

RESOLUCIÓN DE APROBACIÓN DE ANTEPROYECTO DE EDIFICACIÓN

OBRA NUEVA

AMPLIACION MAYOR A 100 M2

ALTERACION

RECONSTRUCCION



Ilustre Municipalidad
de Buin

DIRECCION DE OBRAS - I. MUNICIPALIDAD DE :

BUIN

REGIÓN :METROPOLITANA

URBANO

RURAL

| Nº DE RESOLUCIÓN |
|------------------|
| 93 |
| FECHA |
| 23.05.2019 |
| ROL S.I.I. |
| 59-6 (Matriz) |

VISTOS:

- A) Las atribuciones emanadas del Art. 24 de la Ley Orgánica Constitucional de Municipalidades,
- B) Las disposiciones de la Ley General de Urbanismo y Construcciones en especial el Art. 116, su Ordenanza General, y el Instrumento de Planificación Territorial.
- C) La Solicitud de Aprobación, los planos y demás antecedentes debidamente suscritos por el propietario y el arquitecto proyectista, correspondientes al expediente S.A.P. - 5.1.5. N° 7144 BE de fecha 01.08.2018
- D) El Certificado de Informaciones Previas N° 4071/2017 de fecha 21.07.2017
- E) La Solicitud N° de Aprobación de Anteproyecto de Loteo con Construcción Simultánea de fecha

RESUELVO:

- 1.- Aprobar el Anteproyecto de **OBRA NUEVA**
 OBRA NUEVA, AMPLIACION MAYOR A 100 m², ALTERACION, RECONSTRUCCION
 con destino(s) **COMERCIAL**
 ubicado en calle/avenida/camino **BERNARDINO BRAVO N°391 y 393**
 Lote **LOTE A Y LOTE B** manzana localidad o loteo **BUIN** sector
 Zona **Zona Hab. Mixta / Area Urbanizada 240 Hab/Ha** del Plan Regulador **METROPOLITANO DE SANTIAGO**
 de conformidad a los planos y antecedentes timbrados por esta D.O.M., que forman parte de la presente autorización y que se encuentran archivados en el expediente S.A.P.-5.1.5. N° 7144 BE de fecha 01.08.2018
- 2.- Dejar constancia que su vigencia será de **180 días** a contar de la fecha de esta resolución, de acuerdo al Art. 1.4.11. de la O.G.U.C.
- 3.- Establecer que la aprobación del futuro permiso de edificación queda condicionada a la tramitación previa, conjunta o simultánea de las siguientes actuaciones **FUSION**
 FUSION, SUBDIVISION, LOTEO, DIVISION AFECTA, ESTUDIOS FUNDADOS POR AREAS DE RIESGO (Art. 5.1.15 OGUC) (especificar)
- 4.- Se deja constancia que el anteproyecto que se aprueba se acoge a las siguientes disposiciones especiales

ART.121, ART. 122, ART 123, ART. 124, ART. 55 de la Ley General de Urbanismo y Construcciones; Otros.

5.- INDIVIDUALIZACION DEL PROPIETARIO O PROMINENTE COMPRADOR

| | |
|--|-------------------------------|
| NOMBRE O RAZON SOCIAL del PROPIETARIO O PROMINENTE COMPRADOR DISTRIBUIDORA AGRICOLA BUIN LTDA. | R.U.T. 85.651.300-9 |
| REPRESENTANTE LEGAL del PROPIETARIO TOMAS KOEHN YAVAR | R.U.T. 8.719.675-5 |

6.- INDIVIDUALIZACION DEL ARQUITECTO PROYECTISTA

| | |
|--|-------------------------------|
| NOMBRE O RAZON SOCIAL de la Empresa del ARQUITECTO (cuando corresponda) CHAVARRI ENERGICI BUSQUETS LTDA. | R.U.T. 78.786.610-7 |
| NOMBRE DEL ARQUITECTO RESPONSABLE XIMENA BUSQUETS TOMAS | R.U.T. 7.364.985-4 |



7.- CARACTERISTICAS PRINCIPALES DEL ANTEPROYECTO

7.1.- DESTINO (S) CONTEMPLADO (S)

| | | | |
|-------------------------------------|---|--|---|
| <input type="checkbox"/> | RESIDENCIAL Art. 2.1.25. OGUC. | DESTINO ESPECIFICO: | |
| <input checked="" type="checkbox"/> | EQUIPAMIENTO Art. 2.1.33. OGUC. | CLASE Art. 2.1.33 OGUC COMERCIO Y SERVICIOS | ACTIVIDAD LOCALES COMERCIALES Y OFICINAS EQUIPAMIENTO MENOR |
| <input type="checkbox"/> | ACTIVIDADES PRODUCTIVAS Art. 2.1.28. OGUC. | DESTINO ESPECIFICO: | |
| <input type="checkbox"/> | INFRAESTRUCTURA Art. 2.1.29. OGUC. | DESTINO ESPECIFICO: | |
| <input type="checkbox"/> | OTROS | (especificar) | |

7.2.- SUPERFICIE EDIFICADA

| | UTIL (m2) | COMUN (m2) | TOTAL (m2) |
|----------------------------------|-----------|------------|------------|
| BAJO TERRENO | 2649,77 | 164,47 | 2.814,24 |
| PRIMER NIVEL | 1.133,63 | 192,56 | 1.326,19 |
| SEGUNDO NIVEL | 1.090,90 | 80,18 | 1.171,08 |
| TOTAL | 4.874,30 | 437,21 | 5.311,51 |
| SUPERFICIE TOTAL DE TERRENO (M2) | | | 1.428,48 |

7.3.- NORMAS URBANÍSTICAS APLICADAS

| | PERMITIDO | PROYECTADO | | PERMITIDO | PROYECTADO |
|---|-----------|------------|----------------------------------|-------------|------------|
| COEFICIENTE DE CONSTRUCTIBILIDAD | No aplica | 3,72 | PORCENTAJE DE OCUPACIÓN DE SUELO | No aplica | 92,8% |
| COEFICIENTE DE OCUPACIÓN PISOS SUPERIORES | No aplica | 1,75 | DENSIDAD | 240 hab/ Ha | No aplica |
| ALTURA MAXIMA EN METROS o PISOS | No aplica | 7,00 | ADOSAMIENTO | O.G.U.C. | No hay |
| RASANTE | O.G.U.C. | cumple | ANTEJARDIN | No aplica | No hay |
| DISTANCIAMIENTO | O.G.U.C. | cumple | | | |

| | | | |
|---|----|---|----|
| ESTACIONAMIENTOS REQUERIDOS | 42 | ESTACIONAMIENTOS PROYECTO | 70 |
| ESTACIONAMIENTOS BICICLETAS REQUERIDOS ART. 2.4.1 BIS | 33 | ESTACIONAMIENTOS BICICLETAS PROYECTO ART. 2.4.1 BIS | 34 |

DISPOSICIONES ESPECIALES A QUE SE ACOGERÁ EL PROYECTO

| | | | | | | | |
|-------------------------------------|---------------------------------------|--------------------------|--|--------------------------|--------------------------------------|--------------------------|-----------------------------------|
| <input type="checkbox"/> | D.F. L.N°2 de 1959 | <input type="checkbox"/> | Ley N° 19.537 Copropiedad Inmobiliaria | <input type="checkbox"/> | Proyección Sombras Art. 2.6.11. OGUC | <input type="checkbox"/> | Segunda Vivienda Art. 6.2.4. OGUC |
| <input type="checkbox"/> | Conjunto Armónico Art. 2.6.4. OGUC | <input type="checkbox"/> | Beneficio Fusión Art. 63 LGUC | <input type="checkbox"/> | Conj. Viv. Econ. Art. 6.1.8. OGUC | | |
| <input checked="" type="checkbox"/> | Otro (Especificar) Art. 3.1.3. OGUC | | | | | | |

AUTORIZACIONES ESPECIALES LGUC

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | 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--- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| | Art. 121 | | Art. 122 | | Art. 123 | | Art. 124 | | Art. 55 | | Art. 56 | | Art. 57 | | Art. 58 | | Art. 59 | | Art. 60 | | Art. 61 | | Art. 62 | | Art. 63 | | Art. 64 | | Art. 65 | | Art. 66 | | Art. 67 | | Art. 68 | | Art. 69 | | Art. 70 | | Art. 71 | | Art. 72 | | Art. 73 | | Art. 74 | | Art. 75 | | Art. 76 | | Art. 77 | | Art. 78 | | Art. 79 | | Art. 80 | | Art. 81 | | Art. 82 | | Art. 83 | | Art. 84 | | Art. 85 | | Art. 86 | | Art. 87 | | Art. 88 | | Art. 89 | | Art. 90 | | Art. 91 | | Art. 92 | | Art. 93 | | Art. 94 | | Art. 95 | | Art. 96 | | Art. 97 | | Art. 98 | | Art. 99 | | Art. 100 | | Art. 101 | | Art. 102 | | Art. 103 | | Art. 104 | | Art. 105 | | Art. 106 | | Art. 107 | | Art. 108 | | Art. 109 | | Art. 110 | | Art. 111 | | Art. 112 | | Art. 113 | | Art. 114 | | Art. 115 | | Art. 116 | | Art. 117 | | Art. 118 | | Art. 119 | | Art. 120 | | Art. 121 | | Art. 122 | | Art. 123 | | Art. 124 | | Art. 55 | | Art. 56 | | Art. 57 | | Art. 58 | | Art. 59 | | Art. 60 | | Art. 61 | | Art. 62 | | Art. 63 | | Art. 64 | | Art. 65 | | Art. 66 | | Art. 67 | | Art. 68 | | Art. 69 | | Art. 70 | | Art. 71 | | Art. 72 | | Art. 73 | | Art. 74 | | Art. 75 | | Art. 76 | | Art. 77 | | Art. 78 | | Art. 79 | | Art. 80 | | Art. 81 | | Art. 82 | | Art. 83 | | Art. 84 | | Art. 85 | | Art. 86 | | Art. 87 | | Art. 88 | | Art. 89 | | Art. 90 | | Art. 91 | | Art. 92 | | Art. 93 | | Art. 94 | | Art. 95 | | Art. 96 | | Art. 97 | | Art. 98 | | Art. 99 | | Art. 100 | | Art. 101 | | Art. 102 | | Art. 103 | | Art. 104 | | Art. 105 | | Art. 106 | | Art. 107 | | Art. 108 | | Art. 109 | | Art. 110 | | Art. 111 | | Art. 112 | | Art. 113 | | Art. 114 | | Art. 115 | | Art. 116 | | Art. 117 | | Art. 118 | | Art. 119 | | Art. 120 | | Art. 121 | | Art. 122 | | Art. 123 | | Art. 124 | | Art. 55 | | Art. 56 | | Art. 57 | | Art. 58 | | Art. 59 | | Art. 60 | | Art. 61 | | Art. 62 | | Art. 63 | | Art. 64 | | Art. 65 | | Art. 66 | | Art. 67 | | Art. 68 | | Art. 69 | | Art. 70 | | Art. 71 | | Art. 72 | | Art. 73 | | Art. 74 | | Art. 75 | | Art. 76 | | Art. 77 | | Art. 78 | | Art. 79 | | Art. 80 | | Art. 81 | | Art. 82 | | Art. 83 | | Art. 84 | | Art. 85 | | Art. 86 | | Art. 87 | | Art. 88 | | Art. 89 | | Art. 90 | | Art. 91 | | Art. 92 | | Art. 93 | | Art. 94 | | Art. 95 | | Art. 96 | | Art. 97 | | Art. 98 | | Art. 99 | | Art. 100 | | Art. 101 | | Art. 102 | | Art. 103 | | Art. 104 | | Art. 105 | | Art. 106 | | Art. 107 | | Art. 108 | | Art. 109 | | Art. 110 | | Art. 111 | | Art. 112 | | Art. 113 | | Art. 114 | | Art. 115 | | Art. 116 | | Art. 117 | | Art. 118 | | Art. 119 | | Art. 120 | | Art. 121 | | Art. 122 | | Art. 123 | | Art. 124 | | Art. 55 | | Art. 56 | | Art. 57 | | Art. 58 | | Art. 59 | | Art. 60 | | Art. 61 | | Art. 62 | | Art. 63 | | Art. 64 | | Art. 65 | | Art. 66 | | Art. 67 | | Art. 68 | | Art. 69 | | Art. 70 | | Art. 71 | | Art. 72 | | Art. 73 | | Art. 74 | | Art. 75 | | Art. 76 | | Art. 77 | | Art. 78 | | Art. 79 | | Art. 80 | | Art. 81 | | Art. 82 | | Art. 83 | | Art. 84 | | Art. 85 | | Art. 86 | | Art. 87 | | Art. 88 | | Art. 89 | | Art. 90 | | Art. 91 | | Art. 92 | | Art. 93 | | Art. 94 | | Art. 95 | | Art. 96 | | Art. 97 | | Art. 98 | | Art. 99 | | Art. 100 | | Art. 101 | | Art. 102 | | Art. 103 | | Art. 104 | | Art. 105 | | Art. 106 | | Art. 107 | | Art. 108 | | Art. 109 | | Art. 110 | | Art. 111 | | Art. 112 | | Art. 113 | | Art. 114 | | Art. 115 | | Art. 116 | | Art. 117 | | Art. 118 | | Art. 119 | | Art. 120 | | Art. 121 | | Art. 122 | | Art. 123 | | Art. 124 | | Art. 55 | | Art. 56 | | Art. 57 | | Art. 58 | | Art. 59 | | Art. 60 | | Art. 61 | | Art. 62 | | Art. 63 | | Art. 64 | | Art. 65 | | Art. 66 | | Art. 67 | | Art. 68 | | Art. 69 | | Art. 70 | | Art. 71 | | Art. 72 | | Art. 73 | | Art. 74 | | Art. 75 | | Art. 76 | | Art. 77 | | Art. 78 | | Art. 79 | | Art. 80 | | Art. 81 | | Art. 82 | | Art. 83 | | Art. 84 | | Art. 85 | | Art. 86 | | Art. 87 | | Art. 88 | | Art. 89 | | Art. 90 | | Art. 91 | | Art. 92 | | Art. 93 | | Art. 94 | | Art. 95 | | Art. 96 | | Art. 97 | | Art. 98 | | Art. 99 | | Art. 100 | | Art. 101 | | Art. 102 | | Art. 103 | | Art. 104 | | Art. 105 | | Art. 106 | | Art. 107 | | Art. 108 | | Art. 109 | | Art. 110 | | Art. 111 | | Art. 112 | | Art. 113 | | Art. 114 | | Art. 115 | | Art. 116 | | Art. 117 | | Art. 118 | | Art. 119 | | Art. 120 | | Art. 121 | | Art. 122 | | Art. 123 | | Art. 124 | | Art. 55 | | Art. 56 | | Art. 57 | | Art. 58 | | Art. 59 | | Art. 60 | | Art. 61 | | Art. 62 | | Art. 63 | | Art. 64 | | Art. 65 | | Art. 66 | | Art. 67 | | Art. 68 | | Art. 69 | | Art. 70 | | Art. 71 | | Art. 72 | | Art. 73 | | Art. 74 | | Art. 75 | | Art. 76 | | Art. 77 | | Art. 78 | | Art. 79 | | Art. 80 | | Art. 81 | | Art. 82 | | Art. 83 | | Art. 84 | | Art. 85 | | Art. 86 | | Art. 87 | | Art. 88 | | Art. 89 | | Art. 90 | | Art. 91 | | Art. 92 | | Art. 93 | | Art. 94 | | Art. 95 | | Art. 96 | | Art. 97 | | Art. 98 | | Art. 99 | | Art. 100 | | Art. 101 | | Art. 102 | | Art. 103 | | Art. 104 | | Art. 105 | | Art. 106 | | Art. 107 | | Art. 108 | | Art. 109 | | Art. 110 | | Art. 111 | | Art. 112 | | Art. 113 | | Art. 114 | | Art. 115 | | Art. 116 | | Art. 117 | | Art. 118 | | Art. 119 | | Art. 120 | | Art. 121 | | Art. 122 | | Art. 123 | | Art. |

8.- CONSIGNACIÓN DE DERECHOS (ART. 126 L.G.U.C. ULTIMO INCISO)

| CLASIFICACION (ES) DE LA CONSTRUCCIÓN | CLASIFICACIÓN | | m2 |
|---|---------------|----------|------------------|
| | B-3 | 5.311,51 | \$ 1.092.890.986 |
| PRESUPUESTO | | | \$ 1.093.388 |
| TOTAL DERECHOS MUNICIPALES SEGÚN ORD. LOCAL: De 10.000 M2 y Menos de 20.000 M2= 25 UTM | | | \$ 1.093.388 |
| MONTO CONSIGNADO AL INGRESO SOLICITUD G.I.M. N° 1758067 FECHA: 01.08.2018 (-) | | | \$ 107.390 |
| TOTAL A PAGAR | | | \$ 985.998 |
| GIRO INGRESO MUNICIPAL N° 1902765 | | | FECHA 22.05.2019 |

NOTAS: (SOLO PARA SITUACIONES ESPECIALES DE LA AUTORIZACIÓN)

- 1.-El presente Anteproyecto de Edificación se emplaza en Calle Bernardino N°391 Lote B y N°393 Lote A, con una superficie Total de 1.428,48m², predios Rol 59-6, de la Localidad de Buin de esta Comuna.
- 3.-Derechos municipales contemplados en la aprobación del presente anteproyecto serán abonados y descontados a los derechos municipales definitivos de aprobación de Permiso de Edificación.



RODRIGO CESPED LIZANA
ARQUITECTO REVISOR
DIRECCION DE OBRAS MUNICIPALES

GIG/RCL/di



GUILLERMO IBACACHE GOMEZ
ARQUITECTO
DIRECTOR DE OBRAS MUNICIPALES