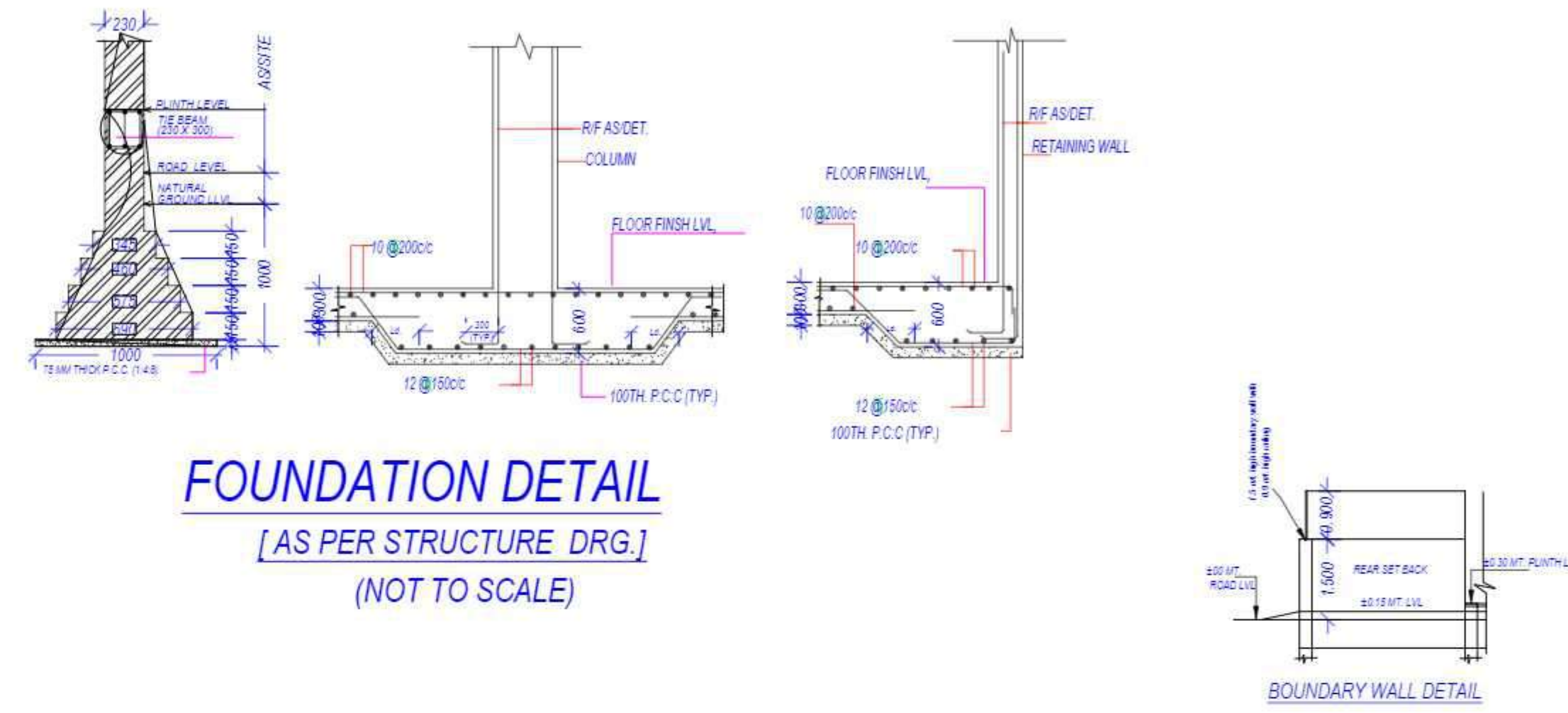




| AREA STATEMENT                                               |     | VERSION NO.: 10.75                           |         | REVISION DATE: 16/01/2022 |         |
|--------------------------------------------------------------|-----|----------------------------------------------|---------|---------------------------|---------|
| <b>PROJECT DETAIL</b>                                        |     | Location: Development Authority              |         | Plot Area: Residential    |         |
| Author/Client: Category A                                    |     | Plot SubUse: Group Housing                   |         |                           |         |
| Author/Origin: Development Authority (DA)                    |     | Development Plan: AP1 Area Southbay City     |         |                           |         |
| City/Town: Kuantan                                           |     | Land Use Zone: Residential Area Zone A       |         |                           |         |
| Project Type: Building Permission                            |     | Land SubUse Zone: Residential Zone           |         |                           |         |
| Nature of Development: NEW                                   |     | Layout Type: Mixed City                      |         |                           |         |
| Development Area: New Area                                   |     |                                              |         |                           |         |
| Sub-Development Area: Mines City Area                        |     |                                              |         |                           |         |
| Special Project: None                                        |     |                                              |         |                           |         |
| Site Address:<br>Directly adjacent to Teluk Lipat Village NA |     |                                              |         |                           |         |
| <b>AREA DETAILS</b>                                          |     | Sq.Mts                                       |         |                           |         |
| Area of Plot As per record                                   |     |                                              |         |                           |         |
| Document: Area                                               |     |                                              |         | 87291.87                  |         |
| As per site condition                                        |     |                                              |         | 87251.69                  |         |
| Area of Plot Considered                                      |     |                                              |         | 87251.69                  |         |
| Deduction for:<br>a) Proposed roads                          |     |                                              |         | 0.00                      |         |
| b) Other reservations                                        |     |                                              |         | 0.00                      |         |
| Total (a + b)                                                |     |                                              |         | 0.00                      |         |
| Net Area of Plot (1 - 2) AREA OF PLOT                        |     |                                              |         | 87251.69                  |         |
| % of Green and open space (Road)                             |     |                                              |         | 675.71                    |         |
| % of Green and open space (Prop)                             |     |                                              |         | 1342.43                   |         |
| Green and open space                                         |     |                                              |         | 4668.47                   |         |
| Balance area of Plot (1 - 4)                                 |     |                                              |         | 86093.72                  |         |
| Plot Area for F&R                                            |     |                                              |         | 87251.69                  |         |
| Plot Area for F&R                                            |     |                                              |         | 87251.69                  |         |
| Term: F&R Area (2.35)                                        |     |                                              |         |                           |         |
| Total Term F&R Area (2.35)                                   |     |                                              |         | 16787.95                  |         |
| b                                                            |     | Total built up area semipable:               |         | 28991.08                  |         |
| Permissible Coverage Area (40.16%)                           |     |                                              |         | 3549.26                   |         |
| Proposed Coverage Area (2.00%)                               |     |                                              |         | 175.37                    |         |
| Existing Building Coverage Area (18.92%)                     |     |                                              |         | 1272.96                   |         |
| Total Plot Coverage Area (18.95%)                            |     |                                              |         | 1448.33                   |         |
| Balance coverage area (20.91%)                               |     |                                              |         | 1283.97                   |         |
|                                                              |     | Proposed Area:                               |         | Processed F.S.I           |         |
| Basement Floor                                               |     | 4315.25                                      | 0.00    | 1.00                      | 0.00    |
| Ground Floor                                                 |     | 4524.28                                      | 0.00    | 1344.35                   | 0.00    |
| First Floor                                                  |     | 1516.37                                      | 0.00    | 1316.52                   | 0.00    |
| Second Floor                                                 |     | 1527.04                                      | 0.00    | 1323.46                   | 0.00    |
| Third Floor                                                  |     | 1527.04                                      | 0.00    | 1323.46                   | 0.00    |
| Fourth Floor                                                 |     | 1527.04                                      | 0.00    | 1323.46                   | 0.00    |
| Fifth Floor                                                  |     | 1527.04                                      | 0.00    | 1323.46                   | 0.00    |
| Sixth Floor                                                  |     | 1527.04                                      | 0.00    | 1323.46                   | 0.00    |
| Seventh Floor                                                |     | 1527.04                                      | 0.00    | 1323.46                   | 0.00    |
| Eighth Floor                                                 |     | 1527.04                                      | 0.00    | 1323.46                   | 0.00    |
| Ninth Floor                                                  |     | 1527.04                                      | 0.00    | 1323.46                   | 0.00    |
| Tenth Floor                                                  |     | 1527.04                                      | 0.00    | 1323.46                   | 0.00    |
| Eleventh Floor                                               |     | 1527.04                                      | 0.00    | 1323.46                   | 0.00    |
| Twelfth Floor                                                |     | 1527.04                                      | 0.00    | 1323.46                   | 0.00    |
| Thirteenth Floor                                             |     | 1527.04                                      | 0.00    | 1323.46                   | 0.00    |
| Fourteenth Floor                                             |     | 1527.04                                      | 0.00    | 1323.46                   | 0.00    |
| Terrace Floor                                                |     | 71.52                                        | 0.00    | 0.00                      | 0.00    |
| Total Area                                                   |     | 27422.95                                     | 0.00    | 15687.15                  | 0.00    |
| Existing Building FAR Area                                   |     |                                              |         | 16526.95                  |         |
| Total FAR Area                                               |     |                                              |         | 17617.94                  |         |
| Additional/Less Area Added in Built-Up Area                  |     |                                              |         | 23.84                     |         |
| Built up area                                                |     |                                              |         | 17641.78                  |         |
| Existing Building BUA Area                                   |     |                                              |         | 16526.95                  |         |
| Total Built-Up Area                                          |     |                                              |         | 18410.74                  |         |
| Proposed S.I. consumed                                       |     |                                              |         | 2.92                      |         |
| a) Tenement: Statement                                       |     |                                              |         |                           |         |
| b) Tenement: Proposed At:                                    |     |                                              |         |                           |         |
| S.I.                                                         |     |                                              |         | 12.00                     |         |
| Total Tenements (3 + 4)                                      |     |                                              |         | 158.00                    |         |
| c) Parking: Statement                                        |     |                                              |         |                           |         |
| d) Parking: Statement                                        |     |                                              |         |                           |         |
| e) Parking: Statement                                        |     |                                              |         |                           |         |
| f) Proposed Parking Slot:                                    |     |                                              |         | 2475.00                   |         |
| g) Proposed Parking Slot:                                    |     |                                              |         | 2475.00                   |         |
| <b>Parking Chart (Table 7b)</b>                              |     |                                              |         |                           |         |
| Vehicle Type                                                 |     | Road                                         |         | Prop                      |         |
| No.                                                          |     | Reduced Road Parking (using recommended F&R) | Area    | No.                       | Area    |
| Equivalent Car Space                                         | -   | -                                            | -       | 180                       | 2475.00 |
| Total Car                                                    | 180 | -                                            | 2475.00 | 180                       | 2475.00 |
| Other Parking                                                | -   | -                                            | -       | -                         | 4515.00 |
| Total                                                        | -   | -                                            | 2475.00 | -                         | 6990.00 |

| SCHEDULE OF DOOR:        |           |        |        |     | Total                     | 2475.00       | 6993.54 |
|--------------------------|-----------|--------|--------|-----|---------------------------|---------------|---------|
| BUILDING NAME            | NAME      | LENGTH | HEIGHT | NOS | Green and open space Area |               |         |
| PROPOSED TOWER 21 AND 22 | D3        | 0.75   | 2.10   | 360 | Name                      | Prop. Area    |         |
| PROPOSED TOWER 21 AND 22 | D2        | 0.90   | 2.10   | 990 | GREEN-1                   | 619.31 SQ.MT  | 619.31  |
| PROPOSED TOWER 21 AND 22 | D1        | 1.00   | 2.10   | 508 | GREEN-2                   | 664.09        | 364.09  |
| PROPOSED TOWER 21 AND 22 | D         | 1.20   | 2.10   | 195 | GREEN-3                   | 833.786 SQ.MT | 933.80  |
| PROPOSED TOWER 21 AND 22 | FRSE DOOR | 1.20   | 2.10   | 15  | GREEN-4                   | 427.79 SQ.MT  | 427.79  |
| PROPOSED TOWER 21 AND 22 | ENTRY     | 1.65   | 2.10   | 60  | GREEN-5                   | 617.89 SQ.MT  | 617.90  |
|                          |           |        |        |     | GREEN-6                   |               | 360.87  |

| Required Parking (Table 7a)      |             |               |               |                              | GREEN+<br>359 SF SQ/MT |       | 359.87     |       |       |
|----------------------------------|-------------|---------------|---------------|------------------------------|------------------------|-------|------------|-------|-------|
| Building Name                    | Type        | SubUse        | Area (Sq.mt.) | Parking space reqd for every | Units                  | Prop. | Reqd./Unit | Reqd. | Prop. |
| PROPOSED<br>(TOWER 21<br>AND 22) | Residential | Group Housing | 0 - 50        | 1                            | -                      | -     | -          | -     | -     |
|                                  |             |               | 50 - 100      | 1                            | 180.00                 | 1.00  | 180        | -     |       |
|                                  |             |               | 100 - 150     | 1                            | -                      | 1.25  | -          | -     |       |
|                                  |             |               | > 150         | 1                            | -                      | 1.50  | -          | -     |       |
|                                  |             |               | > 180         | 1                            | -                      | -     | -          | -     |       |
| Total                            |             |               | -             | -                            | -                      | -     | 180        | 180   |       |

| SCHEDULE OF WINDOW/VENTILATION: |           |        |        |     |
|---------------------------------|-----------|--------|--------|-----|
| BUILDING NAME                   | NAME      | LENGTH | HEIGHT | NOS |
| PROPOSED TOWER 21 AND 22:       | MECH VENT | 0.60   | 1.00   | 3   |
| PROPOSED TOWER 21 AND 22:       | V1        | 0.60   | 1.00   | 42  |
| PROPOSED TOWER 21 AND 22:       | DW0       | 0.60   | 2.10   | 18  |
| PROPOSED TOWER 21 AND 22:       | DW        | 0.73   | 2.10   | 24  |
| PROPOSED TOWER 21 AND 22:       | W2        | 0.80   | 2.10   | 6   |
| PROPOSED TOWER 21 AND 22:       | DW1       | 0.92   | 2.10   | 4   |
| PROPOSED TOWER 21 AND 22:       | DW1       | 0.93   | 2.10   | 16  |
| PROPOSED TOWER 21 AND 22:       | W3        | 1.50   | 1.20   | 3   |
| PROPOSED TOWER 21 AND 22:       | W1        | 1.50   | 2.10   | 2   |
| PROPOSED TOWER 21 AND 22:       | DW2       | 1.50   | 2.10   | 6   |
| PROPOSED TOWER 21 AND 22:       | DW3       | 2.00   | 2.10   | 12  |
| PROPOSED TOWER 21 AND 22:       | W4        | 4.30   | 2.10   |     |

| Balcony Calculations Table                        |                      |                      |            |
|---------------------------------------------------|----------------------|----------------------|------------|
| FLOOR                                             | SIZE                 | AREA                 | TOTAL AREA |
| GROUND FLOOR PLAN                                 | 1.50 X 12.15 X 6 X 1 | 18.18                | 161.41     |
|                                                   | 1.50 X 1.56 X 4 X 1  | 7.05                 |            |
|                                                   | 1.50 X 12.00 X 4 X 1 | 18.00                |            |
|                                                   | 1.50 X 3.30 X 4 X 1  | 18.18                |            |
|                                                   | 1.50 X 3.75 X 4 X 1  | 22.72                |            |
|                                                   | 1.50 X 2.00 X 8 X 1  | 22.48                |            |
|                                                   | 1.50 X 3.35 X 7 X 1  | 34.72                |            |
|                                                   | 1.50 X 1.80 X 4 X 1  | 10.04                |            |
|                                                   | 2.28 X 3.40 X 1 X 1  | 7.67                 |            |
|                                                   | FIRST FLOOR PLAN     | 1.50 X 12.15 X 6 X 1 |            |
| 1.50 X 1.56 X 4 X 1                               |                      | 7.05                 |            |
| 1.50 X 12.00 X 4 X 1                              |                      | 18.00                |            |
| 1.50 X 3.30 X 4 X 1                               |                      | 18.18                |            |
| 1.50 X 3.75 X 4 X 1                               |                      | 22.50                |            |
| 1.50 X 2.00 X 8 X 1                               |                      | 22.48                |            |
| 1.50 X 3.35 X 7 X 1                               |                      | 34.72                |            |
| 1.50 X 1.80 X 4 X 1                               |                      | 10.04                |            |
| 2.28 X 3.40 X 1 X 1                               |                      | 7.67                 |            |
| TYPICAL -<br>2,3,4,5,6,7,8,9,10,11,12,13&14 FLOOR |                      | 1.50 X 12.15 X 6 X 1 | 236.34     |
|                                                   | 1.50 X 1.56 X 4 X 1  | 127.26               |            |
|                                                   | 1.50 X 12.00 X 4 X 1 | 226.24               |            |
|                                                   | 1.50 X 3.30 X 4 X 1  | 236.08               |            |
|                                                   | 1.50 X 3.75 X 4 X 1  | 271.96               |            |
|                                                   | 1.50 X 2.00 X 8 X 1  | 232.24               |            |
|                                                   | 1.50 X 3.35 X 7 X 1  | 366.08               |            |
|                                                   | 1.50 X 1.80 X 4 X 1  | 130.52               |            |
|                                                   | 2.28 X 3.40 X 2 X 1  | 159.42               |            |
|                                                   | Total                |                      |            |

Tree Details (Table 3h)

| Building USE/SUBUSE Details                       |              |                 |                    |               |                    |                         | GROUP/HOUSING-18    |                                | Tree            |                 | Recpt       |            | Proc    |  |
|---------------------------------------------------|--------------|-----------------|--------------------|---------------|--------------------|-------------------------|---------------------|--------------------------------|-----------------|-----------------|-------------|------------|---------|--|
| Building Name                                     | Building Use | Building SubUse | Building Use Group | Building Type | Building Structure | No Of Residential Units | Floor Name          | Floor Use                      | Floor SubUse    | FAR Name        | FAR Use     | FAR SubUse | FAR Use |  |
| PROPOSED (TOWER 21 AND 22)                        | Residential  | Group Housing   |                    | Highrise      |                    | 100                     | BASEMENT FLOOR PLAN | Residential + Parking + GARAGE | Group Housing   | Residential FAR | Residential | Gr H       | Gr H    |  |
|                                                   |              |                 |                    |               |                    |                         |                     |                                |                 | Residential FAR | Residential | Gr H       | Gr H    |  |
|                                                   |              |                 |                    |               |                    |                         |                     |                                |                 | Residential FAR | Residential | Gr H       | Gr H    |  |
|                                                   |              |                 |                    |               |                    |                         |                     |                                |                 | Residential FAR | Residential | Gr H       | Gr H    |  |
|                                                   |              |                 |                    |               |                    |                         |                     |                                |                 | Residential FAR | Residential | Gr H       | Gr H    |  |
|                                                   |              |                 |                    |               |                    | GROUND FLOOR PLAN       | Residential         | Group Housing                  | Residential FAR | Residential     | Gr H        | Gr H       |         |  |
|                                                   |              |                 |                    |               |                    | FIRST FLOOR PLAN        | Residential         | Group Housing                  | Residential FAR | Residential     | Gr H        | Gr H       |         |  |
| TYPICAL 2,3,4,5,6,7,8,9,10,11,12,13&14 FLOOR PLAN | Residential  | Group Housing   | Residential FAR    | Residential   | Gr H               | Gr H                    |                     |                                |                 |                 |             |            |         |  |
| TERRACE FLOOR PLAN                                | Residential  | Group Housing   | -                  | -             |                    |                         |                     |                                |                 |                 |             |            |         |  |

| Buildings/Fire Floor Details |                               |                               |                                     |                            |
|------------------------------|-------------------------------|-------------------------------|-------------------------------------|----------------------------|
| Floor Name                   | Building Name                 |                               | Total                               |                            |
|                              | Proposed Floor Area<br>(Sq.m) | Proposed Floor Area<br>(Sq.m) | Total Proposed Floor<br>Area (Sq.m) | Total Floor Area<br>(Sq.m) |
| Basement Floor               | 4876.25                       | 20                            | 4876.25                             | 120                        |
| Ground Floor                 | 1342.5                        | 1342.5                        | 1342.5                              | 1342.5                     |
| First Floor                  | 1915.37                       | 1915.37                       | 1915.37                             | 1915.37                    |
| Second Floor                 | 1527.04                       | 1527.04                       | 1527.04                             | 1527.04                    |
| Third Floor                  | 1527.04                       | 1527.04                       | 1527.04                             | 1527.04                    |
| Fourth Floor                 | 1527.04                       | 1527.04                       | 1527.04                             | 1527.04                    |
| Fifth Floor                  | 1527.04                       | 1527.04                       | 1527.04                             | 1527.04                    |
| Sixth Floor                  | 1527.04                       | 1527.04                       | 1527.04                             | 1527.04                    |
| Seventh Floor                | 1527.04                       | 1527.04                       | 1527.04                             | 1527.04                    |
| Eighth Floor                 | 1527.04                       | 1527.04                       | 1527.04                             | 1527.04                    |
| Ninth Floor                  | 1527.04                       | 1527.04                       | 1527.04                             | 1527.04                    |
| Tenth Floor                  | 1527.04                       | 1527.04                       | 1527.04                             | 1527.04                    |
| Eleventh Floor               | 1527.04                       | 1527.04                       | 1527.04                             | 1527.04                    |
| Twelfth Floor                | 1527.04                       | 1527.04                       | 1527.04                             | 1527.04                    |
| Thirteenth Floor             | 1527.04                       | 1527.04                       | 1527.04                             | 1527.04                    |
| Fourteenth Floor             | 1527.04                       | 1527.04                       | 1527.04                             | 1527.04                    |
| Terrace Floor                | 71.52                         | 0.00                          | 71.52                               | 1680.00                    |
| <b>Total</b>                 | <b>29160.00</b>               | <b>16800.00</b>               | <b>45960.00</b>                     | <b>16800.00</b>            |

Staircase Checks (Table 8a-1)

|                                                   |
|---------------------------------------------------|
| Floor Name                                        |
| BASEMENT FLOOR<br>PLAN                            |
| GROUND FLOOR<br>PLAN                              |
| FIRST FLOOR PLAN                                  |
| TYPICAL -<br>2,3,4,5,6,7,8,9,10,11,12,13&14 FLOOR |
| TERRACE FLOOR<br>PLAN                             |

|               | No. of Same Bldg | Gross Built Up Area (Sq. mt.) | D |
|---------------|------------------|-------------------------------|---|
| ER 21 AND 22) | 1                | 29784.07                      |   |
|               | 1                | 29784.07                      |   |

| Store Case Name       | Fight Width | Tread Width | Riser Height |
|-----------------------|-------------|-------------|--------------|
| STAIRCASE             | 1.50        | 0.300       | 0.000        |
| Fire Escape Staircase | 1.50        | 0.300       | 0.000        |
| STAIRCASE             | 1.50        | 0.300       | 0.147        |
| Fire Escape Staircase | 1.50        | 0.300       | 0.147        |
| STAIRCASE             | 1.50        | 0.300       | 0.147        |
| Fire Escape Staircase | 1.50        | 0.300       | 0.147        |
| STAIRCASE             | 1.50        | 0.300       | 0.146        |
| Fire Escape Staircase | 1.50        | 0.300       | 0.146        |
| STAIRCASE             | 1.50        | 0.300       | 0.000        |
| Fire Escape Staircase | 1.50        | 0.300       | 0.000        |

| Duct/Void, Duct, Chook) | Total Built Up Area (Sq.mt.) | Deduction |        |              |         |
|-------------------------|------------------------------|-----------|--------|--------------|---------|
|                         |                              | Mummy     | Lift   | Lift Machine | Balcony |
| 1941.12                 | 27842.95                     | 416.07    | 342.00 | 24.00        | 2396.18 |
| 1941.12                 | 27842.95                     | 416.07    | 342.00 | 24.00        | 2396.18 |

[illegible]

|   |   |
|---|---|
| 0 | 0 |
| 0 | 0 |

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