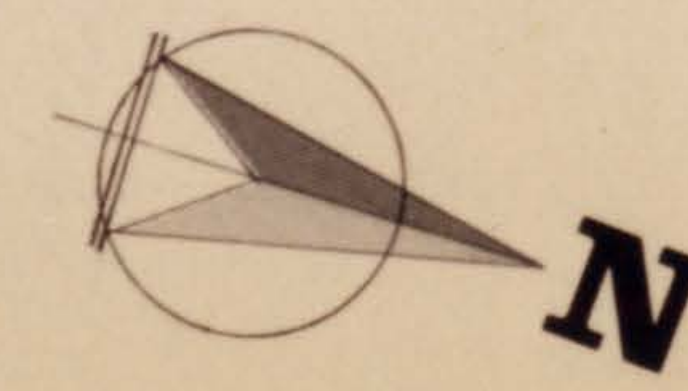




STAGE TWO
MIDDLE CLASS LOW RISE



- grass area
- square
- parking area
- play ground
- wood deck
- shrubby
- shrubby
- shrubby
- shrubby
- wood deck
- wood deck
- wood deck
- compacted soil
- shrubby
- play ground
- square



STAGE THREE
MIDDLE CLASS & HIGHER END

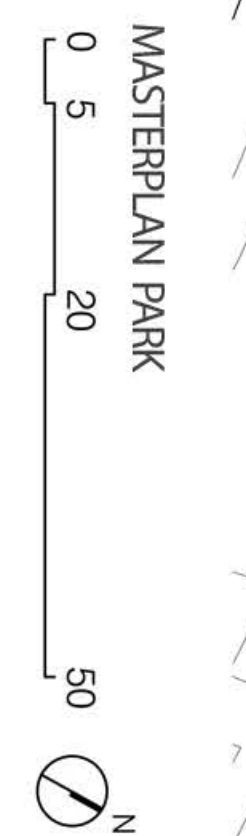
SHOP HOUSES
Commercial /retail

STAGE ONE LOW COST
MIDCLASS RENT TO OWN HOMES

Master Plan

- cycled zone
- footing zone

- social community center

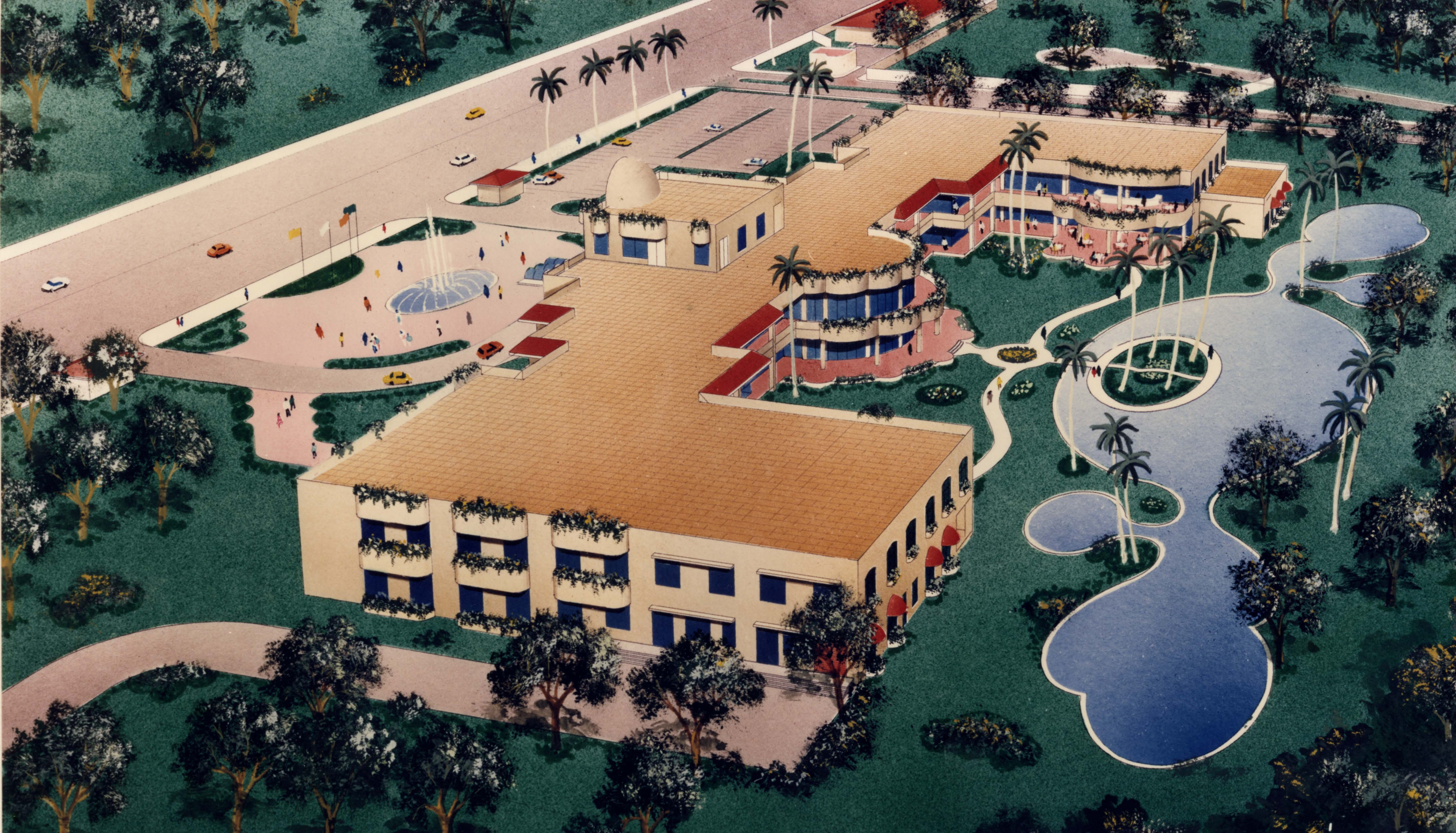


STAGE ONE





WTURAY/92



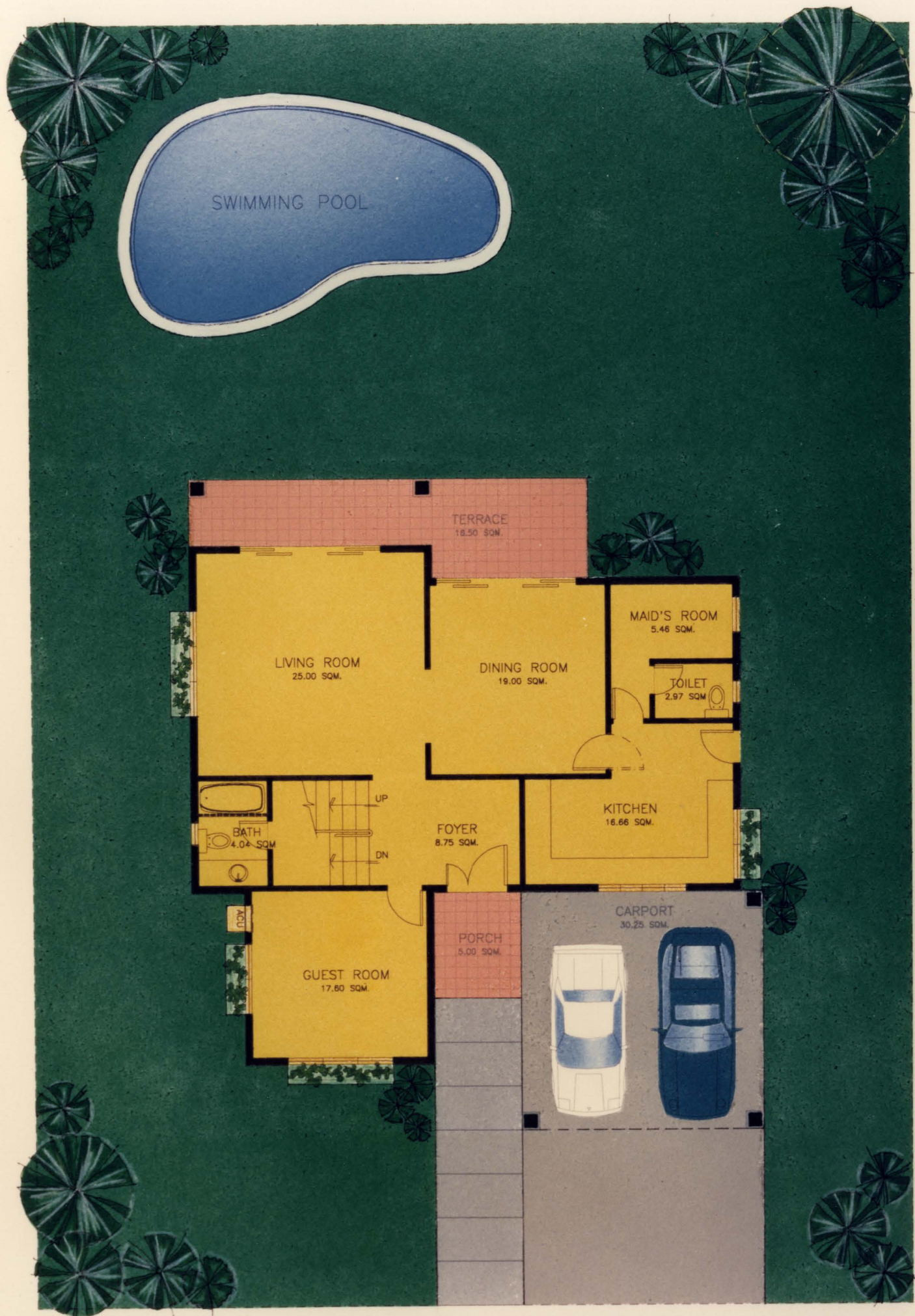




Type A
Gross Area 298 m²



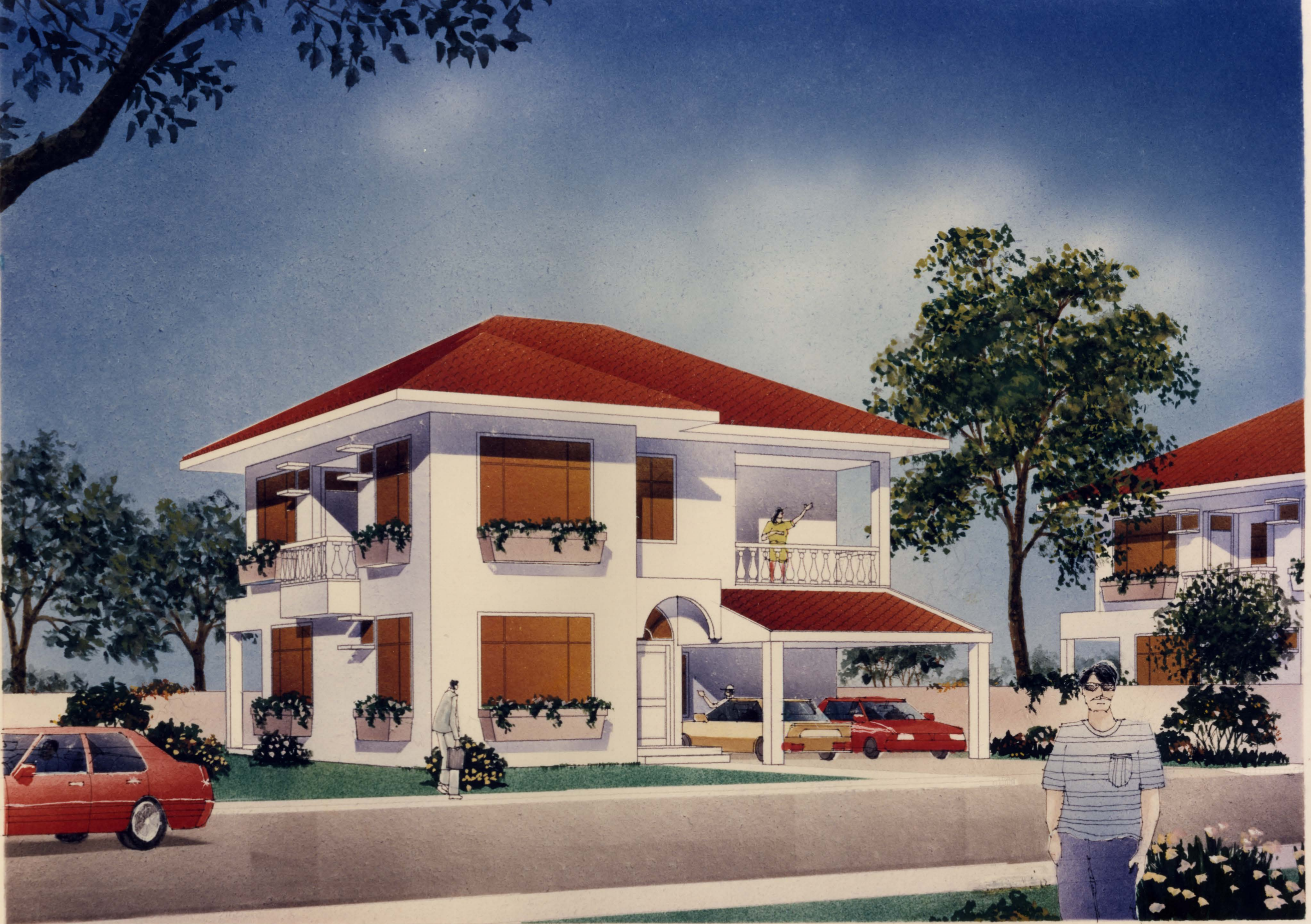
Type A
Gross Area 298 m²



Ground Fl. Plan



1st. Fl. Plan

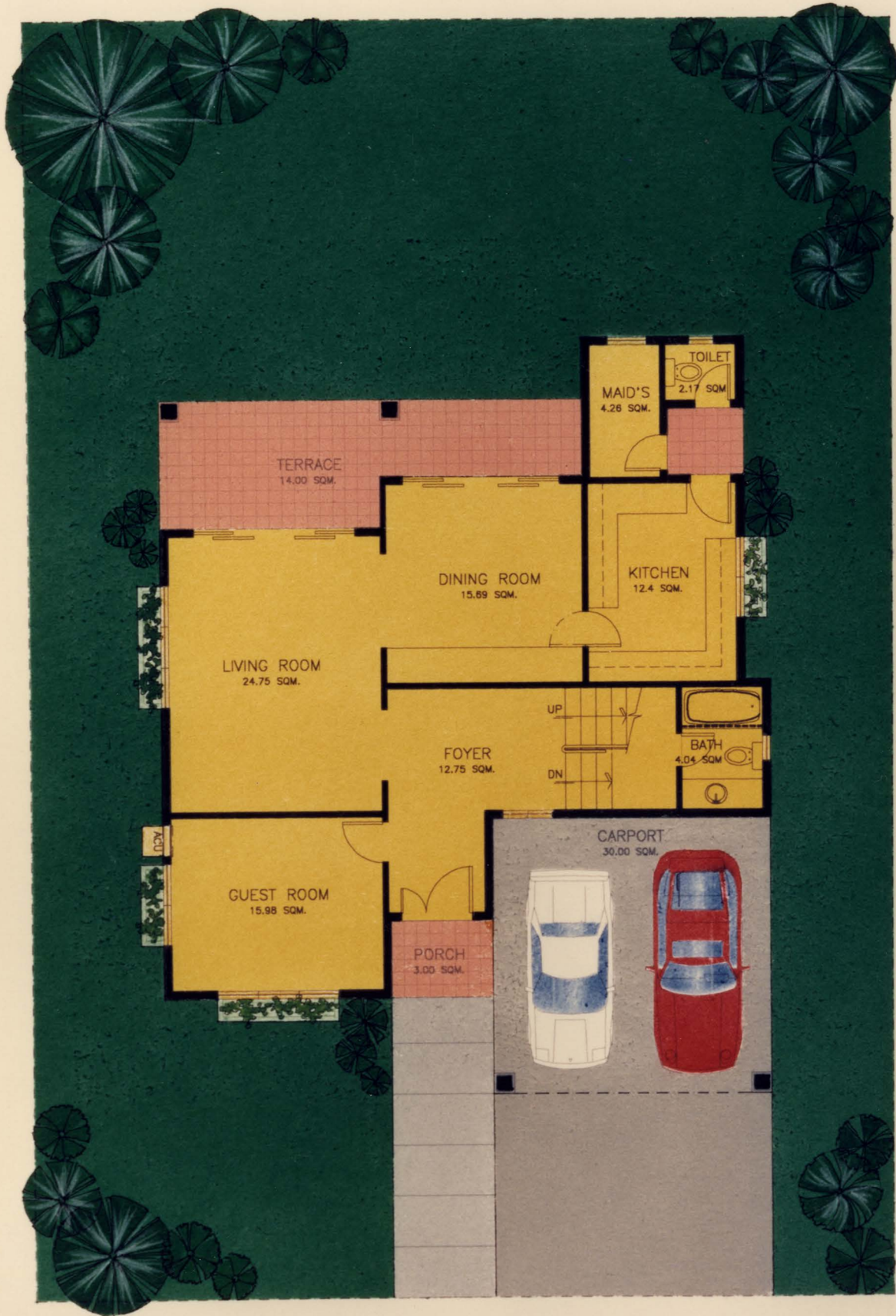


Type B
Gross Area 266 m²



Type B

Gross Area 266 m²



Ground. Fl. Plan



1st. Fl. Plan



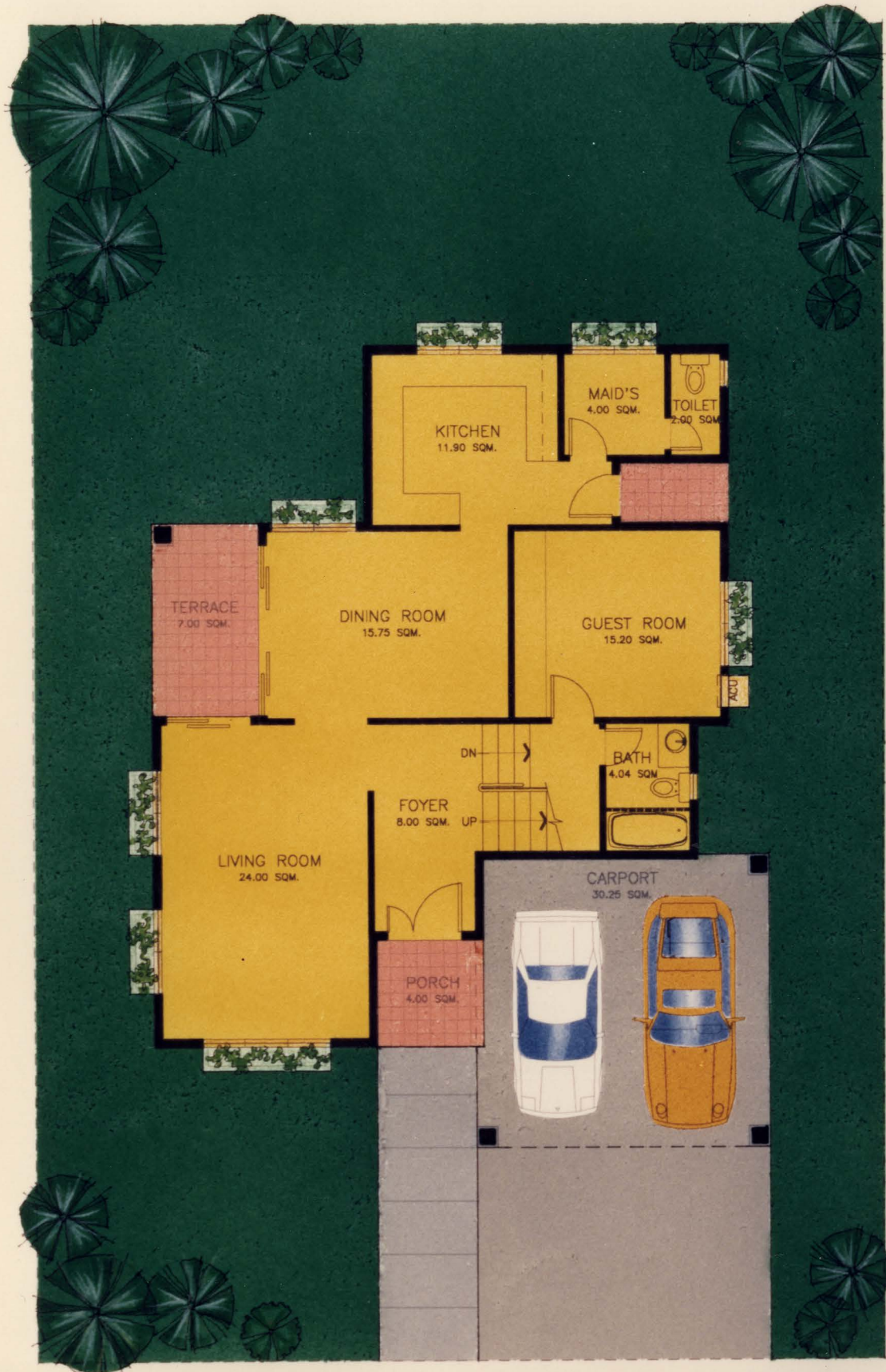
Type C

Gross Area 238 m²



Type C

Gross Area 238 m²



Ground Fl. Plan

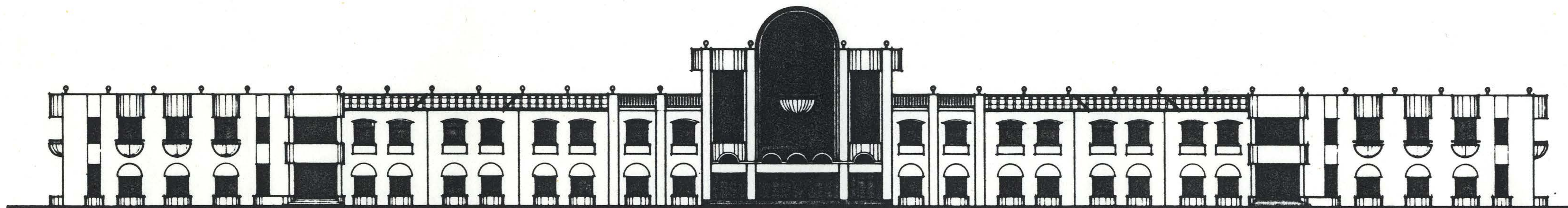


1st. Fl. Plan



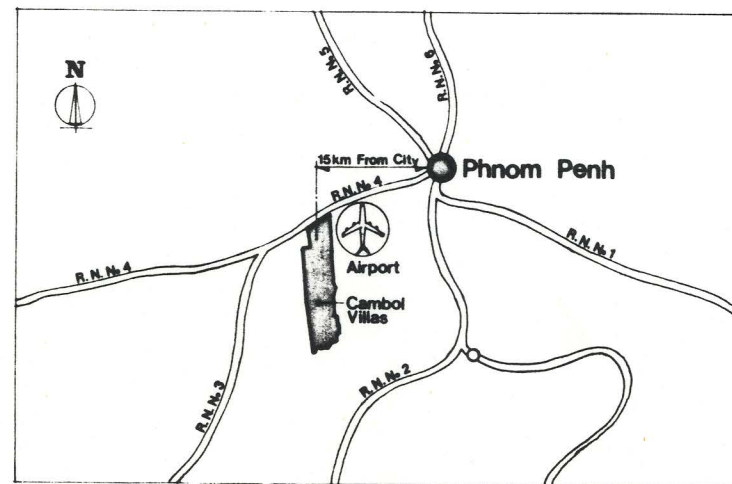
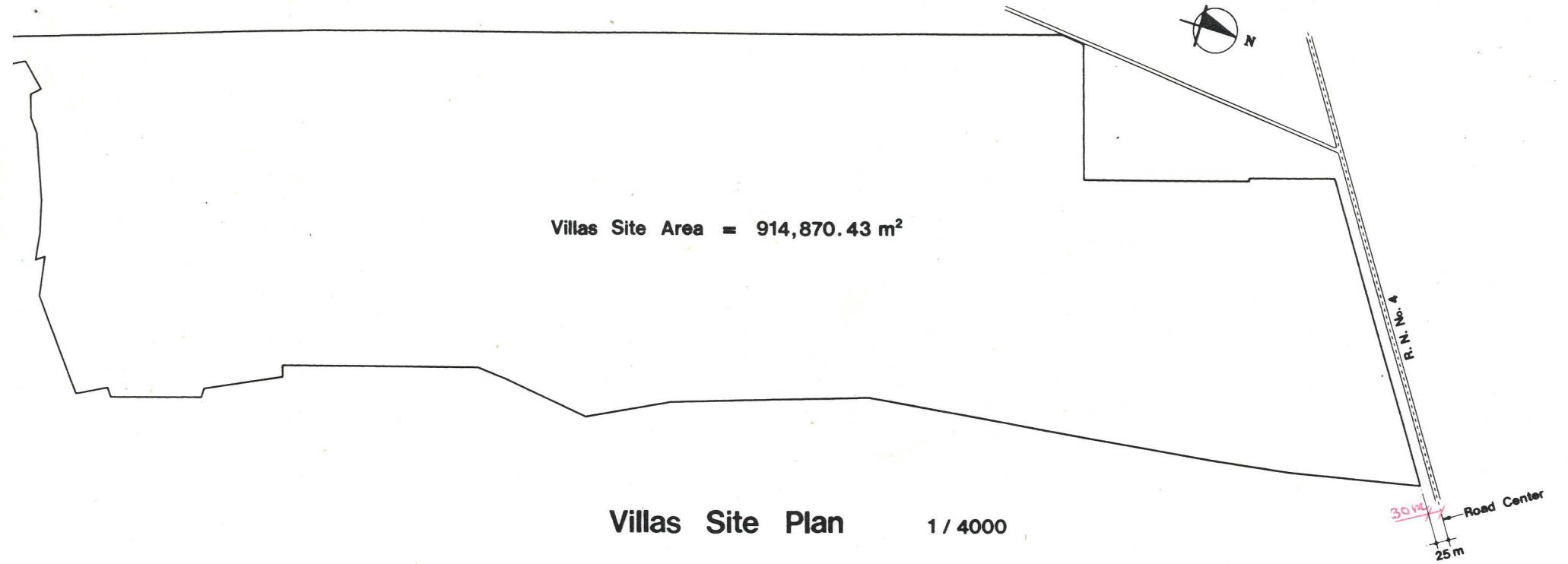
ASIAN DRAGON

Phnom Penh
Cambodia



Handwritten notes in Khmer and English, including a date '១០/០២/២០២១' and a signature.

REF. NO.	
REF. NO.	
GENERAL NOTES 备注	
<p>ខ្លួនខ្ញុំបាន រៀបចំ គម្រោង គ្រោងគម្រោង គ្រោង សម្រាប់ គម្រោង</p> <p>កាលបរិច្ឆេទ ០៨ ខែ ០២ ឆ្នាំ ២០២១</p> <p>គម្រោង គ្រោងគម្រោង គ្រោង សម្រាប់ គម្រោង</p>	
NOTES:	
<p>1. THIS DRAWING & DESIGN ARE COPYRIGHT AND NO PORTION MAY BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS.</p> <p>2. USE WRITTEN DIMENSIONS OR GRID LINES MEASUREMENTS TO EXISTING WORK TO BE CHECKED ON SITE.</p> <p>3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION & CONDITIONS OF CONTRACT.</p> <p>4. DRAWINGS NOT SHOWING THE LAST REVISIONS ABOVE ARE TO BE CANCELLED.</p> <p>5. THIS DRAWING SHOWS INFORMATION RELATING TO THE FOLLOWING CONTRACTS/SUB-CONTRACTS.</p> <p>注意 1. 此图及其内容属版权所有，未经本制图同意，不得擅自抄录或翻印。 2. 请参照图中所列尺寸及坐标线，有现场存留建筑物之尺寸，请与现场相符。 3. 此图应与本工地上所有之图例一起参阅。 4. 此图若未列有已修改编号及其内容，则其内容即与上项内容作废除。 5. 此图内容只与以上所列内容有关。</p>	
REVISIONS 校订	DESCRIPTION 说明
PROJECT 建设计划	
SCALE 比例	APPROVED BY 审核:
DRAWN BY 制图	JOB NO. 业务号 9223
CHECKED BY 校核	DWG NO. 图号
PROJECT ARCHITECT / DESIGNER 工程负责建筑师/设计师	



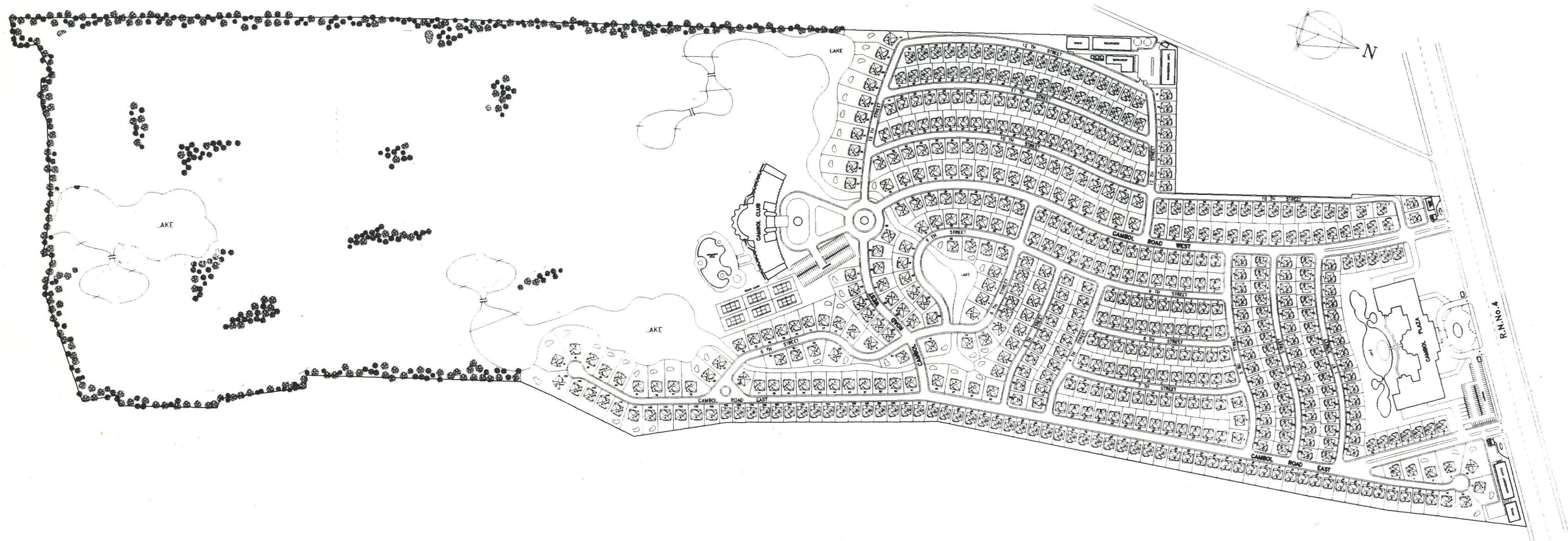
Location Plan

បាន ឆ្លងកាត់ និង បញ្ជាក់
 កម្រិត; ទិន្នន័យ ទីតាំង
 គ្រប់គ្រង និង គ្រប់គ្រង
 អគ្គប្រធានក្រុម

(Signature)

គណៈកម្មាធិការ



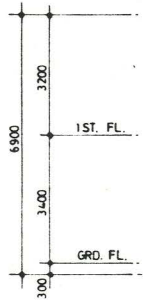


Type A	: 298 m ²	165 Nos.
Type B	: 266 m ²	180 Nos.
Type C	: 238 m ²	210 Nos.
Total :		555 Nos.

Block Plan

ប្រតិបត្តិការសាងសង់
 កម្ពុជា, ថ្ងៃទី ១៧ ខែ ០២ ឆ្នាំ
 ២០០២
 រ. កម្ពុជា
 រដ្ឋបាលស្រុកស្រះចក់
 ស្រុកស្រះចក់
 ខេត្តស្រះចក់

REF. NO.	
REF. NO.	
NOTES:	
1. THIS DRAWING & DESIGN ARE COPYRIGHT AND NO PORTION MAY BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS. 2. USE WRITTEN DIMENSIONS OR GRID LINES MEASUREMENTS TO EXISTING WORK TO BE CHECKED ON SITE. 3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION & CONDITIONS OF CONTRACT. 4. DRAWINGS NOT SHOWING THE LAST REVISIONS ABOVE ARE TO BE CANCELLED. 5. THIS DRAWING SHOWS INFORMATION RELATING TO THE FOLLOWING CONTRACTS/SUB-CONTRACTS: 1. 此图及其内容属版权所有。未经本所许可，不得擅自复制或印刷。 2. 读图时须对照尺寸及标高，如有不符，请在现场核对。 3. 此图应与本工程的规格书一起阅读。 4. 此图若有修改编号及其内容，请在规格书内核对。 5. 此图内容以上工程为准。	
REVISIONS 校订	DESCRIPTION 说明
PROJECT 建设计划	
SCALE 比例	DATE 日期
1/3000	18.1.1993
DRAWN BY 制图	APPROVED BY 审核
Paul	Paul
CHECKED BY 校核	JOB NO. 业务号
W. 00000	9223
PROJECT ARCHITECT / DESIGNER 工程负责建筑师/设计师	DWG NO. 图号
John	2



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

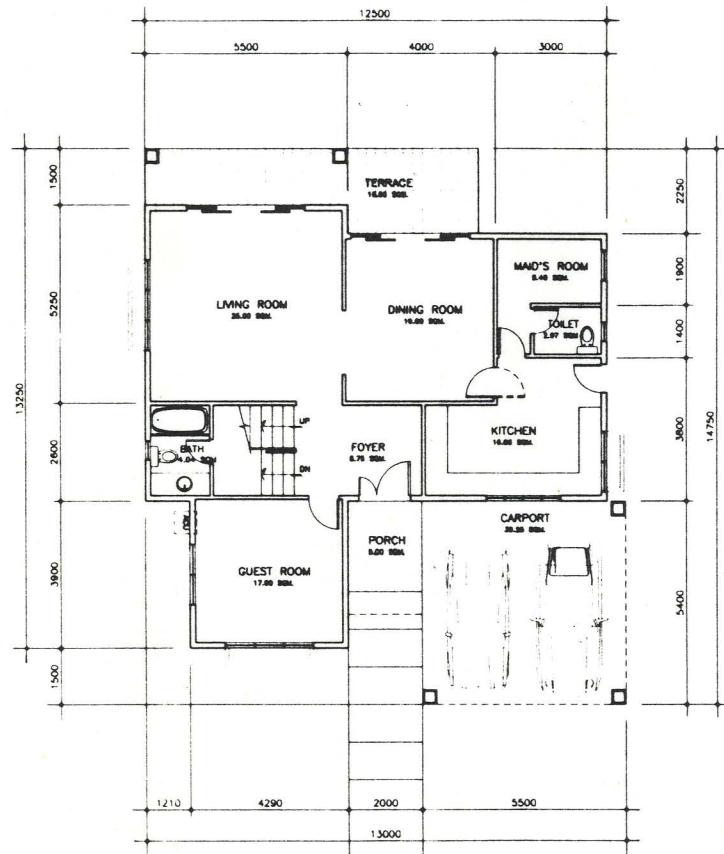


LEFT SIDE ELEVATION

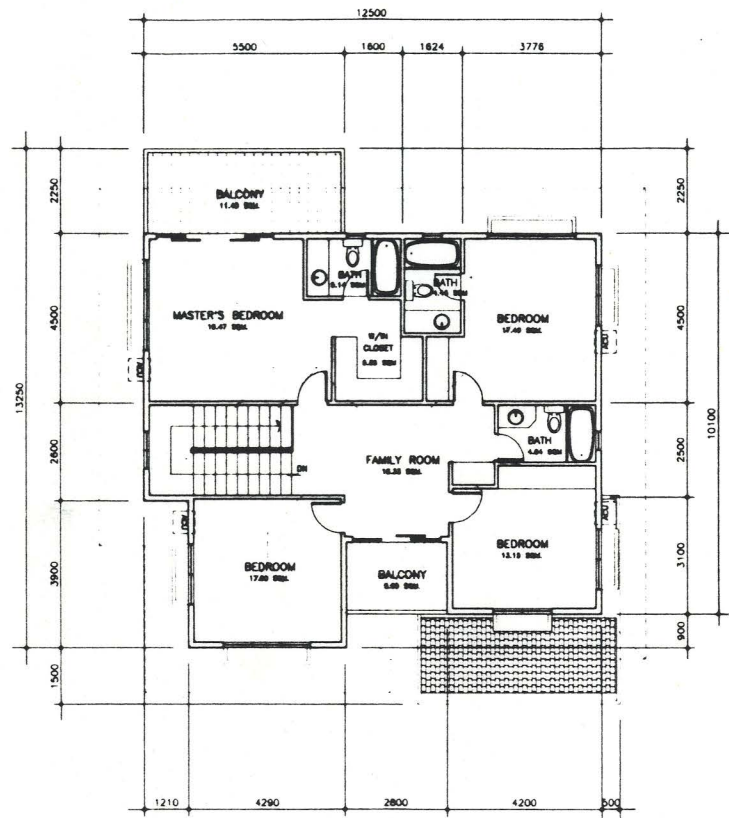
Type A House 298 m²



ආරක්ෂණ මණ්ඩල සේවය
 කොළඹ, දිස්ත්‍රික් 47/002/01
 ආරක්ෂණ මණ්ඩල සේවයේ
 අධ්‍යක්ෂවරයාණන්
 සේ. සේ.



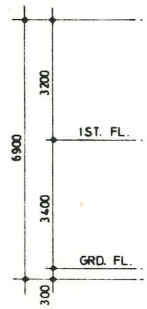
Grd. Fl. Plan



1st Fl. Plan

Type A House : 298 m²

၇၄ ဇန်နဝါရီ ၂၀၁၈
 ရက်စွဲ၊ ၉/၁၀/၂၀၁၇
 မ. ဦးကျော်စွာ
 အောက်ဖွဲ့စည်းရေး
 အင်ဂျင်နီယာ
 ဦးကျော်စွာ
 (Red circular official seal)
 (Handwritten signature)
 (Red text: အ.အ.အ.အ.)



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

Type B House 266 m²

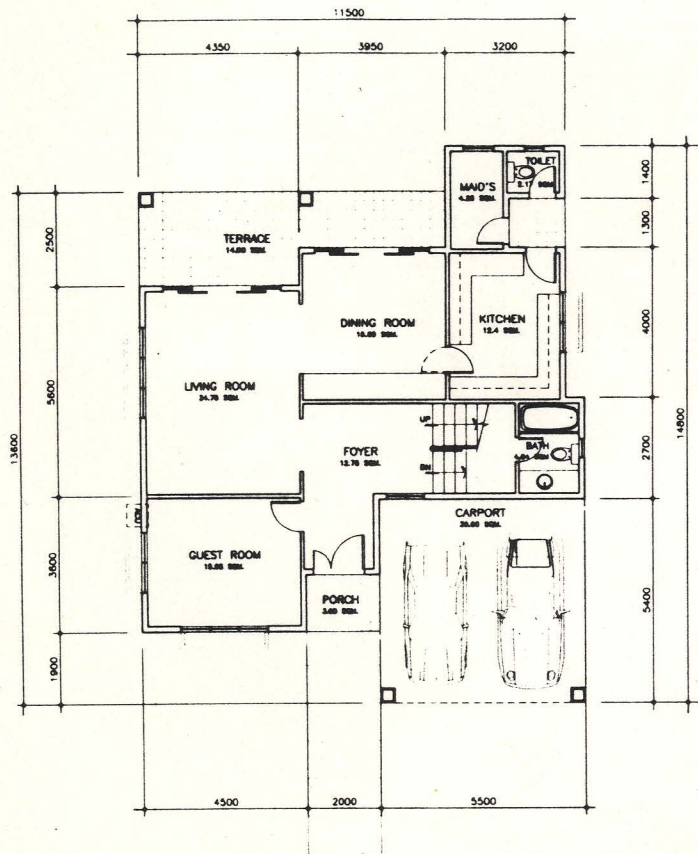
Handwritten Burmese text: မြန်မာ့အလင်းစာပေနှင့် အနုပညာတက္ကသိုလ်၊ ရန်ကင်း၊ မြန်မာ့အလင်းစာပေနှင့် အနုပညာတက္ကသိုလ်၊ ရန်ကင်း၊ မြန်မာ့အလင်းစာပေနှင့် အနုပညာတက္ကသိုလ်၊ ရန်ကင်း



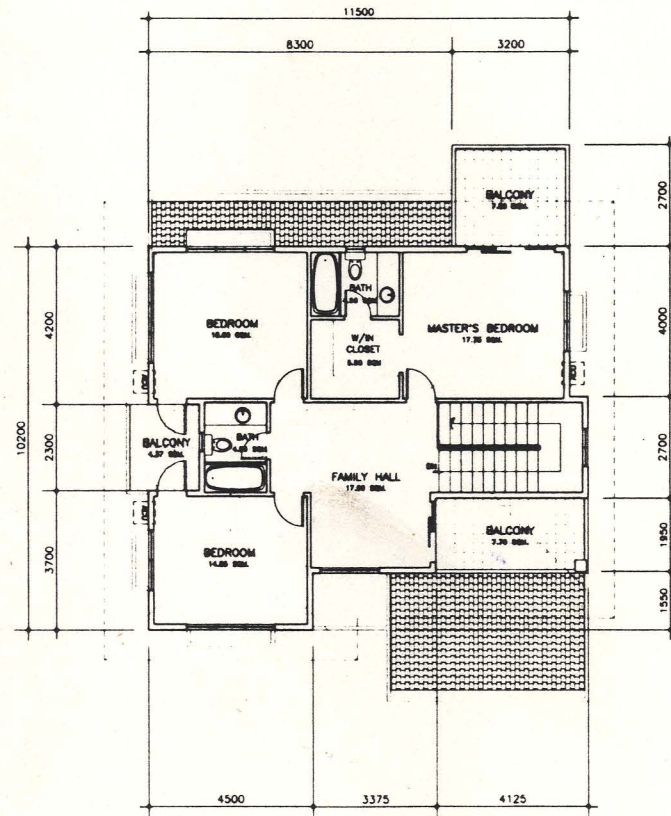
Handwritten Burmese text: အ.အ.အ.အ.အ.



ASIAN DRAGON



Grd. Fl. Plan



1st Fl. Plan

Type B House : 266 m²

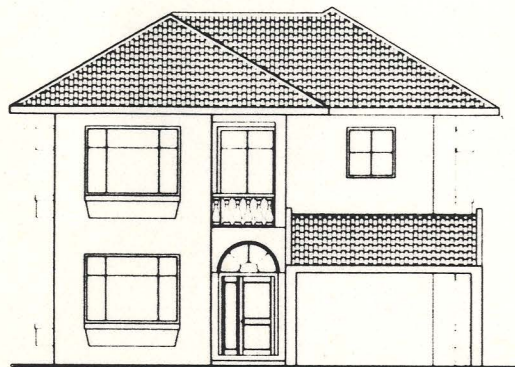
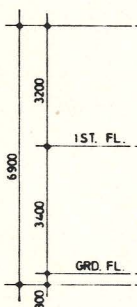
အရှေ့တောင်အာရှ အိမ်ရာ
 ကဏ္ဍတစ်ခုခုကို အကျိုးပြု
 အကျိုးအမြတ်



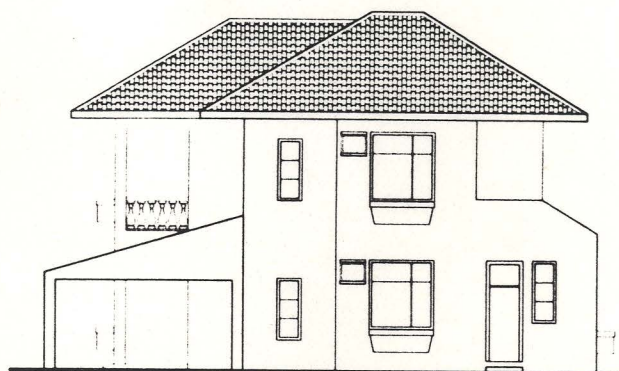
အရှေ့တောင်အာရှ



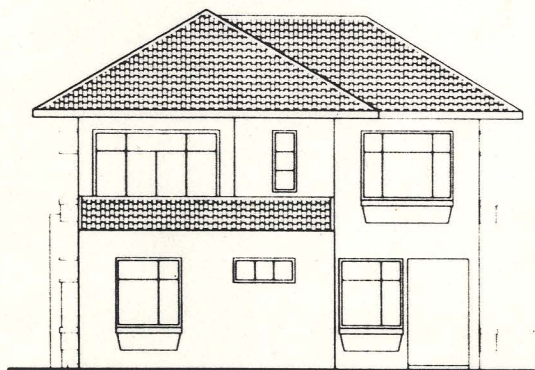
ASIAN DRAGON



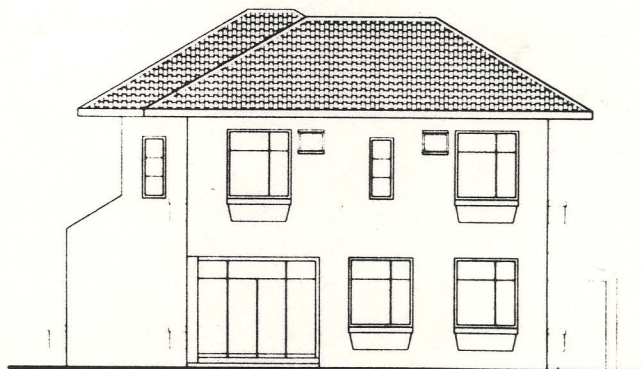
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

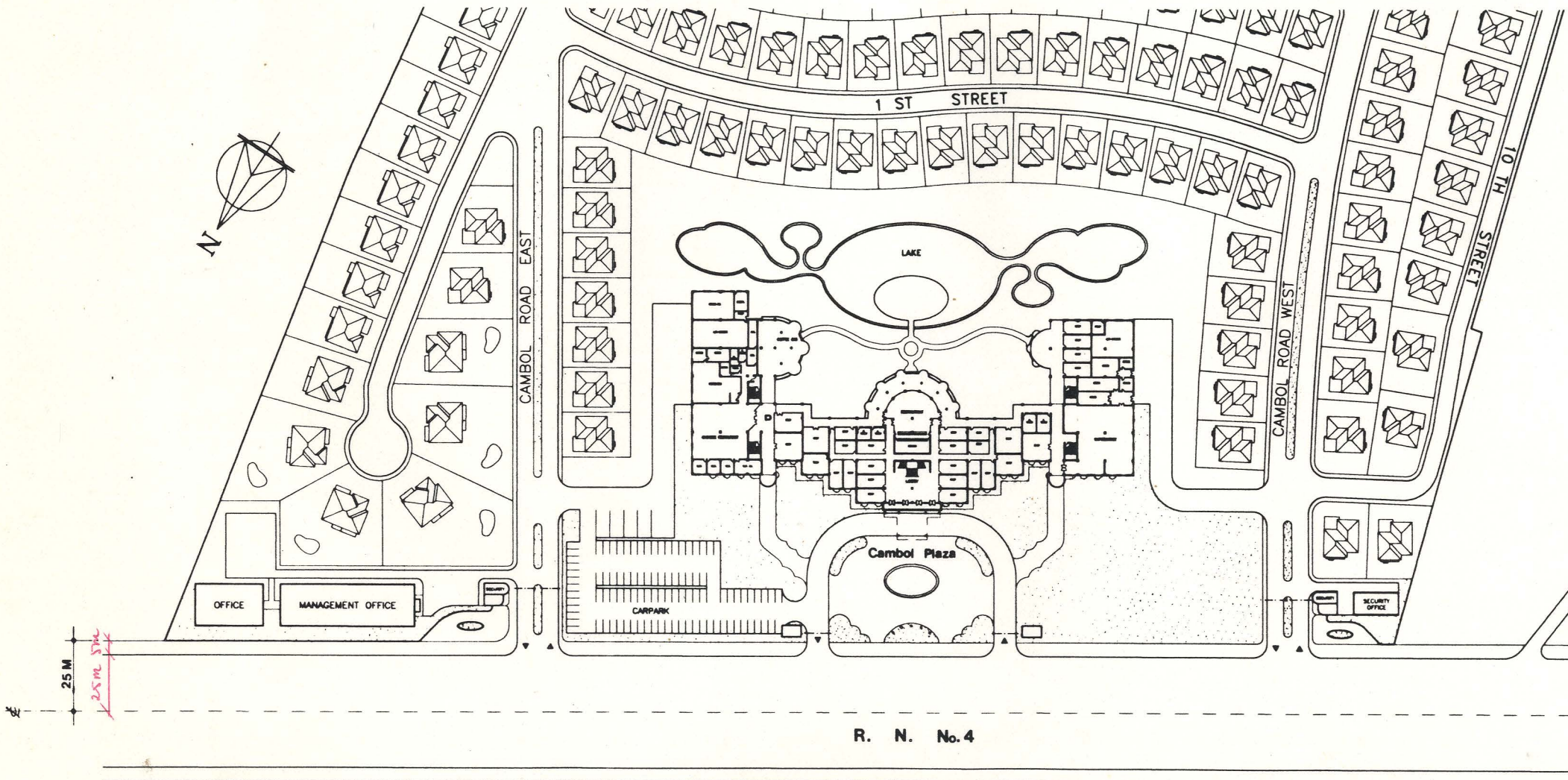
Type C House

238 m²

၎င်း အောက်ဖော်ပြပါ မှီခိုအခြေခံ
 အခြေခံ အောက်ဖော်ပြပါ ၅ ၇၀၀၂၅
 အောက်ဖော်ပြပါ အခြေခံ အောက်ဖော်ပြပါ
 အောက်ဖော်ပြပါ

၈၆၄

အောက်ဖော်ပြပါ

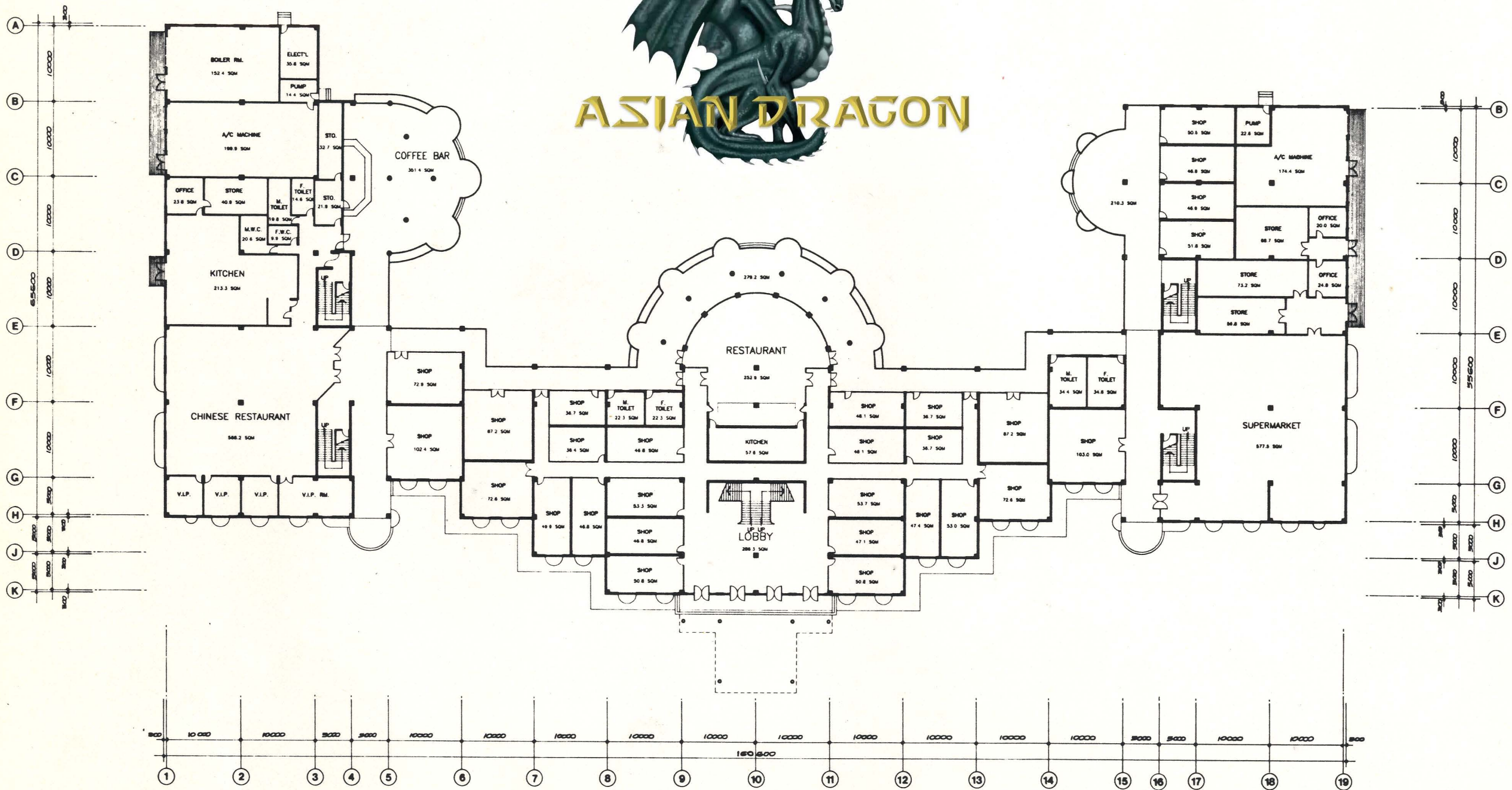


Cambol Plaza Block Plan 1/1000

આ સંજ્ઞા ૪ ની કક્ષા
કચ્છા; ફેબ્રુ ૧ ૧૨ ૦૨ થી
શ્રી. કમલેશ્વર સિંઘ સુભાષક ભૈરવભાઈ
સહાયક મેજિસ્ટ્રેટ
જિલ્લા કલેક્ટર
જા. સ. જી. સ. જી.
જા. સ. જી. સ. જી.



ASIAN DRAGON

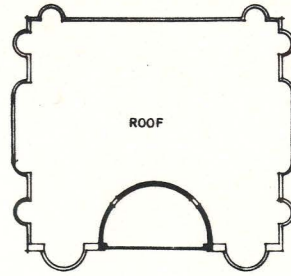


Plaza Grd. Fl. Plan

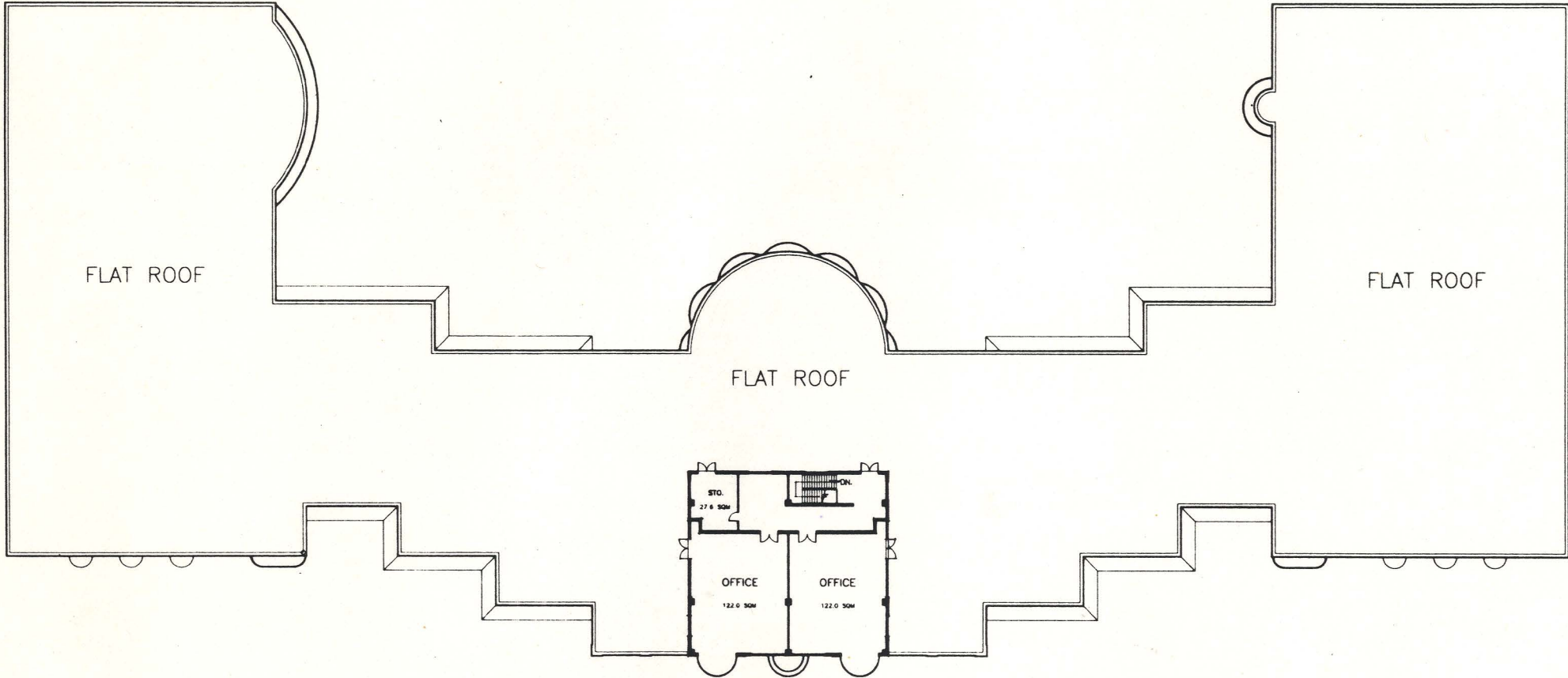
Handwritten notes and a red circular official stamp are present in the bottom right corner. The notes include the date '9/10/2023' and other illegible text. The stamp is from the Department of Urban Planning and Construction, Yangon Region.

Handwritten signature or initials.

ASIAN DRAGON

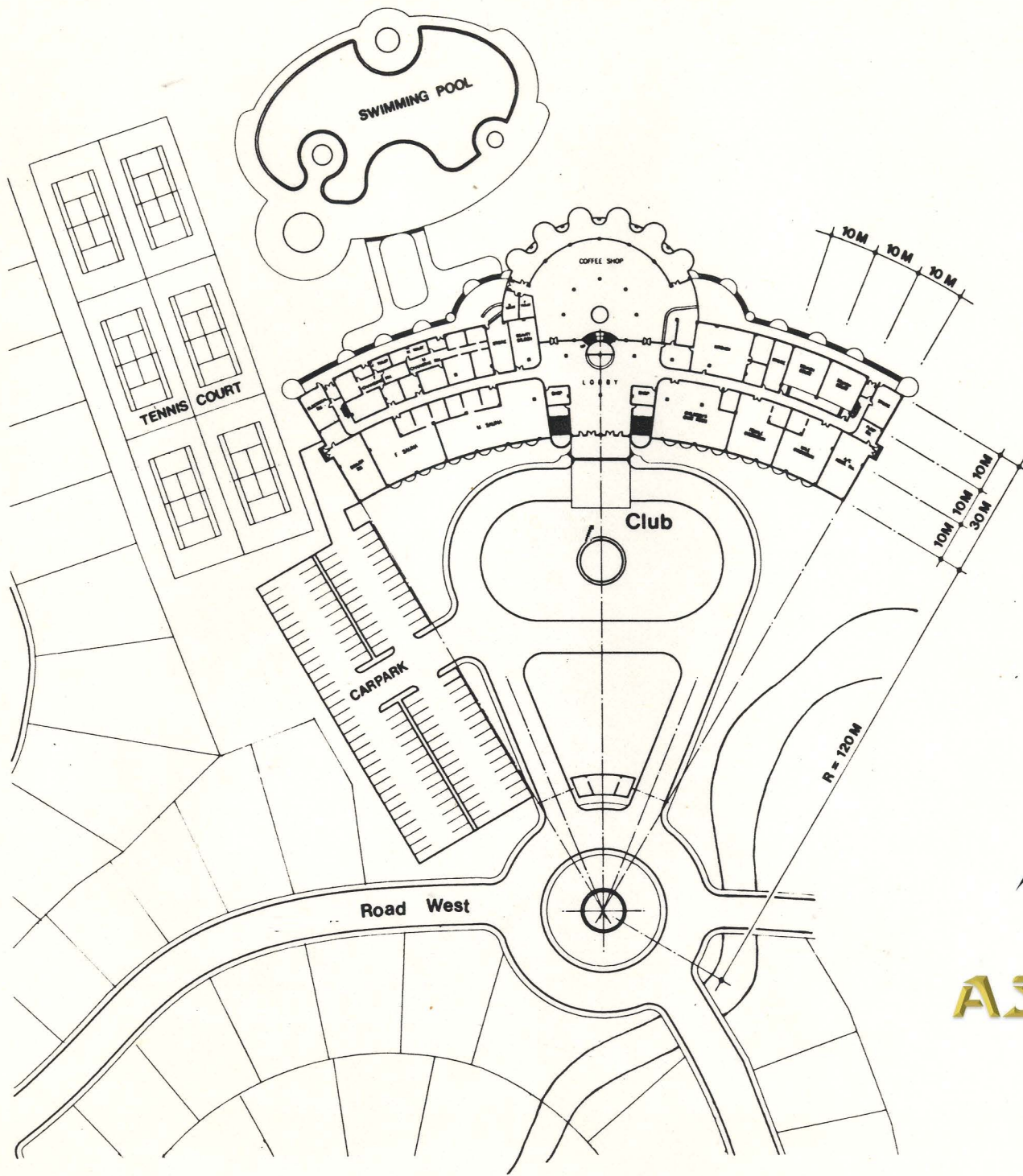


Roof Plan



Plaza 2nd. Fl. Plan

Handwritten text in Burmese script, including a signature and a red circular official stamp.



ASIAN DRAGON

Club Block Plan 1/750

ဗဟိုအဖွဲ့ချုပ် စီမံကိန်း

ရက်စွဲ: ၂၀၁၁ ခုနှစ်

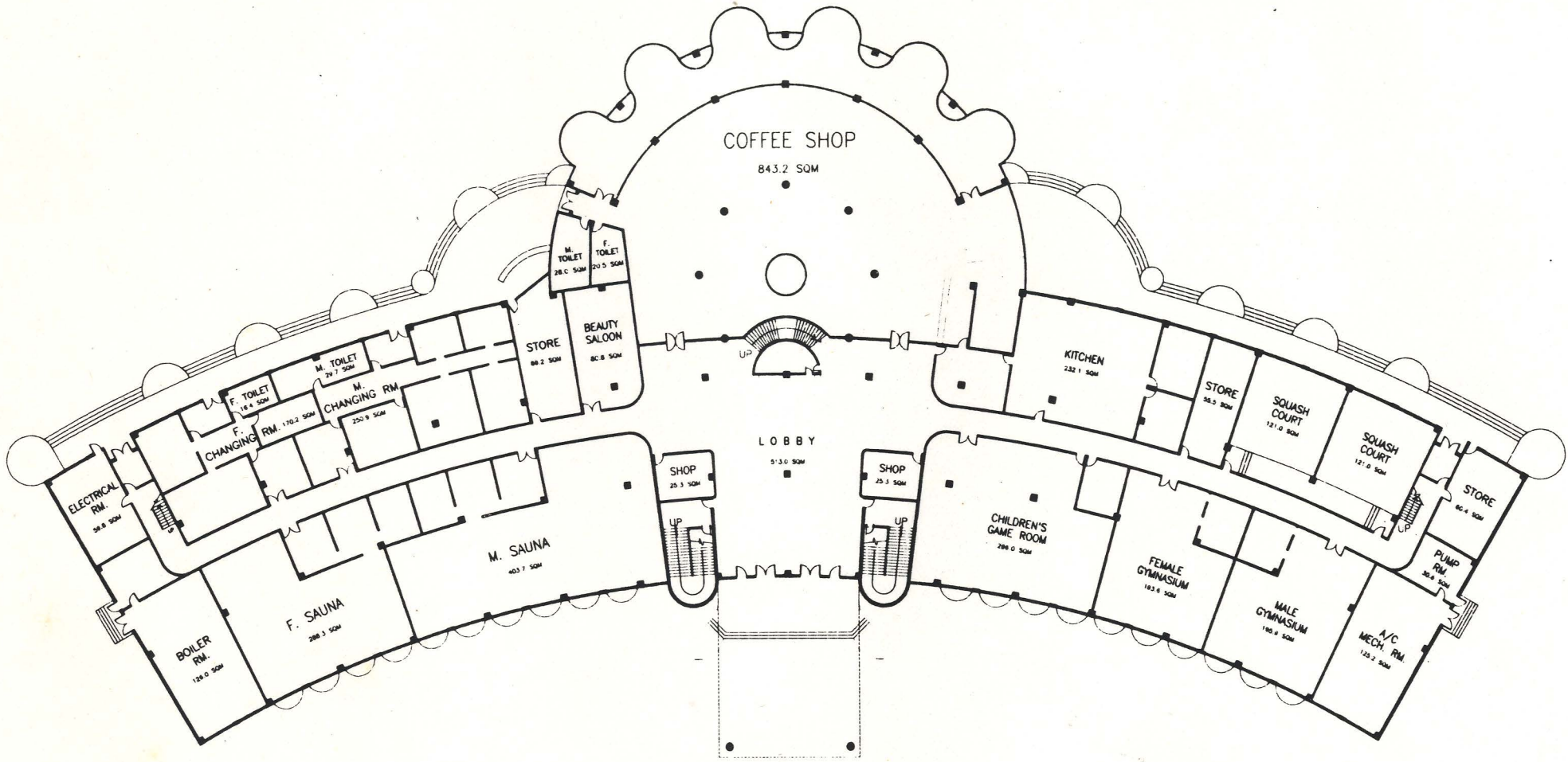
အောက်ဖွဲ့စည်းရေးမှူး



အမှုဆောင်

၀၁၀

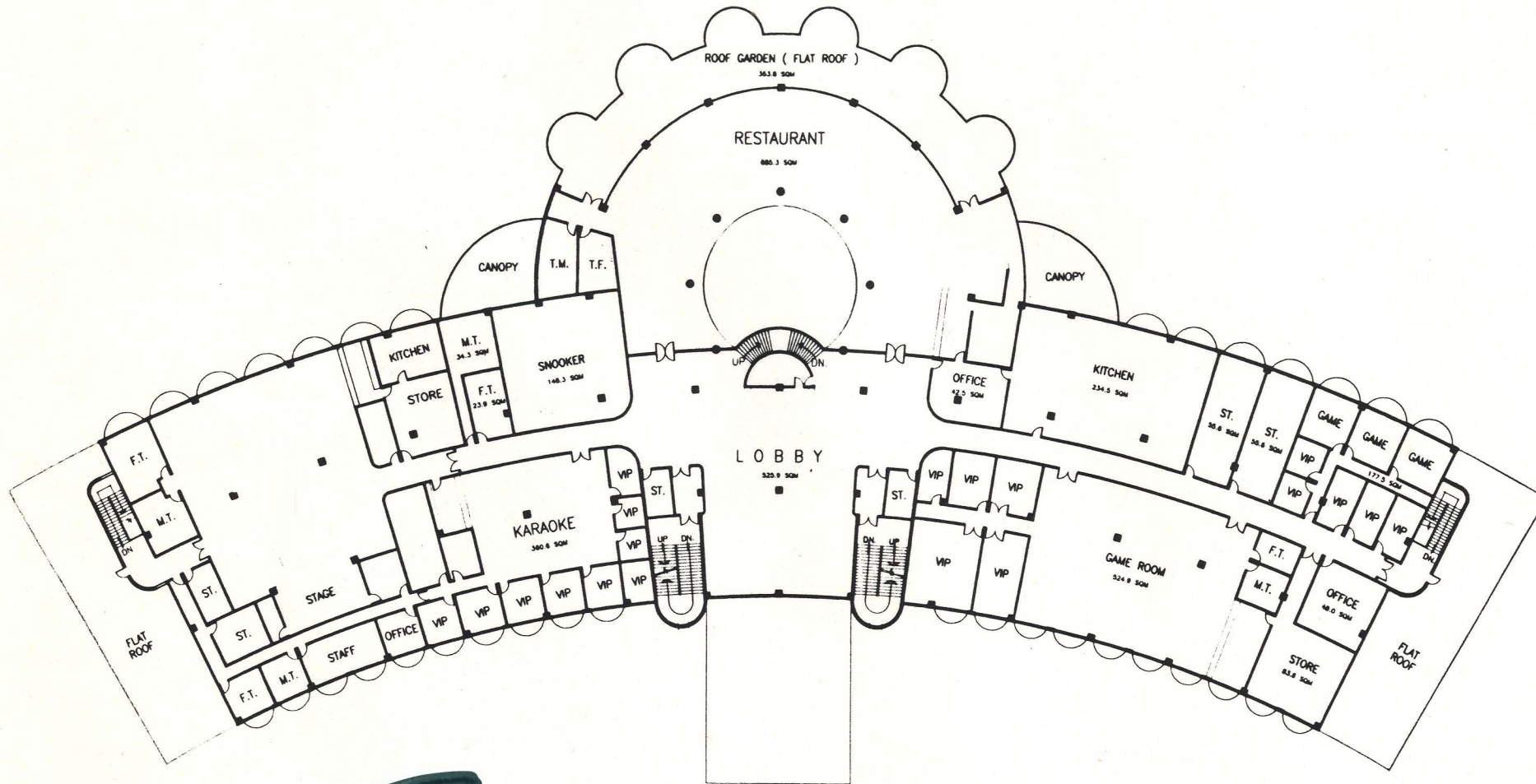
အ.အ.အ.



Club Grd. Fl. Plan




ආරක්ෂණ මණ්ඩලය
 පලමු පිටුවේ 970 හැඳි
 සිංගාපූර් ප්‍රදේශයේ පලමු
 සහතිකය
 කජ
 සබ්. සී.පී



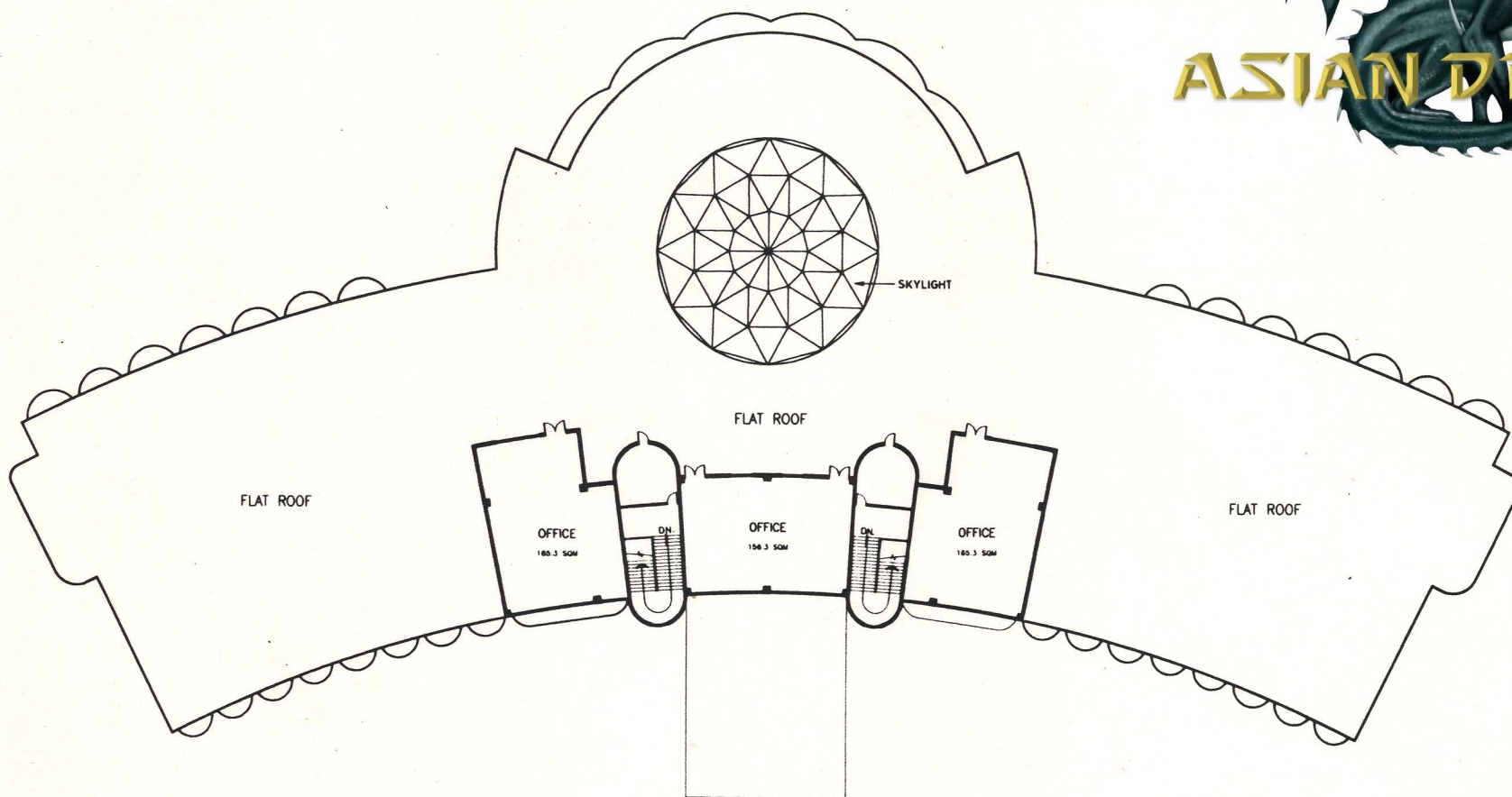
ASIAN DRAGON

Club 1st. Fl. Plan

၇၄ ဇူလိုင်လ ၂၀၀၂ ခု ဝန်ခံ
 ရက်စွဲ : ၇/၇/၀၂
 ၂- ရန်ကင်းမြို့နယ်၊ ပုသိမ်မြို့နယ်၊ ရန်ကင်းမြို့နယ်
 အကျဉ်းချုပ်

 စာ
 ဝန်ထမ်း

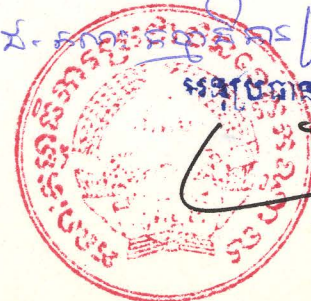


ASIAN DRAGON



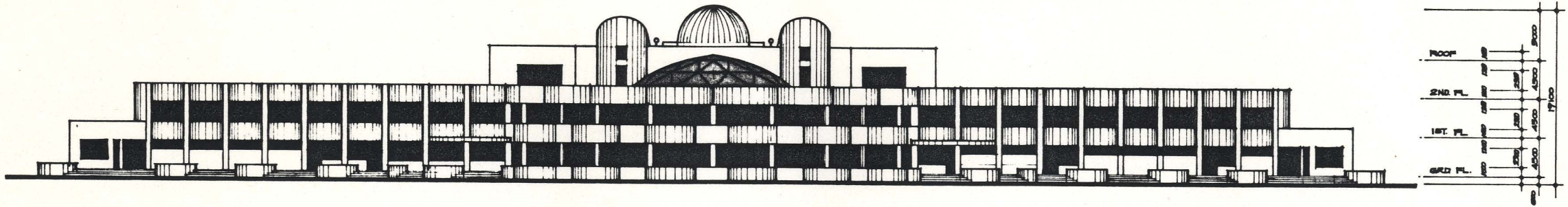
Club 2nd. Fl. Plan

ဘဏ်လက်မှတ်နှင့် မိမိ၏
ကလောင်၊ ဇွဲပုံနှင့် ၇၇၇၀၂၅
မှ ကလောင်အမှတ်နှင့် ပြန်လည်ရရှိကြောင်း

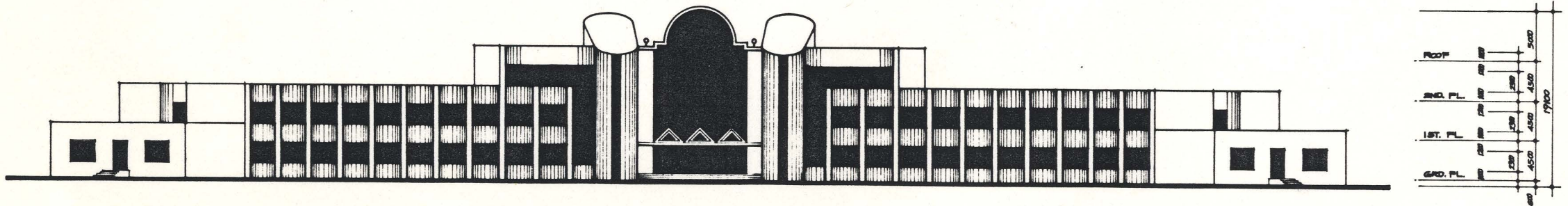


မန္တလေးတိုင်းဒေသကြီး
ဝန်ကြီးရုံး
၇၇၇၀၂၅

အောင်အောင်



Club Back Elevation



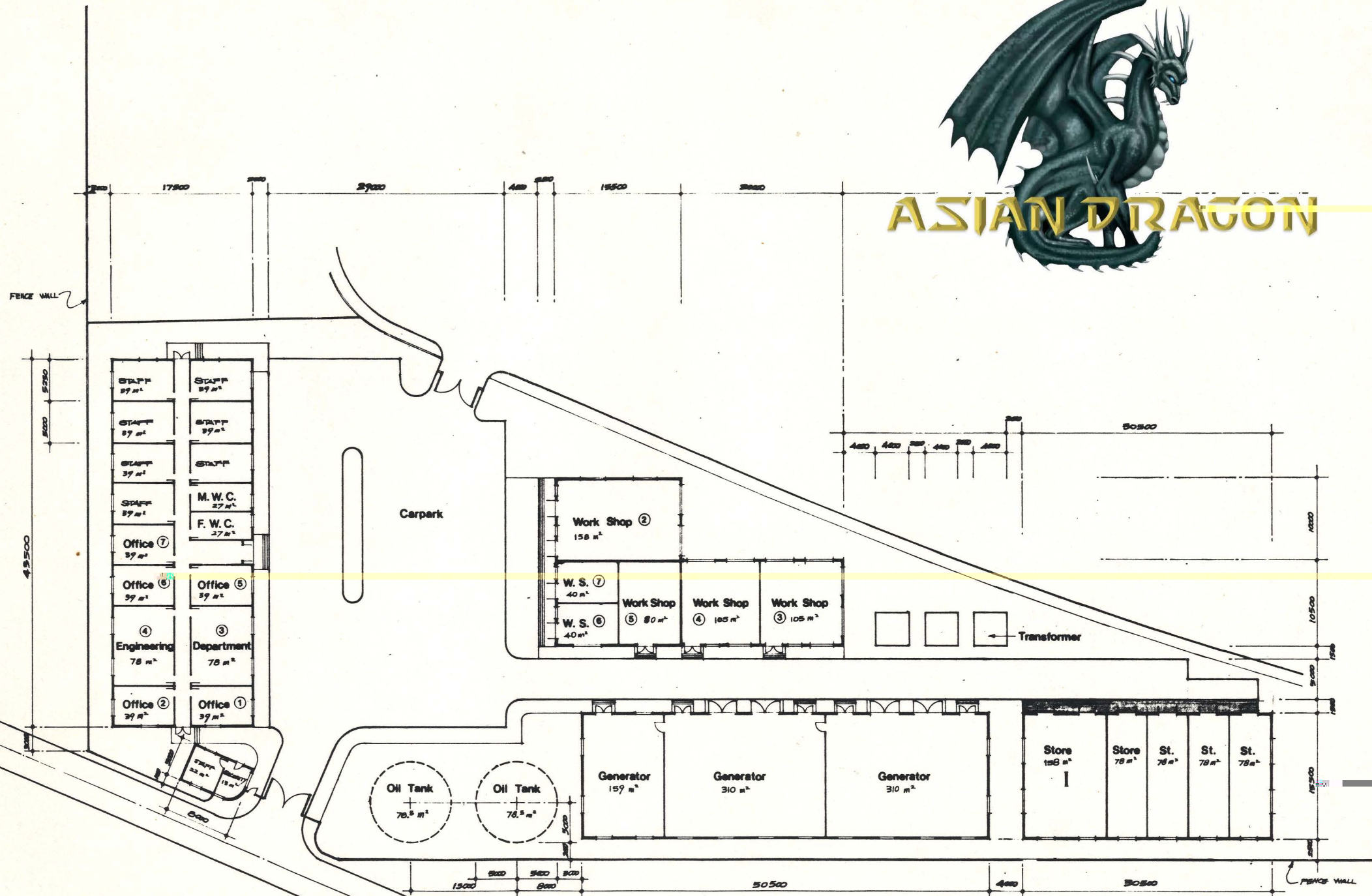
Club Front Elevation



မြန်မာ့အလင်းစာမဂ္ဂဇင်း
 ရန်ကင်း၊ ဝိသုဒ္ဓိ ၇၇၀၀၂၅
 မြန်မာ့အလင်းစာမဂ္ဂဇင်း
 ရန်ကင်း
 ၈၄
 မြန်မာ့အလင်းစာမဂ္ဂဇင်း
 ၅၆

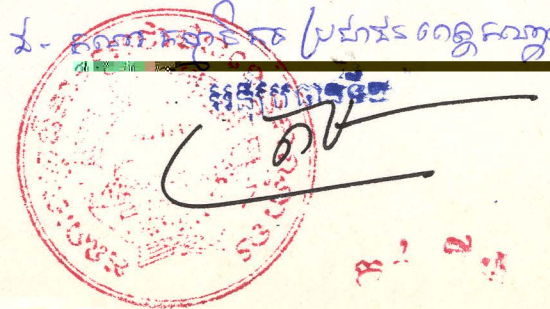


ASIAN DRAGON



Engineering / Work Shop / Generator Plan 1/300

Handwritten text in Sinhala script, likely a signature or title, located in the bottom right corner of the drawing.





TECHNICAL & ECONOMIC DATA

1. SITE AREA	914,870.43	M ²
2. COVERAGE AREA	249,151.00	M ²
3. GROSS FLOOR AREA	325,604.00	M ²

TECHNICAL / MATERIAL DATA

1. CEMENT	500,000	(MT)
2. STEEL	70,000	(MT)
3. WATER COMSUMPTION	15,000	(MT/DAY)
4. DRAINAGE	12,000	(MT/DAY)
5. ELECTRICITY REQUIREMENT	35,000	(KW)

SCHEDULE OF ACCOMMODATION

STAGE ONE

1. **VILLAS** COVER A TOTAL SITE AREA OF 914,870.43 M²

THE DEVELOPMENT INCLUDES :

(1.) RESIDENTIAL HOUSES

(2.) PLAZA

CLUB HOUSE

SWIMMING POOL / TENNIS COURT

CARPARK

(3.) MINI GOLF

(4.) OFFICE & SERVICE HOUSES

(C) GOLF COURSE SITE COVERAGE AREA : 103,470 M²

$$< 413,880 \text{ M}^2 \times 0.25 = 103,470 \text{ M}^2 >$$

$$<< (A) + (B) + (C) = 132,083 \text{ M}^2 >>$$

(D) RESIDENTIAL HOUSES SITE COVERAGE AREA : 82,560 M²



... TOTAL GROSS FLOOR AREA 25,281,095 M²

(A) COMMERCIAL BUILDING GROSS FLOOR AREA 36,370 M²

PLAZA TOTAL FLOOR AREA 13,785 M²

CLUB TOTAL FLOOR AREA 10,780 M²

SWIMMING POOL TOTAL FLOOR AREA 2,100 M²

TENNIS COURT 8,000 M²

CARPARK 5,715 M²

TOTAL : 36,370 M²

(B) OFFICE & SERVICE HOUSES GROSS FLOOR AREA 4,225 M²

(C) RESIDENTIAL HOUSES GROSS FLOOR AREA 103,470 M²

$$<< (A) + (B) + (C) = 144,065 \text{ M}^2 >>$$

(D) RESIDENTIAL HOUSES GROSS FLOOR AREA 147,030 M²

	UNIT	GRD. FL. AREA	GRD. & 1ST FL. AREA
TYPE ' A ' 298 M ²	165 NOS.	160 X 165 = 26,400 M ²	298 X 165 = 49,170 M ²
TYPE ' B ' 266 M ²	180 NOS.	151 X 180 = 27,180 M ²	266 X 180 = 47,880 M ²
TYPE ' C ' 238 M ²	210 NOS.	138 X 210 = 28,980 M ²	238 X 210 = 49,980 M ²
TOTAL HOUSE NO.	555 NOS.		
TOTAL COVERAGE AREA		82,560 M ²	
TOTAL FLOOR AREA			147,030 M ²

(4) SITE COVERAGE RATIO & PLOT RATIO

STAGE ONE

(A) RESIDENTIAL HOUSES (550 NOS.) :

$$\text{TOTAL SITE AREA} = 409,160.43 \text{ M}^2$$

$$\text{TOTAL SITE COVERAGE AREA} = 82,560 \text{ M}^2$$

$$\text{TOTAL GROSS FLOOR AREA} = 147,030 \text{ M}^2$$

$$\text{SITE COVERAGE RATIO} = 82,560\text{M}^2 \div 409,160.43\text{M}^2 = 20\%$$

$$\text{PLOT RATIO} = 147,030\text{M}^2 \div 409,160.43\text{M}^2 = 36\% = 0.36$$

(B) COMMERCIAL BUILDING / SERVICE HOUSES :

$$\text{TOTAL SITE AREA} = 505,710 \text{ M}^2$$

$$\text{TOTAL SITE COVERAGE AREA} = 132,083 \text{ M}^2$$

$$\text{TOTAL GROSS FLOOR AREA} = 144,065 \text{ M}^2$$

$$\text{SITE COVERAGE RATIO} = 132,083\text{M}^2 \div 505,710\text{M}^2 = 26\%$$

$$\text{PLOT RATIO} = 144,065\text{M}^2 \div 505,710\text{M}^2 = 28\% = 0.28$$

STAGE ONE

(C) SUMMARY :

$$\text{TOTAL GROSS SITE AREA} = 914,870.43 \text{ M}^2$$

$$\text{TOTAL SITE COVERAGE AREA} = 214,643 \text{ M}^2$$

$$\text{TOTAL GROSS FLOOR AREA} = 291,095 \text{ M}^2$$

$$\text{SITE COVERAGE RATIO} = 214,643\text{M}^2 \div 914,870.43\text{M}^2 = 23\%$$

$$\text{PLOT RATIO} = 291,095\text{M}^2 \div 914,870.43\text{M}^2 = 32\% = 0.32$$



IMPORT MATERIAL LIST

STAGE ONE

MATERIAL DESCRIPTION	QUANTITY
AIR CONDITION SYSTEM : A/C CENTRAL CHILLED WATER SYSTEM A/C WINDOW UNIT	1,200 C. TONS 3,000 UNITS
SANITARY WARE : BATH WASH BASIN TOILET URINAL	3,000 UNITS 3,200 UNITS 3,200 UNITS 200 UNITS
ALUMINUM	100 TONS
STAINLESS STEEL	100 TONS
MARBLE	70,000 M ²
TILE	320,000 M ²
GLASS	150,000 M ²
PLYWOOD	18,000 M ³
CARPET	95,000 M ²
WALLPAPER	350,000 M ²



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To. Whom it May Concern,

Septembers 25th , 2018

I, Keo Sambath, the owner of Moha Sambath Estate Company Headquartered at No. 38, Street 110, Sangkat Phsar Kandall, Khan Daun Penh, Phnom Penh City, Zip code 12200 ID Card Number # 110426205 License No: 451225999 Responsibility Land Preparation and Land Evaluation in Cambodia.

Land Subject Location: Sangkat Kottou, Khan Daun Penh, Phnom Penh Total of Meter: 994570 M2



With our price valuation on the property 994570 Square Meter for listing to sale on the market start from \$185.00 USD Per Square Meter to \$200.00USD Per Square Meter. If you have any question or concern about this property, please don't hesitate to contact me direct with the information above.

MOHA SAMBATH ESTATE

Signature

Keo Sambath

Seal



Date

25/09/18