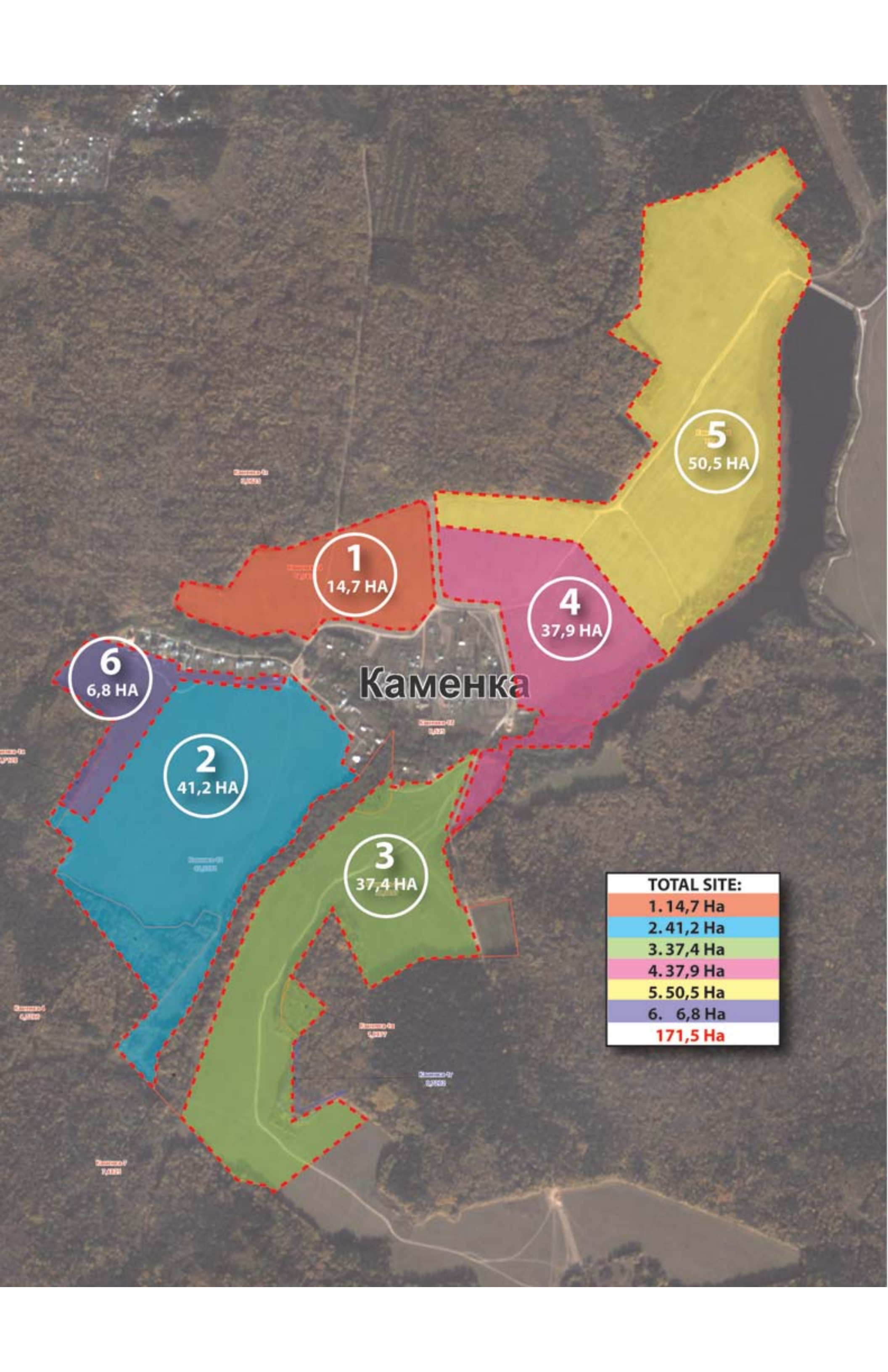




# ELIZAROVO PROGRESS CONCEPT MASTER PLAN

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
<b>171,5 Ha</b>	



## PART 1 - 14,7 Ha

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

NONE RESIDENTIAL												
Security/Gate House												
							1,679			100		
<b>TOTAL</b>							<b>1,679</b>		<b>1.1%</b>			

INFRASTRUCTURE												
Roads & Sidewalks												
Parks												
<b>TOTAL</b>							<b>27,789</b>		<b>18.8%</b>			

<b>GRAND TOTAL</b>							<b>147,468</b>		<b>101%</b>	<b>18,200</b>		
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**PART 2 - 40,4 Ha**

GROSS m <sup>2</sup> 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 <sup>2</sup>	RESIDENTI AL LAND USE %	TOTAL LAND USE %	TOT GROSS CONST.	SALEABLE AREA PER BUILDABLE HA	SALEABLE AREA PER HA RDI TARGET
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<b>RESIDENTIAL</b>												
<b>Single Family</b>												
800 m <sup>2</sup> Plot						100.0%	100%					
1000 m <sup>2</sup> Plot	250	15%	40%	33	33					8,250		
1200 m <sup>2</sup> Plot	250	31%	20%	71	71					17,750		
1500 m <sup>2</sup> Plot	250	40%	25%	90	90					22,500		
2000 m <sup>2</sup> Plot	250	14%	5%	32	32					8,000		
2500 m <sup>2</sup> Plot	500											
3000 m <sup>2</sup> Plot	500											
4000 m <sup>2</sup> Plot	500											
TOTAL		100%	90%	226	226		317,200	100.00%		56,500		
<b>Town Houses</b>												
200 m <sup>2</sup> Plot	130											
400 m <sup>2</sup> Plot	160											
TOTAL												
<b>Apartments</b>												
1BR	45											
2BR	60											
3BR	80											
TOTAL												
<b>RESIDENTIAL TOTAL</b>				<b>226</b>	<b>100%</b>		<b>317,200</b>	<b>100%</b>	<b>78.4%</b>	<b>56,500</b>	<b>1,434</b>	<b>?</b>

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

<b>INFRASTRUCTURE</b>												
Roads & Sidewalks							78,103			19.3%		
Parks							6,130			1.5%		
TOTAL							<b>84,233</b>		<b>20.8%</b>			

<b>GRAND TOTAL</b>							<b>404,633</b>		<b>100%</b>	<b>56,500</b>		
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**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
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<b>RESIDENTIAL</b>												
<b>Single Family</b>												
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		
<b>TOTAL</b>		100%		121	121		304,000	100.0%		60,500		
<b>Town Houses</b>												
200 m² (Land Plot)	130											
400 m² (Land Plot)	160											
<b>TOTAL</b>												
<b>Apartments</b>												
1BR	45											
2BR	60											
3BR	80											
<b>TOTAL</b>												
<b>RESIDENTIAL TOTAL</b>				121	100%		304,000	100%	81.0%	60,500	1,644	?

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

<b>INFRASTRUCTURE</b>												
Roads & Sidewalks												
Parks							65,813		17.5%			
<b>TOTAL</b>							67,571		18.0%			

<b>GRAND TOTAL</b>							375,371		100%	60,500		
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RDI, Elizarovo

3/17/2010

**PART 4 - 20,6Ha**

GROSS m <sup>2</sup> FLOOR AREA	UNIT MIX	UNIT MIX RDI TARGET	BUILDING UNITS	RESIDENTI AL UNITS	RESIDENTIAL BUILDING TYPE %	RESIDENTIAL BUILDING TYPE % RDI TARGET	LAND USE m <sup>2</sup>	RESIDENTIAL LAND USE %	TOTAL LAND USE %	TOT GROSS CONST.	SALEABLE AREA PER BUILDABLE HA*	SALEABLE AREA PER HA RDI TARGET
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<b>RESIDENTIAL</b>												
<b>Single Family</b>												
800 m <sup>2</sup> Plot												
1000 m <sup>2</sup> Plot	200											
1200 m <sup>2</sup> Plot	200											
1500 m <sup>2</sup> Plot	250											
2000 m <sup>2</sup> Plot	300											
2500 m <sup>2</sup> Plot	400											
3000 m <sup>2</sup> Plot	500											
4000 m <sup>2</sup> Plot	750											
<b>TOTAL</b>												
<b>Town Houses</b>												
200 m <sup>2</sup> (Land Plot)	130	?	49	49	13.8%	?	9,800			6,370		
400 m <sup>2</sup> (Land Plot)	160	?	20	20			8,000			3,200		
<b>TOTAL</b>			69	69			17,800	30.3%		9,570		
<b>Apartments</b>												
1BR	45	55%	?	238	86.2%	?						
2BR	60	35%	?	151								
3BR	80	10%	?	43								
<b>TOTAL</b>		100%		432			41,007	69.7%		30,132		
<b>RESIDENTIAL TOTAL</b>				<b>501</b>	<b>100%</b>		<b>58,807</b>	<b>100%</b>	<b>28.4%</b>	<b>39,702</b>	<b>1,946</b>	<b>?</b>

<b>NONE RESIDENTIAL</b>												
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 <sup>2</sup> /Stu.)							10,300			2,000		
Kindergarten (40m <sup>2</sup> /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		
<b>TOTAL</b>							<b>109,476</b>		<b>52.9%</b>	<b>31,960</b>		

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

<b>GRAND TOTAL</b>							<b>206,812</b>		<b>100%</b>	<b>71,662</b>		
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**PART 5 - 50,7 Ha**

GROSS m <sup>2</sup> FLOOR AREA	UNIT MIX	UNIT MIX RDI TARGET	BUILDING UNITS	RESIDENTIAL UNITS	RESIDENTIAL BUILDING TYPE %	RESIDENTIAL BUILDING TYPE % RDI TARGET	LAND USE m <sup>2</sup>	RESIDENTIAL LAND USE %	TOTAL LAND USE %	TOT GROSS CONST.	SALEABLE AREA PER BUILDABLE HA*	SALEABLE AREA PER HA RDI TARGET
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<b>RESIDENTIAL</b>												
<b>Single Family</b>												
800 m <sup>2</sup> Plot						73.4%	100%					
1000 m <sup>2</sup> Plot	200											
1200 m <sup>2</sup> Plot	300	17%	?	33	33		39,600			9,900		
1500 m <sup>2</sup> Plot	300	50%	?	99	99		148,500			29,700		
2000 m <sup>2</sup> Plot	300	31%	?	61	61		122,000			18,300		
2500 m <sup>2</sup> Plot	400											
3000 m <sup>2</sup> Plot	500			3	3		9,000			1,500		
7000 m <sup>2</sup> Plot	750			3	3		21,000			2,250		
<b>TOTAL</b>		80%		199	199	100%	340,100	94.9%	67%	61,650		
<b>Town Houses</b>												
200 m <sup>2</sup> (Land Plot)	130			52	52		10,400					
400 m <sup>2</sup> (Land Plot)	160			20	20		8,000					
<b>TOTAL</b>				72	72		18,400	5.1%	4%			
<b>Apartments</b>												
1BR	45											
2BR	60											
3BR	80											
<b>TOTAL</b>												
<b>RESIDENTIAL TOTAL</b>				<b>271</b>	<b>73%</b>		<b>358,500</b>	<b>100%</b>	<b>70.7%</b>	<b>61,650</b>	<b>1,209</b>	<b>?</b>

<b>NONE RESIDENTIAL</b>												
Security/Gate House							1,000			100		
Beach							50,412					
Boat House							1,500			480		
Sewage Plant												
Water treat. Plant												
Public Parking												
<b>TOTAL</b>							<b>52,912</b>		<b>10.4%</b>	<b>580</b>		

<b>INFRASTRUCTURE</b>												
Roads & Sidewalks							88,249		17.4%			
Parks							7,400		1.5%			
<b>TOTAL</b>							<b>95,649</b>		<b>18.9%</b>			

<b>GRAND TOTAL</b>							<b>507,061</b>		<b>100%</b>	<b>61,650</b>		
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