

**PARAMOUNT COMMERCIAL MIXED DEVELOPMENT AT BATU KAWAN, PENANG**

10/7/2015

Area	20.31 ac	82,191.52 sqm
Plot Ratio	3.20	
Gross Floor Area (GFA)		263,012.86 sqm
		2,831,044.17 sqf

**DEVELOPMENT DATA**
**I. DESIGN BRIEF**

COMPONENTS	TOTAL DEVELOPMENT			PLOT 1			PLOT 2			PLOT 3		
Land Area (sqm)	82,191.52			12,148.49			24,689.05			45,353.98		
Land Area (acres)	20.31			3.00			6.10			11.21		
PLOT B MIXED USE DEV.	NFA (sqft)	GFA (sqft)	%	No. of unit	NFA (sqft)	GFA (sqft)	No of unit	NFA (sqft)	GFA (sqft)	sqm	NFA (sqft)	GFA (sqft)
Apartment				500.00	514,800.00		720.00	324,000.00				
Retail								180,000.00				
Hotel							300.00	91,500.00				
TOTAL					514,800.00			595,500.00				
PLOT RATIO												

**II CAR PARK STATUTORY REQUIREMENT**

COMPONENTS	TOTAL DEVELOPMENT			PLOT 1			PLOT 2			PLOT 3		
	Number of carpark required	20% Visitor	Notes	Number of carpark required	20% Visitor	Notes	Number of carpark required	20% Visitor	Notes	Number of carpark required	20% Visitor	Notes
Apartment				1,030	206	1cp/ 500sqf	648	130	1cp/ 500sqf			
Retail							360		1cp/ 500sqf			
Hotel							50		Car park requirement for hotel			
TOTAL				1,236			1,188					
NO. OF CAR PARK ACHIEVED												

**I. DESIGN PROPOSAL**

COMPONENTS	TOTAL DEVELOPMENT			PLOT 1			PLOT 2			PLOT 3		
Land Area (sqm)	82,191.52			12,148.49			24,689.05			45,353.98		
Land Area (acres)	20.31			3.00			6.10			11.21		
PLOT B MIXED USE DEV.	NFA (sqft)	GFA (sqft)	%	No of unit	NFA (sqft)	GFA (sqft)	No of unit	NFA (sqft)	GFA (sqft)	No. of floor/Tower	NFA (sqft)	GFA (sqft)
Apartment				530.00	519,400.00	611,400.00	720.00	351,000.00	445,100.00			
Retail								186,100.00	249,400.00			
Hotel							300.00	95,100.00	126,700.00			
TOTAL					519,400.00	611,400.00		632,200.00	821,200.00			
PLOT RATIO				4.68			3.09					

**II CAR PARK STATUTORY REQUIREMENT**

COMPONENTS	TOTAL DEVELOPMENT		PLOT 1		PLOT 2		PLOT 3		
	Number Of Carpark	Notes	Number Of Carpark	Notes	Number Of Carpark	Notes	Number of	20% Visitor	Notes
Apartment			1,287		840	3rd,4th,5th			
Retail					441	Basement			
Hotel					207	Basement			
TOTAL									
NO. OF CAR PARK ACHIEVED			1,287		1,488				