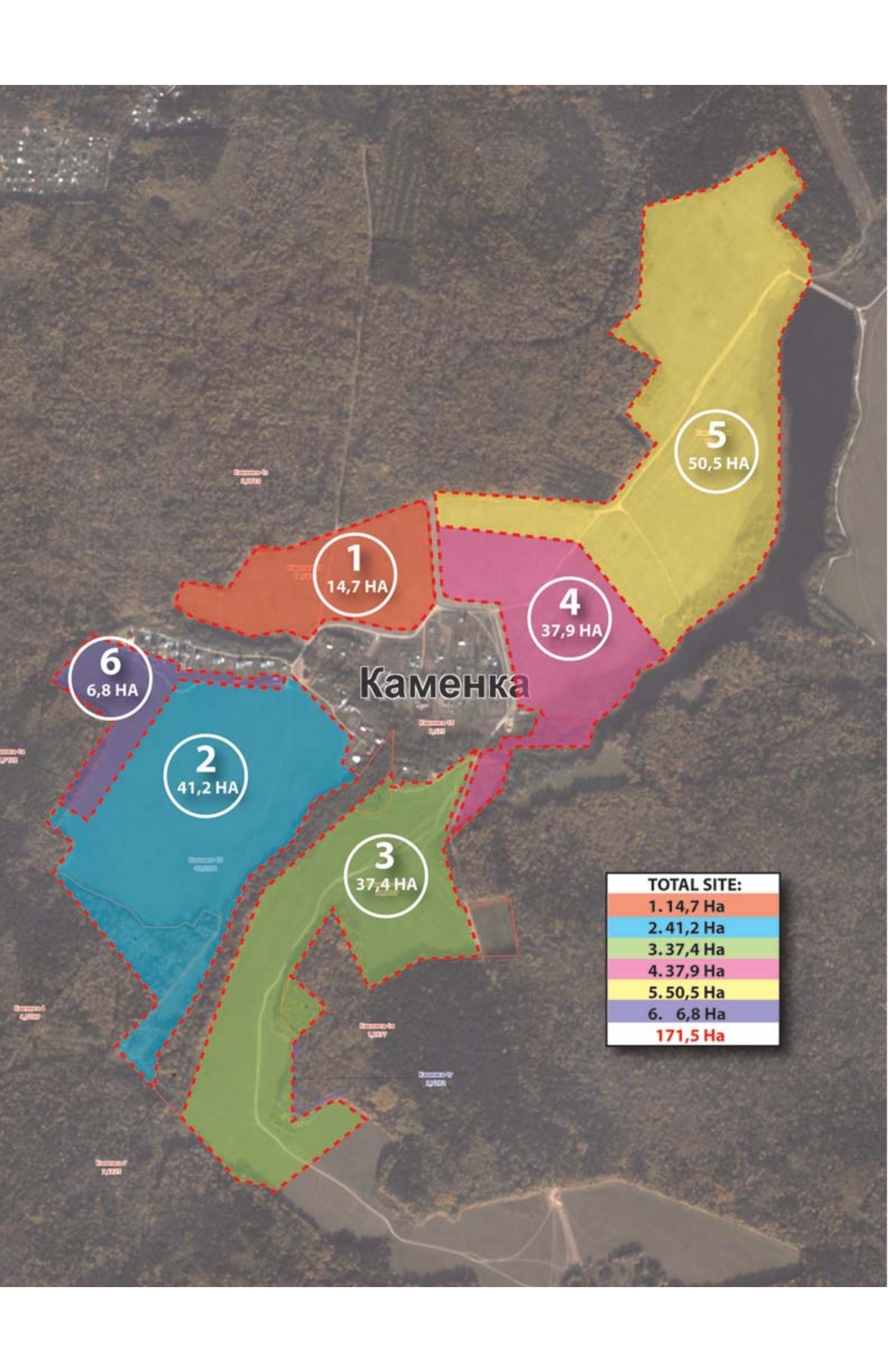




ELIZAROVO PROGRESS CONCEPT MASTER PLAN

19 MAY 2010



1
14,7 HA

4
37,9 HA

5
50,5 HA

3
37,4 HA

2
41,2 HA

6
6,8 HA

Каменка

TOTAL SITE:	
1.	14,7 Ha
2.	41,2 Ha
3.	37,4 Ha
4.	37,9 Ha
5.	50,5 Ha
6.	6,8 Ha
171,5 Ha	

PART 1 - 14,7 Ha

GROSS m ² FLOOR AREA	UNIT MIX	UNIT MIX RDI TARGET	BUILDING UNITS	RESIDENTI AL UNITS	RESIDENTI AL BUILDING TYPE %	RESIDENTIAL BUILDING TYPE % RDI TARGET	LAND USE m ²	RESIDENTI AL LAND USE %	TOTAL LAND USE %	TOT GROSS CONST.	SALEABLE AREA PER BUILDABLE HA*	SALEABLE AREA PER HA RDI TARGET
---------------------------------------	----------	---------------------------	-------------------	-----------------------	---------------------------------------	---	-------------------------	-------------------------------	------------------------	---------------------	--	--

RESIDENTIAL	GROSS m ² FLOOR AREA	UNIT MIX	UNIT MIX RDI TARGET	BUILDING UNITS	RESIDENTI AL UNITS	RESIDENTI AL BUILDING TYPE %	RESIDENTIAL BUILDING TYPE % RDI TARGET	LAND USE m ²	RESIDENTI AL LAND USE %	TOTAL LAND USE %	TOT GROSS CONST.	SALEABLE AREA PER BUILDABLE HA*	SALEABLE AREA PER HA RDI TARGET
Single Family						100.0%	100%						
800 m ² Plot	200	22%	20%	26	26			20,800					
1000 m ² Plot	200	50%	40%	59	59			59,000			11,800		
1200 m ² Plot	200	21%	40%	24	24			28,800			4,800		
1400 m ² Plot	200			8	8			11,200			1,600		
1500 m ² Plot	250												
2000 m ² Plot	300												
2500 m ² Plot	400												
3000 m ² Plot	500												
4000 m ² Plot	750												
TOTAL		93%		117	117			119,800	100.00%		18,200		
Town Houses													
200 m ² Plot													
400 m ² Plot													
TOTAL													
Apartments													
1BR													
2BR													
3BR													
TOTAL													
RESIDENTIAL TOTAL				117	117			119,800	100%	81.2%	18,200	1,291	?

NONE RESIDENTIAL	GROSS m ² FLOOR AREA	UNIT MIX	UNIT MIX RDI TARGET	BUILDING UNITS	RESIDENTI AL UNITS	RESIDENTI AL BUILDING TYPE %	RESIDENTIAL BUILDING TYPE % RDI TARGET	LAND USE m ²	RESIDENTI AL LAND USE %	TOTAL LAND USE %	TOT GROSS CONST.	SALEABLE AREA PER BUILDABLE HA*	SALEABLE AREA PER HA RDI TARGET
Security/Gate House								1,679			100		
TOTAL								1,679		1.1%			

INFRASTRUCTURE	GROSS m ² FLOOR AREA	UNIT MIX	UNIT MIX RDI TARGET	BUILDING UNITS	RESIDENTI AL UNITS	RESIDENTI AL BUILDING TYPE %	RESIDENTIAL BUILDING TYPE % RDI TARGET	LAND USE m ²	RESIDENTI AL LAND USE %	TOTAL LAND USE %	TOT GROSS CONST.	SALEABLE AREA PER BUILDABLE HA*	SALEABLE AREA PER HA RDI TARGET
Roads & Sidewalks								23,082					
Parks								4,707					
TOTAL								27,789		18.8%			

GRAND TOTAL								147,468		101%	18,200		
--------------------	--	--	--	--	--	--	--	----------------	--	-------------	---------------	--	--

PART 2 - 40,4 Ha

GROSS m ² FLOOR AREA	UNIT MIX	UNIT MIX RDI TARGET	BUILDING UNITS	RESIDENTI AL UNITS	RESIDENTIA L BUILDING TYPE %	RESIDENTIAL BUILDING TYPE % RDI TARGET	LAND USE m ²	RESIDENTI AL LAND USE %	TOTAL LAND USE %	TOT GROSS CONST.	SALEABLE AREA PER BUILDABLE HA	SALEABLE AREA PER HA RDI TARGET
---------------------------------------	----------	------------------------	-------------------	-----------------------	------------------------------------	---	-------------------------	-------------------------------	------------------------	---------------------	---	--

RESIDENTIAL												
Single Family												
800 m ² Plot						100.0%	100%					
1000 m ² Plot	250	15%	40%	33	33					8,250		
1200 m ² Plot	250	31%	20%	71	71					17,750		
1500 m ² Plot	250	40%	25%	90	90					22,500		
2000 m ² Plot	250	14%	5%	32	32					8,000		
2500 m ² Plot	500											
3000 m ² Plot	500											
4000 m ² Plot	500											
TOTAL		100%	90%	226	226		317,200	100.00%		56,500		
Town Houses												
200 m ² Plot	130											
400 m ² Plot	160											
TOTAL												
Apartments												
1BR	45											
2BR	60											
3BR	80											
TOTAL												
RESIDENTIAL TOTAL					226	100%	317,200	100%	78.4%	56,500	1,434	?

NONE RESIDENTIAL												
Security/Gate House												
							3,200			100		
TOTAL							3,200		0.8%	100		

INFRASTRUCTURE												
Roads & Sidewalks												
Parks												
TOTAL							84,233		20.8%			

GRAND TOTAL							404,633		100%	56,500		
--------------------	--	--	--	--	--	--	----------------	--	-------------	---------------	--	--

PART 3 - 37,5 Ha

GROSS m² FLOOR AREA	UNIT MIX	UNIT MIX RDI TARGET	BUILDING UNITS	RESIDENTIAL UNITS	RESIDENTIAL BUILDING TYPE %	RESIDENTIAL BUILDING TYPE % RDI TARGET	LAND USE m²	RESIDENTIAL LAND USE %	TOTAL LAND USE %	TOT GROSS CONST.	SALEABLE AREA PER BUILDABLE HA*	SALEABLE AREA PER HA RDI TARGET
---------------------	----------	---------------------	----------------	-------------------	-----------------------------	--	-------------	------------------------	------------------	------------------	---------------------------------	---------------------------------

RESIDENTIAL												
Single Family												
800 m² Plot												
1000 m² Plot												
1200 m² Plot												
1500 m² Plot												
2000 m² Plot	500	49%	45%	59	59		118,000			29,500		
2500 m² Plot	500	15%	20%	18	18		36,000			9,000		
3000 m² Plot	500	21%	20%	26	26		78,000			13,000		
4000 m² Plot	500	15%	10%	18	18		72,000			9,000		
TOTAL		100%		121	121		304,000	100.0%		60,500		
Town Houses												
200 m² (Land Plot)	130											
400 m² (Land Plot)	160											
TOTAL												
Apartments												
1BR	45											
2BR	60											
3BR	80											
TOTAL												
RESIDENTIAL TOTAL				121	100%		304,000	100%	81.0%	60,500	1,644	?

NONE RESIDENTIAL												
Security/Gate House												
							3,800			100		
TOTAL							3,800		1.0%	100		

INFRASTRUCTURE												
Roads & Sidewalks												
Parks							65,813		17.5%			
TOTAL							67,571		18.0%			

GRAND TOTAL							375,371		100%	60,500		
--------------------	--	--	--	--	--	--	---------	--	------	--------	--	--

RDI, Elizarovo

3/17/2010

PART 4 - 20,6Ha

GROSS m ² FLOOR AREA	UNIT MIX	UNIT MIX RDI TARGET	BUILDING UNITS	RESIDENTI AL UNITS	RESIDENTIAL BUILDING TYPE %	RESIDENTIAL BUILDING TYPE % RDI TARGET	LAND USE m ²	RESIDENTIAL LAND USE %	TOTAL LAND USE %	TOT GROSS CONST.	SALEABLE AREA PER BUILDABLE HA*	SALEABLE AREA PER HA RDI TARGET
---------------------------------------	----------	------------------------	-------------------	-----------------------	-----------------------------------	---	-------------------------	---------------------------	------------------------	---------------------	--	---------------------------------------

RESIDENTIAL												
Single Family												
800 m ² Plot												
1000 m ² Plot	200											
1200 m ² Plot	200											
1500 m ² Plot	250											
2000 m ² Plot	300											
2500 m ² Plot	400											
3000 m ² Plot	500											
4000 m ² Plot	750											
TOTAL												
Town Houses												
200 m ² (Land Plot)	130	?	49	49	13.8%	?	9,800			6,370		
400 m ² (Land Plot)	160	?	20	20			8,000			3,200		
TOTAL			69	69			17,800	30.3%		9,570		
Apartments												
1BR	45	55%	?	238	86.2%	?						
2BR	60	35%	?	151								
3BR	80	10%	?	43								
TOTAL		100%		432			41,007	69.7%		30,132		
RESIDENTIAL TOTAL				501	100%		58,807	100%	28.4%	39,702	1,946	?

NONE RESIDENTIAL												
Boiler/Water Treatment							7,020			2,180		
Retail/Admin/Parking garage							6,290			7,500		
Sports Center/Park/Beach							41,100			6,500		
School (35m ² /Stu.)							10,300			2,000		
Kindergarten (40m ² /Stu.)							4,650			600		
Parking Garage 300 cars							4,260			5,400		
Service Area							4,440			1,000		
Sewage Plant							22,416			4,200		
Boat Storage							2,400			480		
Restaurant Center							5,440			2,000		
Security							1,160			100		
TOTAL							109,476		52.9%	31,960		

INFRASTRUCTURE												
Roads & Sidewalks							33,017		16.0%			
Parks/Beach							5,512		2.7%			
TOTAL							38,529		18.6%			

GRAND TOTAL							206,812		100%	71,662		
--------------------	--	--	--	--	--	--	----------------	--	-------------	---------------	--	--

