PROJECT PROPOSAL

PROPOSED APARTMENT BUILDING

EXECUTIVE SUMMARY

- HDE intends to develop a multi storey structure as a Residential apartment. (100,000 S.ft BUA, 70 Units).

- The project will adapt a sustainability strategy aiming at a minimum green building rating system.

- HDE capitalizes on the Marketing scenario with the help of its in-house marketing strength.

- The estimated total capital expenditure including the land cost is approx Rs. 900+ million, with a time frame for the completion of the project being 3 1/2 years. During the total project timeline it is expected to recover the total capital investment at the end of the 4th year.

PRODUCT MIX DERIVATION

Product Mix Derivation and Analysis

The project mix has been derived based on Market assessment, perception analysis and clients Asset Management requirement on long term basis.

Following are the four key parameters, which determine the market feasibility of any real estate product.

- Supply and Demand in the Micro Market
- Site Attributes
- Support facilities, Infrastructure Development & General environment of the project location
- Competitors

Development Options

The assessment based on the above market parameters were superimposed with the specific demand drivers to arrive at the development option for the subject site.

Residential Sector

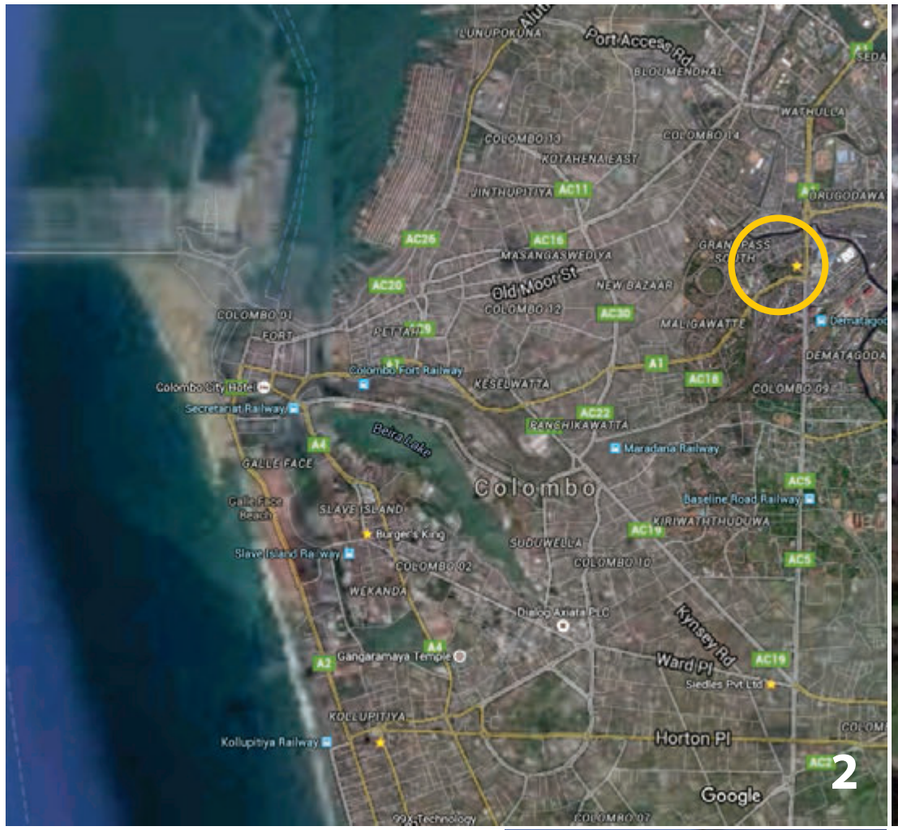
i. 2 Bed Room Hall Kitchen & 3 Bed Room Hall Kitchen mix to target 'upper' mid income group.
ii. The units can be sold and/or operated as serviced / leased units on behalf of investors.
iii. Common amenities to make the development self sustainable.

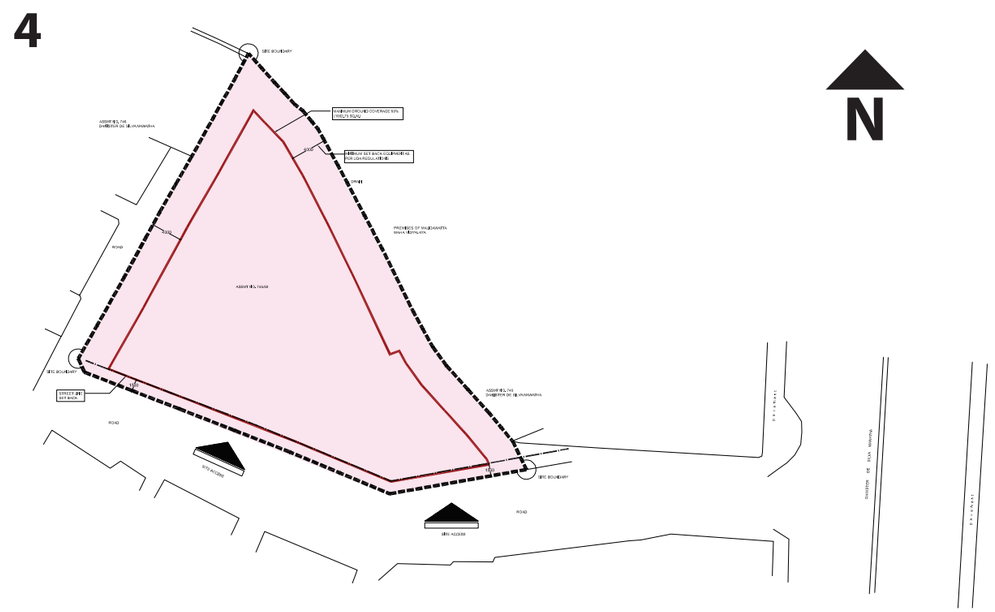
	Typology	Dem and	Site Suitabili ty	Competiti ve Advantage	Catchme nt Profile	Land Value Suitabil ity	Remarks
1	Budget Apartment	H	H	H	H	H	Strategic location no major supply
2	Up to 3 star slandered apartment unfurnished	L	L	M	L	L	Low environment Not conducive
3	Luxury Apartment	L	L	L	L	L	No business environment
4	Serviced Apartment fully furnished (Mid level)	H	H	H	H	H	Medium Business Environment have to create opportunity
5	Semi furnished spaces with infrastructure facilities	H	H	H	H	H	Good demand for business
6	Common amenities Coffee Shops, Restaurant, Super Market	H	H	M	H	H	Good demand for caters

The proposed development consists of,

a. 2 BHK, 3BHK Apartment units/ serviced apartment
b. Retail spaces/Common amenities to promote sustainable development & operations.

SITE LOCATION





DEVELOPMENT CONTROL RULES UDA - COLOMBO

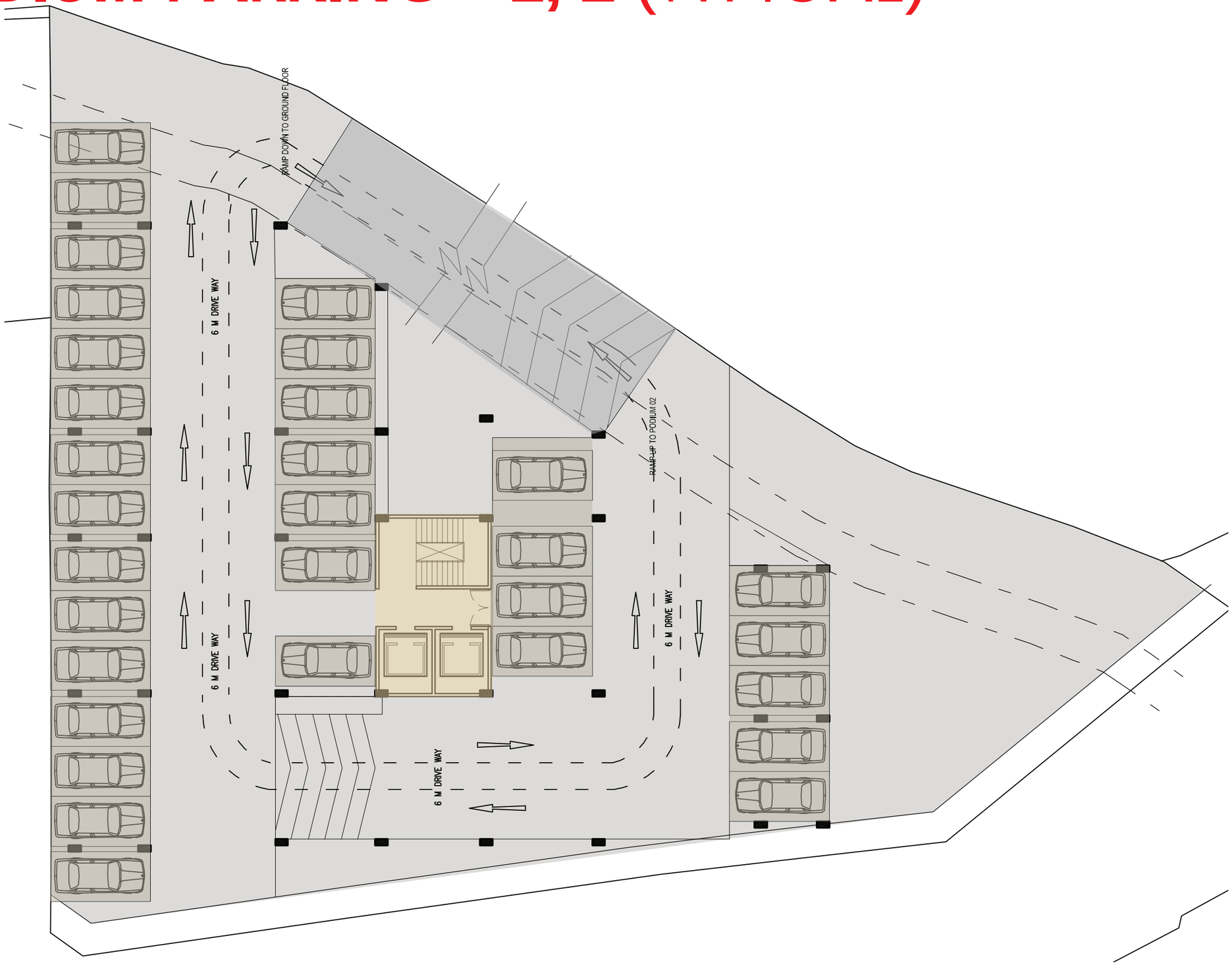
		Plot A + B (60 Perch)
1	Physical width of access Road (Minimum)	9.0
2	Plot Coverage (Maximum)	65%
3	Land Extent (sq.m)	1518 sq.m (category under 1500 sq.m less than 2000 sq.m)
4	Maximum permissible FAR (Floor area ratio)	5.0 Minimum land extent under 1500-2000 m^2 category FAR = 9.0 Minimum width between building lines = 12.2m Without meeting the minimum width between building line of 12.2m & available width of 12.2m FAR to be 5.0
5	Building Height Building Height Maximum no. of floors including G.F Site Frontage	 Mettle Rise Ground Floor + 03 Parking Floors + 03 Mezz. Levels + 11 Floors 59.6m (Permissible site frontage 30m)
6	Building set back Street Line Building Line Rear space Side space	N/A 6.0m from center of the road 4.0m 4.0m (each side)
7	Parking	01 for 01 units (flats, dwelling units with Gross floor area 75-200 sq.m + visitors parking)
8	Open spaces for obtaining natural light & ventilation	Minimum width -6 m Minimum Area - max. area shall be increased by 1 sq.m for every additional storey.
9	Building regulations relocated to fire clearance	Minimum 6.0m Drive way to reach rear site & 6.0m clear height drive way if applicable.

ZONING

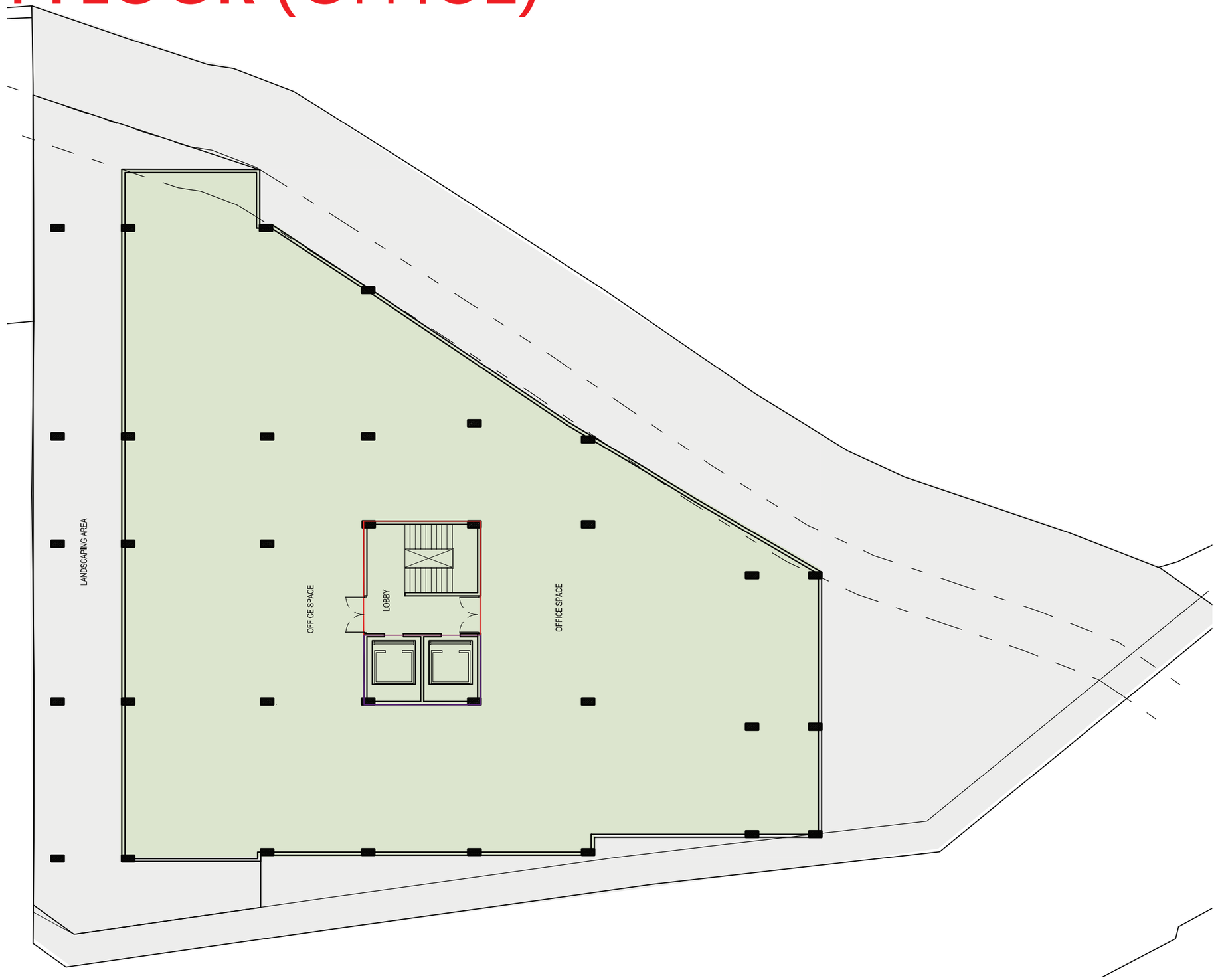

Maximum Ground Coverage: 65%
Site Boundry
Building Footprint
4000
4000
DRAIN
PREMISES OF MALIGAWATTA
MAHA VIDYALAYA
ASSMT NO. 746
DANISTER DE SILVA MAWATHA
ASSMT NO. 745/50
ASSMT NO. 745
DANISTER DE SILVA MAWATHA
ROAD
ROAD
ROAD
SITE BOUNDARY
SITE BOUNDARY
1500
1500
Site Access
Site Access

GROUND FLOOR PLAN

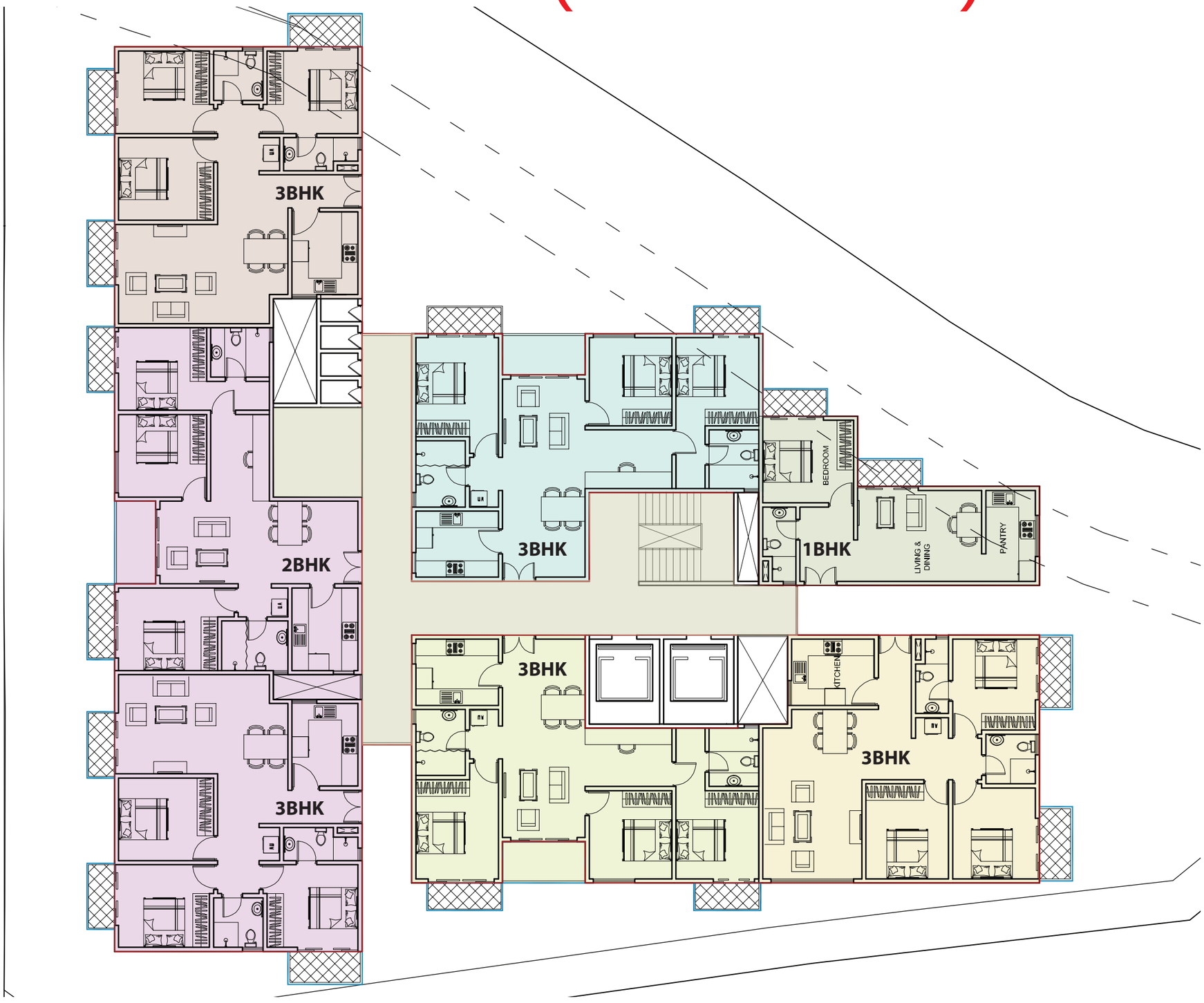
PODIUM PARKING - 1, 2 (TYPICAL)



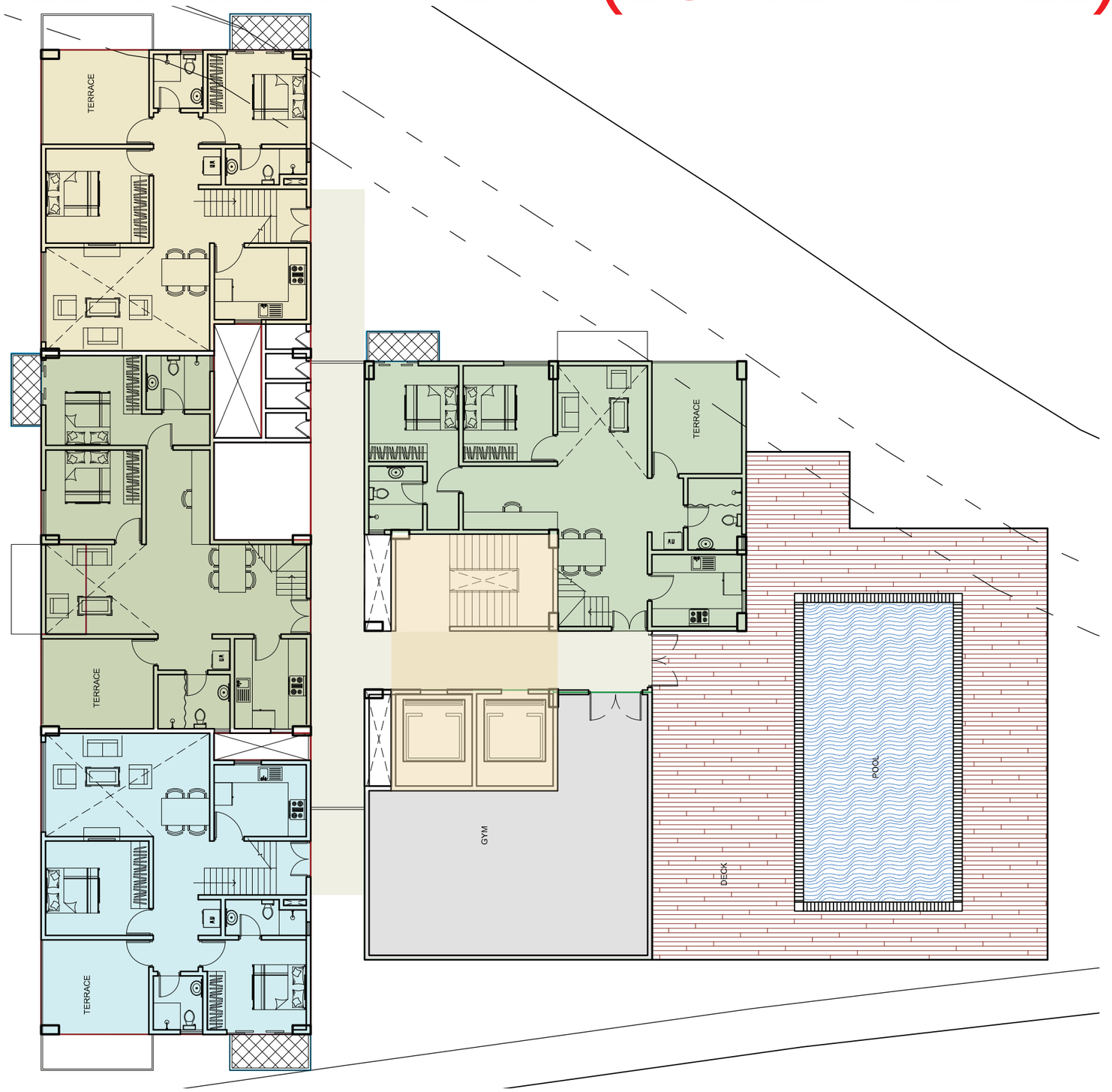
FIRST FLOOR (OFFICE)



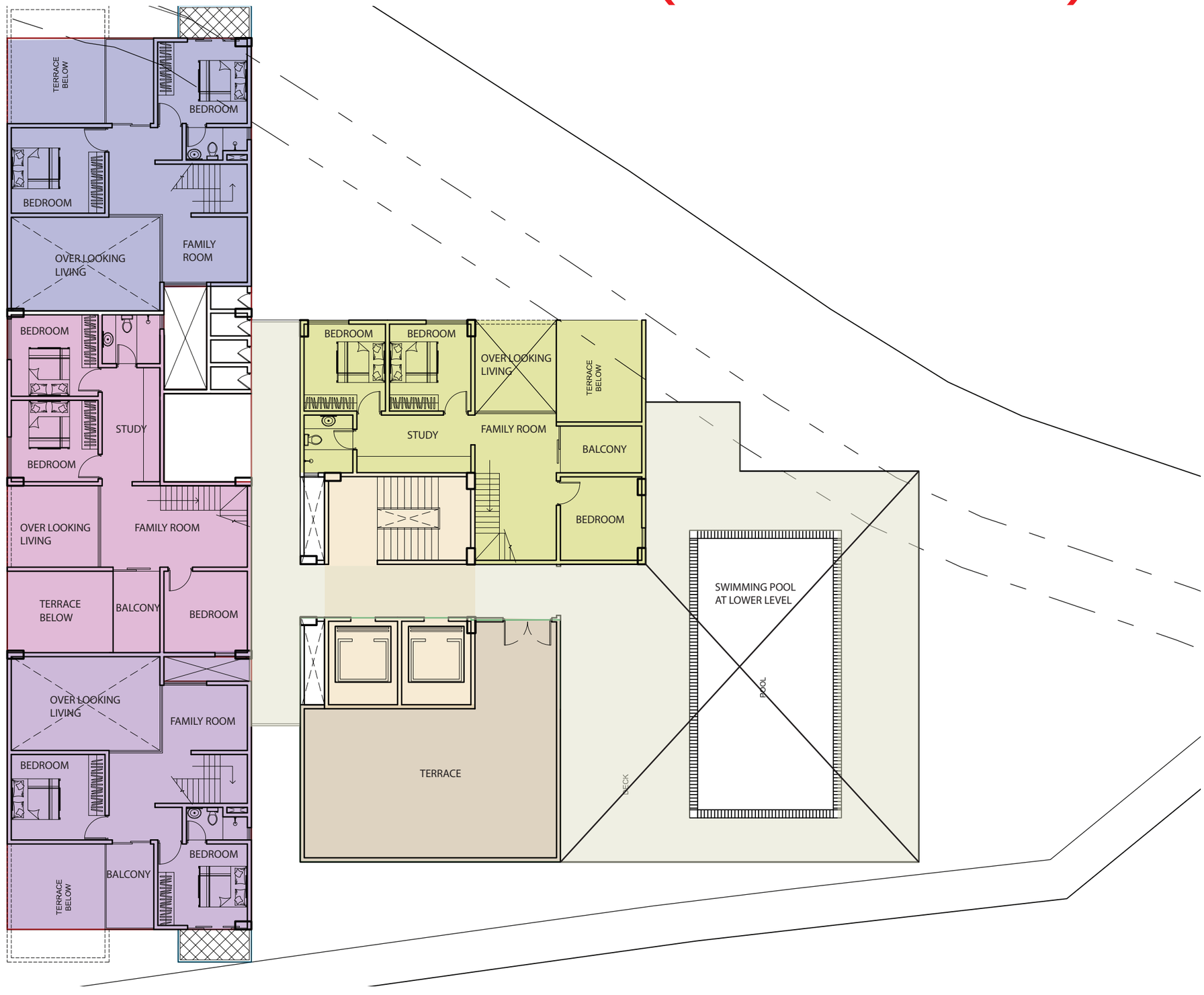
2ND TO 10TH TYPICAL (APARTMENT)



11TH DUPLEX APARTMENT (LOWER LEVEL)



11TH DUPLEX APARTMENT (UPPER LEVEL)



UNIT TYPES

TYPE 01
(3 BHK)
AREA :- 108.75 Sq.m.

TYPE 02
(3 BHK)
AREA :- 97.22 Sq.m.

UNIT TYPES

TYPE 03
(3 BHK)
AREA :- 96.45 Sq.m.

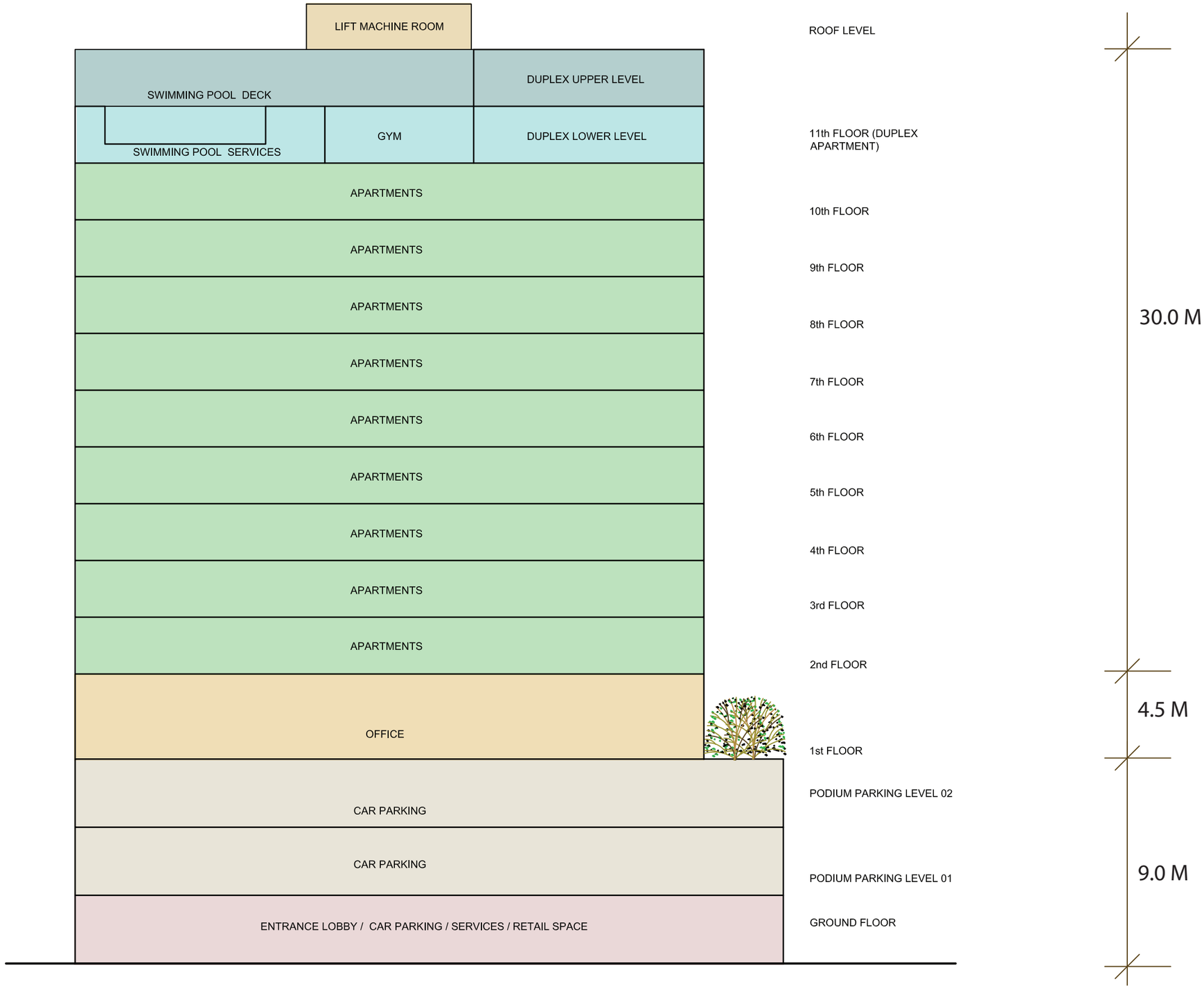
TYPE 04
(3 BHK)
AREA :- 99.58 Sq.m.

UNIT TYPES

TYPE 06
(1 BHK)
AREA :- 56.86 Sq.m.

TYPE 07
(1 BHK)
AREA :- 50.60 Sq.m.

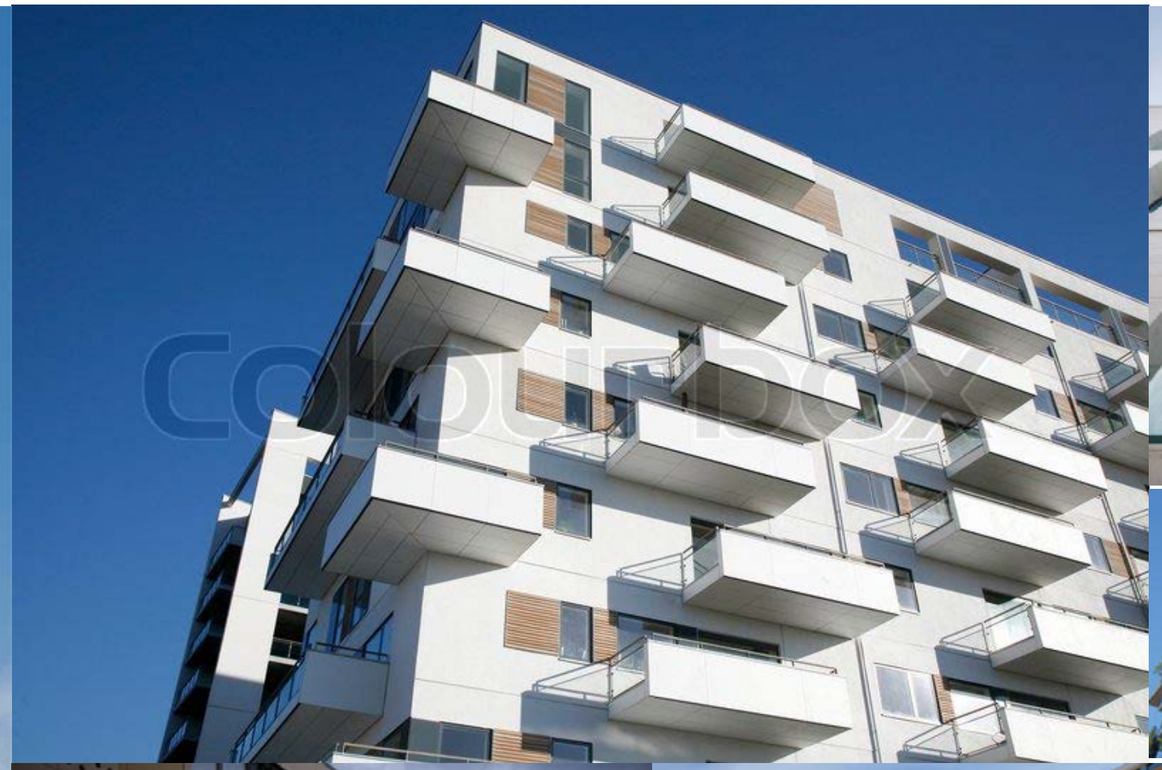
SCHEMATIC SECTION

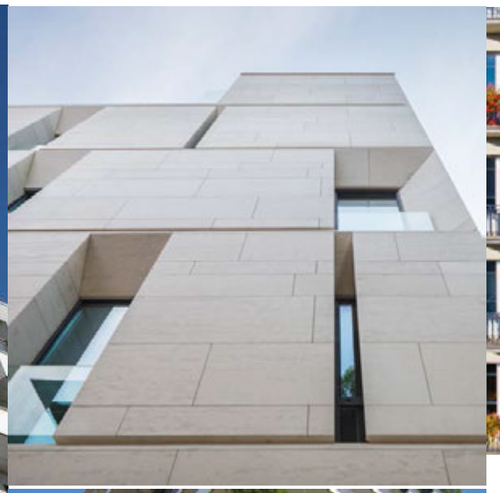


AREA STATEMENT

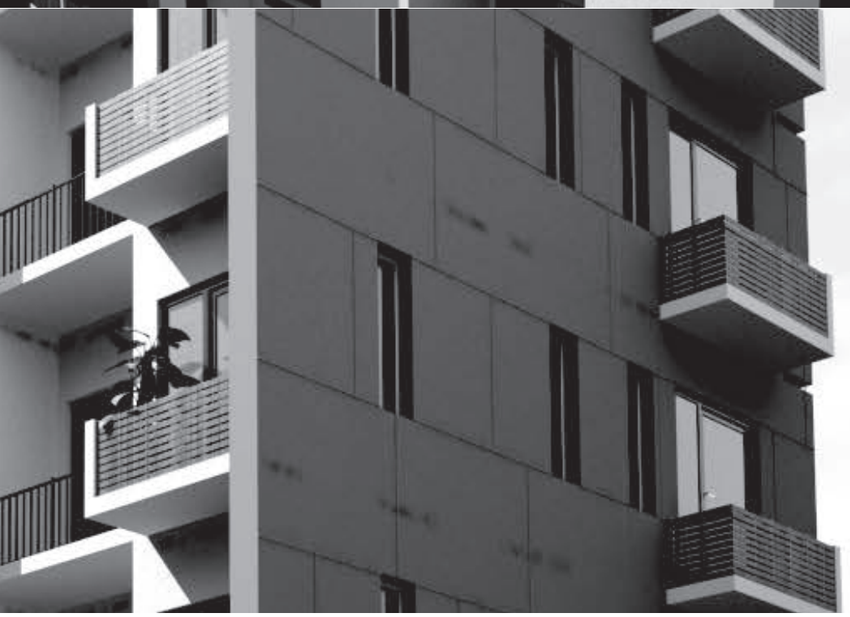
Se. No	Floor	Spaces	A	B	C	D	E	C+D=F	D+E=G	A+B+E+F	Deduction	Remarks	No. of Parking lots	Floor Efficiency
			Car Parking Drive way + Ramp	Building Services	Common Area (Lobby/Corridor)	Net Unit Area	Terrace/ Deck/ Balcony Free of FAR	Area for FAR Consideration	Saleable Area	Total Construction Area (TCA)				
1	Ground Floor	Parking	749.25 (602.25+147)	85	57.81	175		235.71	175	920.82			29	
2	Podium 1	Parking LVL 1	1030 (883+147)		30.16			30.16		1060	-18		30	
3	Podium 2	Parking LVL 2	883		30.16			30.16		913.16			30	
4	1st Floor	Office LVL 1			30.16	736	187.58	766.16	859.95	953.74		Private Terrace 50% of 187.58)	***8***	
5	2nd to 10th Floor (Typical)	Apartment			636.84	5250	506.07	5886.84	5756.07	6899			***63***	
6	11th Floor (Duplex Apartment)	Apartment (Lower & Upper LeveL)			69.34	512.54	45	581.88	557.54	626.88			***4***	
		Swimming Pool (Deck)					175			175				
		Gym				75.25		75.25		75.25				
7	Roof Top Services	Machine Room/ Stair Case/ Head Room		27						27				
Total			2662.25	112	854.47	6748.79	913.65	7606.16	7348.56	11650.85	-18	0	***75***	0

DESIGN INTEND





PERSPECTIVE VIEWS

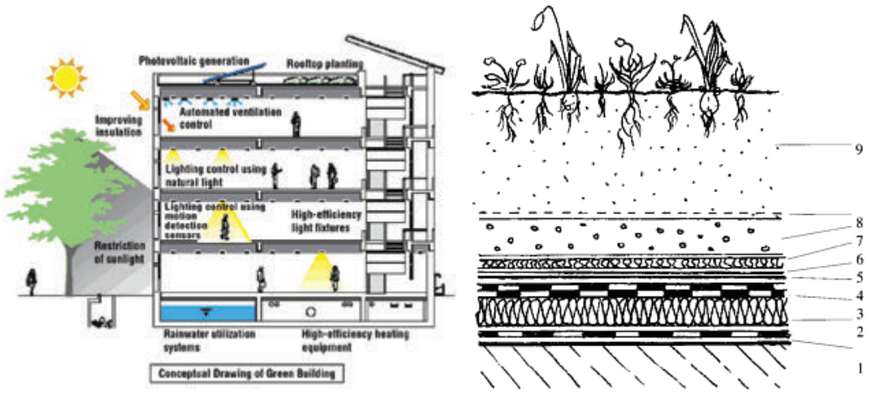


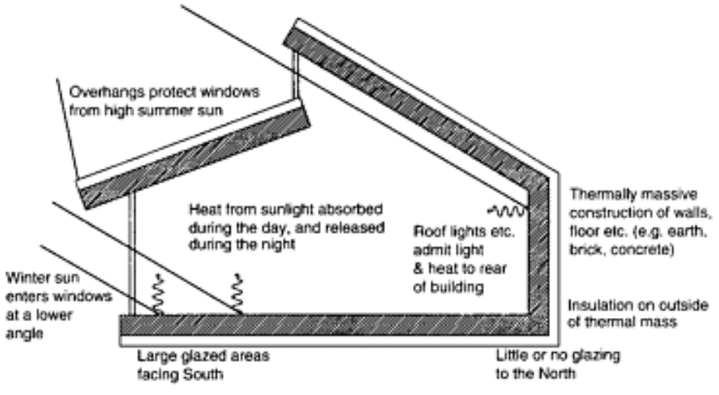
GREEN BUILDING SUSTAINABLE INITIATIVES

The Green Building Concept
The back ground to this approach is explained through a brief review of the theories and basic principles of green buildings.

Basically the integrated solutions will be provided in following functional areas;

Energy Conservation
Pollution prevention
Resource efficiency
System integration
Life cycle costing





This will be increased by introducing large areas of south facing glazing.

Typical Planted Roof

1. Vapour barrier bonded to roof deck.
2. Insulation, which is able to withstand water and pressure of the soil.
3. Waterproofing and vapour equalization layer.
4. Root barrier and second waterproof layer.
5. Separation layer, to allow relative movement between the planted layer and the waterproofing below.
6. Protection layer to prevent damage to the layers below.
7. Drainage or water retention system to prevent waterlogging/drying out.
8. Filter layer to prevent soil particles blocking the drainage.
9. Soil and planting.

We ensure that the capital development proposals

Reconcile the cultural, ecological, and economic needs of society
Decisions about the layout
Relationship with site
The effect of wind and weather
Possible use of energy
Orientation
shading
Ventilation
Specification of materials and
Structural systems

All the above points will be evaluated in terms of their impact on the environment and the occupants of buildings.
Having a school in the close proximity and two bus halts on either sides of the location people gather throughout the day engaged in different activities.