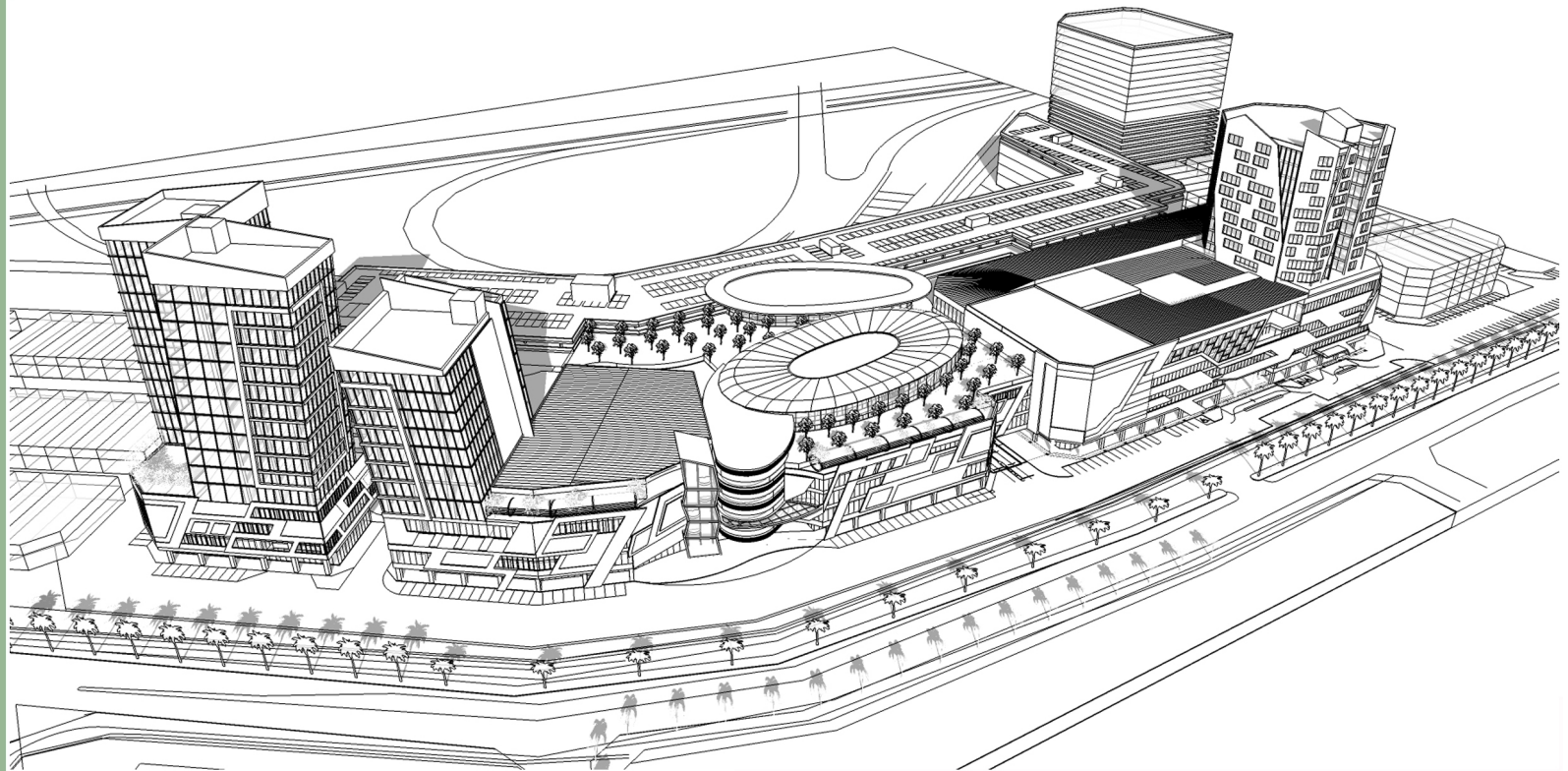


SKT/9475(O)/DECEMBER

**DESIGN DEVELOPMENT
R6 - 10.04.2015**



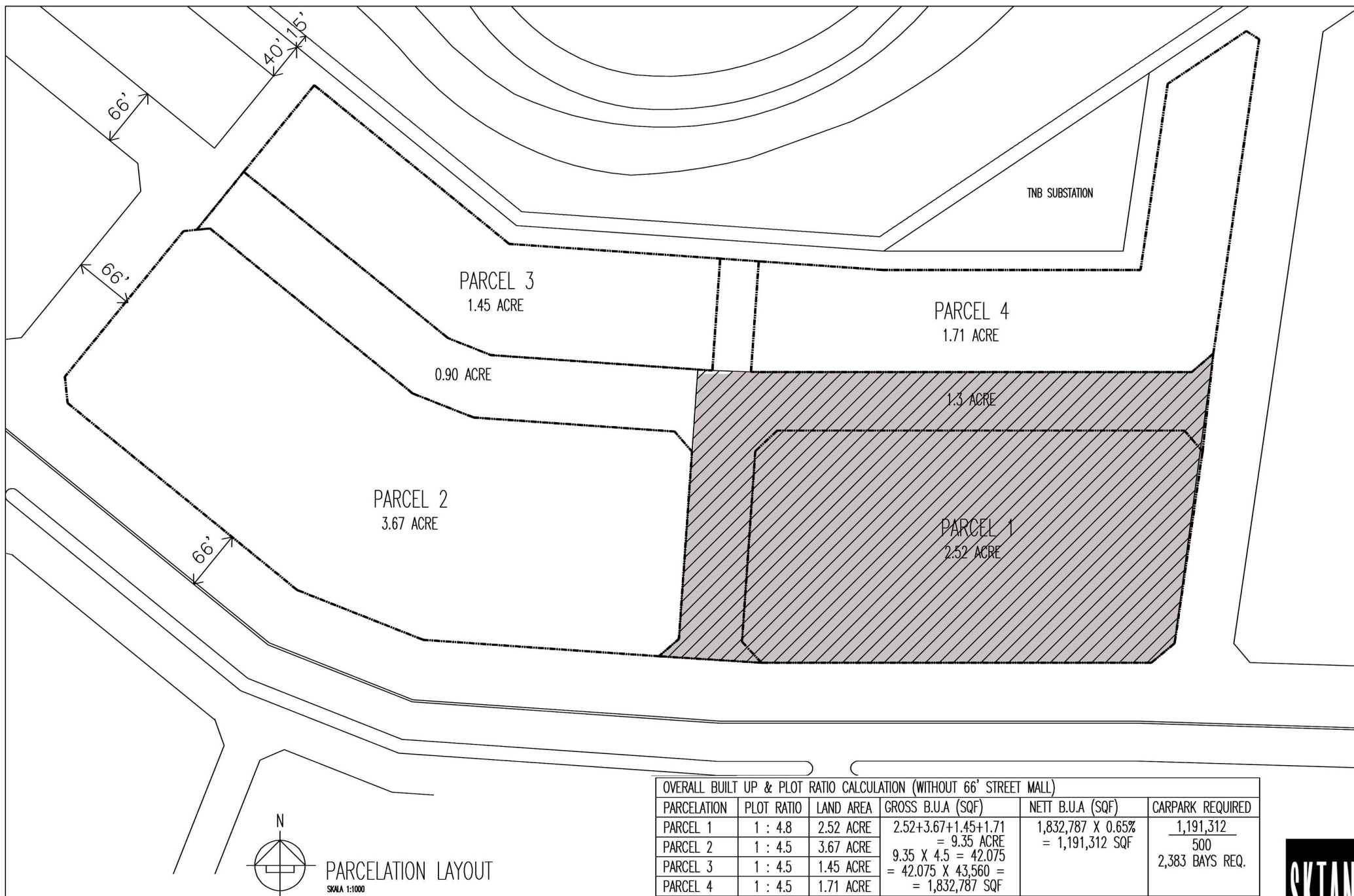
A-3A-1
LEVEL 6
BLOCK A
MENARA UNCANG EMAS
85 JALAN LOKE YEW
55200 KUALA LUMPUR
MALAYSIA
T + 603 92826811
T + 603 92826812
F + 603 92868286
E SKTAN_ARCH@YAHOO.COM

PROPOSED DEVELOPMENT AT LOT 31525 (PT 21330), LOT 31522 (PT 21326), LOT 31521 (PT 21327), LOT 31524 (PT 21329) & LOT 39550 (PT 47886), JALAN TIARA 4, BANDAR BARU KLANG, MUKIM KAPAR, KLANG BANDAR DIRAJA, SELANGOR DARUL EHSAN

D:/FIZO/PQP09475/BBK/DEC/2015

PREPARED BY : FARIZ / FIZO
STAGE

A B C D E
☐ ☐ ☐ ☐ ☐



OVERALL BUILT UP & PLOT RATIO CALCULATION (WITHOUT 66' STREET MALL)					
PARCELATION	PLOT RATIO	LAND AREA	GROSS B.U.A (SQF)	NETT B.U.A (SQF)	CARPARK REQUIRED
PARCEL 1	1 : 4.8	2.52 ACRE	2.52+3.67+1.45+1.71	1,832,787 X 0.65% = 1,191,312 SQF	1,191,312 500 2,383 BAYS REQ.
PARCEL 2	1 : 4.5	3.67 ACRE	= 9.35 ACRE		
PARCEL 3	1 : 4.5	1.45 ACRE	9.35 X 4.5 = 42.075		
PARCEL 4	1 : 4.5	1.71 ACRE	= 42.075 X 43,560 = = 1,832,787 SQF		

BUSINESS PARK AT BANDAR BARU KLANG, SELANGOR DARUL EHSAN

OVERALL BUILT UP & PLOT RATIO CALCULATION (WITHOUT 66' STREET MALL)					
PARCELATION	PLOT RATIO	LAND AREA	OVERALL GROSS B.U.A (SQF)	OVERALL NETT B.U.A (SQF)	OVERALL CARPARK REQ
PARCEL 1	1 : 4.8	2.52 ACRE	$2.52 + 3.67 + 1.45 + 1.71$ $= 9.35 \text{ ACRE}$ $9.35 \times 4.5 = 42.075$ $= 42.075 \times 43,560 =$ $= 1,832,787 \text{ SQF}$	$1,832,787 \times 0.65\%$ $= 1,191,312 \text{ SQF}$	$\frac{1,191,312}{500}$ 2,383 BAYS REQ.
PARCEL 2	1 : 4.5	3.67 ACRE			
PARCEL 3	1 : 4.5	1.45 ACRE			
PARCEL 4	1 : 4.5	1.71 ACRE			

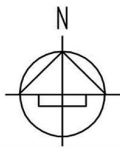
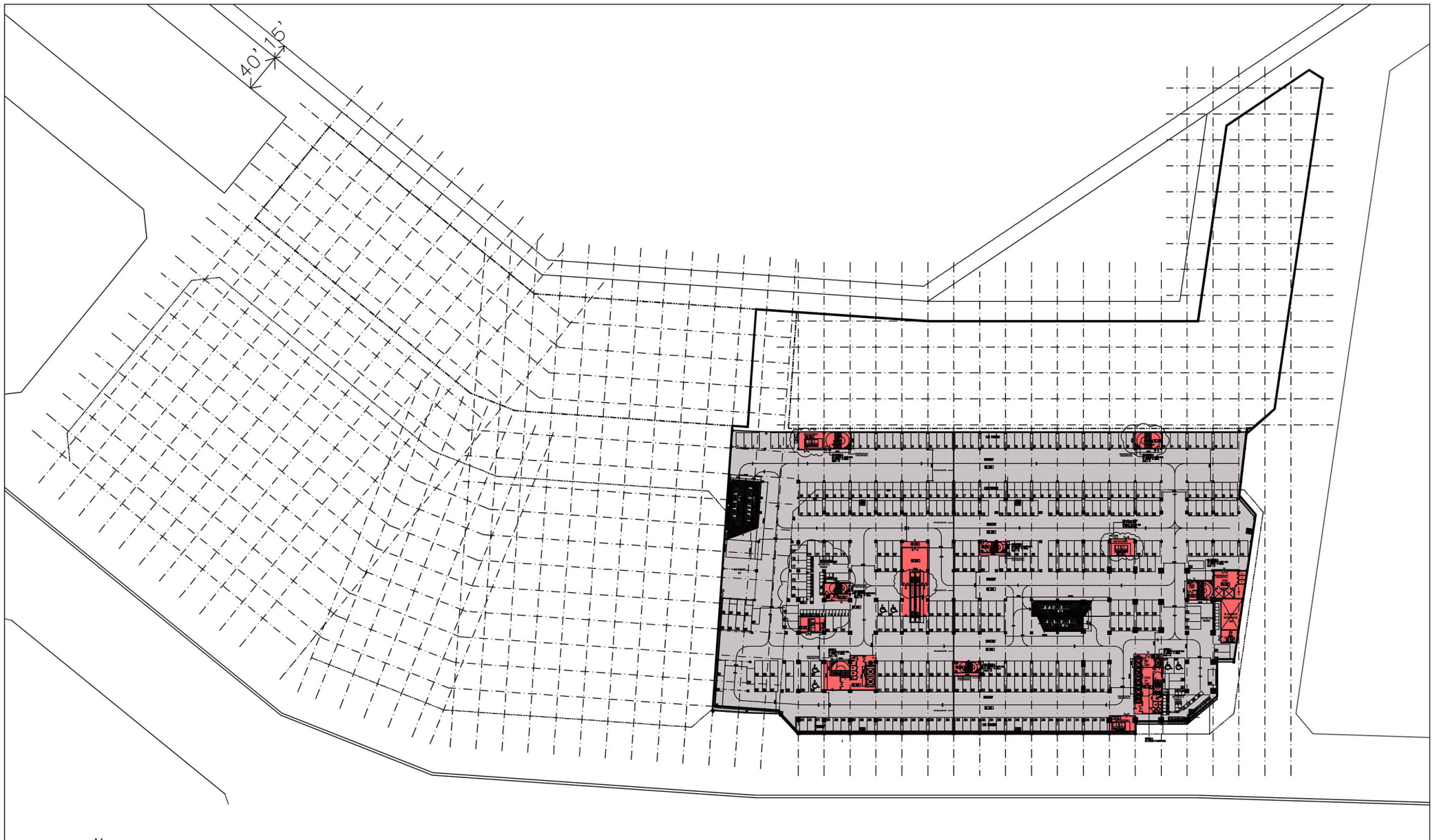
PROPOSED PLOT RATIO FOR OVERALL PARCEL 1,2,3 & 4 (WITH STREET)		
PARCELATION	LAND AREA	PLOT RATIO
PARCEL 1	2.52 ACRE	$11.55 \times 43,560$ $= 503,118$ $1,453,266 \text{ SQF} / 503,118$ $= 2.88$ PLOT RATIO = 1 : 2.88
PARCEL 2	3.67 ACRE	
PARCEL 3	1.45 ACRE	
PARCEL 4	1.71 ACRE	
STREETMALL	2.20 ACRE	

PARCEL 2,3 & 4 DEVELOPMENT DATA

LEVEL	COMMERCIAL (A)			SHOPS (B)	OFFICE (C)		ARENA (D)	ROOF (E)	PARKING (F)	SERVICES / CIRCULATION (G)	PARKING B.U.A (SQF)
	RETAIL	ANCHOR	BOWLING		OFFICE A	OFFICE B		BISTRO	NOS		
BASEMENT 1	—	—	—	—	—	—	—	—	373	—	—
LOWER GRD	—	37,655	—	—	—	—	—	—	1,030	9,910	312,645
GRD FLR	64,395	69,330	—	50,735	3,210	—	—	—	82	55,928	—
1ST FLR	73,325	75,755	—	59,245	—	—	—	—	—	62,498	—
2ND FLR	60,255	79,570	28,535	65,215	—	—	—	—	—	70,072	—
3RD FLR	45,685	78,965	—	65,625	—	—	—	—	150	57,083	54,900
4TH FLR	—	—	—	—	14,835	8,980	23,010	17,100	415	19,175	153,930
5TH FLR	—	—	—	—	14,835	8,980	—	—	470	4,760	153,930
6TH FLR	—	—	—	—	14,835	8,980	—	—	—	4,760	—
7TH FLR	—	—	—	—	14,835	8,980	—	—	—	4,760	—
8TH FLR	—	—	—	—	14,835	8,980	—	—	—	4,760	—
9TH FLR	—	—	—	—	14,835	8,980	—	—	—	4,760	—
10TH FLR	—	—	—	—	14,835	8,980	—	—	—	4,760	—
11TH FLR	—	—	—	—	14,835	8,980	—	—	—	4,760	—
12TH FLR	—	—	—	—	14,835	8,980	—	—	—	4,760	—
13TH FLR	—	—	—	—	14,835	8,980	—	—	—	4,760	—
SUBTOTAL	243,660	341,275	28,535	240,820	151,560	89,800	23,010	17,100	2,520 BAYS	317,506	675,405
TOTAL	613,470										
TOTAL NETT	1,135,760 SQF										
TOTAL GROSS	1,453,266 SQF										
PERCENTAGE	42.21%			16.57%	10.42%	6.18%	1.58%	1.18%	—	21.86%	
	100.00%										

SKT 9475 BUSINESS PARK / OVERALL PARCEL / R5a / 30.08.2012/ DATA - REVISED CP AREA TABULATION 06.12.2017

BUSINESS PARK AT BANDAR BARU KLANG, SELANGOR DARUL EHSAN



BASEMENT 1 FLOOR PLAN

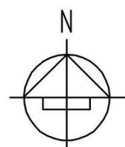
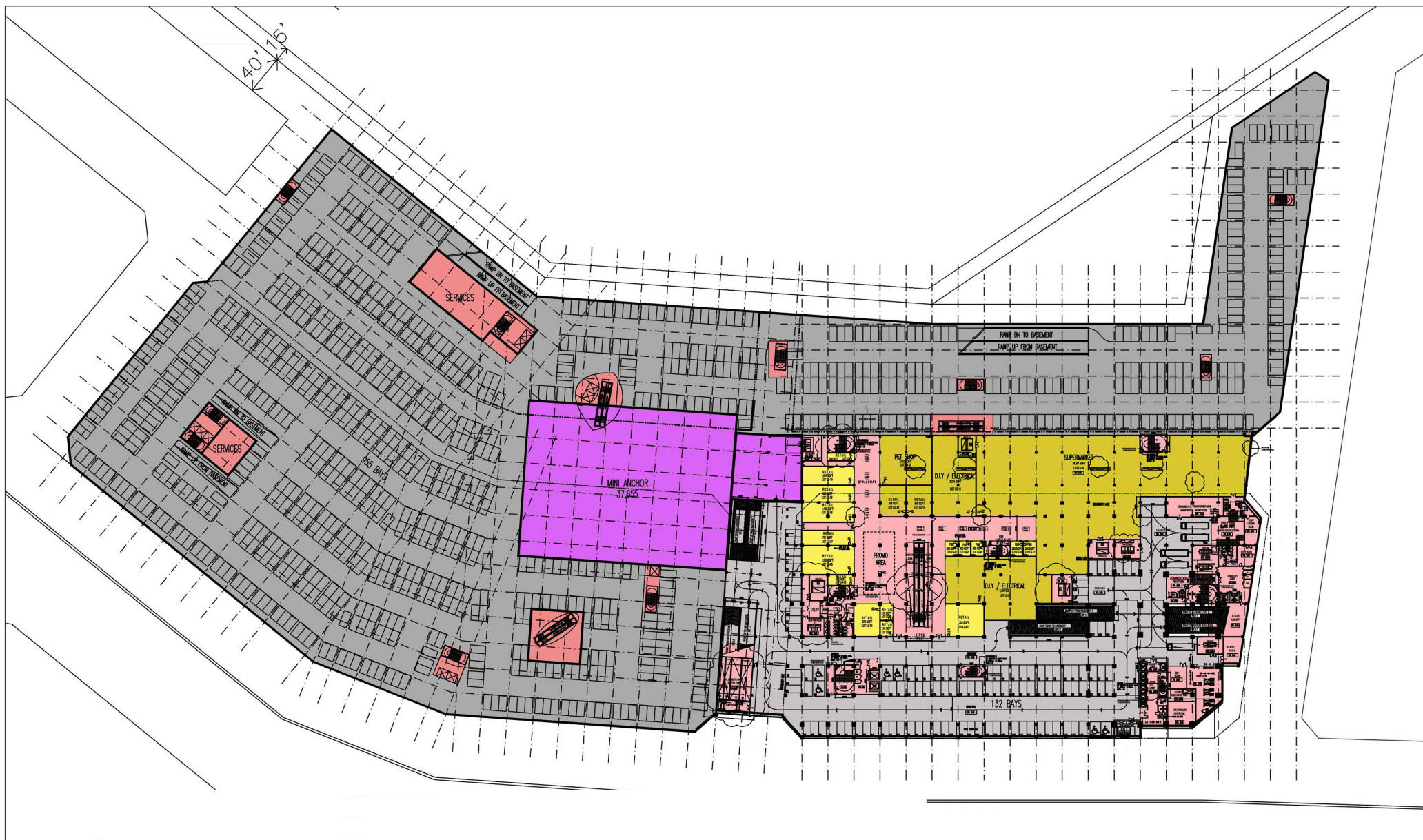
SKALA 1:500

SKT 9475 BUSINESS PARK / OVERALL PARCEL / R5a / 30.08.2012

PARCEL 1	373 BAYS PROVIDED
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BUSINESS PARK AT BANDAR BARU KLANG, SELANGOR DARUL EHSAN

SKTAN
Architect



LOWER GRD FLR PLAN

SKALA 1:500

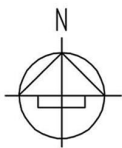
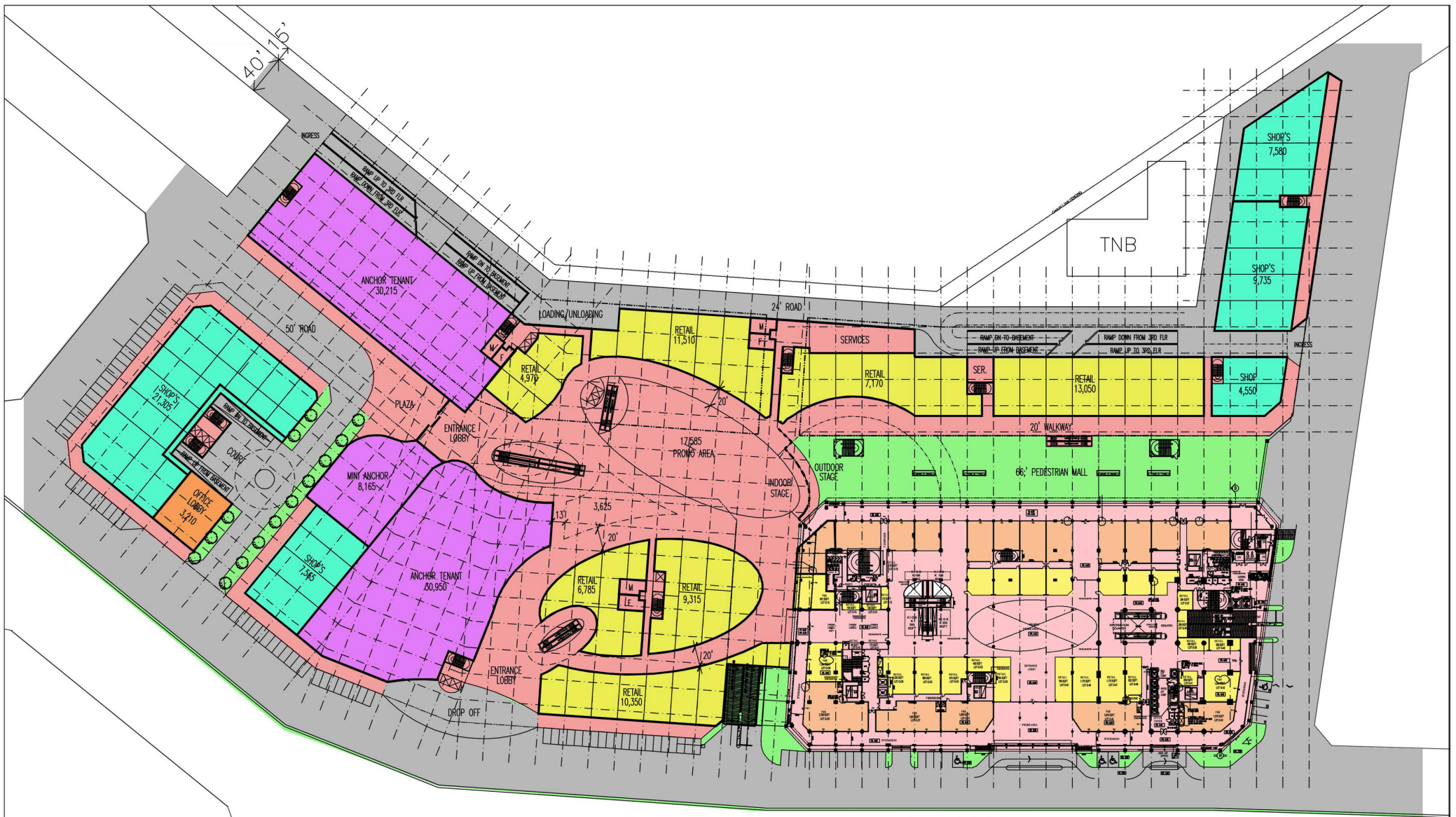
SKT 9475 BUSINESS PARK / OVERALL PARCEL / R5a / 30.08.2012

AREA (SQF)	37,655
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PARCEL 2,3 & 4	913 BAYS PROVIDED
PARCEL 1	132 BAYS PROVIDED
TOTAL	1,030 BAYS

BUSINESS PARK AT BANDAR BARU KLANG, SELANGOR DARUL EHSAN

SKTAN
Architect



GRD FLOOR PLAN

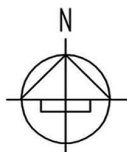
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SKT 9475 BUSINESS PARK / OVERALL PARCEL / R5a / 30.08.2012

PARCEL 2,3 & 4 BUILT UP AREA (SQF)	
ANCHOR TENANT	69,330
RETAIL	64,395
SHOP	50,735
OFFICE	3,210
SUBTOTAL	186,425

PARCEL 1	82 BAYS PROVIDED
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BUSINESS PARK AT BANDAR BARU KLANG, SELANGOR DARUL EHSAN



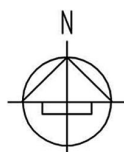
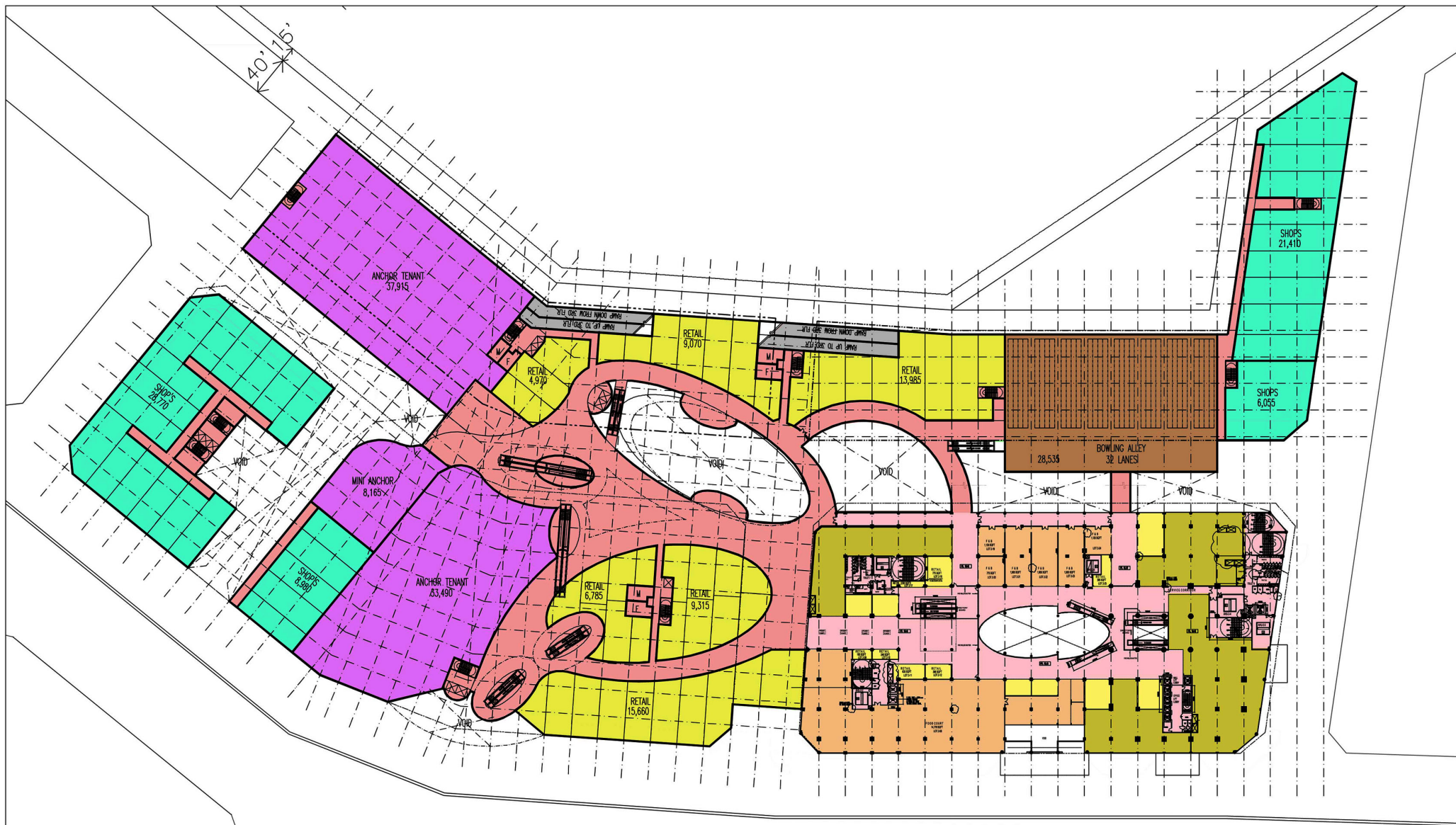
1ST FLOOR PLAN

SKALA 1:500

SKT 9475 BUSINESS PARK / OVERALL PARCEL / R5a / 30.08.2012

PARCEL 2,3 & 4 BUILT UP AREA (SQF)	
ANCHOR TENANT	75,755
RETAIL	73,325
SHOP	59,245
OFFICE	-
SUBTOTAL	208,325

BUSINESS PARK AT BANDAR BARU KLANG, SELANGOR DARUL EHSAN



2ND FLOOR PLAN

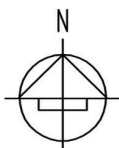
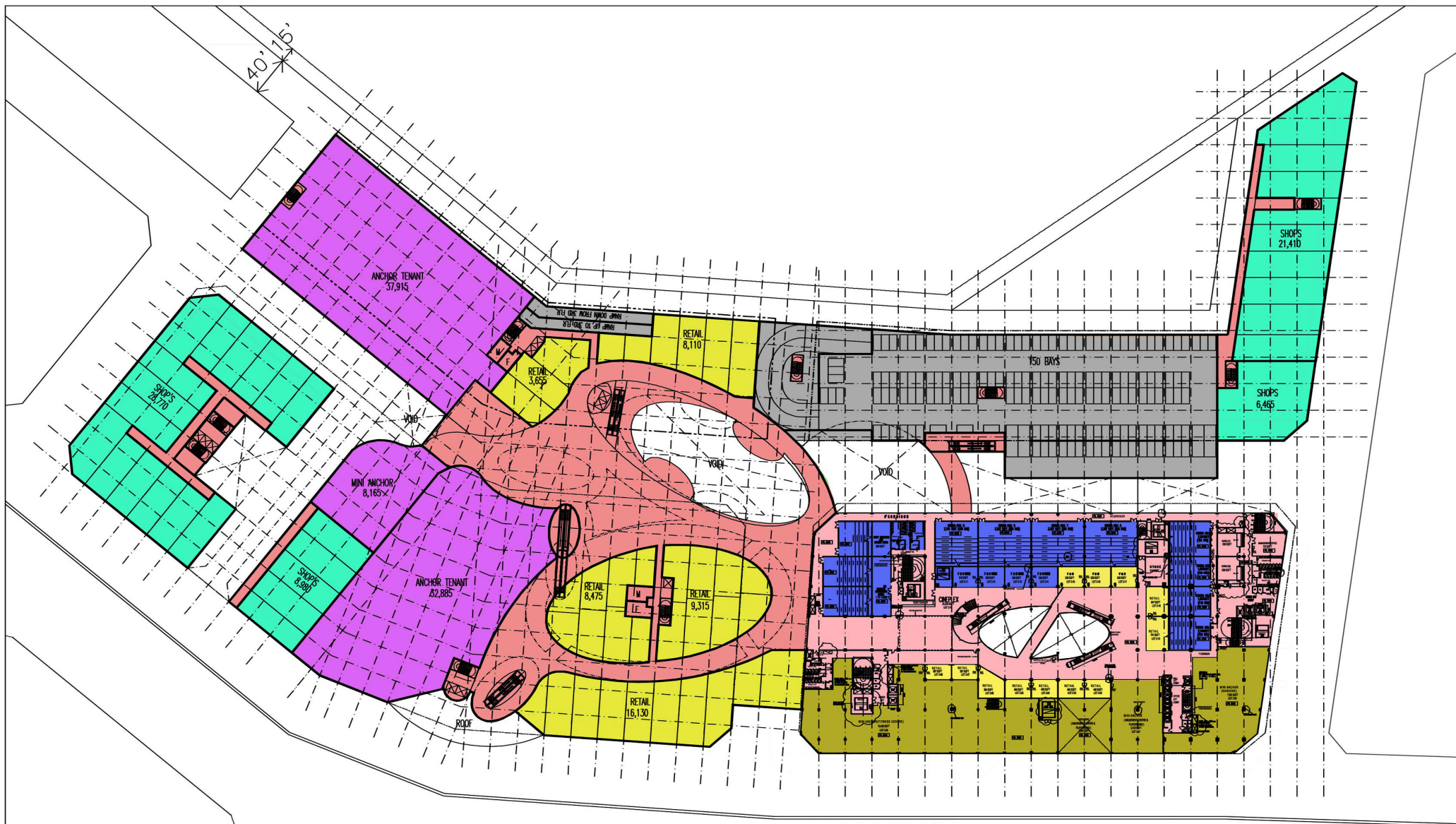
SKALA 1:500

SKT 9475 BUSINESS PARK / OVERALL PARCEL / R5a / 30.08.2012

PARCEL 2,3 & 4 BUILT UP AREA (SQF)

ANCHOR TENANT	79,570
RETAIL	60,255
SHOPS	65,215
OFFICE	-
BOWLING	28,535
SUBTOTAL	233,575

BUSINESS PARK AT BANDAR BARU KLANG, SELANGOR DARUL EHSAN



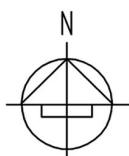
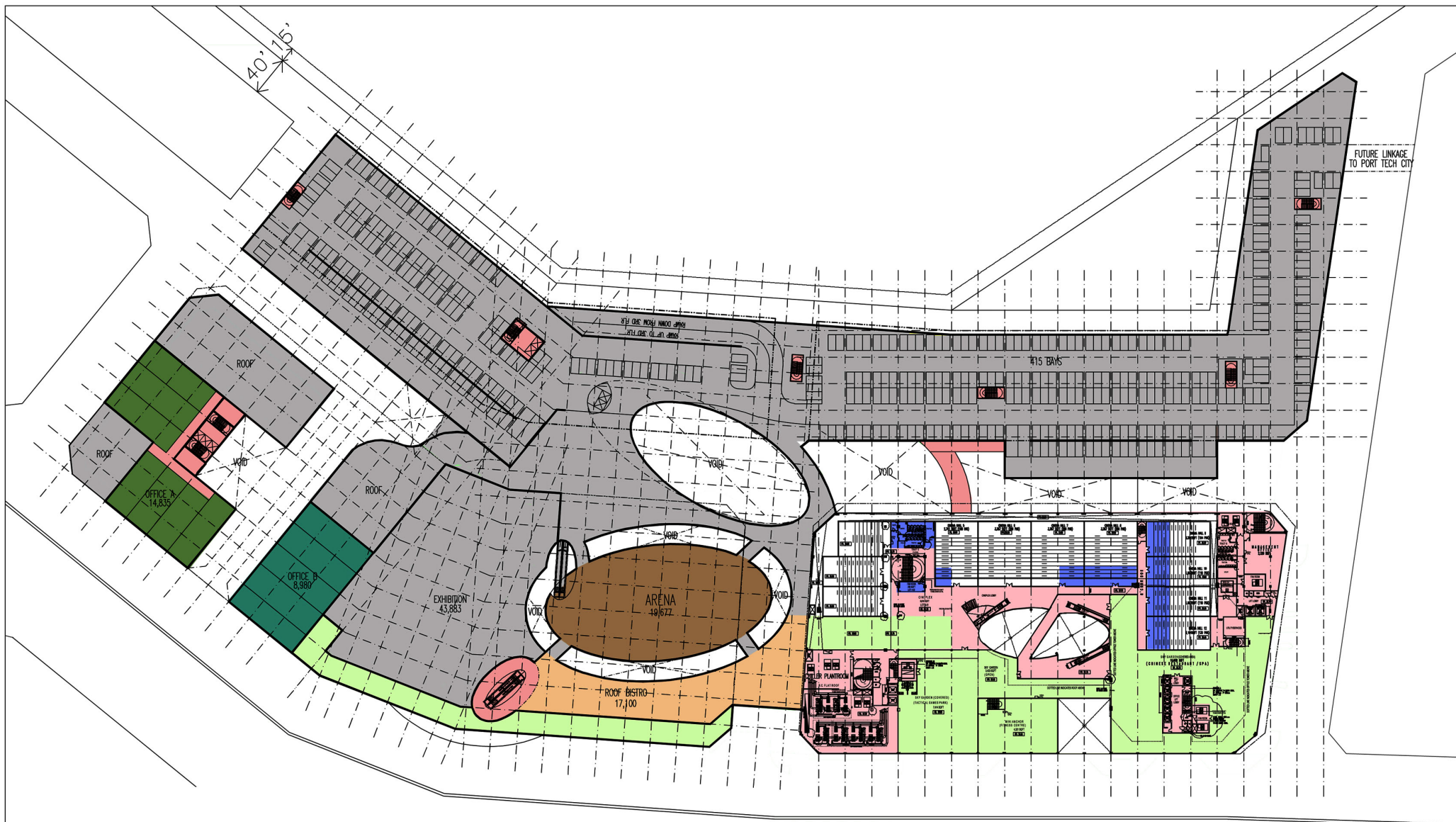
3RD FLOOR PLAN

SKALA 1:500

SKT 9475 BUSINESS PARK / OVERALL PARCEL / R5a / 30.08.2012

PARCEL 2,3 & 4 BUILT UP AREA (SQF)	
ANCHOR TENANT	78,965
RETAIL	45,685
SHOPS	65,625
OFFICE	-
SUBTOTAL	190,275
CP PROVIDED	150 BAYS

BUSINESS PARK AT BANDAR BARU KLANG, SELANGOR DARUL EHSAN



4TH FLOOR PLAN

SKALA 1:500

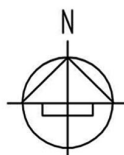
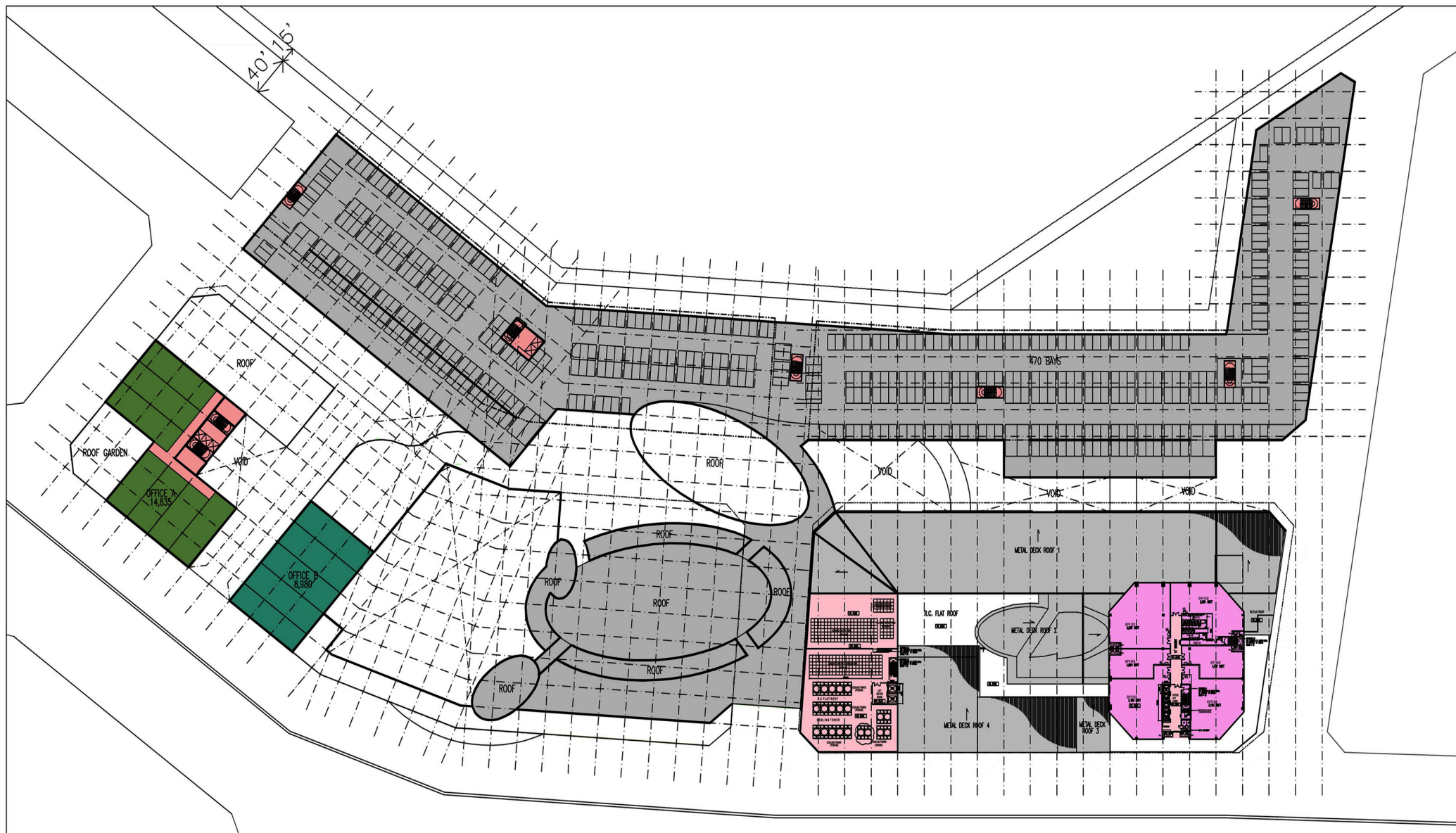
SKT 9475 BUSINESS PARK / OVERALL PARCEL / R5a / 30.08.2012

PARCEL 2,3 & 4 BUILT UP AREA (SQF)	
OFFICE A	14,835
OFFICE B	8,980
SUBTOTAL	23,815

CP PROVIDED	415 BAYS
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BUSINESS PARK AT BANDAR BARU KLANG, SELANGOR DARUL EHSAN

SKTAN
Architect



5TH FLOOR PLAN

SKALA 1:500

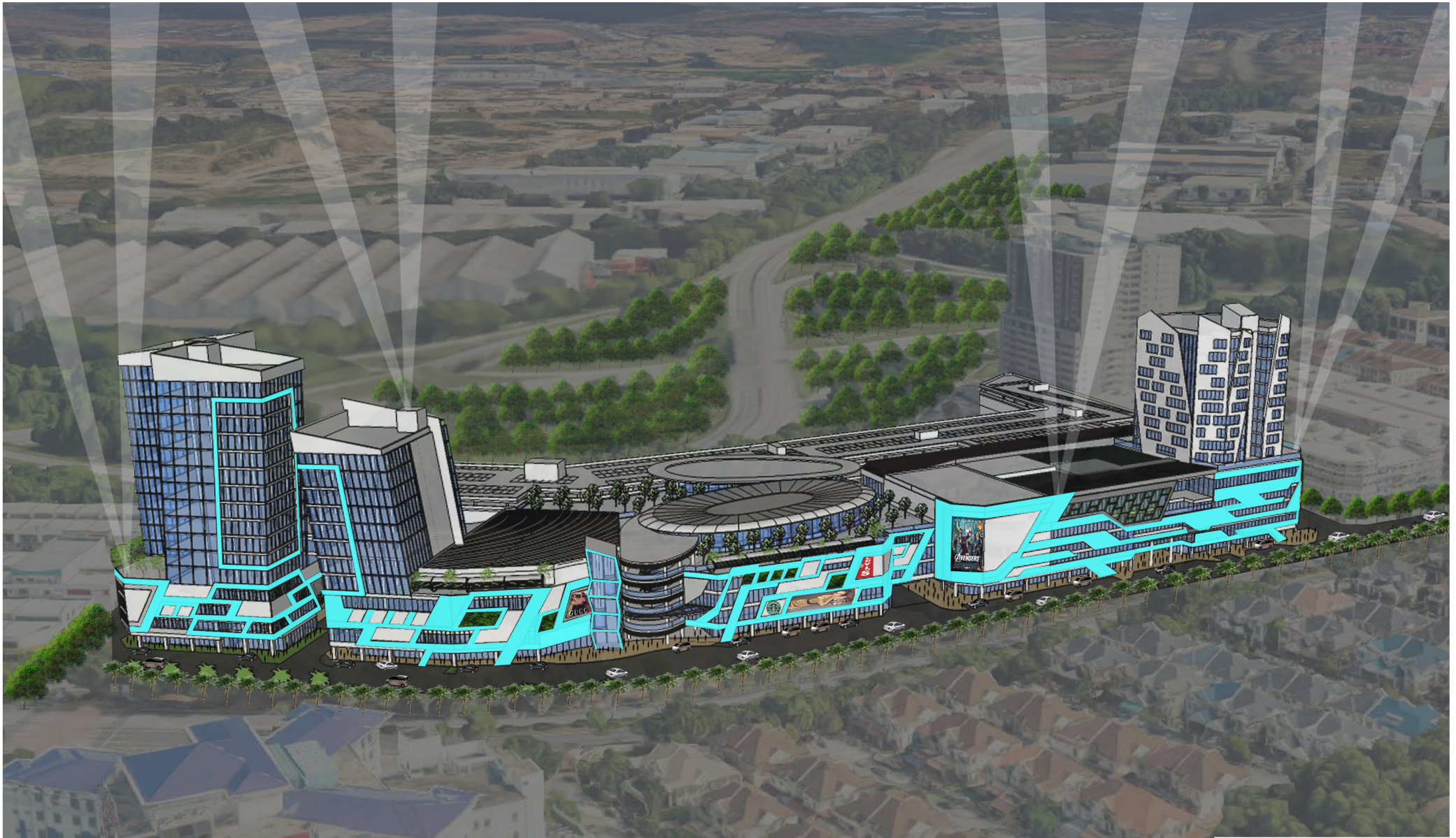
SKT 9475 BUSINESS PARK / OVERALL PARCEL / R5a / 30.08.2012

PARCEL 2,3 & 4 BUILT UP AREA (SQF)	
OFFICE A	14,835
OFFICE B	8,980
SUBTOTAL	23,815

CP PROVIDED	470 BAYS
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BUSINESS PARK AT BANDAR BARU KLANG, SELANGOR DARUL EHSAN

SKTAN
Architect



OVERALL AERIAL VIEW

BUSINESS PARK AT BANDAR BARU KLANG, SELANGOR DARUL EHSAN



OVERALL STREET VIEW

BUSINESS PARK AT BANDAR BARU KLANG, SELANGOR DARUL EHSAN



CLOSE-UP MAIN ENTRANCE VIEW

BUSINESS PARK AT BANDAR BARU KLANG, SELANGOR DARUL EHSAN



CLOSE-UP OFFICE TOWER VIEW

BUSINESS PARK AT BANDAR BARU KLANG, SELANGOR DARUL EHSAN



BBK 1 - SHOPPING MALL FRONT VIEW WITH OFFICE TOWER ABOVE

BUSINESS PARK AT BANDAR BARU KLANG, SELANGOR DARUL EHSAN



BBK 1 - SHOPPING MALL FRONT VIEW WITH OFFICE TOWER ABOVE

BUSINESS PARK AT BANDAR BARU KLANG, SELANGOR DARUL EHSAN



CENTRE COURT & PROMO AREA

BUSINESS PARK AT BANDAR BARU KLANG, SELANGOR DARUL EHSAN



ROOFTOP ACTIVITY - ARENA LINKED TO INTERNAL COURT

BUSINESS PARK AT BANDAR BARU KLANG, SELANGOR DARUL EHSAN



ELLIPSE COURT - SHOP FRONTAGE, VERTICAL TRANSPORTATION, LINK BRIDGE TO ARENA

BUSINESS PARK AT BANDAR BARU KLANG, SELANGOR DARUL EHSAN



BBK 1 - PROMO AREA AT GROUND FLOOR

BUSINESS PARK AT BANDAR BARU KLANG, SELANGOR DARUL EHSAN



BBK 1 - PROMO AREA LOOKING DOWN FROM 3RD FLOOR

BUSINESS PARK AT BANDAR BARU KLANG, SELANGOR DARUL EHSAN



BBK 1 - PROMO AREA LOOKING DOWN FROM 3RD FLOOR

BUSINESS PARK AT BANDAR BARU KLANG, SELANGOR DARUL EHSAN



BBK 1 - BOULEVARD / PEDESTRIAN STREET MALL & SHOP FRONTAGE

BUSINESS PARK AT BANDAR BARU KLANG, SELANGOR DARUL EHSAN



BBK 1 - VERTICAL TRANSPORTATION & SURROUNDING AMBIENCE

BUSINESS PARK AT BANDAR BARU KLANG, SELANGOR DARUL EHSAN



BBK 1 - VERTICAL TRANSPORTATION & SURROUNDING AMBIENCE

BUSINESS PARK AT BANDAR BARU KLANG, SELANGOR DARUL EHSAN