| MANZANA | PREDIO | AREA |
|---|---|---|
| A | 1 | 396,06 |
| | 4 | 57,44 |
| | 5 | 54,68 |
| | 6 | 55,74 |
| | 7 | 53,98 |
| | 8 | 54,16 |
| | 9 | 108,33 |
| | 10 | 53,81 |
| | 11 | 53,40 |
| | 12 | 53,43 |
| | 13 | 54,13 |
| | 14 | 54,51 |
| | 15 | 54,25 |
| | 16 | 54,76 |
| | 17 | 160,63 |
| | 18 | 54,54 |
| | 19 | 54,04 |
| | 20 | 54,54 |
| | 21 | 54,48 |
| | 22 | 54,38 |
| | 23 | 54,73 |
| | 24 | 54,43 |
| | 25 | 55,03 |
| | 26 | 54,11 |
| | 27 | 55,53 |
| | 28 | 54,20 |
| | 29 | 54,58 |
| | 30 | 55,89 |
| | 31 | 54,29 |
| | 32 | 55,60 |
| | 33 | 55,02 |
| | 34 | 55,56 |
| | TOTAL | 2.250,26 |

| MANZANA | PREDIO | AREA |
|---|---|---|
| B | 8 | 56,29 |
| | 9 | 54,75 |
| | 10 | 54,77 |
| | 11 | 54,03 |
| | 12 | 55,63 |
| | 13 | 54,16 |
| | 14 | 53,70 |
| | 15 | 54,51 |
| | 16 | 53,94 |
| | 17 | 54,71 |
| | 18 | 55,48 |
| | 19 | 54,02 |
| | 21 | 109,37 |
| | 22 | 108,90 |
| | 23 | 54,55 |
| | 24 | 53,70 |
| | 25 | 53,99 |
| | 26 | 55,96 |
| | 27 | 53,81 |
| | 28 | 54,39 |
| | 29 | 54,34 |
| | 30 | 55,90 |
| | TOTAL | 1.310,90 |

| MANZANA | PREDIO | AREA |
|---|---|---|
| B1 | 2 | 71,34 |
| | 3 | 54,51 |
| | 4 | 53,74 |
| | 5 | 54,26 |
| | 6 | 54,90 |
| | 7 | 55,57 |
| | 31 | 56,21 |
| | 32 | 53,13 |
| | 33 | 54,08 |
| | 34 | 53,11 |
| | 35 | 54,95 |
| | 36 | 108,15 |
| | TOTAL | 723,95 |

| MANZANA | PREDIO | AREA |
|---|---|---|
| C | 1 | 108,16 |
| | 2 | 63,03 |
| | 3 | 57,08 |
| | 4 | 58,09 |
| | 5 | 58,28 |
| | 6 | 58,35 |
| | 7 | 58,16 |
| | 8 | 58,19 |
| | 9 | 59,38 |
| | 10 | 58,90 |
| | 11 | 59,42 |
| | 12 | 60,03 |
| | 13 | 60,21 |
| | 14 | 59,26 |
| | 15 | 60,41 |
| | 16 | 60,74 |
| | 17 | 59,76 |
| | 18 | 60,91 |
| | 19 | 61,90 |
| | 20 | 61,02 |
| | 21 | 62,18 |
| | 22 | 62,42 |
| | 23 | 61,12 |
| | 24 | 61,66 |
| | 25 | 61,77 |
| | 26 | 62,42 |
| | 27 | 61,68 |
| | 28 | 62,05 |
| | 29 | 62,54 |
| | 30 | 62,39 |
| | 31 | 63,31 |
| | 32 | 62,91 |
| | 33 | 62,95 |
| | 34 | 63,86 |
| | 35 | 63,70 |
| | 36 | 64,78 |
| | 37 | 64,67 |
| | 38 | 64,85 |
| | 39 | 64,33 |
| | 40 | 58,65 |
| | 41 | 72,66 |
| | TOTAL | 2.568,18 |

| MANZANA | PREDIO | AREA |
|---|---|---|
| D | 1 | 59,06 |
| | 2 | 51,03 |
| | 3 | 60,51 |
| | 4 | 61,16 |
| | 5 | 121,62 |
| | 6 | 60,28 |
| | 7 | 59,21 |
| | 8 | 58,97 |
| | 9 | 58,32 |
| | 10 | 59,19 |
| | 11 | 57,30 |
| | 12 | 57,92 |
| | 13 | 57,69 |
| | 14 | 56,24 |
| | 15 | 59,84 |
| | 16 | 56,20 |
| | 17 | 55,00 |
| | 18 | 54,37 |
| | 19 | 54,81 |
| | 20 | 54,61 |
| | 21 | 107,02 |
| | 22 | 56,68 |
| | 23 | 53,71 |
| | 24 | 53,12 |
| | 25 | 57,29 |
| | 26 | 51,64 |
| | 27 | 52,08 |
| | 28 | 51,83 |
| | 29 | 51,05 |
| | 30 | 50,35 |
| | 31 | 50,07 |
| | 32 | 49,75 |
| | 33 | 49,24 |
| | 34 | 48,36 |
| | 35 | 48,72 |
| | 36 | 47,74 |
| | 37 | 47,97 |
| | 38 | 44,61 |
| | 39 | 81,04 |
| | TOTAL | 2.265,60 |

| MANZANA | PREDIO | AREA |
|---|---|---|
| E | 1 | 100,02 |
| | 2 | 55,63 |
| | 3 | 54,84 |
| | 4 | 54,97 |
| | 5 | 55,12 |
| | 6 | 55,69 |
| | 7 | 55,69 |
| | 8 | 55,56 |
| | 9 | 55,02 |
| | 10 | 55,38 |
| | 11 | 55,46 |
| | 12 | 55,14 |
| | 13 | 55,10 |
| | 14 | 54,82 |
| | 15 | 54,63 |
| | 16 | 54,96 |
| | 17 | 54,41 |
| | 18 | 57,18 |
| | 19 | 107,89 |
| | 20 | 55,09 |
| | 21 | 54,04 |
| | 22 | 54,12 |
| | 23 | 54,43 |
| | 24 | 54,44 |
| | 25 | 54,27 |
| | 26 | 53,96 |
| | 27 | 54,16 |
| | 28 | 54,17 |
| | 29 | 54,31 |
| | 30 | 54,43 |
| | 31 | 54,20 |
| | 32 | 53,50 |
| | 33 | 53,93 |
| | 34 | 54,52 |
| | 35 | 55,04 |
| | 36 | 54,66 |
| | 37 | 55,44 |
| | 38 | 53,91 |
| | 39 | 94,72 |
| | TOTAL | 2.274,85 |

| MANZANA | PREDIO | AREA |
|---|---|---|
| F | 2 | 80,85 |
| | 3 | 80,63 |
| | 4 | 75,36 |
| | 5 | 77,81 |
| | 6 | 77,32 |
| | 7 | 75,24 |
| | 8 | 75,78 |
| | 9 | 75,04 |
| | 10 | 76,26 |
| | 11 | 76,09 |
| | 12 | 76,88 |
| | 13 | 76,50 |
| | 14 | 75,14 |
| | 15 | 76,54 |
| | 16 | 76,74 |
| | 17 | 76,99 |
| | 18 | 75,14 |
| | 19 | 77,39 |
| | 20 | 76,75 |
| | 21 | 79,19 |
| | 22 | 85,52 |
| | 23 | 92,54 |
| | 24 | 69,94 |
| | 25 | 70,81 |
| | 26 | 70,95 |
| | 27 | 70,59 |
| | 28 | 58,68 |
| | 29 | 58,17 |
| | 30 | 93,82 |
| | 31 | 53,56 |
| | 32 | 54,33 |
| | 33 | 62,35 |
| | 34 | 65,56 |
| | 35 | 70,11 |
| | 36 | 69,51 |
| | 37 | 43,14 |
| | TOTAL | 2.627,22 |

| MANZANA | PREDIO | AREA |
|---|---|---|
| G | 1 | 93,49 |
| | 2 | 98,93 |
| | 3 | 83,13 |
| | 4 | 83,79 |
| | 5 | 84,74 |
| | 6 | 83,07 |
| | 7 | 81,72 |
| | 8 | 76,45 |
| | 9 | 93,27 |
| | 10 | 92,89 |
| | 11 | 70,68 |
| | 12 | 70,97 |
| | 13 | 69,64 |
| | 14 | 68,84 |
| | 15 | 136,43 |
| | 16 | 67,48 |
| | 17 | 67,40 |
| | 18 | 66,51 |
| | 19 | 66,58 |
| | 20 | 65,23 |
| | 21 | 96,38 |
| | TOTAL | 1.717,62 |

| MANZANA | PREDIO | AREA |
|---|---|---|
| H | 1 | 73,45 |
| | 2 | 54,56 |
| | 3 | 54,54 |
| | 4 | 54,46 |
| | 5 | 55,40 |
| | 6 | 54,96 |
| | 7 | 54,12 |
| | 8 | 55,62 |
| | 9 | 54,94 |
| | 10 | 55,60 |
| | 11 | 55,36 |
| | 12 | 55,50 |
| | 13 | 55,75 |
| | 14 | 56,11 |
| | 15 | 55,47 |
| | 16 | 137,75 |
| | 17 | 83,74 |
| | 18 | 87,36 |
| | 19 | 52,98 |
| | 20 | 53,34 |
| | 21 | 53,47 |
| | 22 | 53,52 |
| | 23 | 53,91 |
| | 24 | 53,46 |
| | 25 | 54,94 |
| | 26 | 54,18 |
| | 27 | 54,60 |
| | 28 | 54,32 |
| | 29 | 54,88 |
| | 30 | 54,08 |
| | 31 | 73,20 |
| | TOTAL | 1.875,57 |

| MANZANA | PREDIO | AREA |
|---|---|---|
| A-2 | 1 | 73,30 |
| | 2 | 74,04 |
| | 3 | 73,58 |
| | 4 | 73,57 |
| | 5 | 74,67 |
| | 6 | 70,58 |
| | 7 | 74,01 |
| | TOTAL | 513,75 |

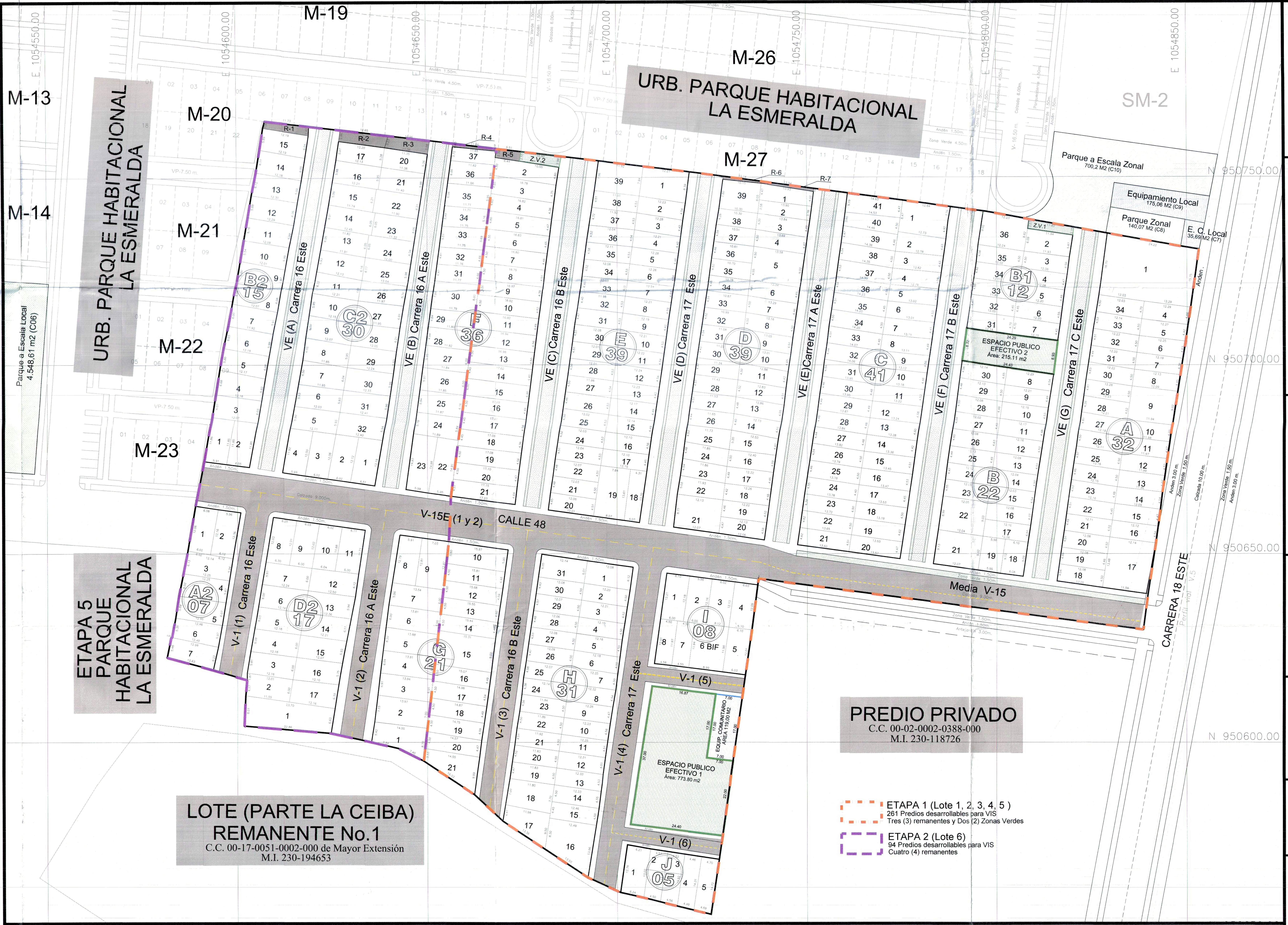
| MANZANA | PREDIO | AREA |
|---|---|---|
| B-2 | 1 | 70,04 |
| | 2 | 72,16 |
| | 3 | 73,37 |
| | 4 | 76,63 |
| | 5 | 72,33 |
| | 6 | 72,47 |
| | 7 | 71,41 |
| | 8 | 72,92 |
| | 9 | 71,14 |
| | 10 | 69,46 |
| | 11 | 74,03 |
| | 12 | 73,33 |
| | 13 | 74,11 |
| | 14 | 73,83 |
| | 15 | 72,66 |
| | 16 | 72,66 |
| | TOTAL | 1.162,55 |

| MANZANA | PREDIO | AREA |
|---|---|---|
| C-2 | 1 | 78,08 |
| | 2 | 72,86 |
| | 3 | 72,55 |
| | 4 | 71,93 |
| | 5 | 71,30 |
| | 6 | 71,03 |
| | 7 | 74,57 |
| | 8 | 71,52 |
| | 9 | 72,39 |
| | 10 | 72,86 |
| | 11 | 74,92 |
| | 12 | 72,67 |
| | 13 | 71,77 |
| | 14 | 75,07 |
| | 15 | 71,42 |
| | 16 | 72,58 |
| | 17 | 62,94 |
| | 20 | 59,88 |
| | 21 | 67,93 |
| | 22 | 73,79 |
| | 23 | 68,10 |
| | 24 | 72,29 |
| | 25 | 72,98 |
| | 26 | 70,48 |
| | 27 | 71,83 |
| | 28 | 73,00 |
| | 29 | 72,16 |
| | 30 | 73,65 |
| | 31 | 73,47 |
| | 32 | 73,55 |
| | TOTAL | 2.153,57 |

| MANZANA | PREDIO | AREA |
|---|---|---|
| D-2 | 1 | 170,06 |
| | 2 | 70,92 |
| | 3 | 71,78 |
| | 4 | 73,57 |
| | 5 | 73,09 |
| | 6 | 73,14 |
| | 7 | 73,39 |
| | 8 | 75,39 |
| | 9 | 72,23 |
| | 10 | 72,04 |
| | 11 | 73,24 |
| | 12 | 75,23 |
| | 13 | 73,96 |
| | 14 | 74,48 |
| | 15 | 72,40 |
| | 16 | 70,89 |
| | 17 | 75,08 |
| | TOTAL | 1.340,89 |

| MANZANA | PREDIO | AREA |
|---|---|---|
| I | 1 | 73,79 |
| | 2 | 72,79 |
| | 3 | 73,68 |
| | 4 | 73,46 |
| | 5 | 72,75 |
| | 6 | 108,19 |
| | 8 | 54,07 |
| | 9 | 54,29 |
| | TOTAL | 583,02 |

| MANZANA | PREDIO | AREA |
|---|---|---|
| J | 1 | 80,12 |
| | 2 | 59,90 |
| | 3 | 62,07 |
| | 4 | 63,06 |
| | 5 | 68,04 |
| | TOTAL | 333,19 |




| ÁREA DE ACTIVIDAD PREDOMINANTE RESIDENCIAL. (A.A.R): | |
|---|---|
| CATEGORIA | USO DEL SUELO |
| PRINCIPAL | Vivienda. |
| COMPLEMENTARIO | Comercio Grupo 1 y Equipamiento Categoría 1. |
| PROHIBIDO | Comercio Grupo 2, Comercio Grupo 3, Equipamiento Categoría 2, Equipamiento Categoría 3, Industrial Tipo 1, Industrial Tipo 2 e Industrial Tipo 3. |

## CUADRO GENERAL DE CESIONES

| ESPACIO PÚBLICO EFECTIVO (EPE) | | EQUIPAMIENTO COMUNITARIO (EC) |
|---|---|---|
| EPE 1 | 773,80 | 119,00 |
| EPE 2 | 215,11 | |
| Area Total | 988,91 | 119,00 |
| | 1.107,91 | |

## CUADRO GENERAL DE AREAS

| DESCRIPCIÓN | | | AREA | | % |
|---|---|---|---|---|---|
| AREA BRUTA | | | | 36.000,0 | 100% |
| LOTE 1 | 230-118687 | 00-02-0002-0387-000 | 25.024,00 | | 69,51% |
| LOTE 2 | 230-121125 | 00-02-0002-0417-000 | 288,00 | | 0,80% |
| LOTE 3 | 230-121324 | 00-02-0002-0416-000 | 162,00 | | 0,45% |
| LOTE 4 | 230-121451 | 00-02-0002-0411-000 | 384,00 | | 1,07% |
| LOTE 5 | 230-122016 | 00-17-1038-0011-000 | 142,00 | | 0,39% |
| LOTE 6 | 230-118725 | 00-02-0002-0387-000 | 10.000,00 | | 27,78% |
| AFECTACION VIAL VIA SECUNDARIA V-5 (Carrera 18 Este) | | | | 10,48 | 0,03% |
| AREA NETA URBANIZABLE | | | | 35.989,52 | 99,97% |
| Cesiones de Vias | | | | 10.981,93 | 30,51% |
| Zona Verde (1 y 2) | | | | 57,01 | 0,16% |
| CESIONES URBANISTCIAS | | | | 1.107,91 | 3,08% |
| Equipamiento Comunitario | (EC) | | 119,00 | | |
| Espacio Público Efectivo | (EPE) | | 988,91 | | |
| AREA UTIL | | | | 23.842,67 | 66,23% |

## INDICADORES URBANISTICOS

| Descripción | MANZANA A | MANZANA B | MANZANA B1 | MANZANA C | MANZANA D | MANZANA E | MANZANA F | MANZANA C2 | MANZANA B2 | MANZANA A2 | MANZANA D2 | MANZANA G | MANZANA H | MANZANA I | MANZANA J |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| AREA DE ACTIVIDAD | AREA DE ACTIVIDAD PREDOMINANTE RESIDENCIAL. | | | | | | | | | | | | | | |
| USO ASIGNADO | RESIDENCIAL | | | | | | | | | | | | | | |
| AREA DE MANZANAS | 2.250,26 | 1.310,90 | 723,95 | 2.568,18 | 2.265,60 | 2.274,85 | 2.627,22 | 2.153,57 | 1.162,55 | 513,75 | 1.340,89 | 1.717,62 | 1.875,57 | 583,02 | 333,19 |
| No. DE PISOS | 2 PISOS | 2 PISOS | 2 PISOS | 2 PISOS | 2 PISOS | 2 PISOS | 2 PISOS | 2 PISOS | 2 PISOS | 2 PISOS | 2 PISOS | 2 PISOS | 2 PISOS | 2 PISOS | 2 PISOS |
| TIPOLOGIA DE VIVIENDA | UNIFAMILIAR | UNIFAMILIAR | UNIFAMILIAR | UNIFAMILIAR | UNIFAMILIAR | UNIFAMILIAR | UNIFAMILIAR | UNIFAMILIAR | UNIFAMILIAR | UNIFAMILIAR | UNIFAMILIAR | UNIFAMILIAR | UNIFAMILIAR | UNIFAMILIAR Y BIFAMILIAR | UNIFAMILIAR |
| No. DE PREDIOS | 32 | 22 | 12 | 41 | 39 | 39 | 36 | 30 | 15 | 7 | 17 | 21 | 31 | 8 * | 5 |
| INDICE DE OCUPACIÓN | 0,8 | 0,8 | 0,8 | 0,8 | 0,8 | 0,8 | 0,8 | 0,8 | 0,8 | 0,8 | 0,8 | 0,8 | 0,8 | 0,8 | 0,8 |
| INDICE DE CONSTRUCCIÓN | 1,5 | 1,5 | 1,5 | 1,5 | 1,5 | 1,5 | 1,5 | 1,5 | 1,5 | 1,5 | 1,5 | 1,5 | 1,5 | 1,5 | 1,5 |

* La manzana I, contiene 7 predios unifamiliares y 1 bifamiliar que corresponde al predio denominado 6 BIF

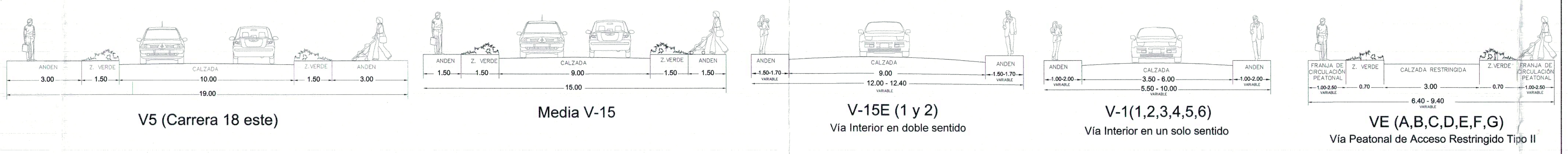
| Mz. | | Lotes | Destinación | Mz. | | Lotes | Destinación |
|---|---|---|---|---|---|---|---|
| A | 32 | Desarrollables | VIS | B2 | 15 | Desarrollables | VIS |
| B | 22 | Desarrollables | VIS | A2 | 7 | Desarrollables | VIS |
| B1 | 12 | Desarrollables | VIS | D2 | 17 | Desarrollables | VIS |
| C | 41 | Desarrollables | VIS | G | 21 | Desarrollables | VIS |
| D | 39 | Desarrollables | VIS | H | 31 | Desarrollables | VIS |
| E | 39 | Desarrollables | VIS | I | 8 | Desarrollables | VIS |
| F | 36 | Desarrollables | VIS | J | 5 | Desarrollables | VIS |
| C2 | 30 | Desarrollables | VIS | Total | | 355 | |

**TOTAL Predios a Legalizar: 355**

| MANZANAS | LOTES | | ÁREA |
|---|---|---|---|
| | UNIFAMILIAR | BIFAMILIAR | |
| Manzana A | 32 | 0 | 2.250,26 |
| Manzana B | 22 | 0 | 1.310,90 |
| Manzana B1 | 12 | 0 | 723,95 |
| Manzana C | 41 | 0 | 2.568,18 |
| Manzana D | 39 | 0 | 2.265,60 |
| Manzana E | 39 | 0 | 2.274,85 |
| Manzana F | 36 | 0 | 2.627,22 |
| Manzana C2 | 30 | 0 | 2.153,57 |
| Manzana B2 | 15 | 0 | 1.162,55 |
| Manzana A2 | 7 | 0 | 513,75 |
| Manzana D2 | 17 | 0 | 1.340,89 |
| Manzana G | 21 | 0 | 1.717,62 |
| Manzana H | 31 | 0 | 1875,57 |
| Manzana I | 7 | 1 | 583,02 |
| Manzana J | 5 | 0 | 333,19 |
| Total | 354,00 | 1,00 | 23.701,12 |

PERFILES VIALES - Vías Vehiculares

PERFILES VIALES - Vías Peatonales




Alcaldía de Villavicencio
Aprobado. Mediante Resolución ____ de 09 JUN 2017
Firma: ____ Alcalde de Villavicencio
Aprobado: ____ Secretario de Planeación Municipal
Aprobado: ____ Director de Ordenamiento Territorial

PROYECTO

PROYECTO URBANO PARA LA REGULARIZACIÓN Y LEGALIZACIÓN URBANISTICA DEL

**ASENTAMIENTO HUMANO "GIRASOL"**

VILLAVICENCIO UNIDOS PODEMOS
UNHCR ACNUR La Agencia de la ONU para los Refugiados
CORPORACIÓN OPCIÓN LEGAL

LOCALIZACION: GIRASOL

CONVENCIONES
- PARQUES DE URB. LA ESMERALDA
- EQUIPAMIENTO DE URB. LA ESMERALDA
- ESPACIO PÚBLICO EFECTIVO
- EQUIPAMIENTO COMUNITARIO
- MANZANEO
- PREDIOS A LEGALIZAR
- REMANENTES
- LINDERO ASENTAMIENTO

INFORMACION PREDIAL

| LOTE | CEDULA CATASTRAL | MAT. INMOBILIARIA |
|---|---|---|
| 1 | 00-02-0002-0387-000 | 230-118687 |
| 2 | 00-02-0002-0417-000 | 230-121125 |
| 3 | 00-02-0002-0416-000 | 230-121324 |
| 4 | 00-02-0002-0411-000 | 230-121451 |
| 5 | 00-17-1038-0011-000 | 230-122016 |
| 6 | 00-02-0002-0387-000 | 230-118725 |


ARQUITECTO PROYECTISTA
ARQ. JOSE LUIS CAAMAÑO COHECHA
M.P. A74502010-11218294 de CPNAA
CONSULTOR OPCIÓN LEGAL

REVISO
ARQ. IVAN DAVID SASTOQUE REBEIZ
M.P. A11192014-1032446755
ARQ. JENNY PAOLA GARCÍA VIZCAINO
M.P. A50112003-35264020
ARQUITECTOS CONTRATISTA SECRETARÍA DE PLANEACIÓN


OBSERVACIONES

CONTENIDO: PROPUESTA URBANÍSTICA

FECHA: MAYO DE 2017

ESCALA: 1-500

PLANCHA: 3 DE 3 FORMULACIÓN

PLANO 3 DE 3