1+a3) | 36.65 | 43.959.74 | | 0.00 | | | 20.768.46 | | 23.221.28 | | | | | | | |
| a.1) VIS de Norma | 23.30 | 27.971.75 | 27.971.75 | | 13.652.08 | | 7.953.31 | | 5.805.32 | | 561.05 | | | | | |
| a.2) VIS trasladada a etapa B y C (*) | 11.84 | 14.213.13 | 13.652.08 | | (*)13.652.08 | | 12.815.15 | | 1.397.98 | | (*) 561.05 | | | | | |
| a.3) VIS adicional objeto de traslado | 13.34 | 16.017.99 | 16.017.99 | | | | | | 16.017.99 | | | | | | | |
| b) Comercio | 54.69 | 65.653.08 | 65.653.08 | | 54.608.30 | | 11.044.78 | | | | | | | | | |
| c) Servicios de Alto impacto | 1.87 | 2.244.19 | | | | | | | | | 2.244.19 | | | | | |
| TOTAL VIVIENDA +COMERCIO+SERVICIOS | 93.21 | 111.887.01 | 109.642.82 | | 54.608.30 | | 31.813.24 | | 23.221.28 | | 2.244.19 | | | | | |
| d) Dotacional vendible | 1.87 | 2.241.43 | 2.241.43 | | | | 2.241.43 | | | | | | | | | |
| e) Industria | 4.93 | 5.913.74 | | | | | | | | | | | 1.325.53 | | 4.588.21 | |
| No DE VIVIENDAS | 2.650 | | 2.650 | | | | 1.300 | | 1.350 | | | | | | | |

* El Area neta urbanizable para el cálculo de índices y de cesiones en cada una de las unidades de actuación y/o gestión y etapas, corresponde a una relación proporcional entre el Area UU y el total del A.N.U. del Plan Parcial.




DELIMITACIÓN ETAPAS

## CUADRO DE MOJONES Y AREAS DE CESION GRATUITA AL DISTRITO

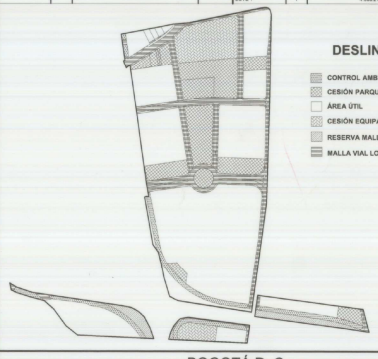
| CESION | MOJONES | Area (M2) | CESION | MOJONES | Area (M2) |
|---|---|---|---|---|---|
| | ETAPA A | | | ETAPA B | |
| ZONA VERDE 1A' | | 3.437.88 | ZONA VERDE 6B | | 1.158.38 |
| ZONA VERDE 2 | | 7.702.19 | ZONA VERDE ADICIONAL | | 134.86 |
| ZONA VERDE 3 | | 3.496.50 | ZONA VERDE 6D | | 857.90 |
| ZONA VERDE 4 | | 3.951.71 | ZONA VERDE 6E | | 565.33 |
| ZONA VERDE 5 | | 1.900.00 | ZONA VERDE 6F | | 153.36 |
| ZONA V. ADIC. 8 | | 1.876.39 | DOTACIONAL (Rs 10 Lt 1) | | 13.000.00 |
| TOTAL Z. V. | | 21.264.67 | TOTAL Z. V. Y EQUIPAMIENTO | | 16.000.33 |
| DOTACIONAL (Rs 3 Lt 1) | | 3.380.57 | | ETAPA D | |
| TOTAL Z. V. Y EQUIPAMIENTO | | 24.645.24 | TOTAL Z. V. | | 0.00 |
| | ETAPA C | | | ETAPA E | |
| | | | TOTAL Z. V. | | 0.00 |
| | | | | ETAPA F | |
| ZONA VERDE 1A | | 1.772.20 | | | |
| ZONA VERDE 1C | | 8.499.31 | ZONA VERDE 7 | | 1.775.02 |
| TOTAL Z. V. | | 10.271.60 | TOTAL Z. V. | | 1.775.02 |

## CUADRO DE VIAS

| VIA | DESDE | HASTA | Área (M2) | VIA | DESDE | HASTA | Área (M2) |
|---|---|---|---|---|---|---|---|
| | ETAPA A | | | | ETAPA C | | |
| CALLE 68 F Sur | COM Av JORGE GAITAN CORTES | | 302.31 | CALLE 68 F Sur (3) | LIMITE ZONA VERDE 4 | TRANSMERIDIAL 70 D | 3.303.93 |
| CALLE 59 C Sur | Av.JORGE GAITAN CORTES | VIA LOCAL 1 | 3.185.82 | VIA LOCAL 8 (5) | LIMITE ZONA VERDE 4 | VIA LOCAL 2 (3) | 1.503.14 |
| VIA LOCAL 1 | Av CIUDAD DE VILLAVICENCIO | CALLE 59 C Sur | 7.444.44 | VIA LOCAL 8 (6) | VIA LOCAL 2 (3) | TRANVERSAL 70 D | 2.502.43 |
| VIA LOCAL 3 (1) | VIA LOCAL 1 | ZONA VERDE 3 | 320.27 | VIA LOCAL 2 (3) | VIA LOCAL 5 (5) | CALLE 59 C Sur | 1.609.46 |
| VIA LOCAL 5 (4) | VIA LOCAL 1 | ZONA VERDE 4 | 345.21 | TRANSV. 70 D (3) | VIA LOCAL 6 (6) | CALLE 59 C Sur | 389.39 |
| VIA LOCAL 3 (2) | VIA LOCAL 5 | VIA LOCAL 5 | 1.115.90 | TOTAL VIAS | | | 8.876.49 |
| TOTAL VIAS | | | 12.622.87 | | ETAPA D | | |
| | ETAPA B | | | TRANVERSAL 70 C | Av.JORGE GAITAN CORTES | Mz 8 Lt 1 | 56.41 |
| V-4E | Av.JORGE GAITAN CORTES | Mz 2 Lt 1 | 330.94 | ACCESO A Lt 1 | Av.JORGE GAITAN CORTES | Mz 8 Lt 1 | 122.03 |
| CALLE 68 F Sur | Av.JORGE GAITAN CORTES | Urb. EL ENSUEÑO Lin 4y5 | 130.32 | TOTAL VIAS | | | 178.44 |
| VIA LOCAL 3 (1) | Av CIUDAD DE VILLAVICENCIO | VIA LOCAL 3 (3) | 1.788.80 | | ETAPA E | | |
| VIA LOCAL 3 (2) | ZONA VERDE 3 | VIA LOCAL 2 (1) | 1.584.43 | TRANSV. 70 C (2) | Av.CIUDAD DE VILLAVICENCIO | DIAGONAL 67 A Sur | 9.07 |
| VIA LOCAL 4 (3) | VIA LOCAL 2 (1) | TRANSVERSAL 70 C | 1.883.32 | | ETAPA F | | |
| TRANSV. 70 D (1) | VIA LOCAL 4 (3) | VIA LOCAL 6 (6) | 1.142.84 | CALLE 59 C Sur | Av.JORGE GAITAN CORTES | LIMITE Mz 6 Lt 1 | 236.09 |
| TRANSV. 70 C (2) | Av CIUDAD DE VILLAVICENCIO | VIA LOCAL 4 (3) | 2.938.94 | CALLE 59 D Sur | Av.JORGE GAITAN CORTES | LIMITE ZONA VERDE 7 | 500.74 |
| TOTAL VIAS | | | 9.989.20 | TOTAL VIAS | | | 736.83 |

## CUADRO DE AREAS POR MANZANAS

| MANZANA | CANT. | M2 X MANZANA | Área (M2) | MANZANA | CANT. | M2 X LOTE | Área (M2) |
|---|---|---|---|---|---|---|---|
| | | ETAPA A | | | | | |
| MANZANA 1 | 1 | | 54.608.30 | MANZANA 7 | 2 | | 9.861.33 |
| LOTE 1 | 1 | 54.608.30 | 54.608.30 | LOTE 1 | 1 | 3.589.81 | 3.589.81 |
| | | ETAPA B | | LOTE 2 | 1 | 6.271.54 | 6.271.54 |
| MANZANA 3 | | | 11.044.78 | TOTAL ETAPA C | 3 | | 23.221.28 |
| LOTE 1 | 1 | 11.044.78 | 11.044.78 | | | | ETAPA D |
| MANZANA 4 | | | 12.202.31 | MANZANA 9 | 1 | | 2.244.19 |
| LOTE 1 | 1 | 12.202.31 | 12.202.31 | LOTE 1 | 1 | 2.244.19 | 2.244.19 |
| MANZANA 6 | | | 8.866.18 | | | | ETAPA E |
| LOTE 1 | 1 | 8.366.15 | 8.366.15 | MANZANA 8 | 4 | | 1.325.53 |
| MANZANA 3 | | | 2.241.43 | LOTE 2 | 1 | 416.10 | 416.10 |
| LOTE 2 | 1 | DOTACIONAL VENDIBLE | 2.241.43 | LOTE 3 | 1 | 306.00 | 306.00 |
| TOTAL ETAPA B | 4 | | 34.654.87 | LOTE 4 | 1 | 307.50 | 307.50 |
| | | ETAPA C | | LOTE 5 | 1 | 295.93 | 295.93 |
| MANZANA 5 | | | 13.359.93 | | | | ETAPA F |
| LOTE 1 | 1 | 13.359.93 | 13.359.93 | MANZANA 9 | 1 | | 4.588.21 |
| | | | | LOTE 1 | 1 | 4.588.21 | 4.588.21 |




PLAN PARCIAL

# EL ENSUEÑO

LOCALIDAD: CIUDAD BOLIVAR

## ESTRUCTURA URBANA DEL PLAN PARCIAL EL ENSUEÑO

ARQUITECTO

NOMBRE : ERNESTO PAULO DUQUE
MATRICULA : 8088

PREDIOS

CÓDIGO CHIP : AAA0137KKYN
MATRÍCULA INMOBILIARIA : 50S-251185
DIRECCIÓN : CL 79 B No 4-29
PROPIETARIO : CARBONIA LTDA.

1/1

ESCALA
1:1500

FECHA
Noviembre de 2009

LOCALIZACION : ESCALA 1: 20.000

## OBSERVACIONES S.D.P.

INCORPORACION PLANO TOPOGRÁFICO No. :

ARCHIVO MAGNÉTICO : ESTRUCTURA PLAN PARCIAL EL ENSUEÑO.DWG

PLANCHA 1:2.000 : L-14 L-15

ESTUDIO VIAL PROYECTO :

## BOGOTÁ D. C.

ALCALDE
HÉCTOR ZAMBRANO RODRÍGUEZ
ALCALDE MAYOR DE BOGOTÁ D.C. (E)

SECRETARÍA DISTRITAL DE PLANEACIÓN
MARÍA CAMILA URIBE SÁNCHEZ
SECRETARIA DISTRITAL DE PLANEACIÓN

SUBSECRETARIA
CLAUDIA MATILDE SANDOVAL CASTRO
SUBSECRETARIA DE PLANEACIÓN TERRITORIAL

DECRETO No. : 595 29 DIC. 2009