**GROSS FLOOR AREA** 

			PLOT 1		PLOT 2			
		CARPARK	RETAIL	STUDIO APARTMENT (2 TOWERS)	CARPARK	SERVICE APARTMEN		
em	Description	(m2)	(m2)	(m2)	(m2)	(m2)		
1	Basement	16,921.48						
	Level 1_Retail	10,021.10	10,645.99					
	Level 2_Retail		10,645.99					
	Level 3_Retail		10,645.99					
	Level 4-MSCP	8,515.97	,					
6	Level 5_MSCP	8,515.97						
7	Level 6_MSCP	8,515.97						
8	Level 7_Podium_Studio Apartment			3,227.64				
9	Level 7_Podium_Facilities			892.93				
10	Level 7_ Podium_Remaining			4,395.40				
11	Level 8_Studio Apartment			2,350.48				
12	Level 9_Studio Apartment			2,350.48				
13	Level 10_Studio Apartment			2,350.48				
14	Level 11_Studio Apartment			2,350.48				
15	Level 12_Studio Apartment			2,350.48				
	Level 13_Studio Apartment			2,350.48				
	Level 14_Studio Apartment			2,350.48				
	Level 15_Studio Apartment			2,350.48				
	Level 16_Studio Apartment			2,350.48				
	Level 17_Studio Apartment			2,350.48				
	Level 18_Studio Apartment			2,350.48				
	Level 19_Studio Apartment			2,350.48				
	Level 20_Studio Apartment			2,350.48				
	Level 21_Studio Apartment			2,350.48				
	Level 22_Studio Apartment			2,350.48				
	Level 23_Studio Apartment Level 24_Studio Apartment			2,350.48 2,350.48				
21				2,550.40				
	Level 1_Residence lobby+ carpark				5,799.58	803.98		
	Level 1a_Mezzanine_MSCP				5,780.07			
	Level 2_MSCP				6,603.56			
	Level 3-MSCP				6,603.56			
	Level 4_MSCP				6,603.56			
	Level 5_MSCP				6,603.56	2 000 00		
	Level 6_Podium_Service Apartment					2,800.68		
	Level 6_Podium_Facilities Level 6_Podium_Remaining					885.98 2,954.40		
	Level 7_Service Apartment					2,934.40		
	Level 8_Service Apartment					2,800.68		
	Level 9_Service Apartment					2,800.68		
	Level 10_Service Apartment					2,800.68		
	Level 11_Service Apartment					2,800.68		
	Level 12_Service Apartment					2,800.68		
	Level 13_Service Apartment					2,800.68		
	Level 14_Service Apartment					2,800.68		
18	Level 15_Service Apartment					2,800.68		
19	Level 16_Service Apartment					2,800.68		
20	Level 17_Service Apartment					2,800.68		
	Level 18_Service Apartment					2,800.68		
	Level 19_Service Apartment					2,800.68		
	Level 20_Service Apartment					2,800.68		
	Level 21_Service Apartment					2,800.68		
	Level 22_Service Apartment					2,800.68		
	Level 23_Service Apartment					2,800.68		
	Level 24_Service Apartment					2,800.68		
	Level 25_Service Apartment					2,800.68		
	Level 26_Service Apartment Level 27_Service Apartment					2,800.68 2,800.68		
	TOTAL	42,469.39	31,937.97	48,474.13	37,993.89	66,259.23		
			122,881.49		104, CFA EFFICIENCY	.253.11 %		
					PLOT 1	47.0302027		
					PLOT 2	47.0302027		

**GROSS FLOOR AREA** 

	GROSS FLOOR AREA		PLOT 1		PLOT 2			
		CARPARK	RETAIL	STUDIO APARTMENT (2 TOWERS)		SERVICE APARTMENT		
tem	Description	(m2)	(m2)	(m2)	(m2)	(m2)		
	Basement	16,921.48	10 645 00					
	Level 1_Retail Level 2_Retail		10,645.99 10,645.99					
	Level 3_Retail		10,645.99					
	_ Level 4-MSCP	8,515.97	,					
	Level 5_MSCP	8,515.97						
	Level 6_MSCP	8,515.97						
	Level 7_Podium_Studio Apartment Level 7_Podium_Facilities			3,227.64 892.93				
	Level 7_Podium_Pacifices			4,395.40				
	Level 8_Studio Apartment			2,350.48				
12	Level 9_Studio Apartment			2,350.48				
	Level 10_Studio Apartment			2,350.48				
	Level 11_Studio Apartment			2,350.48				
	Level 12_Studio Apartment Level 13_Studio Apartment			2,350.48 2,350.48				
	Level 13_Studio Apartment			2,350.48				
	Level 15_Studio Apartment			2,350.48				
19	Level 16_Studio Apartment			2,350.48				
	Level 17_Studio Apartment			2,350.48				
	Level 18_Studio Apartment			2,350.48				
	Level 19_Studio Apartment Level 20_Studio Apartment			2,350.48 2,350.48				
	Level 20_Studio Apartment			2,350.48				
	Level 22_Studio Apartment			2,350.48				
	Level 23_Studio Apartment			2,350.48				
27	Level 24_Studio Apartment			2,350.48				
	Level 1_Residence lobby+ carpark				5,799.58	803.98		
	Level 1a_Mezzanine_MSCP Level 2_MSCP				5,780.07 6,603.56			
	Level 3-MSCP				6,603.56			
	Level 4_MSCP				6,603.56			
	Level 5_MSCP				6,603.56			
	Level 6_Podium_Service Apartment					1,983.13		
	Level 6_Podium_Facilities Level 6_Podium_Remaining					885.98 3,771.95		
	Level 7_Service Apartment					2,800.68		
	Level 8_Service Apartment					2,800.68		
12	Level 9_Service Apartment					2,800.68		
	Level 10_Service Apartment					2,800.68		
	Level 11_Service Apartment Level 12_Service Apartment					2,800.68 2,800.68		
	Level 12_Service Apartment					2,800.68		
	Level 14_Service Apartment					2,800.68		
18	Level 15_Service Apartment					2,800.68		
	Level 16_Service Apartment					2,800.68		
	Level 17_Service Apartment					2,800.68		
	Level 18_Service Apartment Level 19_Service Apartment					2,800.68		
	Level 20_Service Apartment					2,800.68 2,800.68		
	Level 21_Service Apartment					2,800.68		
	Level 22_Service Apartment (Sky Garden Opening)					2,800.68		
	Level 23_Service Apartment (Sky Garden Opening)					1,983.13		
	Level 24_Service Apartment					2,800.68		
	Level 25_Service Apartment					2,800.68		
	Level 26_Service Apartment Level 27_Service Apartment					2,800.68 2,800.68		
	Level 28_Service Apartment					2,800.68		
	TOTAL	42,469.39	31,937.97 122,881.49	48,474.13	37,993.89	68,242.35 ,236.24		
		1	122,001.49		CFA EFFICIENCY			
					PLOT 1	47.0302027		
					PLOT 2	47.2297602		

### BATU KAWAN MIXED DEVELOPMENT - DEVELOPMENT DATA (CPG)

		Level		PARKIN	G			RETAII	L								STUDIO APAI	RTMENT					
			Car	M/C																			
PLOT 1			Bays	Bays	Carpark area										ОСК А						ОСК В		
	REMARKS		No. of	Parking	GFA	NFA	Circulation	M&E & BOH	Lift	Stair	Facilities	NFA	Circulation	M&E	Lift	Stair	Facilities	NFA	Circulation	M&E	Lift	Stair	Facilities
	Basement Carpark	B1	427	465	16,921																		
	Street Parking on Grd	L1	124	0		5,700	3,209	639	80	235	149												
	-	L2				7,696	2,432	45	89	235	149												
Σ		L3				7,822	2,210	45	89	235	244												
סור	Multi-Storey Carpark	L4	262	223	8,516																		
РО	Multi-Storey Carpark	L5	268	223	8,516																		
	Multi-Storey Carpark	L6	259	322	8,516																		
	Apt. Podium Level 6	L7			4,729							1,614	110	22	27	36	170	1,614	110	22	27	36	0
		L8										981	110	22	27	36		981	110	22	27	36	
		L9										981	110	22	27	36		981	110	22	27	36	
		L10										981	110	22	27	36		981	110	22	27	36	
		L11										981	110	22	27	36		981	110	22	27	36	
		L12										981	110	22	27	36		981	110	22	27	36	
		L13										981	110	22	27	36		981	110	22	27	36	
VEL		L14										981	110	22	27	36		981	110	22	27	36	
LEV		L15										981	110	22	27	36		981	110	22	27	36	
ER	Typical Floors	L16										981	110	22	27	36		981	110	22	27	36	
ПРР		L17										981	110	22	27	36		981	110	22	27	36	
_		L18										981	110	22	27	36		981	110	22	27	36	
		L19										981	110	22	27	36		981	110	22	27	36	
		L20										981	110	22	27	36		981	110	22	27	36	
		L21										981	110	22	27	36		981	110	22	27	36	
		L22 L23										981 981	110	22 22	27 27	36 36		981 981	110 110	22 22	27 27	36 36	
		L23 L24										981 981	110 110	22	27	36		981 981	110	22	27	36	
	(	SUB TOTAL				21,218	7,852	729	258	705	542	18,287	1,972	402	487	640	170	18,287	1,972	402	487	640	0
	TOTAL (excl. Carpark,		1,340	1,233	47,198	21,210	7,052	,25	230	,03	30,340	10,207	1,572	702		0+0	20,831		1,572	402		0+0	20,660

All numbers above are calculated based on SQ.M. For SQ.FT, multiply by 10.7639.

		efficiency	efficiency circulation				
g	10,012	57	32				
1	10,646	72	23				
2	10,646	73	21				

PLOT 1 - DEVELOPMENT SUMMARY

NO. OF CAR PARKING NO. OF MOTORCYCLE PAR	KING	1,340 1,233			36,573	
CALCULATIONS OF PARKIN	NG REQUIREMENTS (CAR	AND MOTORCYCLE)			RE	QUIRED NO. OF PARKING BAYS*
RETAIL	200 UNITS	21,218 SQ.M	228,388	SQ.FT		457
STUDIO APARTMENTS	720 UNITS	36,573 SQ.M	393,673	SQ.FT		787
*Retail and Studio Apartm	ent parking bays calcula	ted based on NFA divided b	y 500 sq ft			1,244
					5 ADDITIONAL OKU CAR BAYS REQUIRE	D 1,249
					SQ.	M SQ.FT
RETAIL (excl. Lift & Stair)					30,34	40 326,581
STUDIO APARTMENTS BLO	OCK A & B (excl. Lift & Sta	air)			41,49	91 446,607
TOTAL GFA (EXCLUDIN	IG CARPARKS, LIFTS A	AND STAIRS)- RETAIL &	S.APRTMENTS		71,83	2 773,188
OVERALL DEVELOPME	NT AREA (INCLUDING	G LIFTS AND STAIRS) FO	R RETAIL & STUDIO	) APARTMENTS	75,04	9 807,819
<b>OVERALL DEVELO</b>	PMENT AREA (II	NCLUDING LIFTS, S	TAIRS & CARP	ARK)	122,24	7 1,315,857

<u>SITE AREA</u> 5.2 ACRES /

PLOT RATIO GFA/ Land area = 3.387

# EFFICIENCY [NFA/GFA INCLUDING CORE & SERVICES] **STUDIO APARTMENT**

Studio Apartment Typical Floor Plan Efficiend Studio Apartment Efficency **Retail Efficiency** Plot 1 Efficiency (Overall) EFFICIENCY [NFA/GFA INCLUDING CORE & SE CFA

DATE 18/09/2015	
SCHEME BASED ON CPG DWGS (18/9)	

21,206 SQ.M / 228,254 SQ.FT

NOTE: The Plot Ratio is calculated based on the total GFA (excluding carparks, lifts and stairs) divided by the site area.

	With Lift and Stair case	Without lift and staircase	
ency:	83.45%	88.15%	
	83.28%	87.79%	
	67.78%	69.93%	
	77.01%	80.45%	
SERVICES + CARPARK]	49.1	8%	46.00%
	47.2	7%	44.29%

# 10.7637

16,703 14,003 10,743

10,910 8,518

8,518 8,518 8,518 0

0 1,180 1,180 1,180 1,180 1,180 1,180 1,180 1,180 1,180 1,180 1,180 1,180 1,180 1,180 1,180 1,180 1,180

			PLOT 1			
Γ	Item	Description	CARPARK	RETAIL	STUDIO APARTMENT (2 TOWERS)	
F			(m2)	(m2)	(m2)	
⊢		Basement	16,921.48			179
⊢		Level 1_Retail		10,645.99		150
L		Level 2_Retail		10,645.99		115
12		Level 3_Retail		10,645.99		117
46		Level 4-MSCP	8,515.97			91
46		Level 5_MSCP	8,515.97			91
0		Level 6_MSCP	8,515.97			92
0	8	Level 7_Studio Apartment @ Podium			3,227.64	92
0	9	Level 7_Facilities			892.93	
16	10	Level 7_ Podium			4,395.40	
50	11	Level 8_Studio Apartment			2,350.48	12
50	12	Level 9_Studio Apartment			2,350.48	12
50	13	Level 10_Studio Apartment			2,350.48	12
50	14	Level 11_Studio Apartment			2,350.48	12
50	15	Level 12_Studio Apartment			2,350.48	12
50	16	Level 13_Studio Apartment			2,350.48	12
50	17	Level 14 Studio Apartment			2,350.48	12
50	18	Level 15_Studio Apartment			2,350.48	1
50	19	Level 16_Studio Apartment			2,350.48	1
50		Level 17 Studio Apartment			2,350.48	12
50		Level 18 Studio Apartment			2,350.48	12
50	22	Level 19 Studio Apartment			2,350.48	12
50		Level 20 Studio Apartment		Ì	2,350.48	12
50		Level 21_Studio Apartment			2,350.48	12
50		Level 22 Studio Apartment			2,350.48	12
50		Level 23_Studio Apartment			2,350.48	12
50		Level 24_Studio Apartment			2,350.48	12
Ē	_/	TOTAL	42,469.39	31,937.97	48,474.13	

#### BATU KAWAN MIXED DEVELOPMENT - DEVELOPMENT DATA

		Level	PAR	KING								SERVICE	O APARTMEN	г					
			Car	M/C	Carpark														
PLOT 2	1	-	Bays	Bays	area				BLOCK A					-		BLOCK B	-		
	REMARKS		No. of	Parking	GFA	NFA	Circulation	M&E	Lift	Stair	Garden	Facilities	NFA	Circulation	M&E	Lift	Stair	Garden	Facilities
PODIUM	Multi-Storey Carpark Multi-Storey Carpark Mezzanine Multi-Storey Carpark Multi-Storey Carpark	1 1A 2 3	130 137 207 207	556 21 124 124	5,800 5,780 6,604 6,604							804							
DA	Multi-Storey Carpark Multi-Storey Carpark Apt. Podium Level 5	4 5 6	207 201	124 140	6,604 6,604 2,999	1,156	115	10	26	33		886	1,152	115	53	26	33		
UPPER LEVEL	Typical Floors	7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27				1,156     1,156	115 115 115 115 115 115 115 115 115 115	10 10 10 10 10 10 10 10 10 10 10 10 10 1	26 26 26 26 26 26 26 26 26 26 26 26 26 2	33 33 33 33 33 33 33 33 33 33 33 33 33	169		1,152 1,152	115 115 115 115 115 115 115 115 115 115	10 10 10 10 10 10 10 10 10 10 10 10 10 1	26 26 26 26 26 26 26 26 26 26 26 26 26 2	33 33 33 33 33 33 33 33 33 33 33 33 33	169	
		SUB TOTAL				25,088	2,527	399	565	726	169	1,690	25,014	2,527	441	565	726	169	0
	TOTAL (excl. Carpark,		1,089	1,089	40,993							29,873							28,151

All numbers above are calculated based on SQ.M. For SQ.FT, multiply by 10.7639.

#### PLOT 2 - DEVELOPMENT SUMMARY NO. OF CAR BAYS NO. OF MOTORCYCLE BAYS

 CALCULATIONS OF PARKING REQUIREMENTS (CAR AND MOTORCYCLE)

 TOTAL NO. OF APARTMENT UNITS
 520 UNITS

 \*Serviced Apartment parking bays calculated based on 1 car bay require

\*Serviced Apartment parking bays calculated based on 1 car bay required

TOTAL GFA (EXCLUDING CARPARKS, LIFTS AND S OVERALL DEVELOPMENT AREA (INCLUDING ALL CORE / SERVIC OVERALL DEVELOPMENT AREA (INCLUDING ALL CORE / SERVIC

SITE AREA	
3.0 ACRES /	12,141 SQ.M /
PLOT RATIO	TYPICAL FLOOR PLAN
4.78	86.26 %
	<b>TOWER EFFICIENCY [N</b>
	86.35 %
	<b>TOWER EFFICIENCY [N</b>
	<b>82.67</b> %

EFFICIENCY [NFA/GFA 49.31 %

1,089

1,089

NOTE: The Plot Ratio is calculated based on the total GFA (excluding carparks, lifts and stairs) divided by the site area.

#### DATE 19/10/2015 SCHEME BASED ON CPG DWGS (19/10)

	NF	A REQUIRED NO. OF PA	RKING BAYS*
	50,102 SQ.M	539,296 SQ.FT	1,079
ed for e	every 500 SQ. FT (NFA)	<b>5 ADDITIONAL OKU CAR BAYS REQUIRED</b>	1,084

	SQ.M	SQ.FT
STAIRS)	58,024	624,569
ICES AND COMMON FACILITIES)	60,607	652,365
ICES, COMMON FACILITIES & CARPARK)	101,600	1,093,609

130,680 SQ.FT

# EFFICIENCY [NFA/GFA PER FLOOR PLATE]

# NFA/GFA EXCLUDING CARPARK, CORE & SERVICES]

# NFA/GFA INCLUDING CORE & SERVICES]

## **EFFICIENCY [NFA/GFA INCLUDING CORE, SERVICES + CARPARK]**