

PARAMOUNT COMMERCIAL MIXED DEVELOPMENT AT BATU KAWAN, PENANG

24/7/2015

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	360,000.00				
Retail								180,000.00				
Hotel							300.00	91,500.00				
TOTAL					514,800.00			631,500.00				
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	0	1cp/ 500sqf	720	0	1cp/ 500sqf			
Retail							360		1cp/ 500sqf			
Hotel							50		Car park requirement for hotel			
TOTAL				1,030			1,130					
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				500.00	535,600.00	653,300.00	720.00	351,000.00	445,100.00			
Retail								180,800.00	331,900.00			
Hotel							300.00	94,200.00	143,300.00			
TOTAL					535,600.00	653,300.00		626,000.00	920,300.00			
PLOT RATIO				5.00			3.46					

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
Apartment			1,201		732	3rd,4th,5th		
Retail					362	Basement		
Hotel					50	Basement		
TOTAL								
NO. OF CAR PARK ACHIEVED			1,201		1,144			