

Area-Cost analysis		Rama III-Yannawa		All Sum Area	
by Siripunya					17/6/2021
ไร่	5	400	2,000.00	ตรวจ.	
งาน	-	100	-	ตรวจ.	
ว	82	1	81.70	ตรวจ.	
		รวม	2,081.70	ตรวจ.	
		รวม	8,326.80	sqm	
FAR					7 : 1
OSR		4.5%	374.71	sqm	
Cons. area			58,287.60	sqm	
Salable Zone area		65%	37,886.94	sqm	
Lift-Stair&Corridor		25%	9,471.74	sqm	
Net Salable area (Office)		49%	28,415.21	sqm	
by Design					
Area/Floor by design			1,000.00	sqm	
Total floor by design			37.89	floor	
floor to floor by design			3.6	m	
Total hight (Office zone) by design			136.39	m	
Unsalable Zone area		35%	20,400.66	sqm	
Parking					
by Code					
Office area/car			60	sqm	
amount of parking			473.59	cars	
by Design					
Car/floor			78.93	car	
Parking area/floor			2,762.59	sqm	
Total Parking Floor			6.00	floor	
floor to floor by design			2.6	m	
Total hight (Parking zone)			15.60	m	
Total Parking area			16,575.54	sqm	
M&E		5%	1,894.35	sqm	
Lobby&Common area			1,930.78	sqm	
Total hight Maximu by code			112.00	m	
Total Building hight			151.99	m	
Conclusion					
Office tower					
Office area			28,415.21	sqm	
Lift-Stair&Corridor			9,471.74	sqm	
Total			37,886.94	sqm	
Other					
Parking			16,575.54	sqm	
M&E			1,894.35	sqm	
Lobby&Common area			1,930.78	sqm	
Total			20,400.66	sqm	
Total			58,287.60	sqm	
Construction cost					
per Sqm			22,000.00	B/sqm	
Total			1,282,327,200.00	บาท	