

Particulars

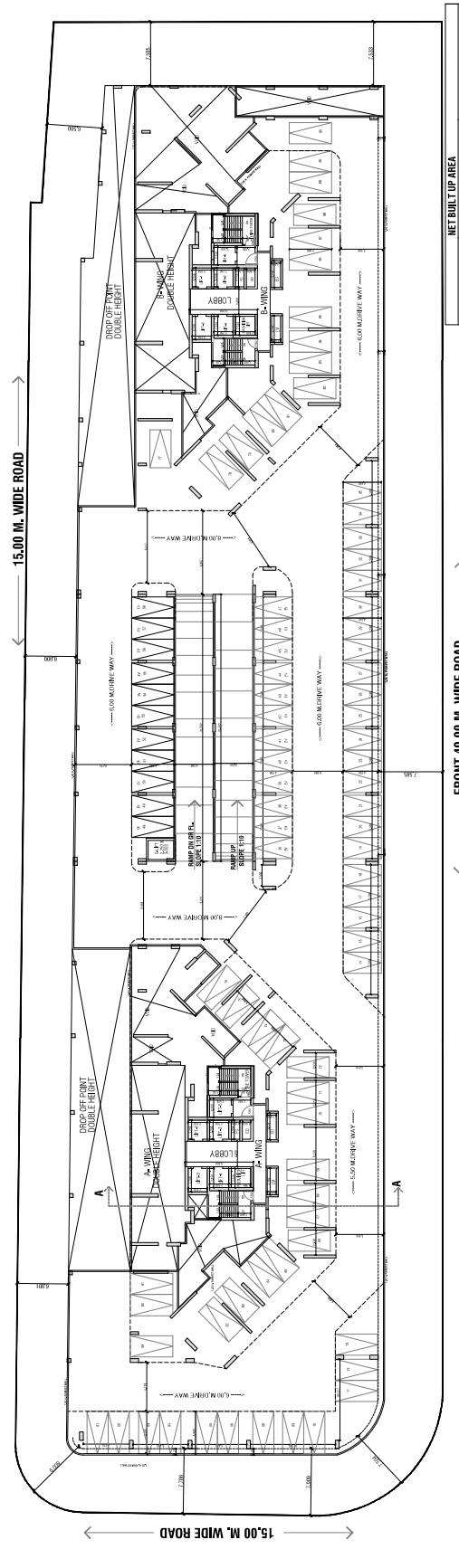
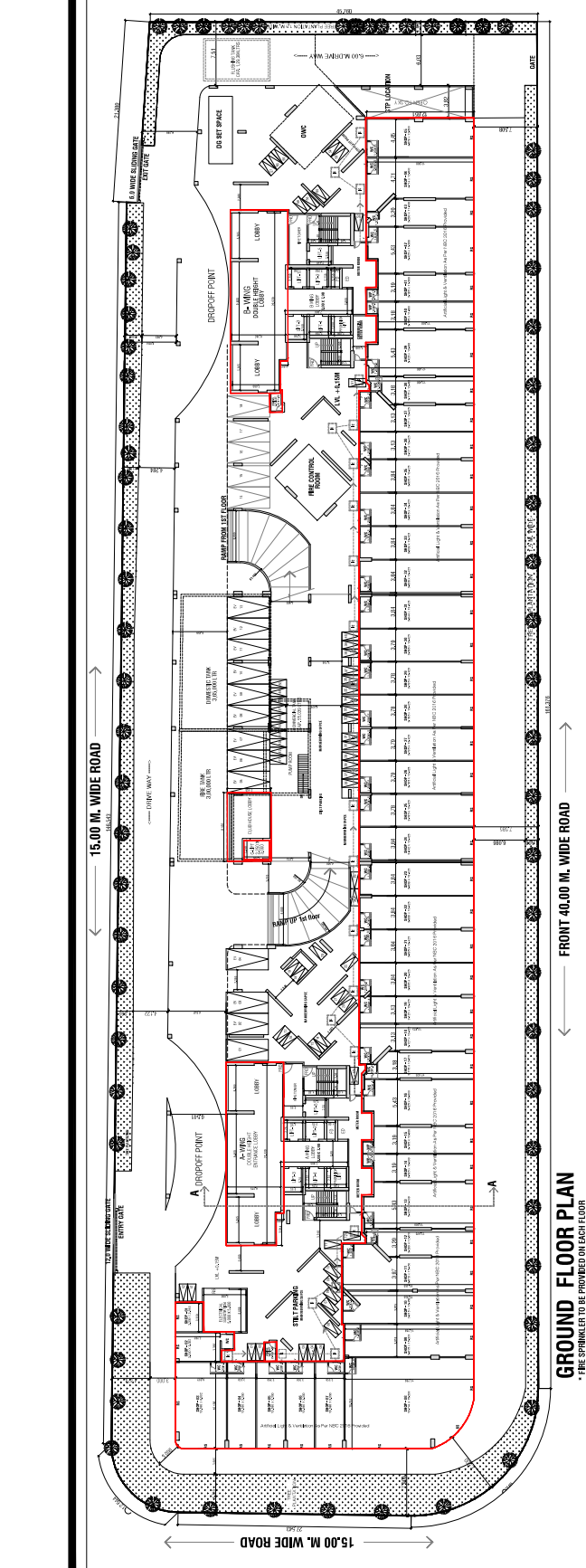
1. All works to be carried out in accordance with the approved plans and specifications.
2. All works to be completed by the stipulated time.
3. All materials to be of good quality and conform to the approved specifications.
4. All workmen to be experienced and employed in full-time.
5. All workmen to be provided with proper safety gear.
6. All workmen to be provided with proper training.
7. All workmen to be provided with proper supervision.
8. All workmen to be provided with proper accommodation.
9. All workmen to be provided with proper food.
10. All workmen to be provided with proper clothing.
11. All workmen to be provided with proper footwear.
12. All workmen to be provided with proper tools.
13. All workmen to be provided with proper equipment.
14. All workmen to be provided with proper machinery.
15. All workmen to be provided with proper vehicles.
16. All workmen to be provided with proper fuel.
17. All workmen to be provided with proper oil.
18. All workmen to be provided with proper tires.
19. All workmen to be provided with proper wheels.
20. All workmen to be provided with proper axles.
21. All workmen to be provided with proper bearings.
22. All workmen to be provided with proper greases.
23. All workmen to be provided with proper lubricants.
24. All workmen to be provided with proper coolants.
25. All workmen to be provided with proper antifreezes.
26. All workmen to be provided with proper brake pads.
27. All workmen to be provided with proper brake shoes.
28. All workmen to be provided with proper brake discs.
29. All workmen to be provided with proper brake drums.
30. All workmen to be provided with proper brake lines.
31. All workmen to be provided with proper brake hoses.
32. All workmen to be provided with proper brake master cylinders.
33. All workmen to be provided with proper brake slave cylinders.
34. All workmen to be provided with proper brake calipers.
35. All workmen to be provided with proper brake pads.
36. All workmen to be provided with proper brake shoes.
37. All workmen to be provided with proper brake discs.
38. All workmen to be provided with proper brake drums.
39. All workmen to be provided with proper brake lines.
40. All workmen to be provided with proper brake hoses.
41. All workmen to be provided with proper brake master cylinders.
42. All workmen to be provided with proper brake slave cylinders.
43. All workmen to be provided with proper brake calipers.

Summary of proposed floor area as per LOI

Item	Area (sq.m)	Total Area (sq.m)
1. GROUND FLOOR	10,000	10,000
2. FIRST FLOOR	10,000	20,000
3. SECOND FLOOR	10,000	30,000
4. THIRD FLOOR	10,000	40,000
5. FOURTH FLOOR	10,000	50,000
6. FIFTH FLOOR	10,000	60,000
7. SIXTH FLOOR	10,000	70,000
8. SEVENTH FLOOR	10,000	80,000
9. EIGHTH FLOOR	10,000	90,000
10. NINTH FLOOR	10,000	100,000
11. TENTH FLOOR	10,000	110,000
12. ELEVENTH FLOOR	10,000	120,000
13. TWELFTH FLOOR	10,000	130,000
14. THIRTEENTH FLOOR	10,000	140,000
15. FOURTEENTH FLOOR	10,000	150,000
16. FIFTEENTH FLOOR	10,000	160,000
17. SIXTEENTH FLOOR	10,000	170,000
18. SEVENTEENTH FLOOR	10,000	180,000
19. EIGHTEENTH FLOOR	10,000	190,000
20. NINETEENTH FLOOR	10,000	200,000
21. TWENTIETH FLOOR	10,000	210,000
22. TOTAL	210,000	210,000

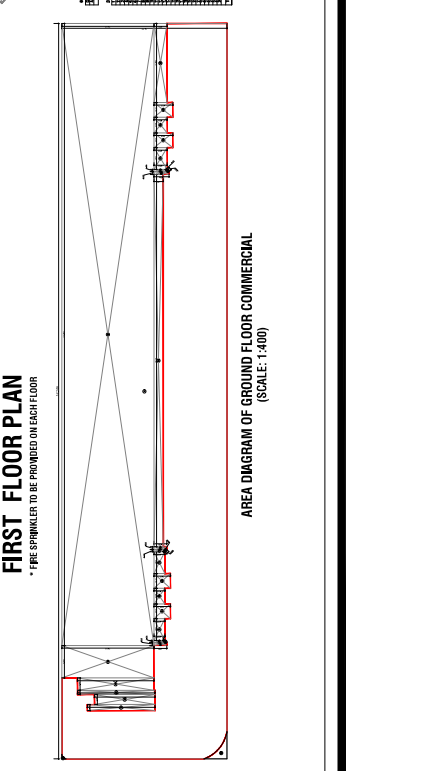
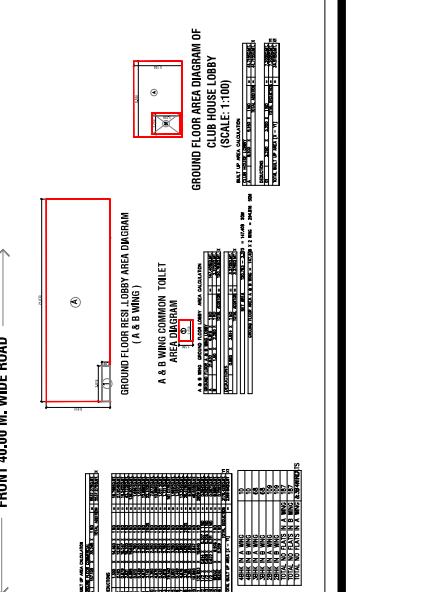
DISCUSSION OF LOI

AMEN PERSEH BANGSA MALAYA COMMERCIAL BUILDING
 LOT NO. 14, R. K. R. SECTOR 22, JANGKAPAN MARA
 KUALA KUALANG, KUALA TERENGGAN STATE



NET BUILT UP AREA

Room	Area (sq.m)
LOBBY	1,000
STAIRWELL	2,000
ELEVATOR	500
TOILET	100
SERVICE AREA	1,000
DROP OFF POINT	1,000
COMMON AREA	1,000
...	...
TOTAL	210,000



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Approved on: 27.04.2024

PROJECT: A. B. R. D. SECTOR-22, HANSHIKA, NAVY AREA

NO. 18, 305, 37, 462

DATE: 27.04.2024

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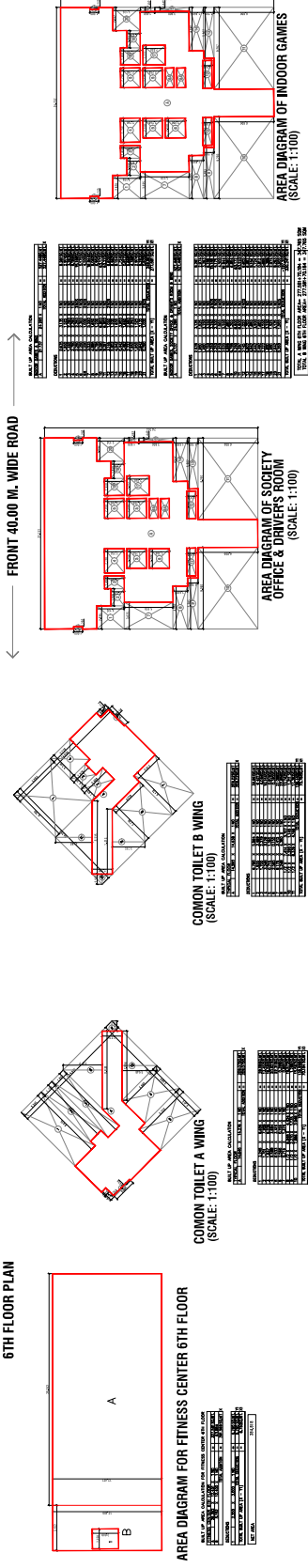
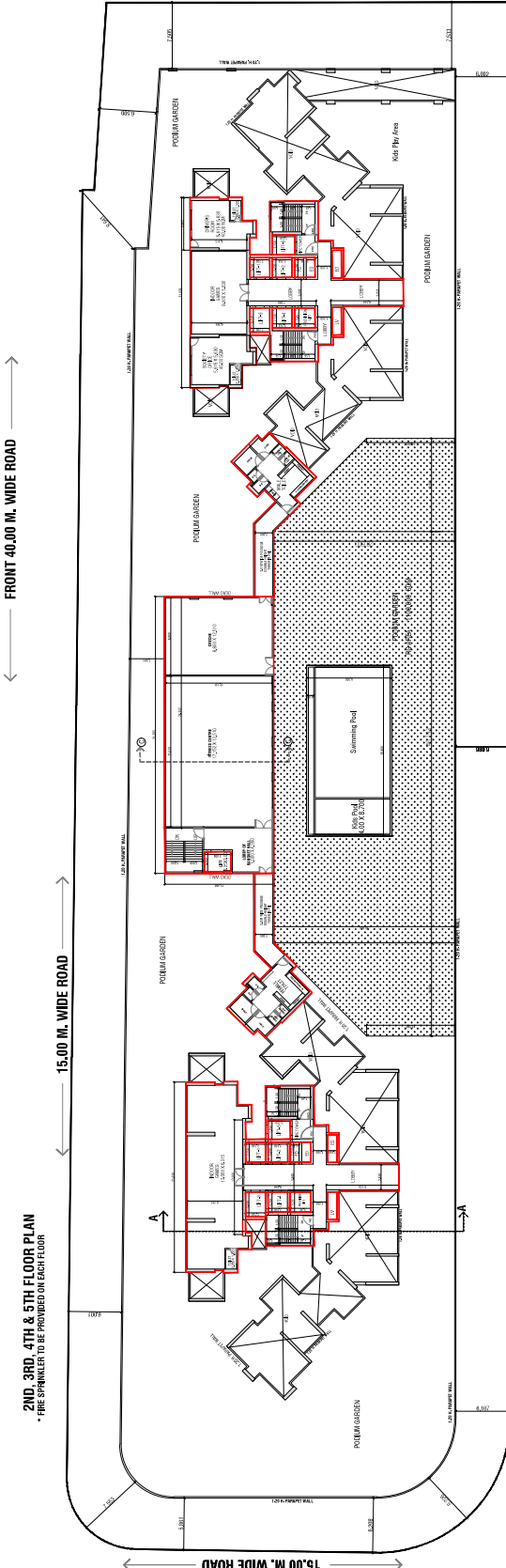
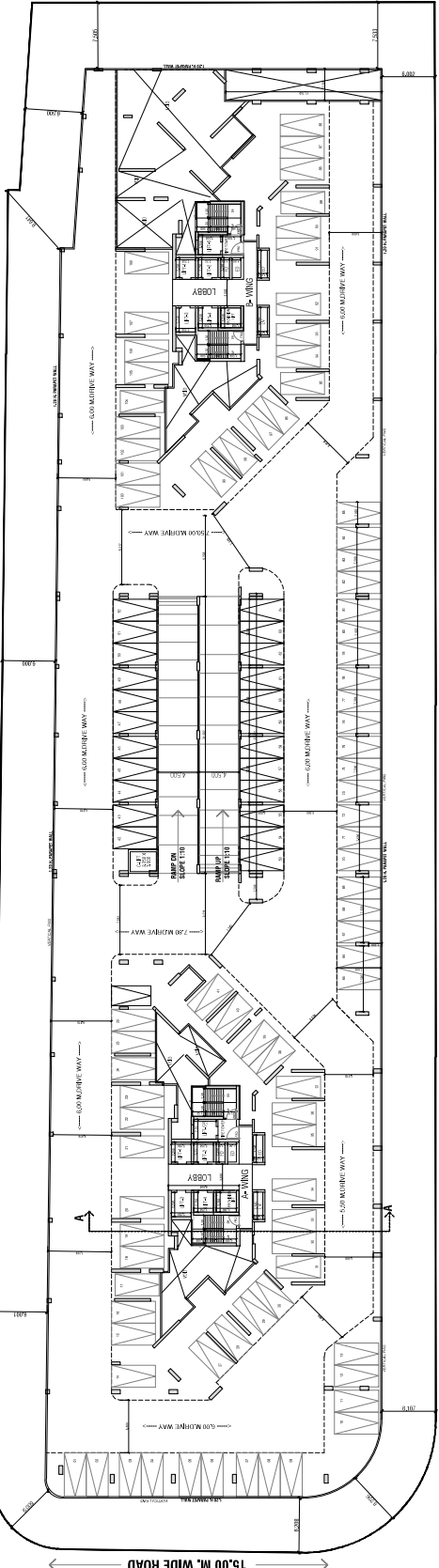


TABLE 06 - PARKING REQUIREMENTS FOR FAMILY RESIDENTIAL WITH COMMERCIAL AREA

Sl. No.	PROPERTY TYPE	PERCENTAGE OF PARKING AREAS TO BE PROVIDED	MINIMUM AREA (sq. m.)	MAXIMUM AREA (sq. m.)
1.	Family Residential	10%	100	500
2.	Commercial	10%	100	500
3.	Mixed Use Development	10%	100	500
4.	Multi-Family Residential	10%	100	500
5.	Public Buildings	10%	100	500
6.	Others	10%	100	500

TABLE 07 - CAR, MOTORCYCLE & SCOOTER REQUIREMENTS

FLOOR	CAR	MOTORCYCLE	SCOOTER
GROUND FLOOR	18	37	37
FIRST FLOOR	35	35	35
2ND, 3RD, 4TH & 5TH FLOOR	108	48	48
TOTAL	305	305	305

TABLE 08 - PARKING REQUIREMENTS FOR FAMILY RESIDENTIAL WITH COMMERCIAL AREA

Sl. No.	PROPERTY TYPE	PERCENTAGE OF PARKING AREAS TO BE PROVIDED	MINIMUM AREA (sq. m.)	MAXIMUM AREA (sq. m.)
1.	Family Residential	10%	100	500
2.	Commercial	10%	100	500
3.	Mixed Use Development	10%	100	500
4.	Multi-Family Residential	10%	100	500
5.	Public Buildings	10%	100	500
6.	Others	10%	100	500

DESCRIPTION OF LOT

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SANSI HANSA ARCHITECTS
18/305/37/462