10.7637 BATU KAWAN MIXED DEVELOPMENT - DEVELOPMENT DATA (CPG) DATE 18/09/2015 SCHEME BASED ON CPG DWGS (18/9)

		Level	PARKING			RETAIL				STUDIO APARTMENT													
PLOT 1		2010.	Car Bays	M/C Bays Carpark area						BLOCK A					BLOCK B								
	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																		
PODIUM	Street Parking on Grd Multi-Storey Carpark Multi-Storey Carpark Multi-Storey Carpark	L1 L2 L3 L4 L5 L6	262 268 259	223 223 322	8,516 8,516 8,516	5,700 7,696 7,822	3,209 2,432 2,210	639 45 45	80 89 89	235 235 235	149 149 244												
	Apt. Podium Level 6	L7			4,729							1,614	110	22	27	36	170	1,614	110	22	27	36	0
UPPER LEVEL	Typical Floors	L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24										981 981 981 981 981 981 981 981	110 110 110 110 110 110 110 110	22 22 22 22 22 22 22 22 22 22 22 22 22	27 27 27 27 27 27 27 27 27 27 27 27 27 2	36 36 36 36 36 36 36 36 36 36 36 36 36 3		981 981 981 981 981 981 981 981	110 110 110 110 110 110 110 110	22 22 22 22 22 22 22 22 22 22 22 22 22	27 27 27 27 27 27 27 27 27 27 27 27 27 2	36 36 36 36 36 36 36 36 36 36 36 36 36 3	
	SUB TOTAL 21,218 7,852 729 258				258	705	542	18,287	1,972	402	487	640	170	18,287	1,972	402	487	640	0				
	TOTAL (excl. Carpark, Lift & Stair) 1,340 1,233 47,198				30,340								20,660										

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

> efficiency circulation 72 10,646 23 10,646 73 21

PLOT 1 - DEVELOPMENT SUMMARY NO. OF CAR PARKING

NO. OF MOTORCYCLE PARKING

1,340 1,233 36,573

CALCULATIONS OF PARKING REQUIREMENTS (CAR AND MOTORCYCLE) RETAIL 21,218 SQ.M 200 UNITS 720 UNITS 36,573 SQ.M STUDIO APARTMENTS

*Retail and Studio Apartment parking bays calculated based on NFA divided by 500 sq ft

TOTAL GFA (EXCLUDING CARPARKS, LIFTS AND STAIRS)- RETAIL & S.APRTMENTS

21,206 SQ.M /

SQ.FT 228,388 SQ.FT 393,673

46.00%

44.29%

5 ADDITIONAL OKU CAR BAYS REQUIRED

30,340 41,491 71,832

REQUIRED NO. OF PARKING BAYS*

787

1,244

SQ.FT 326,581

446,607

773,188

807,819

1,249

75,049 122,247 1,315,857

PLOT RATIO

5.2 ACRES /

SITE AREA

RETAIL (excl. Lift & Stair)

228,254 SQ.FT

GFA/ Land area = 3.387

STUDIO APARTMENTS BLOCK A & B (excl. Lift & Stair)

EFFICIENCY [NFA/GFA INCLUDING CORE & SERVICES]

STUDIO APARTMENT

With Lift and Stair case Without lift and staircase 88.15% 83.45% Studio Apartment Typical Floor Plan Efficiency: 83.28% 87.79% Studio Apartment Efficency 67.78% 69.93% **Retail Efficiency 77.01%** 80.45% Plot 1 Efficiency (Overall) 49.18% EFFICIENCY [NFA/GFA INCLUDING CORE & SERVICES + CARPARK]

OVERALL DEVELOPMENT AREA (INCLUDING LIFTS AND STAIRS) FOR RETAIL & STUDIO APARTMENTS

OVERALL DEVELOPMENT AREA (INCLUDING LIFTS, STAIRS & CARPARK)

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

CFA **47.27**%

		PLOT 1			
Iten	n Description	CARPARK	RETAIL	STUDIO APARTMENT (2 TOWERS)	
		(m2)	(m2)	(m2)	
	1 Basement	16,921.48	(/	(=)	179,783
	2 Level 1 Retail	,	10,645.99		150,728
	3 Level 2 Retail		10,645.99		115,630
012	4 Level 3_Retail		10,645.99		117,431
646	5 Level 4-MSCP	8,515.97			91,681
646	6 Level 5_MSCP	8,515.97			91,681
0	7 Level 6_MSCP	8,515.97			91,681
0	8 Level 7_Studio Apartment @ Po	odium		3,227.64	91,681
0	9 Level 7_Facilities			892.93	
516	10 Level 7_ Podium			4,395.40	
350	11 Level 8_Studio Apartment			2,350.48	12,701
350	12 Level 9_Studio Apartment			2,350.48	12,701
350	13 Level 10_Studio Apartment			2,350.48	12,701
350	14 Level 11_Studio Apartment			2,350.48	12,701
350	15 Level 12_Studio Apartment			2,350.48	12,701
350	16 Level 13_Studio Apartment			2,350.48	12,701
350	17 Level 14_Studio Apartment			2,350.48	12,701
350	18 Level 15_Studio Apartment			2,350.48	12,701
350	19 Level 16_Studio Apartment			2,350.48	12,701
350	20 Level 17_Studio Apartment			2,350.48	12,701
350	21 Level 18_Studio Apartment			2,350.48	12,701
350	22 Level 19_Studio Apartment			2,350.48	12,701
350	23 Level 20_Studio Apartment			2,350.48	12,701
350	24 Level 21_Studio Apartment			2,350.48	12,701
350	25 Level 22_Studio Apartment			2,350.48	12,701
350	26 Level 23_Studio Apartment			2,350.48	12,701
350	27 Level 24_Studio Apartment			2,350.48	12,701
I -	TOTAL	42,469.39	31,937.97	48,474.13	

16,703 14,003 10,743

10,910

8,518

8,518 8,518 8,518

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