BATU KAWAN MIXED DEVELOPMENT - DEVELOPMENT DATA (CPG)

DATE 03/11/2015

SCHEME BASED ON CPG DWGS (03/11/2015)

		Level	PARKING			RETAIL						STUDIO APARTMENT											
PLOT 1			**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	444	118	16,045																		
PODIUM	Street Parking on Grd	L1	34	351		5,999	2,189	884	52	263	151												
		L2				7,810	1,886	74	52	286	124												
		L3				7,415	2,708	45	91	178	209												
	Multi-Storey Carpark	L4	207	494	8,833																		
	Multi-Storey Carpark	L5	288	145	8,833																		
	Multi-Storey Carpark	L6	296	149	8,833																		
	Apt. Podium Level 6	L7			5,534							999	120	13	27	34	915	999	120	13	27	34	0
UPPER LEVEL	Typical Floors	L8										999	120	13	27	34		999	120	13	27	34	
		L9										999	120	13	27	34		999	120	13	27	34	
		L10										999	120	13	27	34		999	120	13	27	34	
		L11										999	120	13	27	34		999	120	13	27	34	
		L12										999	120	13	27	34		999	120	13	27	34	
		L13										999	120	13	27	34		999	120	13	27	34	
		L14										999	120	13	27	34		999	120	13	27	34	
		L15										999	120	13	27	34		999	120	13	27	34	
		L16										999	120	13	27	34		999	120	13	27	34	
		L17										999	120	13	27	34		999	120	13	27	34	
		L18										999	120	13	27	34		999	120	13	27	34	
		L19										999	120	13	27	34		999	120	13	27	34	
		L20										999	120	13	27	34		999	120	13	27	34	
		L21										999	120	13	27	34		999	120	13	27	34	
		L22										999	120	13	27	34		999	120	13	27	34	
		L23										999	120	13	27	34		999	120	13	27	34	
		L24										999	120	13	27	34		999	120	13	27	34	
	SUB TOTAL					21,225	6,783	1,002	196	727	483	17,981	2,158	226	478	618	915	17,981	2,158	226	478	618	0
	TOTAL (excl. Carpark, Lift & Stair)		**1,269**	**1,257**	**48,079**						**29,493**						**21,279**						**20,364**

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

		efficiency	circulation
g	*9,538*	63	23
1	*10,232*	76	18
2	10,646	70	25

PLOT 1 - DEVELOPMENT SUMMARY

NO. OF CAR PARKING	**1,269**			**35,962**	
NO. OF MOTORCYCLE PARKING	**1,257**				

CALCULATIONS OF PARKING REQUIREMENTS (CAR AND MOTORCYCLE) — **REQUIRED NO. OF PARKING BAYS***

RETAIL	200 UNITS	21,225 SQ.M	228,462	SQ.FT	**457**
STUDIO APARTMENT	720 UNITS	35,962 SQ.M	387,090	SQ.FT	**774**
					1,231
				5 ADDITIONAL OKU CAR BAYS REQUIRED	**1,236**

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

	SQ.M	SQ.FT
RETAIL (excl. Lift & Stair)	**29,493**	**317,463**
STUDIO APARTMENTS BLOCK A & B (excl. Lift & Stair)	**41,643**	**448,243**
TOTAL GFA (EXCLUDING CARPARKS, LIFTS AND STAIRS)- RETAIL & S.APRTMENTS	**71,136**	**765,706**
OVERALL DEVELOPMENT AREA (INCLUDING LIFTS AND STAIRS) FOR RETAIL & STUDIO APARTMENTS	**74,252**	**799,239**
OVERALL DEVELOPMENT AREA (INCLUDING LIFTS, STAIRS & CARPARK)	**122,331**	**1,316,761**

SITE AREA

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

PLOT RATIO

GFA/ Land area = 3.355

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