

# **PLAN PARCIAL DE RENOVACIÓN URBANA “NUEVO CAMPIN”**

## **ANEXO TABLAS**

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**Bogotá D.C., Agosto, 2022**

**PLAN PARCIAL DE RENOVACIÓN URBANA NUEVO CAMPIN**

| CUADRO GENERAL DE ÁREAS |  |                                |                   | UAU 1                          | UAU 2                          |
|-------------------------|--|--------------------------------|-------------------|--------------------------------|--------------------------------|
| <b>ITEM</b>             | <b>DESCRIPCIÓN</b>   | <b>ÁREA</b>                    | <b>% / A.B.</b>   | <b>66.16%</b>                  | <b>33.84%</b>                  |
| <b>1</b>                | <b>ÁREA BRUTA TOTAL</b>                                      | <b>66,598.39 m<sup>2</sup></b> | <b>100.00%</b>    | <b>44,061.02 m<sup>2</sup></b> | <b>22,537.37 m<sup>2</sup></b> |
| <b>2</b>                | <b>ÁREAS DE MANEJO DIFERENCIADO</b>                          | <b>12,862.06 m<sup>2</sup></b> | <b>19.31%</b>     | <b>12,862.06 m<sup>2</sup></b> | <b>0.00 m<sup>2</sup></b>      |
| 2.1                     | A.M.D.   | 12,862.06 m <sup>2</sup>       | 19.31%            | 12,862.06 m <sup>2</sup>       | 0.00 m <sup>2</sup>            |
|                         |  |                                |                   |                                |                                |
|                         |  |                                | <b>% / A.O.R.</b> | <b>% / A.N.U.</b>              |                                |
| <b>3</b>                | <b>ÁREA OBJETO DE REPARTO</b>                                | <b>53,736.33 m<sup>2</sup></b> | <b>100.00%</b>    | <b>31,198.96 m<sup>2</sup></b> | <b>22,537.37 m<sup>2</sup></b> |
| <b>4</b>                | <b>ÁREA DE RESERVA POR AFECTACION VIAL</b>                   | <b>3,495.91 m<sup>2</sup></b>  | <b>6.51%</b>      | <b>3,169.60 m<sup>2</sup></b>  | <b>326.31 m<sup>2</sup></b>    |
| 4.1                     | Área de Reserva Avenida Carrera 30 (NQS)                     | 685.43 m <sup>2</sup>          | 1.28%             | 685.43 m <sup>2</sup>          |                                |
| 4.2                     | Área de Reserva Carrear 28A                                  | 1,529.82 m <sup>2</sup>        | 2.85%             | 1,529.82 m <sup>2</sup>        |                                |
| 4.3                     | Área de Reserva Diagonal 61C                                 | 434.38 m <sup>2</sup>          | 0.81%             | 434.38 m <sup>2</sup>          |                                |
| 4.4                     | Área de Reserva Avenida Calle 63                             | 519.97 m <sup>2</sup>          | 0.97%             | 519.97 m <sup>2</sup>          |                                |
| 4.5                     | Área de Reserva Avenida Carrera 24                           | 326.31 m <sup>2</sup>          | 0.61%             |                                | 326.31 m <sup>2</sup>          |
| <b>5</b>                | <b>ÁREA NETA URBANIZABLE (A.N.U.)</b>                        | <b>50,240.42 m<sup>2</sup></b> | <b>93.49%</b>     | <b>28,029.36 m<sup>2</sup></b> | <b>22,211.06 m<sup>2</sup></b> |
| <b>6</b>                | <b>CONTROLES AMBIENTALES</b>                                 | <b>436.71 m<sup>2</sup></b>    | <b>0.81%</b>      | <b>0.00 m<sup>2</sup></b>      | <b>436.71 m<sup>2</sup></b>    |
| 6.4                     | C.A. 04 - Avenida Carrera 24 (entre Dg 61D BIS y Dg 61D BIS) | 436.71 m <sup>2</sup>          | 0.81%             |                                | 436.71 m <sup>2</sup>          |
| <b>7</b>                | <b>TOTAL ÁREAS DE CESIÓN PROPUESTAS</b>                      | <b>36,579.89 m<sup>2</sup></b> | <b>68.07%</b>     | <b>23,354.79 m<sup>2</sup></b> | <b>13,225.10 m<sup>2</sup></b> |
| <b>7.1</b>              | <b>CESIÓN PARA PARQUES Y ZONAS VERDES</b>                    | <b>25,811.00 m<sup>2</sup></b> | <b>48.03%</b>     | <b>16,780.28 m<sup>2</sup></b> | <b>9,030.72 m<sup>2</sup></b>  |
| 7.1.1                   | <b>Cesiones para Parques</b>                                 | <b>4,395.78 m<sup>2</sup></b>  | <b>8.18%</b>      | <b>4,395.78 m<sup>2</sup></b>  | <b>0.00 m<sup>2</sup></b>      |
| 7.1.1.1                 | Parque (MZ 1)  | 4,395.78 m <sup>2</sup>        | 8.18%             | 4,395.78 m <sup>2</sup>        |                                |
| 7.1.2                   | <b>Cesiones para Zonas Verdes</b>                            | <b>21,415.22 m<sup>2</sup></b> | <b>39.85%</b>     | <b>12,384.50 m<sup>2</sup></b> | <b>9,030.72 m<sup>2</sup></b>  |
| 7.1.2.1                 | Zona Verde 01 (MZ 2)   | 1,458.98 m <sup>2</sup>        | 2.72%             | 1,458.98 m <sup>2</sup>        |                                |
| 7.1.2.2                 | Zona Verde 02 (MZ 3)   | 6,396.17 m <sup>2</sup>        | 11.90%            | 6,396.17 m <sup>2</sup>        |                                |
| 7.1.2.3                 | Zona Verde 03 (MZ 4)   | 4,529.35 m <sup>2</sup>        | 8.43%             | 4,529.35 m <sup>2</sup>        |                                |
| 7.1.2.4                 | Zona Verde 04 (MZ 5)   | 6,962.75 m <sup>2</sup>        | 12.96%            |                                | 6,962.75 m <sup>2</sup>        |
| 7.1.2.5                 | Zona Verde 05 (MZ 6)   | 2,067.97 m <sup>2</sup>        | 3.85%             |                                | 2,067.97 m <sup>2</sup>        |
| <b>7.2</b>              | <b>PLAZOLETAS</b>  | <b>484.21 m<sup>2</sup></b>    | <b>0.90%</b>      | <b>0.00 m<sup>2</sup></b>      | <b>484.21 m<sup>2</sup></b>    |
| 7.2.1                   | Plazoleta 01   | 484.21 m <sup>2</sup>          | 0.90%             |                                | 484.21 m <sup>2</sup>          |
| <b>7.3</b>              | <b>VÍAS LOCALES</b>  | <b>9,203.90 m<sup>2</sup></b>  | <b>17.13%</b>     | <b>5,493.73 m<sup>2</sup></b>  | <b>3,710.17 m<sup>2</sup></b>  |
| 7.3.1                   | Diagonal 61D - (Adecuación y ampliación)                     | 2,854.44 m <sup>2</sup>        | 5.31%             | 994.33 m <sup>2</sup>          | 1,860.11 m <sup>2</sup>        |
| 7.3.2                   | Diagonal 61D DIS - (Adecuación y ampliación)                 | 387.56 m <sup>2</sup>          | 0.72%             |                                | 387.56 m <sup>2</sup>          |
| 7.3.3                   | Diagonal 61C - (Adecuación y ampliación)                     | 1,866.19 m <sup>2</sup>        | 3.47%             | 1,529.96 m <sup>2</sup>        | 336.23 m <sup>2</sup>          |
| 7.3.4                   | Carrera 28 - (Adecuación y ampliación)                       | 1,300.21 m <sup>2</sup>        | 2.42%             | 1,300.21 m <sup>2</sup>        |                                |
| 7.3.5                   | Carrera 27 - (Adecuación y ampliación)                       | 1,101.41 m <sup>2</sup>        | 2.05%             | 1,101.41 m <sup>2</sup>        |                                |
| 7.3.6                   | Carrera 26 - (Adecuación y ampliación)                       | 1,354.69 m <sup>2</sup>        | 2.52%             | 564.66 m <sup>2</sup>          | 790.03 m <sup>2</sup>          |
| 7.3.7                   | Carrera 24 - (Adecuación y ampliación)                       | 336.24 m <sup>2</sup>          | 0.63%             |                                | 336.24 m <sup>2</sup>          |
| 7.3.8                   | Calle 63 - (Adecuación y ampliación)                         | 3.16 m <sup>2</sup>            | 0.01%             | 3.16 m <sup>2</sup>            |                                |
| <b>7.4</b>              | <b>CESIÓN PARA EQUIPAMIENTO</b>                              | <b>1,080.78 m<sup>2</sup></b>  | <b>2.01%</b>      | <b>1,080.78 m<sup>2</sup></b>  | <b>0.00 m<sup>2</sup></b>      |
| 7.4.1                   | Equipamiento   | 1,080.78 m <sup>2</sup>        | 2.01%             | 1,080.78 m <sup>2</sup>        |                                |
| <b>8</b>                | <b>ÁREA ÚTIL TOTAL*</b>                                      | <b>13,223.82 m<sup>2</sup></b> | <b>24.61%</b>     | <b>4,831.80 m<sup>2</sup></b>  | <b>8,392.02 m<sup>2</sup></b>  |
| <b>8.1</b>              | <b>ÁREA ÚTIL PRIVADA**</b>                                   | <b>13,223.82 m<sup>2</sup></b> | <b>24.61%</b>     | <b>4,831.80 m<sup>2</sup></b>  | <b>8,392.02 m<sup>2</sup></b>  |
| 8.1.1                   | Área Útil Total  | 2,250.36 m <sup>2</sup>        | 4.19%             | 2,250.36 m <sup>2</sup>        |                                |
| 8.1.2                   | Área Útil Total  | 2,581.44 m <sup>2</sup>        | 4.80%             | 2,581.44 m <sup>2</sup>        |                                |
| 8.1.3                   | Área Útil Total  | 3,871.07 m <sup>2</sup>        | 7.20%             |                                | 3,871.07 m <sup>2</sup>        |
| 8.1.4                   | Área Útil Total  | 4,520.95 m <sup>2</sup>        | 8.41%             |                                | 4,520.95 m <sup>2</sup>        |
| <b>8.2</b>              | <b>ÁREA PRIVADA AFECTA AL USO PÚBLICO (A.P.A.U.P.)</b>       | <b>0.00 m<sup>2</sup></b>      | <b>0.00%</b>      | <b>0.00 m<sup>2</sup></b>      | <b>0.00 m<sup>2</sup></b>      |
| 8.2.1                   | A.P.A.U.P. 01  | 0.00 m <sup>2</sup>            | 0.00%             |                                |                                |

\* Incluye áreas afectas al uso público

\*\* Descontadas las áreas privadas afectas al uso público

**CESIONES NUEVAS DE ACUERDO A LAS OBLIGACIONES URBANISTICAS PLANTEADAS**

| <b>CALCULO OBLIGACIONES URBANISTICAS</b>  |                  |               |
|---|------------------|---------------|
| <b>AREA DE VERIFICACIÓN</b><br>(corresponde a la suma del área de los lotes de terreno originales + Area de Vías o EP a reconfigurar, en los terminos del Art. 328) | <b>36,026.02</b> | <b>100.0%</b> |
| Area de Lotes de Terreno Originales   | 32,539.03        |               |
| Area de Vías a Reconfigurar<br>-Ver tabla de detalle-<br>(de acuerdo al Paragrafo 1 del Art. 328)   | 3,486.99         |               |
| <b>OBLIGACIONES URBANISTICAS</b>  | <b>23,416.91</b> | <b>65.0%</b>  |
| Obligación Urbanistica en Espacio Público   | 22,336.13        | 62.0%         |
| Obligación Urbanistica en Equipamiento<br>(de acuerdo al Paragrafo 3 del Art. 328, y al Art. 329)   | 1,080.78         | 3.0%          |

| <b>OBLIGACIÓN VIP/VIS - En m2 suelo o m2 de construcción-</b><br>(De acuerdo al numeral 2 del Art. 322) |                 |              |
|---|-----------------|--------------|
| Obligación VIP (6%)   | 2,161.56        | 6.0%         |
| Obligación VIS (8%)   | 2,882.08        | 8.0%         |
| <b>TOTAL OBLIGACIÓN VIP/VIS</b>   | <b>5,043.64</b> | <b>14.0%</b> |

| <b>AREA VIAS A RECONFIGURAR</b> |                  |  |   |
|---------------------------------|------------------|--|---|
| Via                             | Area Actual (m2) | Area Reconfigurada en Espacio Publico (m2) | Area Reconfigurada en Area Privada (m2) |
| Carrera 27A Bis                 | 979.47           | 557.00                                     | 422.47                                  |
| Carrera 26A                     | 973.47           | 564.95                                     | 408.52                                  |
| Diagonal 61C Bis                | 1534.05          | 1,534.05                                   | -                                       |
| <b>TOTAL</b>                    | <b>3486.99</b>   | <b>2,656.00</b>                            | <b>830.99</b>                           |

**UNIDAD DE ACTUACIÓN URBANÍSTICA 1**

| NIVEL        | CUADRO GENERAL DE ÁREAS                       |                 |                  |                  |                        |  |                  |                 |                  |                 | CUADRO GENERAL DE ÁREAS |                  |              |                      |  |
|--------------|---|-----------------|------------------|------------------|------------------------|--|------------------|-----------------|------------------|-----------------|-------------------------|------------------|--------------|----------------------|--|
|              | MANZANA 2 "VIVIENDA VIS/VIP/NO VIS, COMERCIO" |                 |                  |                  |                        | MANZANA 3 "VIVIENDA NO VIS Y COMERCIO" |                  |                 |                  |                 | I.O.                    | AREA VENDIBLE    | CONST. COMUN | APTOS X APTOS X 90m2 |  |
|              | AREA CONSTRUIDA                               |                 | AREA             | CONST. COMUN     | APTOS X 42m2 (VIP/VIS) | AREA CONSTRUIDA                        |                  | AREA            | CONST. COMUN     | APTOS X 55m2    |                         |                  |              |                      |  |
| VIVIENDA     | COMERCIO                                      | TOTAL           | I.O.             | AREA VENDIBLE    | CONST. COMUN           | APTOS X 42m2 (VIP/VIS)                 | VIVIENDA         | COMERCIO        | TOTAL            | AREA CONSTRUIDA | AREA VENDIBLE           | CONST. COMUN     | APTOS X 90m2 |                      |  |
| LOTE         |   | 2,250.36        |                  | 801.725          |                        |  |                  |                 | 2,581.44         |                 | 888.31                  |                  |              |                      |  |
| SOTANO 2     |   | 1,603.45        |                  | 801.725          |                        |  |                  |                 | 1,776.62         |                 | 888.31                  |                  |              |                      |  |
| SOTANO 1     |   | 1,603.45        |                  | 1,282.76         | 320.69                 |  |                  |                 | 1,776.62         |                 | 1,421.30                | 355.32           |              |                      |  |
| PISO 1       | 1,603.45                                      | 1,603.45        |                  | 1,282.76         | 320.69                 | 31                                     | 1,776.62         |                 | 1,776.62         |                 | 1,243.63                | 532.99           | 14           |                      |  |
| PISO 2       | 1,603.45                                      | 1,603.45        |                  | 1,282.76         | 320.69                 | 31                                     | 1,776.62         |                 | 1,776.62         |                 | 1,243.63                | 532.99           | 14           |                      |  |
| PISO 3       | 1,603.45                                      | 1,603.45        |                  | 1,282.76         | 320.69                 | 31                                     | 1,776.62         |                 | 1,776.62         |                 | 1,243.63                | 532.99           | 14           |                      |  |
| PISO 4       | 1,603.45                                      | 1,603.45        |                  | 1,282.76         | 320.69                 | 31                                     | 1,776.62         |                 | 1,776.62         |                 | 1,243.63                | 532.99           | 14           |                      |  |
| PISO 5       | 1,603.45                                      | 1,603.45        |                  | 1,282.76         | 320.69                 | 31                                     | 1,776.62         |                 | 1,776.62         |                 | 1,243.63                | 532.99           | 14           |                      |  |
| PISO 6       | 1,603.45                                      | 1,603.45        |                  | 957.47           | 410.34                 |  | 1,776.62         |                 | 1,776.62         |                 | 1,243.63                | 532.99           | 14           |                      |  |
| PISO 7       | 1,367.81                                      | 1,367.81        |                  | 957.47           | 410.34                 | 17                                     | 1,776.62         |                 | 1,776.62         |                 | 1,243.63                | 532.99           | 14           |                      |  |
| PISO 8       | 1,367.81                                      | 1,367.81        |                  | 957.47           | 410.34                 | 17                                     | 1,776.62         |                 | 1,776.62         |                 | 1,243.63                | 532.99           | 14           |                      |  |
| PISO 9       | 1,367.81                                      | 1,367.81        |                  | 957.47           | 410.34                 | 17                                     | 1,776.62         |                 | 1,776.62         |                 | 1,243.63                | 532.99           | 14           |                      |  |
| PISO 10      | 1,367.81                                      | 1,367.81        |                  | 957.47           | 410.34                 | 17                                     | 1,776.62         |                 | 1,776.62         |                 | 1,243.63                | 532.99           | 14           |                      |  |
| PISO 11      | 1,367.81                                      | 1,367.81        | 0.713            | 957.47           | 410.34                 |  | 1,776.62         |                 | 1,776.62         | 0.69            | 1,243.63                | 532.99           | 14           |                      |  |
| PISO 12      | 1,367.81                                      | 1,367.81        |                  | 957.47           | 410.34                 | 11                                     | 1,776.62         |                 | 1,776.62         |                 | 1,243.63                | 532.99           | 14           |                      |  |
| PISO 13      | 1,367.81                                      | 1,367.81        |                  | 957.47           | 410.34                 | 11                                     | 1,776.62         |                 | 1,776.62         |                 | 1,243.63                | 532.99           | 14           |                      |  |
| PISO 14      | 1,367.81                                      | 1,367.81        |                  | 957.47           | 410.34                 | 11                                     | 1,776.62         |                 | 1,776.62         |                 | 1,243.63                | 532.99           | 14           |                      |  |
| PISO 15      | 1,367.81                                      | 1,367.81        |                  | 957.47           | 410.34                 | 11                                     | 1,776.62         |                 | 1,776.62         |                 | 1,243.63                | 532.99           | 14           |                      |  |
| PISO 16      | 1,367.81                                      | 1,367.81        |                  | 957.47           | 410.34                 | 11                                     | 1,776.62         |                 | 1,776.62         |                 | 1,243.63                | 532.99           | 14           |                      |  |
| PISO 17      | 1,367.81                                      | 1,367.81        |                  | 957.47           | 410.34                 | 11                                     | 1,776.62         |                 | 1,776.62         |                 | 1,243.63                | 532.99           | 14           |                      |  |
| PISO 18      | 1,003.26                                      | 1,003.26        |                  | 702.28           | 300.98                 | 8                                      | 1,258.64         |                 | 1,258.64         |                 | 881.05                  | 377.59           | 7            |                      |  |
| PISO 19      | 1,003.26                                      | 1,003.26        |                  | 702.28           | 300.98                 | 8                                      | 1,258.64         |                 | 1,258.64         |                 | 881.05                  | 377.59           | 7            |                      |  |
| PISO 20      | 1,003.26                                      | 1,003.26        |                  | 702.28           | 300.98                 | 8                                      | 1,258.64         |                 | 1,258.64         |                 | 881.05                  | 377.59           | 7            |                      |  |
| PISO 21      | 1,003.26                                      | 1,003.26        |                  | 702.28           | 300.98                 | 8                                      | 1,258.64         |                 | 1,258.64         |                 | 881.05                  | 377.59           | 7            |                      |  |
| PISO 22      | 1,003.26                                      | 1,003.26        |                  | 702.28           | 300.98                 | 8                                      | 1,258.64         |                 | 1,258.64         |                 | 881.05                  | 377.59           | 7            |                      |  |
| PISO 23      | 1,003.26                                      | 1,003.26        |                  | 702.28           | 300.98                 | 8                                      | 1,258.64         |                 | 1,258.64         |                 | 881.05                  | 377.59           | 7            |                      |  |
| PISO 24      | 1,003.26                                      | 1,003.26        |                  | 702.28           | 300.98                 | 8                                      | 1,258.64         |                 | 1,258.64         |                 | 881.05                  | 377.59           | 7            |                      |  |
| P. FIJO      | 100.33  | 100.33          |                  |                  | 100.33                 |  | 125.86           |                 | 125.86           |                 |                         | 125.86           |              |                      |  |
| <b>TOTAL</b> | <b>30,186.31</b>                              | <b>1,603.45</b> | <b>34,996.66</b> | <b>21,861.91</b> | <b>9,927.84</b>        | <b>124</b>                             | <b>37,362.26</b> | <b>1,776.62</b> | <b>42,692.12</b> | <b>0.69</b>     | <b>26,243.14</b>        | <b>12,895.74</b> | <b>210</b>   |                      |  |

|                             |            |
|-----------------------------|------------|
| <b>PARQUEADEROS TOTALES</b> | <b>134</b> |
| PARQUEADEROS PRIVADOS       | 121        |
| PARQUEADEROS VISITANTES     | 13         |

|                      |            |
|----------------------|------------|
| <b>APTOS TOTALES</b> | <b>325</b> |
| APTOS VIP            | 53         |
| APTOS VIS            | 71         |
| APTOS NO VIS         | 201        |

|                             |            |
|-----------------------------|------------|
| <b>PARQUEADEROS TOTALES</b> | <b>148</b> |
| PARQUEADEROS PRIVADOS       | 133        |
| PARQUEADEROS VISITANTES     | 15         |

|                      |            |
|----------------------|------------|
| <b>APTOS TOTALES</b> | <b>259</b> |
| APTOS VIP            | 0          |
| APTOS VIS            | 0          |
| APTOS NO VIS         | 259        |

UNIDAD DE ACTUACIÓN URBANÍSTICA 2

| CUADRO GENERAL DE ÁREAS                |          |               |      |               |   |              |               |           |                 | CUADRO GENERAL DE ÁREAS |               |       |               |               |              |               |                       |               |            | TOTALES |  |
|--|----------|---------------|------|---------------|---|--------------|---------------|-----------|-----------------|-------------------------|---------------|-------|---------------|---------------|--------------|---------------|-----------------------|---------------|------------|---------|--|
| MANZANA 4 "VIVIENDA NO VIS Y COMERCIO" |          |               |      |               | MANZANA 5 "VIVIENDA NO VIS, SERVICIOS Y COMERCIO" |              |               |           |                 | TOTAL                   |               | NIVEL |               | TOTAL         |              |               |                       |               |            |         |  |
| AREA CONSTRUIDA                        |          | AREA VENDIBLE |      | AREA. COMUN   | APTOS X 90m2                                      |              | APTOS X 120m2 |           | AREA CONSTRUIDA |                         | AREA VENDIBLE |       | I.O.          | CONSTR. COMUN |              | APTOS X 90m2  |                       | APTOS X 120m2 |            |         |  |
| VIVIENDA                               | COMERCIO | TOTAL         | I.O. | AREA VENDIBLE | AREA. COMUN                                       | APTOS X 90m2 | APTOS X 120m2 | VIVIENDA  | COMERCIO        | OFICINAS                | TOTAL         | I.O.  | AREA VENDIBLE | CONSTR. COMUN | APTOS X 90m2 | APTOS X 120m2 |                       |               |            |         |  |
| 3,871.07                               |          | 3,871.07      |      | 1416.9        |   |              |               |           |                 |                         | 4,520.95      |       | 1,851.775     |               |              |               | LOTES                 |               | 13,223.82  |         |  |
| 2,833.80                               |          | 2,833.80      |      | 1416.9        |   |              |               |           |                 |                         | 3,703.55      |       | 1,851.775     |               |              |               | SOTANO 2              |               | 9,917.42   |         |  |
| 2,833.80                               |          | 2,833.80      |      | 2,267.04      | 566.76  |              |               |           |                 |                         | 3,703.55      |       | 1,851.775     |               |              |               | SOTANO 1              |               | 9,917.42   |         |  |
| 2,833.80                               | 2,833.80 | 5,667.60      |      | 1,983.66      | 850.14  | 22           |               |           | 3,703.55        |                         | 3,703.55      |       | 2,962.84      | 740.71        |              |               | PISO 1                |               | 9,917.42   |         |  |
| 2,833.80                               |          | 2,833.80      |      | 1,983.66      | 850.14  | 22           |               |           | 3,703.55        |                         | 3,703.55      |       | 2,962.84      | 740.71        |              |               | PISO 2                |               | 9,917.42   |         |  |
| 2,833.80                               |          | 2,833.80      |      | 1,983.66      | 850.14  | 22           |               |           | 3,703.55        |                         | 3,703.55      |       | 2,592.49      | 1,111.07      |              |               | PISO 3                |               | 9,917.42   |         |  |
| 2,833.80                               |          | 2,833.80      |      | 1,983.66      | 850.14  | 22           |               |           | 3,703.55        |                         | 3,703.55      |       | 2,592.49      | 1,111.07      |              |               | PISO 4                |               | 9,917.42   |         |  |
| 2,833.80                               |          | 2,833.80      |      | 1,983.66      | 850.14  | 22           |               |           | 3,703.55        |                         | 3,703.55      |       | 2,592.49      | 1,111.07      |              |               | PISO 5                |               | 9,917.42   |         |  |
| 2,833.80                               |          | 2,833.80      |      | 1,983.66      | 850.14  | 22           |               |           | 3,703.80        |                         | 3,703.55      |       | 2,592.49      | 1,111.07      |              |               | PISO 6                |               | 9,917.42   |         |  |
| 2,833.80                               |          | 2,833.80      |      | 1,983.66      | 850.14  | 22           |               |           | 3,703.55        |                         | 3,703.55      |       | 2,592.49      | 1,111.07      |              |               | PISO 7                |               | 9,681.78   |         |  |
| 2,833.80                               |          | 2,833.80      |      | 1,983.66      | 850.14  | 22           |               |           | 3,703.55        |                         | 3,703.55      |       | 2,592.49      | 1,111.07      |              |               | PISO 8                |               | 9,681.78   |         |  |
| 2,833.80                               |          | 2,833.80      |      | 1,983.66      | 850.14  | 22           |               |           | 3,703.55        |                         | 3,703.55      |       | 2,592.49      | 1,111.07      |              |               | PISO 9                |               | 9,681.78   |         |  |
| 2,833.80                               |          | 2,833.80      |      | 1,983.66      | 850.14  | 22           |               |           | 3,703.55        |                         | 3,703.55      |       | 2,592.49      | 1,111.07      |              |               | PISO 10               |               | 9,681.78   |         |  |
| 2,833.80                               |          | 2,833.80      | 0.73 | 1,983.66      | 850.14  | 22           |               |           | 3,703.55        |                         | 3,703.55      | 0.82  | 2,592.49      | 1,111.07      |              |               | PISO 11               |               | 9,681.78   |         |  |
| 2,833.80                               |          | 2,833.80      |      | 1,983.66      | 850.14  | 22           |               |           | 3,703.55        |                         | 3,703.55      |       | 2,592.49      | 1,111.07      |              |               | PISO 12               |               | 9,681.78   |         |  |
| 2,833.80                               |          | 2,833.80      |      | 1,983.66      | 850.14  | 22           |               |           | 3,703.55        |                         | 3,703.55      |       | 2,592.49      | 1,111.07      |              |               | PISO 13               |               | 9,681.78   |         |  |
| 2,833.80                               |          | 2,833.80      |      | 1,983.66      | 850.14  | 22           |               |           | 3,703.55        |                         | 3,703.55      |       | 2,592.49      | 1,111.07      |              |               | PISO 14               |               | 9,681.78   |         |  |
| 2,833.80                               |          | 2,833.80      |      | 1,983.66      | 850.14  | 22           |               |           | 3,703.55        |                         | 3,703.55      |       | 2,592.49      | 1,111.07      |              |               | PISO 15               |               | 9,681.78   |         |  |
| 2,833.80                               |          | 2,833.80      |      | 1,983.66      | 850.14  | 22           |               |           | 3,703.55        |                         | 3,703.55      |       | 2,592.49      | 1,111.07      |              |               | PISO 16               |               | 9,681.78   |         |  |
| 2,833.80                               |          | 2,833.80      |      | 1,983.66      | 850.14  | 22           |               |           | 3,703.55        |                         | 3,703.55      |       | 2,592.49      | 1,111.07      |              |               | PISO 17               |               | 9,681.78   |         |  |
| 2,196.59                               |          | 2,196.59      |      | 1,537.61      | 658.98  | 13           |               |           | 3,148.60        |                         | 3,148.60      |       | 2,204.02      | 944.58        | 18           |               | PISO 18               |               | 7,607.09   |         |  |
| 2,196.59                               |          | 2,196.59      |      | 1,537.61      | 658.98  | 13           |               |           | 3,148.60        |                         | 3,148.60      |       | 2,204.02      | 944.58        | 18           |               | PISO 19               |               | 7,607.09   |         |  |
| 2,196.59                               |          | 2,196.59      |      | 1,537.61      | 658.98  | 13           |               |           | 3,148.60        |                         | 3,148.60      |       | 2,204.02      | 944.58        | 18           |               | PISO 20               |               | 7,607.09   |         |  |
| 2,196.59                               |          | 2,196.59      |      | 1,537.61      | 658.98  | 13           |               |           | 3,148.60        |                         | 3,148.60      |       | 2,204.02      | 944.58        | 18           |               | PISO 21               |               | 7,607.09   |         |  |
| 2,196.59                               |          | 2,196.59      |      | 1,537.61      | 658.98  | 13           |               |           | 3,148.60        |                         | 3,148.60      |       | 2,204.02      | 944.58        | 18           |               | PISO 22               |               | 7,607.09   |         |  |
| 2,196.59                               |          | 2,196.59      |      | 1,537.61      | 658.98  | 13           |               |           | 3,148.60        |                         | 3,148.60      |       | 2,204.02      | 944.58        | 18           |               | PISO 23               |               | 7,607.09   |         |  |
| 2,196.59                               |          | 2,196.59      |      | 1,537.61      | 658.98  | 13           |               |           | 3,148.60        |                         | 3,148.60      |       | 2,204.02      | 944.58        | 18           |               | P. FIJO               |               | 760.71     |         |  |
| 219.66                                 |          | 219.66        |      | 219.66        |   |              |               |           |                 |                         | 314.86        |       | 314.86        |               |              |               | TOTAL AREA CONSTRUIDA |               | 239,849.28 |         |  |
| 60,936.59                              | 2,833.80 | 69,437.99     |      | 42,785.23     | 20,985.16   | 330          | 91            | 62,779.25 | 7,407.10        | 11,110.65               | 92,722.51     |       | 57,648.61     | 27,666.80     | 319          | 126           |                       |               |            |         |  |

| PARQUEADEROS TOTALES |     | APTOS TOTALES |     | PARQUEADEROS PRIVADOS |   | APTOS VIP |   | PARQUEADEROS VISITANTES |     | APTOS NO VIS |     |
|----------------------|-----|---------------|-----|-----------------------|---|-----------|---|-------------------------|-----|--------------|-----|
| 236                  | 421 | 309           | 445 | 278                   | 0 | 0         | 0 | 31                      | 445 | 0            | 445 |
| 212                  | 0   | 278           | 0   | 0                     | 0 | 0         | 0 | 0                       | 0   | 0            | 0   |
| 24                   | 421 | 31            | 445 | 31                    | 0 | 0         | 0 | 31                      | 445 | 0            | 445 |

| APTOS. TOTALES |     | PARQ. PRIV |    | PARQ. VISIT |  |
|----------------|-----|------------|----|-------------|--|
| 1,450          | 827 | 744        | 83 |             |  |
| 53             |     |            |    |             |  |
| 71             |     |            |    |             |  |
| 1,326          |     |            |    |             |  |

| AREA CONSTR. PARA INDICE DE CONSTRUCCIÓN (IC) |      | INDICE DE CONSTRUCCIÓN (Sobre Area Util) |     | INDICE DE CONSTRUCCIÓN (Sobre Area de Verificación) |  |
|---|------|--|-----|---|--|
| 186,365.67                                    | 14.1 | 14.1                                     | 5.2 |   |  |
|   |      |  |     |   |  |

| CONSOLIDADO LEVANTAMIENTO PREDIAL POR MANZANA |                |            |            |                   |               |                        |               |                        |                              |               |
|---|----------------|------------|------------|-------------------|---------------|------------------------|---------------|------------------------|------------------------------|---------------|
| UAU   | Manzana        | Lotes      | Inmuebles  | Área Terreno (m2) | %             | Área Construcción (m2) | %             | Vr. X m2 Terreno       | Vr. Inicial                  | %             |
|   | 4              | 28         | 129        | 7,494.02          | 23.0%         | 12,842.38              | 24.1%         | \$ 9,235,338.71        | \$ 69,209,813,000.00         | 30.0%         |
| UAU 2   | 5              | 30         | 30         | 4,643.60          | 14.3%         | 7,674.79               | 14.4%         | \$ 5,483,320.70        | \$ 25,462,348,000.00         | 11.0%         |
|   | 6              | 31         | 33         | 4,961.79          | 15.2%         | 7,815.63               | 14.7%         | \$ 5,580,564.88        | \$ 27,689,591,000.00         | 12.0%         |
|   | 11             | 14         | 27         | 3,194.32          | 9.8%          | 5,026.54               | 9.4%          | \$ 6,274,105.91        | \$ 20,041,502,000.00         | 8.7%          |
| UAU 1   | 12             | 18         | 56         | 3,220.87          | 9.9%          | 5,358.92               | 10.1%         | \$ 7,157,118.42        | \$ 23,052,148,000.00         | 10.0%         |
|   | 16             | 25         | 40         | 4,770.72          | 14.7%         | 7,126.81               | 13.4%         | \$ 5,978,773.02        | \$ 28,523,052,000.00         | 12.4%         |
|   | 17             | 17         | 105        | 4,253.71          | 13.1%         | 7,388.95               | 13.9%         | \$ 8,627,093.76        | \$ 36,697,155,000.00         | 15.9%         |
| (*)   | <b>TOTALES</b> | <b>163</b> | <b>420</b> | <b>32,539.03</b>  | <b>100.0%</b> | <b>53,234.02</b>       | <b>100.0%</b> | <b>\$ 7,089,197.47</b> | <b>\$ 230,675,609,000.00</b> | <b>100.0%</b> |

(\*) Se excluye la Manzana 18, al ser esta una Área de Manejo diferenciado que cuenta con un esquema reparto de cargas y beneficios particular.

| VENTAS TOTALES                |                  |                           |                           |                   |                             |                             |                   |                             |       |
|-------------------------------|------------------|---------------------------|---------------------------|-------------------|-----------------------------|-----------------------------|-------------------|-----------------------------|-------|
| Usos                          | UAU 1            |                           |                           | UAU 2             |                             |                             | TOTAL             |                             |       |
|                               | A. Vendible (m2) | Vr. Venta. X m2           | Total                     | A. Vendible (m2)  | Vr. Venta X m2              | Total                       | A. Vendible (m2)  | Total                       | Total |
| Vivienda VIP                  | 2,199.02         | \$ 2,619,048              | \$ 5,759,330,612          | 0.00              | \$ 2,619,048                | \$ -                        | 2,199.02          | \$ 5,759,330,612            |       |
| Vivienda VIS                  | 2,932.02         | \$ 4,166,667              | \$ 12,216,761,905         | 0.00              | \$ 4,166,667                | \$ -                        | 2,932.02          | \$ 12,216,761,905           |       |
| Vivienda Multifamiliar NO VIS | 40,269.96        | \$ 10,500,000             | \$ 422,834,548,500        | 84,463.67         | \$ 10,500,000               | \$ 886,868,493,000          | 124,733.62        | \$ 1,309,703,041,500        |       |
| Comercio y Servicios Básicos  | 2,704.06         | \$ 12,000,000             | \$ 32,448,672,000         | 8,192.72          | \$ 12,000,000               | \$ 98,312,640,000           | 10,896.78         | \$ 130,761,312,000          |       |
| Servicios de Oficinas         | 0.00             | \$ 9,000,000              | \$ -                      | 7,777.46          | \$ 9,000,000                | \$ 69,997,095,000           | 7,777.46          | \$ 69,997,095,000           |       |
| <b>SUBTOTALES X UAU</b>       | <b>48,105.05</b> | <b>\$ 473,259,313,017</b> | <b>\$ 480,879,313,017</b> | <b>100,433.84</b> | <b>\$ 1,055,178,228,000</b> | <b>\$ 1,069,908,228,000</b> | <b>148,538.89</b> | <b>\$ 1,528,437,541,017</b> |       |
| Usos                          | Und.             | Vr. Venta. X und.         | Total                     | Und.              | Vr. Venta. X und.           | Total                       | Und.              | Total                       | Total |
| Parqueaderos                  | 254              | \$ 30,000,000             | 7,620,000,000             | 491               | \$ 30,000,000               | \$ 14,730,000,000           | 745               | \$ 22,350,000,000           |       |
| <b>TOTALES X UAU</b>          |                  |                           | <b>480,879,313,017</b>    | <b>100,433.84</b> |                             | <b>\$ 1,069,908,228,000</b> |                   | <b>\$ 1,550,787,541,017</b> |       |

| COSTOS DE CONSTRUCCIÓN        |                    |                         |                           |                    |                         |                           |                    |                           |       |
|-------------------------------|--------------------|-------------------------|---------------------------|--------------------|-------------------------|---------------------------|--------------------|---------------------------|-------|
| Usos                          | UAU 1              |                         |                           | UAU 2              |                         |                           | TOTAL              |                           |       |
|                               | A. Construida (m2) | Vr. Costo Directo. X m2 | Total                     | A. Construida (m2) | Vr. Costo Directo. X m2 | Total                     | A. Construida (m2) | Total                     | Total |
| Parqueaderos + P. Fijo        | 6,986.33           | \$ 2,100,000.00         | \$ 14,671,293,000         | 13,609.22          | \$ 2,100,000.00         | \$ 28,579,359,900         | 20,595.55          | \$ 43,250,652,900         |       |
| Vivienda VIP + VIS            | 6,413.80           | \$ 1,400,000.00         | \$ 8,979,320,000          | 0.00               | \$ 1,400,000.00         | \$ -                      | 6,413.80           | \$ 8,979,320,000          |       |
| Vivienda Multifamiliar NO VIS | 60,908.58          | \$ 2,700,000.00         | \$ 164,453,166,000        | 127,199.73         | \$ 2,700,000.00         | \$ 343,439,271,000        | 188,108.31         | \$ 507,892,437,000        |       |
| Comercio y Servicios Básicos  | 3,380.07           | \$ 2,500,000.00         | \$ 8,450,175,000          | 10,240.90          | \$ 2,500,000.00         | \$ 25,602,250,000         | 13,620.97          | \$ 34,052,425,000         |       |
| Servicios de Oficinas         | 0.00               | \$ 2,500,000.00         | \$ -                      | 11,110.65          | \$ 2,500,000.00         | \$ 27,776,625,000         | 11,110.65          | \$ 27,776,625,000         |       |
| <b>TOTALES X UAU</b>          | <b>77,688.78</b>   |                         | <b>\$ 196,553,954,000</b> | <b>162,160.50</b>  |                         | <b>\$ 425,397,505,900</b> | <b>239,849.28</b>  | <b>\$ 621,951,459,900</b> |       |

| UTILIDADES                    |                   |                          |                   |                           |                           |              |
|-------------------------------|-------------------|--------------------------|-------------------|---------------------------|---------------------------|--------------|
| Usos                          | UAU 1             |                          | UAU 2             |                           | TOTAL                     | TOTAL        |
|                               | % Utilidad X Tipo | Total                    | % Utilidad X Tipo | Total                     |                           |              |
| Vivienda VIP + VIS            | 10%               | \$ 1,797,609,252         | 10%               | \$ -                      | \$ 1,797,609,252          |              |
| Vivienda Multifamiliar NO VIS | 15%               | \$ 63,425,182,275        | 15%               | \$ 133,030,273,950        | \$ 196,455,456,225        |              |
| Parqueaderos                  | 15%               | \$ 1,143,000,000         | 15%               | \$ 2,209,500,000          | \$ 3,352,500,000          |              |
| Comercio y Servicios Básicos  | 16%               | \$ 5,191,787,520         | 16%               | \$ 15,730,022,400         | \$ 20,921,809,920         |              |
| Servicios de Oficinas         | 16%               | \$ -                     | 16%               | \$ 11,199,535,200         | \$ 11,199,535,200         |              |
| <b>TOTALES</b>                |                   | <b>\$ 71,557,579,047</b> |                   | <b>\$ 162,169,331,550</b> | <b>\$ 233,726,910,597</b> |              |
| <b>% UTILIDAD PROMEDIO</b>    |                   | <b>14.9%</b>             |                   | <b>15.2%</b>              |                           | <b>15.1%</b> |

| COSTOS INDIRECTOS                     |                |
|---------------------------------------|----------------|
| Tipo                                  | % Costo X Tipo |
| Honorarios a Terceros                 | 4.5%           |
| Derechos, Seguros e Impuestos         | 5.0%           |
| Honorarios de Gerencia y Construcción | 5.0%           |
| Costos de Ventas                      | 4.5%           |
| Publicidad y Mercadeo                 | 5.0%           |
| <b>TOTAL COSTOS INDIRECTOS</b>        | <b>24.0%</b>   |

**CARGAS GENERALES PLAN PARCIAL**

| Adecuación de Cargas Físicas X Unidad de Actuación Urbanística (m2 y \$)                        |                                 |                             |                            |                             |
|---|---------------------------------|-----------------------------|----------------------------|-----------------------------|
| TIPO  | AREA Y VR. ADECUACIÓN           | UAU 1                       | UAU 2                      | TOTAL                       |
| <b>AFECTACIONES POR RESERVA VIAL</b><br>(Malla Arterial)  | Area x m2                       | 3,169.60                    | 326.31                     | 3,495.91                    |
|   | Vr. Adecuación (\$800,000 x m2) | \$ 2,535,680,800            | \$ 261,048,000             | \$ 2,796,728,800            |
| <b>ESPACIO PUBLICO</b><br>(Parque Inters. Av. NQS (Cra. 30)/ Av. José Celentino Mutis (Cll. 63) | Area x m2                       | 4,395.78                    | -                          | 4,395.78                    |
|   | Vr. Adecuación (\$450,000 x m2) | \$ 1,978,101,000            | \$ -                       | \$ 1,978,101,000            |
| <b>RESTAURACIÓN BIC</b>   |                                 | \$ 10,344,168,200           | 0                          | \$ 10,344,168,200           |
| <b>REDES SERVICIOS PUBLICOS (Matrices)</b>  |                                 | \$ 878,232,759              | \$ 996,767,241             | \$ 1,875,000,000            |
| <b>ESTUDIOS Y DISEÑOS CARGAS GENERALES</b>  |                                 | \$ 472,664,156.53           | \$ 27,335,843.47           | \$ 500,000,000              |
| <b>TOTALES</b>  |                                 | <b>\$ 16,208,846,915.15</b> | <b>\$ 1,285,151,084.85</b> | <b>\$ 17,493,998,000.00</b> |

**CARGAS LOCALES PLAN PARCIAL**

| Adecuación de Cargas Físicas X Unidad de Actuación Urbanística (m2 y \$) |                                 |                             |                             |                             |
|--|---------------------------------|-----------------------------|-----------------------------|-----------------------------|
| TIPO   | AREA Y VR. ADECUACIÓN           | UAU 1                       | UAU 2                       | TOTAL                       |
| <b>ESPACIO PÚBLICO - PLAZOLETA-</b>                                      | Area x m2                       | -                           | 484.21                      | 484.21                      |
|  | Vr. Adecuación (\$450,000 x m2) | \$ -                        | \$ 217,894,500              | \$ 217,894,500              |
| <b>ESPACIO PÚBLICO - PARQUES-</b>  | Area x m2                       | 12,384.50                   | 9,030.72                    | 21,415.22                   |
|  | Vr. Adecuación (\$450,000 x m2) | \$ 5,573,025,000            | \$ 4,063,824,000            | \$ 9,636,849,000            |
| <b>CONTROL AMBIENTAL</b>   | Area x m2                       | -                           | 436.71                      | 436.71                      |
|  | Vr. Adecuación (\$200,000 x m2) | \$ -                        | \$ 87,342,000               | \$ 87,342,000               |
| <b>ANDENES Y VIAS LOCALES</b>  | Area x m2                       | 5,493.73                    | 3,710.17                    | 9,203.90                    |
|  | Vr. Adecuación (\$600,000 x m2) | \$ 3,296,238,000            | \$ 2,226,102,000            | \$ 5,522,340,000            |
| <b>GESTIÓN DE PROP. Y MORADORES (Subsidios como incentivos)</b>          |                                 | \$ 11,241,379,310           | \$ 12,758,620,690           | \$ 24,000,000,000           |
| <b>GESTIÓN DE PROP. Y MORADORES (Costos Adicionales)</b>                 |                                 | \$ 515,229,885              | \$ 584,770,115              | \$ 1,100,000,000            |
| <b>REDES SERVICIOS PUBLICOS (Redes Locales)</b>                          |                                 | \$ 2,634,698,276            | \$ 2,990,301,724            | \$ 5,625,000,000            |
| <b>ESTUDIOS Y DISEÑOS CARGAS LOCALES</b>                                 |                                 | \$ 1,032,348,302            | \$ 767,651,698              | \$ 1,800,000,000            |
| <b>MITIGACIÓN DE IMPACTOS</b>  |                                 | \$ 749,425,287              | \$ 850,574,713              | \$ 1,600,000,000            |
| <b>TOTALES</b>   |                                 | <b>\$ 25,042,344,060.21</b> | <b>\$ 24,547,081,439.79</b> | <b>\$ 49,589,425,500.00</b> |

**BALANCE GENERAL (Antes de transferencias X Aplicación de Reparto de Cargas y Beneficios)**

|                                 | UAU 1                        | UAU 2                        | Valor miles \$                 | Participación |
|---------------------------------|------------------------------|------------------------------|--------------------------------|---------------|
| <b>INGRESOS</b>                 |                              |                              |                                |               |
| Ventas Totales (Beneficios)     | \$ 480,879,313,017           | \$ 1,069,908,228,000         | \$ 1,550,787,541,017.01        | 100.00%       |
| <b>TOTAL INGRESOS</b>           | <b>\$ 480,879,313,017</b>    | <b>\$ 1,069,908,228,000</b>  | <b>\$ 1,550,787,541,017.01</b> |               |
| <b>EGRESOS</b>                  |                              |                              |                                |               |
| Cargas Urbanísticas Totales     | \$ 41,251,190,975            | \$ 25,832,232,525            | \$ 67,083,423,500              | 4.33%         |
| <i>Cargas Generales</i>         | \$ 16,208,846,915.15         | \$ 1,285,151,084.85          | \$ 17,493,998,000              | 1.13%         |
| <i>Cargas Locales</i>           | \$ 25,042,344,060.21         | \$ 24,547,081,439.79         | \$ 49,589,425,500              | 3.20%         |
| Costos Directos                 | \$ 196,553,954,000           | \$ 425,397,505,900           | \$ 621,951,459,900             | 40.11%        |
| Costos Indirectos y Financieros | \$ 115,411,035,124           | \$ 256,777,974,720           | \$ 372,189,009,844             | 24.00%        |
| Utilidad esperada               | \$ 71,557,579,047            | \$ 162,169,331,550           | \$ 233,726,910,597             | 15.07%        |
| <b>TOTAL EGRESOS</b>            | <b>\$ 424,773,759,146.15</b> | <b>\$ 870,177,044,694.64</b> | <b>\$ 1,294,950,803,840.78</b> | <b>83.50%</b> |
| <b>VALOR RESIDUAL DEL SUELO</b> | <b>\$ 56,105,553,870.86</b>  | <b>\$ 199,731,183,305.36</b> | <b>\$ 255,836,737,176.22</b>   | <b>16.50%</b> |
| <b>VALOR INICIAL DEL SUELO</b>  | <b>\$ 108,313,857,000.00</b> | <b>\$ 122,361,752,000.00</b> | <b>\$ 230,675,609,000.00</b>   |               |
|                                 |                              | <b>Plusvalor del Suelo</b>   | <b>\$ 25,161,128,176</b>       | <b>10.91%</b> |

(\*) Cargas Generales y Locales asignadas a cada UAU por ejecución física.

| BENEFICIOS                                    |                     |                      |                      |
|---|---------------------|----------------------|----------------------|
| ITEM  | UAU 1               | UAU 2                | TOTALES              |
| BENEFICIOS SEGÚN APOORTE INICIAL EN m2        | \$ 735,841,551,947  | \$ 814,945,989,070   | \$ 1,550,787,541,017 |
| COSTOS DE CONSTR. SEGÚN APOORTE UNICIAL EN m2 | \$ 582,617,421,689  | \$ 645,249,958,652   | \$ 1,227,867,380,341 |
| % BENEFICIOS SEGÚN GENERACIÓN DE CADA UAU     | 31.01%              | 68.99%               | 100.00%              |
| BENEFICIOS SEGÚN GENERACIÓN DE CADA UAU       | \$ 480,879,313,017  | \$ 1,069,908,228,000 | \$ 1,550,787,541,017 |
| COSTOS DE CONSTR. SEGÚN CONSTR. FISICA        | \$ 383,522,568,171  | \$ 844,344,812,170   | \$ 1,227,867,380,341 |
| TRANSFERENCIA POR BALANCE DE BENEFICIOS       | -\$ 254,962,238,930 | \$ 254,962,238,930   | -\$ 0                |

| CARGAS  |                   |                  |                   |
|---|-------------------|------------------|-------------------|
| Cargas Generales                              |                   |                  |                   |
| ITEM  | UAU 1             | UAU 2            | TOTALES           |
| CARGAS GENERALES SEGÚN APOORTE INICIAL EN m2  | \$ 8,300,821,549  | \$ 9,193,176,451 | \$ 17,493,998,000 |
| % CARGAS GEN. SEGÚN EJECUCIÓN DE CADA UAU     | 92.7%             | 7.3%             | 100.00%           |
| CARGAS GENERALES SEGÚN EJECUCIÓN FISICA       | \$ 16,208,846,915 | \$ 1,285,151,085 | \$ 17,493,998,000 |
| TRANSFERENCIA POR BALANCE DE CARGAS GENERALES | -\$ 7,908,025,366 | \$ 7,908,025,366 | \$ -              |

| Cargas Locales                              |                   |                   |                   |
|---|-------------------|-------------------|-------------------|
| ITEM  | UAU 1             | UAU 2             | TOTALES           |
| CARGAS LOCALES SEGÚN APOORTE INICIAL EN m2  | \$ 23,529,954,204 | \$ 26,059,471,296 | \$ 49,589,425,500 |
| % CARGAS LOC. SEGÚN EJECUCIÓN DE CADA UAU   | 31.0%             | 69.0%             | 100.0%            |
| CARGAS LOCALES SEGÚN EJECUCIÓN FISICA       | \$ 25,042,344,060 | \$ 24,547,081,440 | \$ 49,589,425,500 |
| TRANSFERENCIA POR BALANCE DE CARGAS LOCALES | -\$ 1,512,389,856 | \$ 1,512,389,856  | \$ -              |

| BALANCE FINANCIERO FINAL   |                     |                      |                      |
|--|---------------------|----------------------|----------------------|
| ITEM   | UAU 1               | UAU 2                | TOTALES              |
| BENEFICIOS SEGÚN GENERACIÓN DE CADA UAU                            | \$ 480,879,313,017  | \$ 1,069,908,228,000 | \$ 1,550,787,541,017 |
| COSTOS DE CONSTR. SEGÚN CONSTR. FISICA                             | \$ 383,522,568,171  | \$ 844,344,812,170   | \$ 1,227,867,380,341 |
| CARGAS GEN. Y LOCALES SEGÚN CONSTR. FISICA                         | \$ 41,251,190,975   | \$ 25,832,232,525    | \$ 67,083,423,500    |
| SUELO FINAL RESIDUAL   | \$ 56,105,553,871   | \$ 199,731,183,305   | \$ 255,836,737,176   |
| TRASFERENCIAS TOTALES X REPARTO EQUITATIVOS DE CARGAS Y BENEFICIOS | -\$ 264,382,654,152 | \$ 264,382,654,152   | -\$ 0                |
| SUELO FINAL LUEGO DE TRASFERENCIAS                                 | \$ 320,488,208,023  | -\$ 64,651,470,847   | \$ 255,836,737,176   |

| CALCULO DE TRASFERENCIA FINAL X % DE APOORTE ORIGINAL DE SUELO X UAU |                       |                    |                    |
|--|-----------------------|--------------------|--------------------|
| ITEM   | UAU 1                 | UAU 2              | TOTALES            |
| % SUELO FINAL POR APOORTE PORCENT. EN \$                             | 47.0%                 | 53.0%              | 100.0%             |
| SUELO FINAL POR APOORTE DE APOORTE EN \$                             | \$ 120,128,278,347.05 | \$ 135,708,458,829 | \$ 255,836,737,176 |
| TRASFERENCIA TOTAL POR APOORTE PORCENT: EN \$                        | -\$ 200,359,929,676   | \$ 200,359,929,676 | \$ -               |
| SUELO FINAL LUEGO DE TODAS LAS TRASFERENCIAS                         | \$ 120,128,278,347    | \$ 135,708,458,829 | \$ 255,836,737,176 |

|                                 |                    |                   |      |
|---------------------------------|--------------------|-------------------|------|
| TRASFERENCIAS DEFINITIVAS NETAS | -\$ 64,022,724,476 | \$ 64,022,724,476 | \$ - |
|---------------------------------|--------------------|-------------------|------|

**PAGO FINAL DE SUELO LUEGO DEL PLAN PARCIAL**

| UAU            | Manzana | Área Terreno (m2) | Vr. Inicial X m2 Terreno | Vr. Inicial                  | %             | Vr. Inicial X m2 Terreno | Vr. Final                    | % Incremento X Plusvalor obtenido |
|----------------|---------|-------------------|--------------------------|------------------------------|---------------|--------------------------|------------------------------|-----------------------------------|
| UAU 2          | 4       | 7,494.02          | \$ 9,235,338.71          | \$ 69,209,813,000.00         | 30.0%         | \$ 10,242,690.73         | \$ 76,758,929,196.00         | 10.9%                             |
|                | 5       | 4,643.60          | \$ 5,483,320.70          | \$ 25,462,348,000.00         | 11.0%         | \$ 6,081,418.33          | \$ 28,239,674,152.80         | 10.9%                             |
|                | 6       | 4,961.79          | \$ 5,580,564.88          | \$ 27,689,591,000.00         | 12.0%         | \$ 6,189,269.49          | \$ 30,709,855,480.11         | 10.9%                             |
| UAU 1          | 11      | 3,194.32          | \$ 6,274,105.91          | \$ 20,041,502,000.00         | 8.7%          | \$ 6,958,459.08          | \$ 22,227,545,001.45         | 10.9%                             |
|                | 12      | 3,220.87          | \$ 7,157,118.42          | \$ 23,052,148,000.00         | 10.0%         | \$ 7,937,786.88          | \$ 25,566,579,643.09         | 10.9%                             |
|                | 16      | 4,770.72          | \$ 5,978,773.02          | \$ 28,523,052,000.00         | 12.4%         | \$ 6,630,912.51          | \$ 31,634,226,911.17         | 10.9%                             |
|                | 17      | 4,253.71          | \$ 8,627,093.76          | \$ 36,697,155,000.00         | 15.9%         | \$ 9,568,100.97          | \$ 40,699,926,791.30         | 10.9%                             |
| <b>TOTALES</b> |         | <b>32,539.03</b>  | <b>\$ 7,089,197.47</b>   | <b>\$ 230,675,609,000.00</b> | <b>100.0%</b> | <b>\$ 7,862,457.40</b>   | <b>\$ 255,836,737,175.92</b> | <b>10.9%</b>                      |