



SLBC SKYSCRAPER @ COLOMBO

REGIONAL CONTEXT



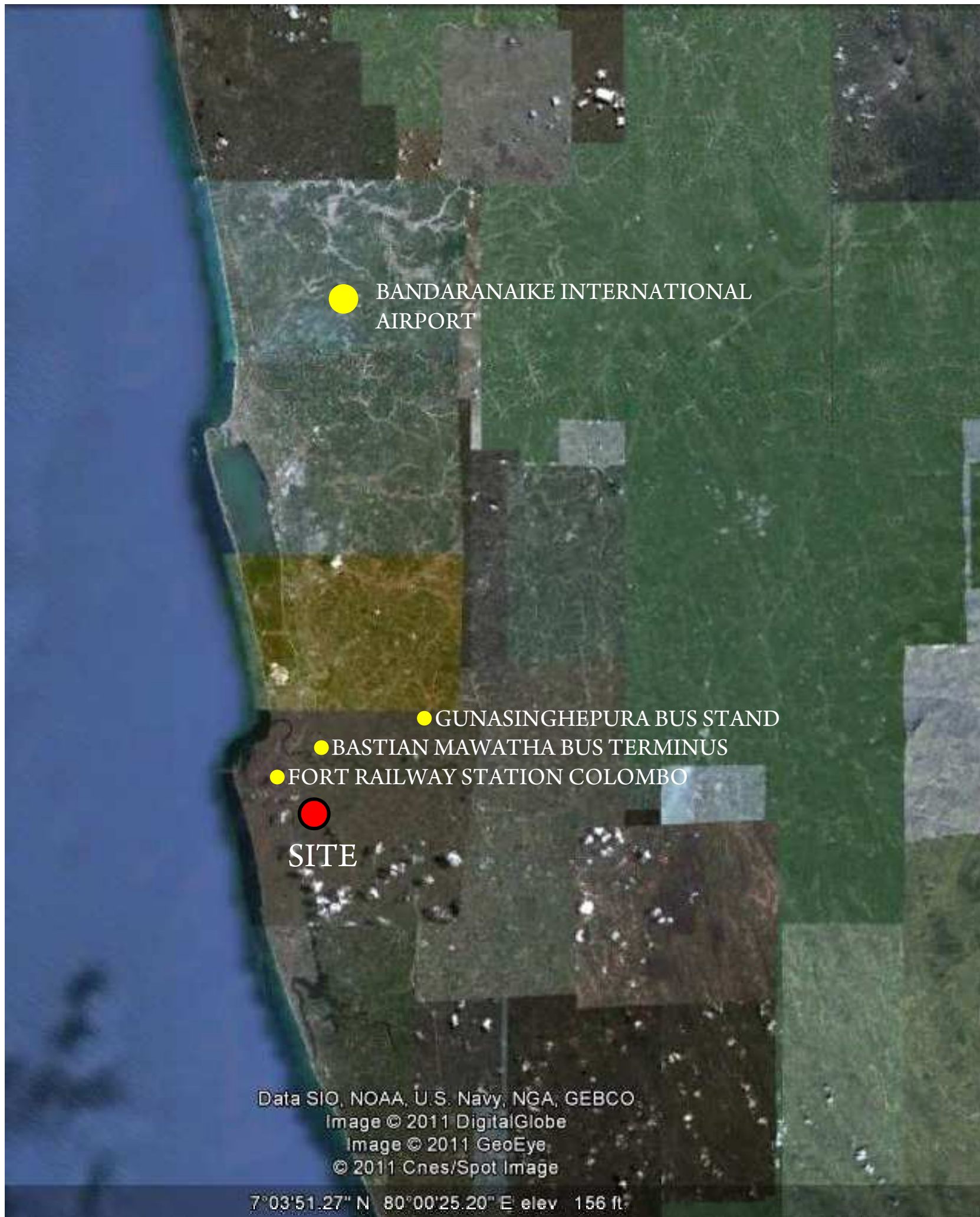
THE SITE IS LOCATED ON THE SOUTH WESTERN PART OF THE COUNTRY SRILANKA IN THE CITY COLOMBO .

CLIMATE:

Due to its proximity to equator Sri Lanka has typically tropical climate.. The weather in plains and the coastal areas is hot and humid with an average mean temperature of 27° C. Relative Humidity varies from 70% during the day to 90% at night. The cooling sea breeze moderates the temperature. The hills are cool and pleasant with an average mean temperature of around 20° C.



Area	Jan-April		May-August		Sept-Dec	
	Max.	Min.	Max.	Min.	Max.	Min.
Colombo	30°C	22°C	30°C	24°C	29°C	22°C
Kandy	31°C	17°C	29°C	21°C	28°C	18°C
Nuwara Eliya	21°C	14°C	18°C	16°C	18°C	15°C
Trincomalee	32°C	24°C	33°C	25°C	33°C	23°C



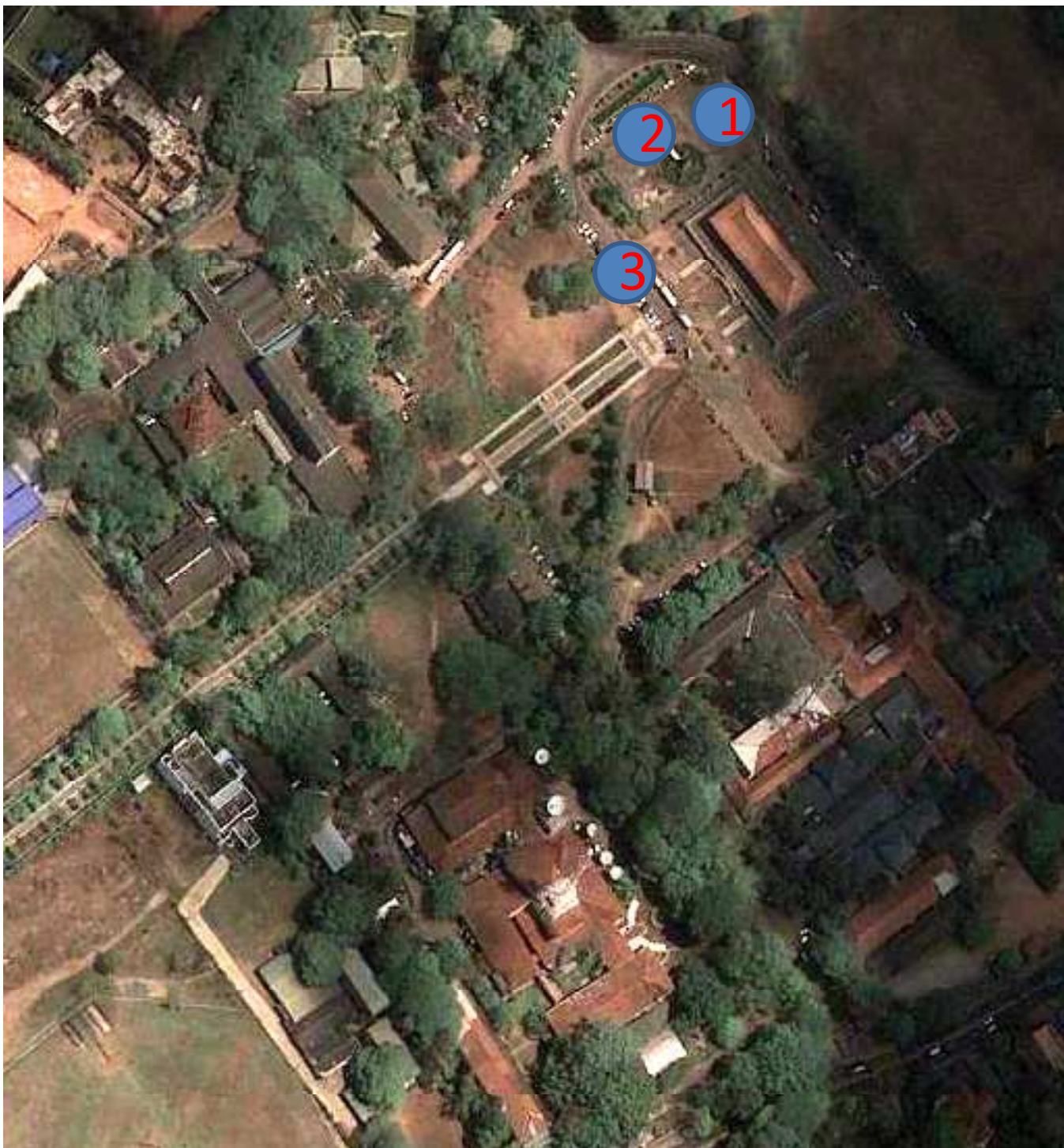
BANDARANAIKE INTERNATIONAL AIRPORT

THE SITE IS :

- 5.9 KM AWAY FROM FORT EILWAY STATION
- 6.5 KM AWAY FROM BASTIAN MAWATHA BUS TERMINUS
- 7KM AWAY FROM GUNASINGEPURA BUS STAND
- 37KM AWAY DROM BANDARANAIKE INTERNATIONAL



FORT RAILWAY STATION



1. INDEPENDENCE MEMORIAL HALL IN CINNAMON GARDEN



2. INDEPENDENCE MONUMENT COLOMBO SRILANKA



3. INDEPENDENCE SQUARE COLOMBO SRILANKA



1. INDEPENDENCE MEMORIAL HALL IN CINNAMON GARDEN



2. INDEPENDENCE SQUARE, COLOMBO, SRILANKA



3. INDEPENDENCE SQUARE, COLOMBO, SRILANKA

INDIA GATE FROM RASHTRAPATI BHAVAN , DELHI , INDIA



FORBIDDEN CITY, BEIJING, CHINA



FORBIDDEN CITY, BEIJING, CHINA



OBELISK AT WASHINGTON D.C., USA



OBELISK AT WASHINGTON D.C. , USA



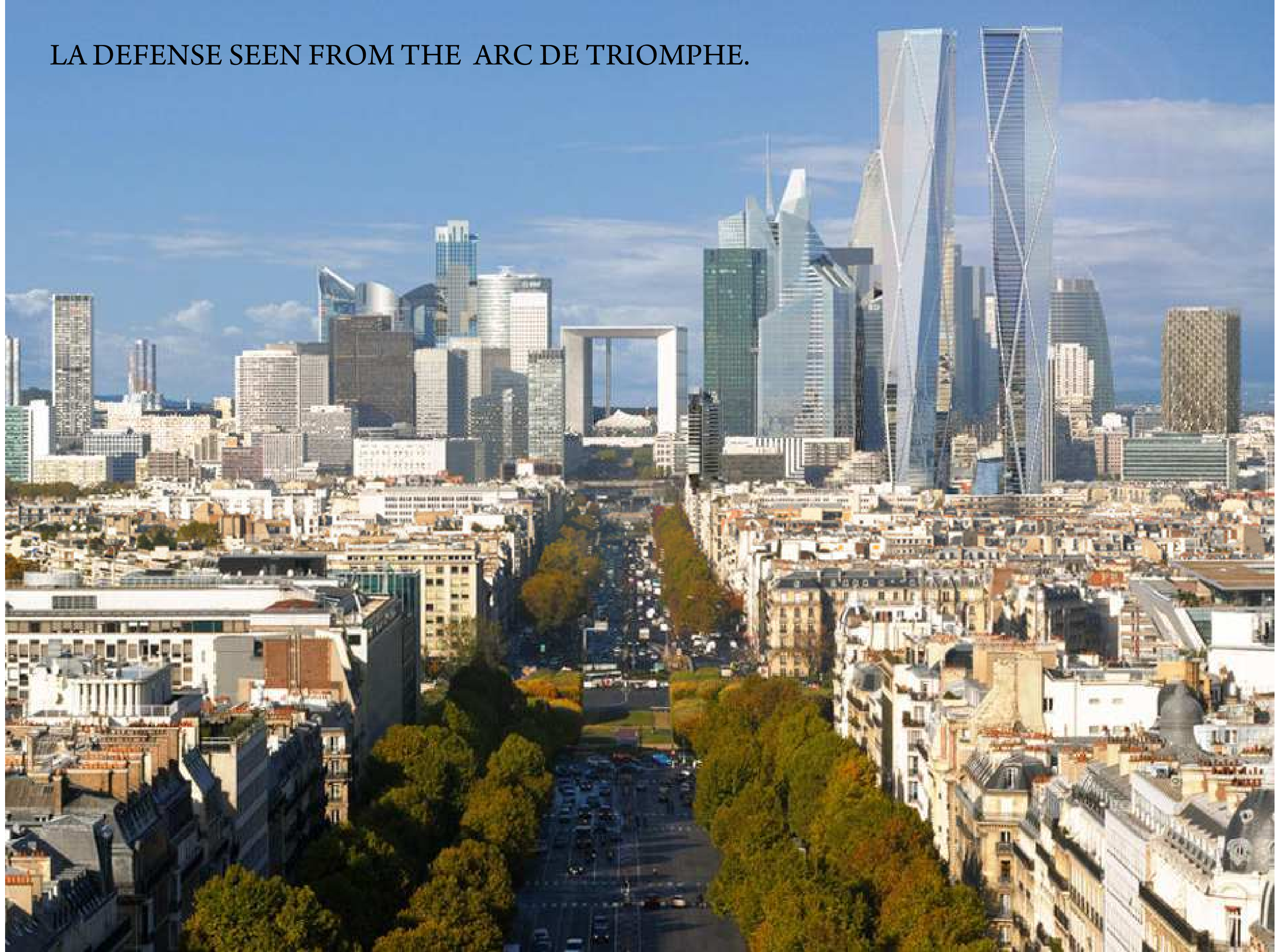
ARC DE TRIOMPHE , PARIS



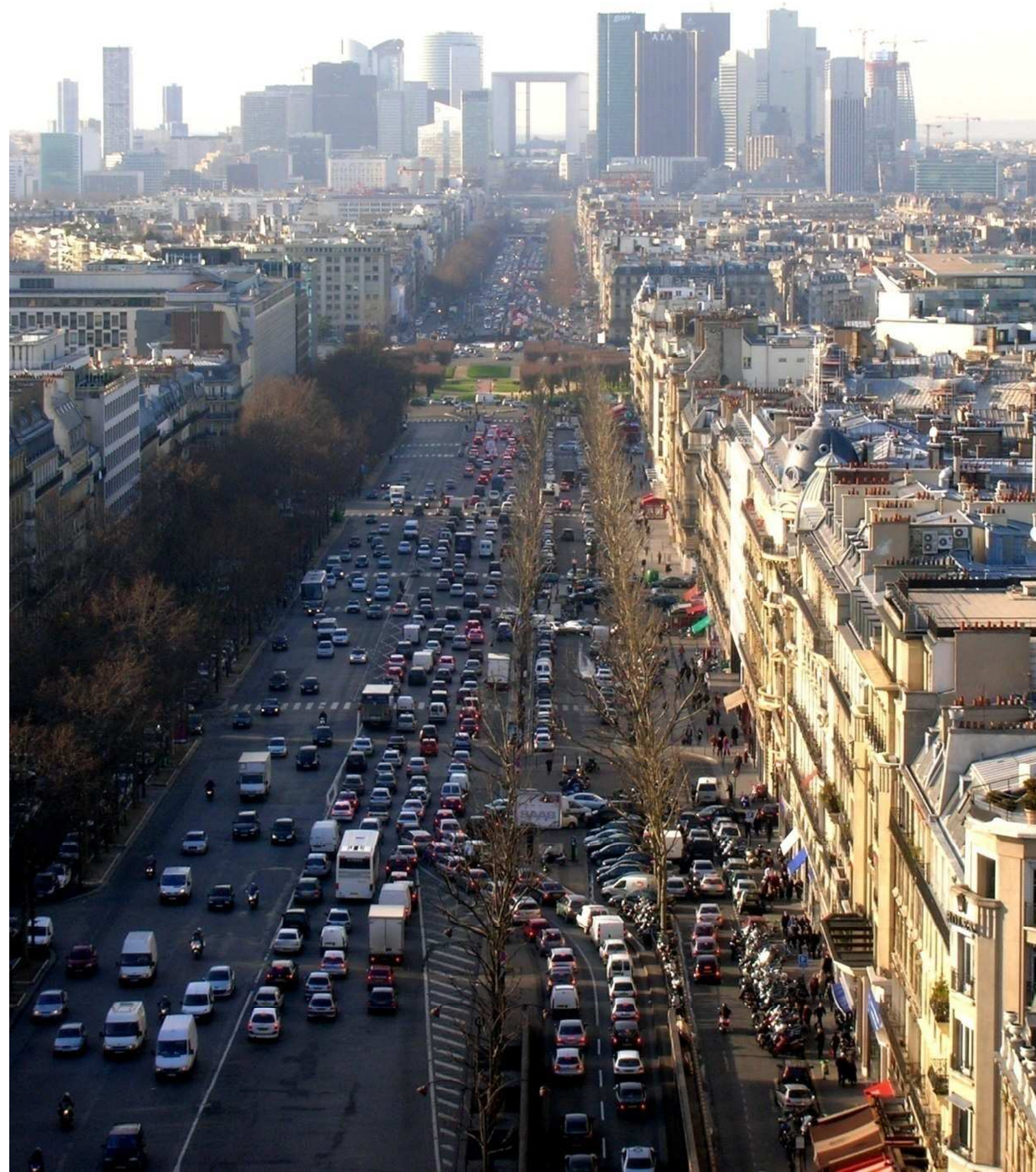
ARC DE TRIOMPHE , PARIS



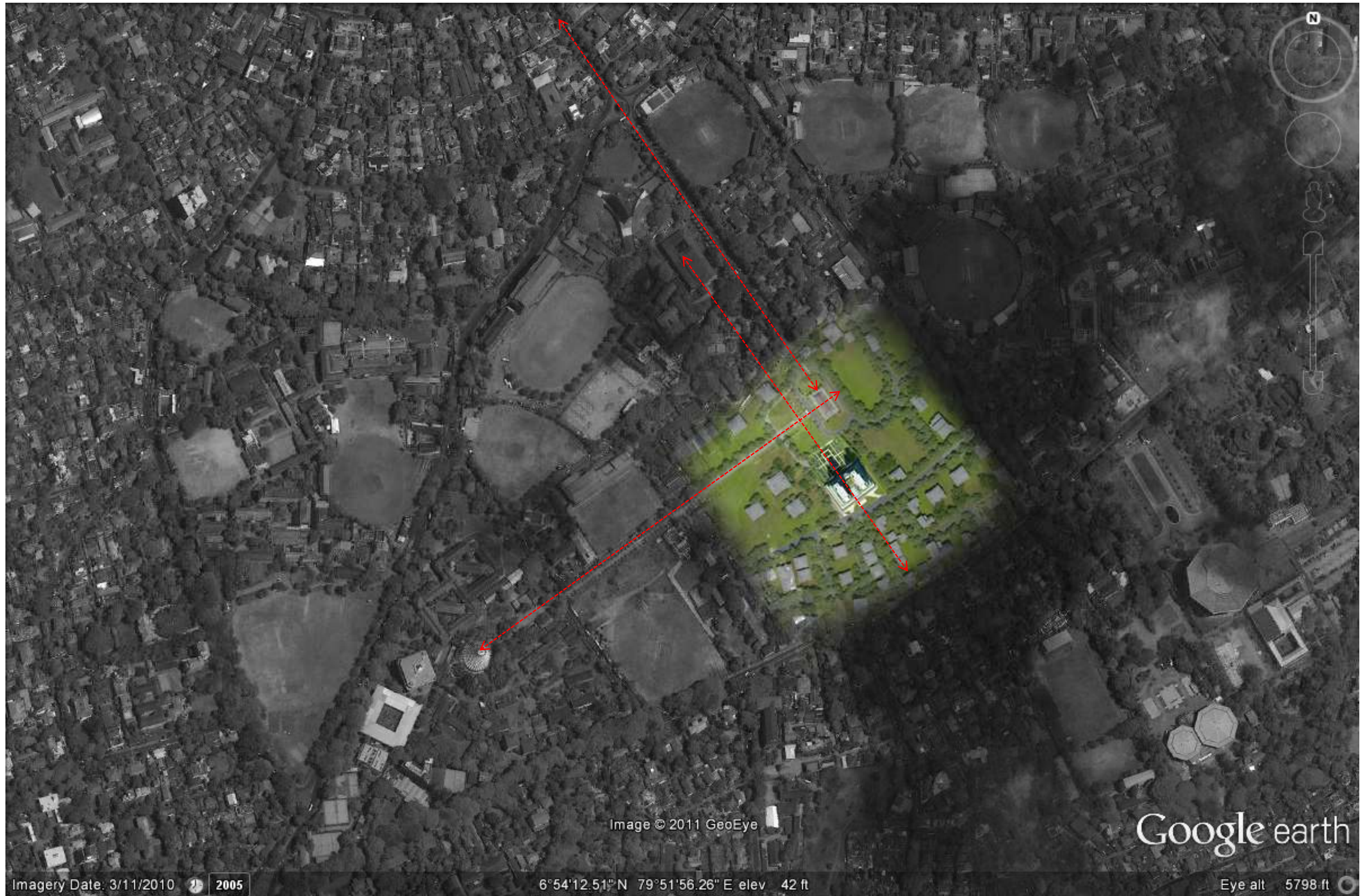
LA DEFENSE SEEN FROM THE ARC DE TRIOMPHE.



LA DEFENSE SEEN FROM THE ARC DE TRIOMPHE.



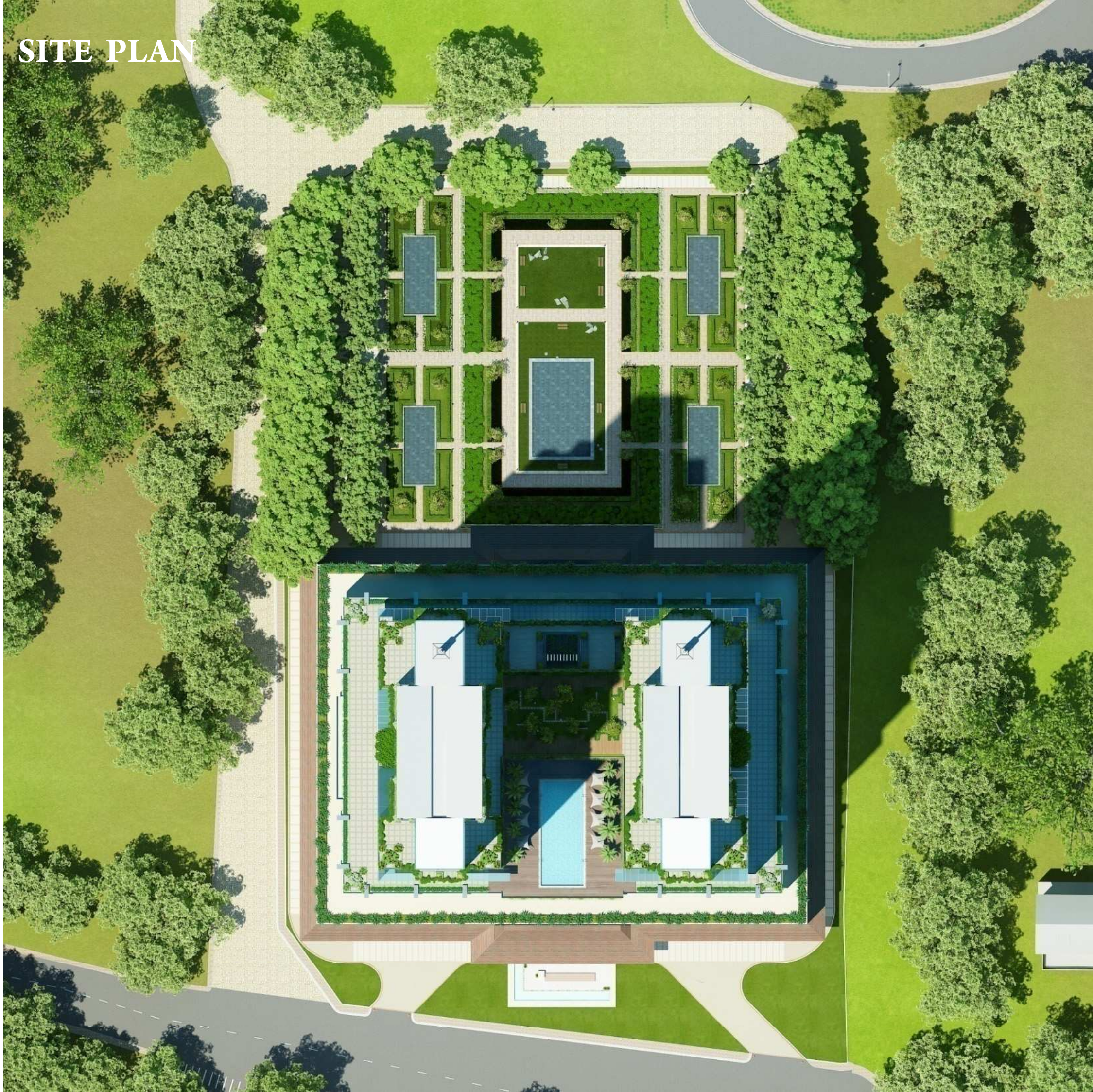
SITE LOCATION



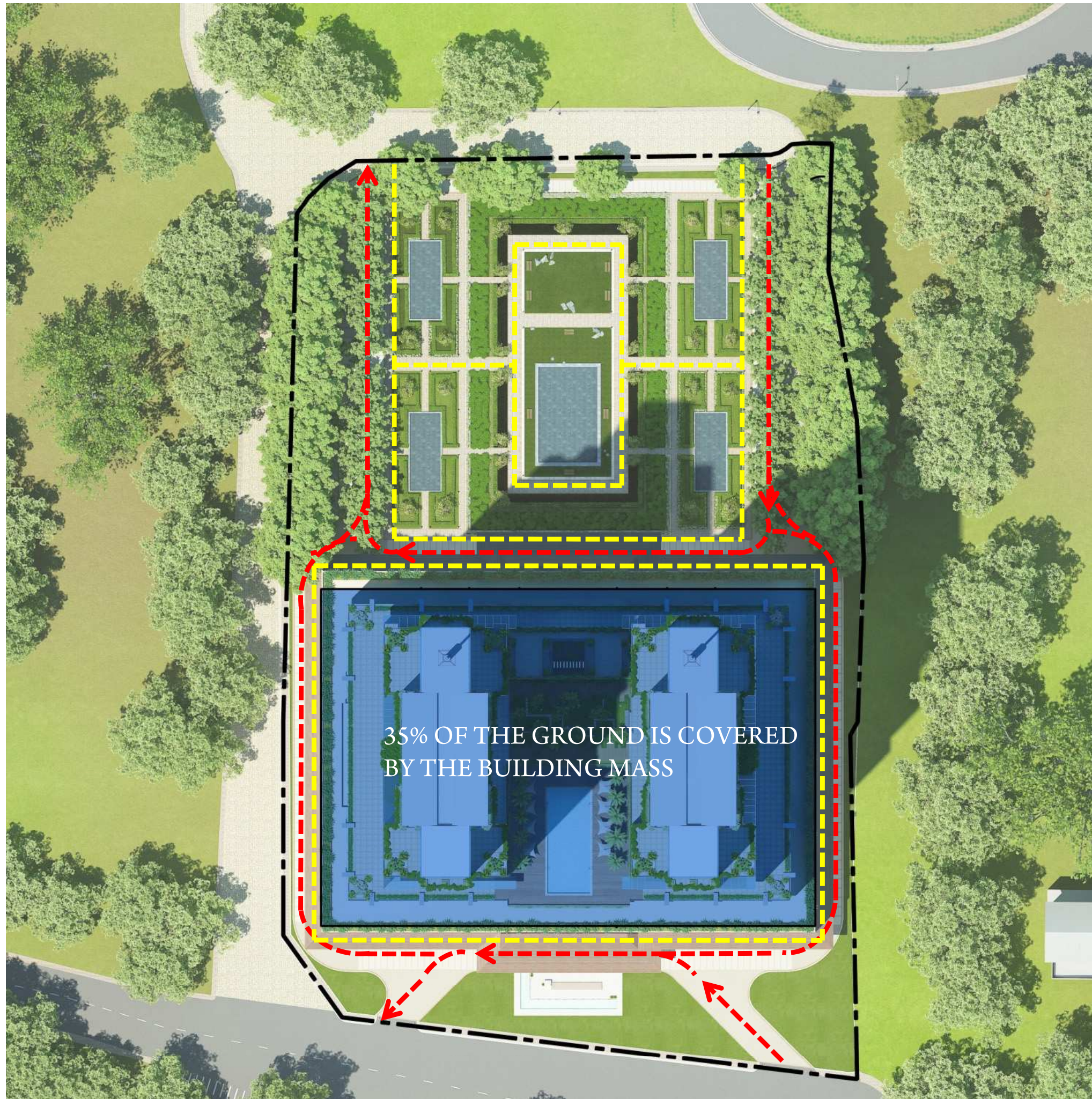
VIEWS



SITE PLAN



VECHICULAR AND PEDESTRIAN MOVEMENT

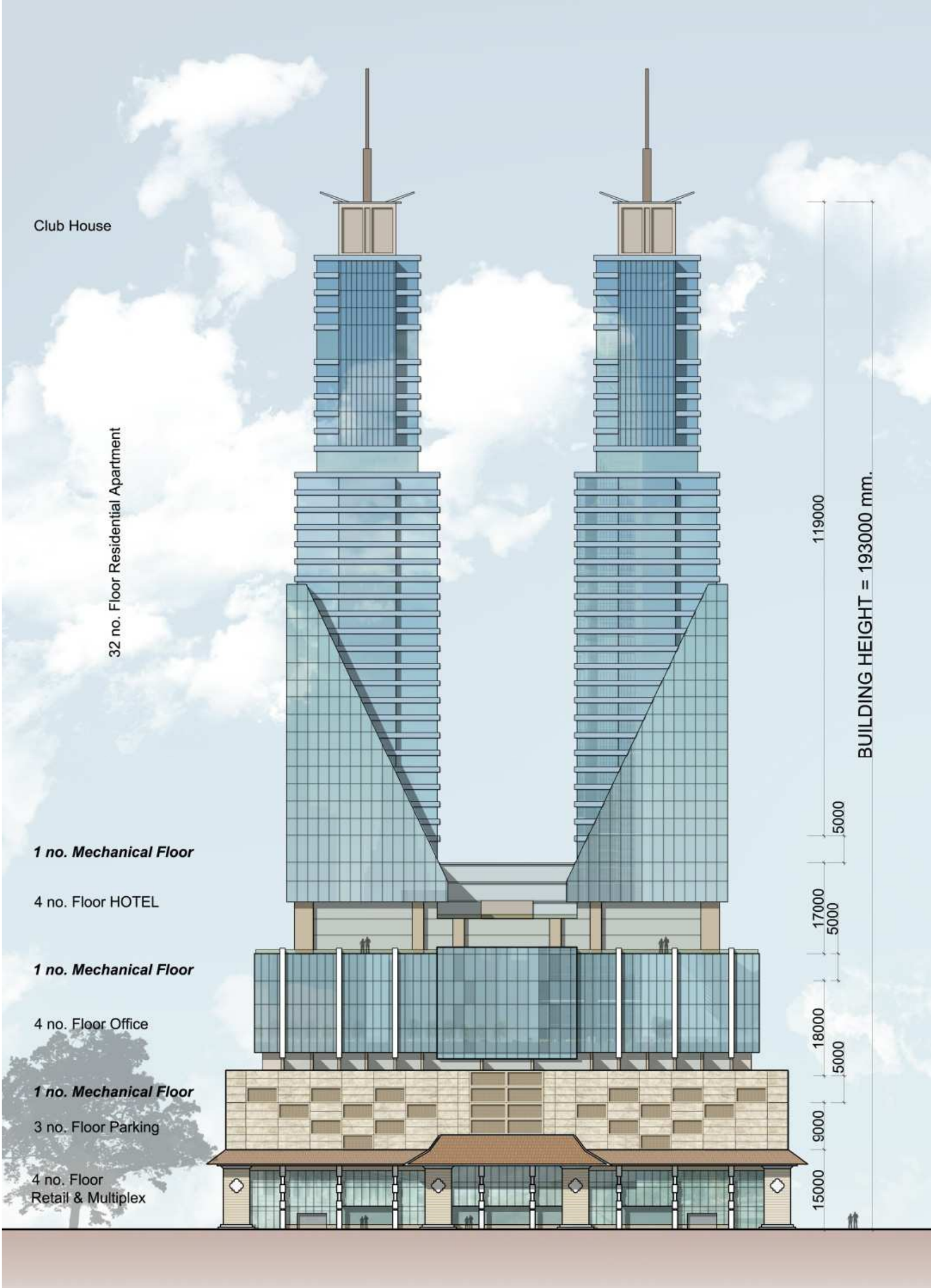


-  VECHICULAR MOVEMENT
-  PEDESTRIAN MOVEMENT

LANDSCAPE VIEW



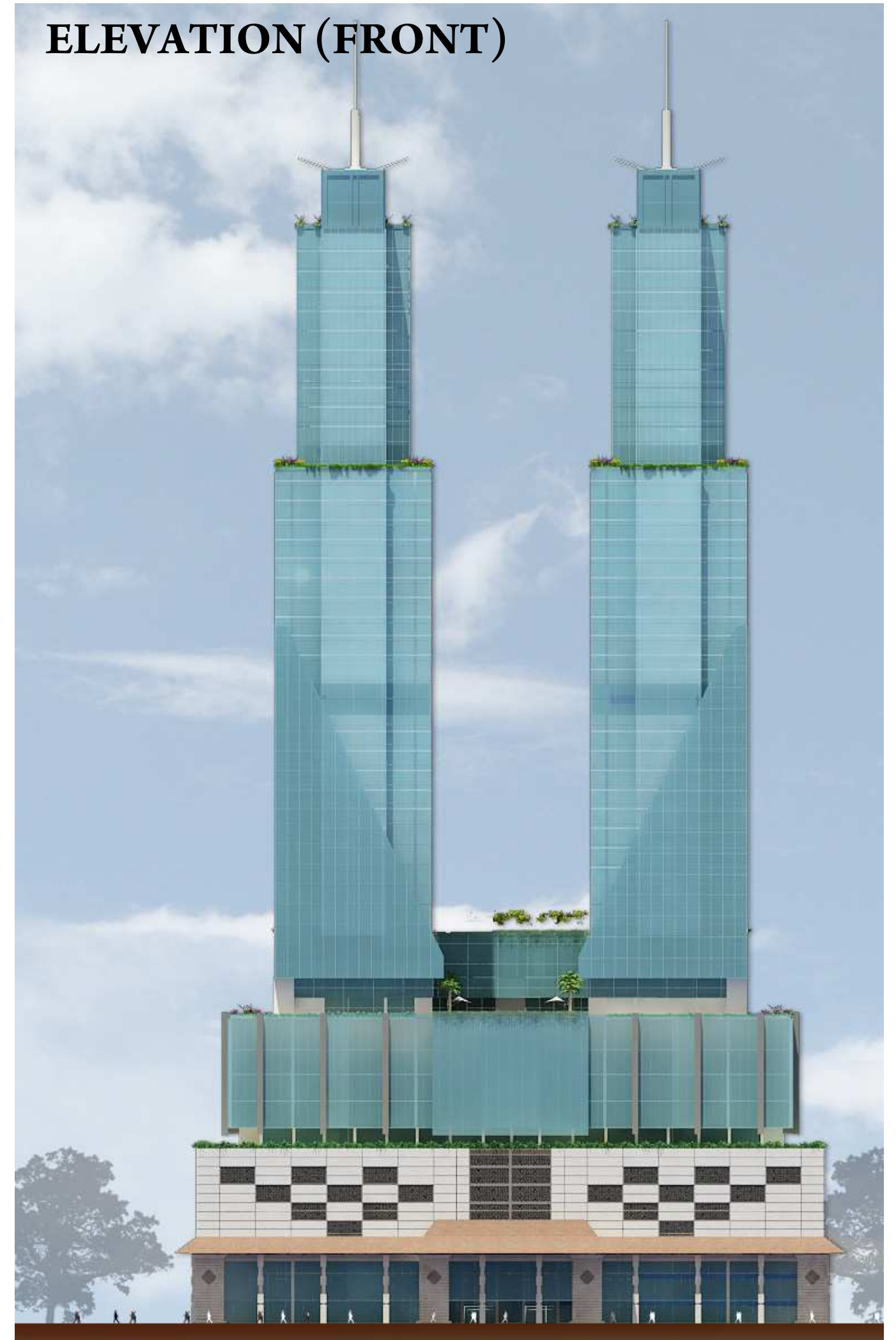
ELEVATION



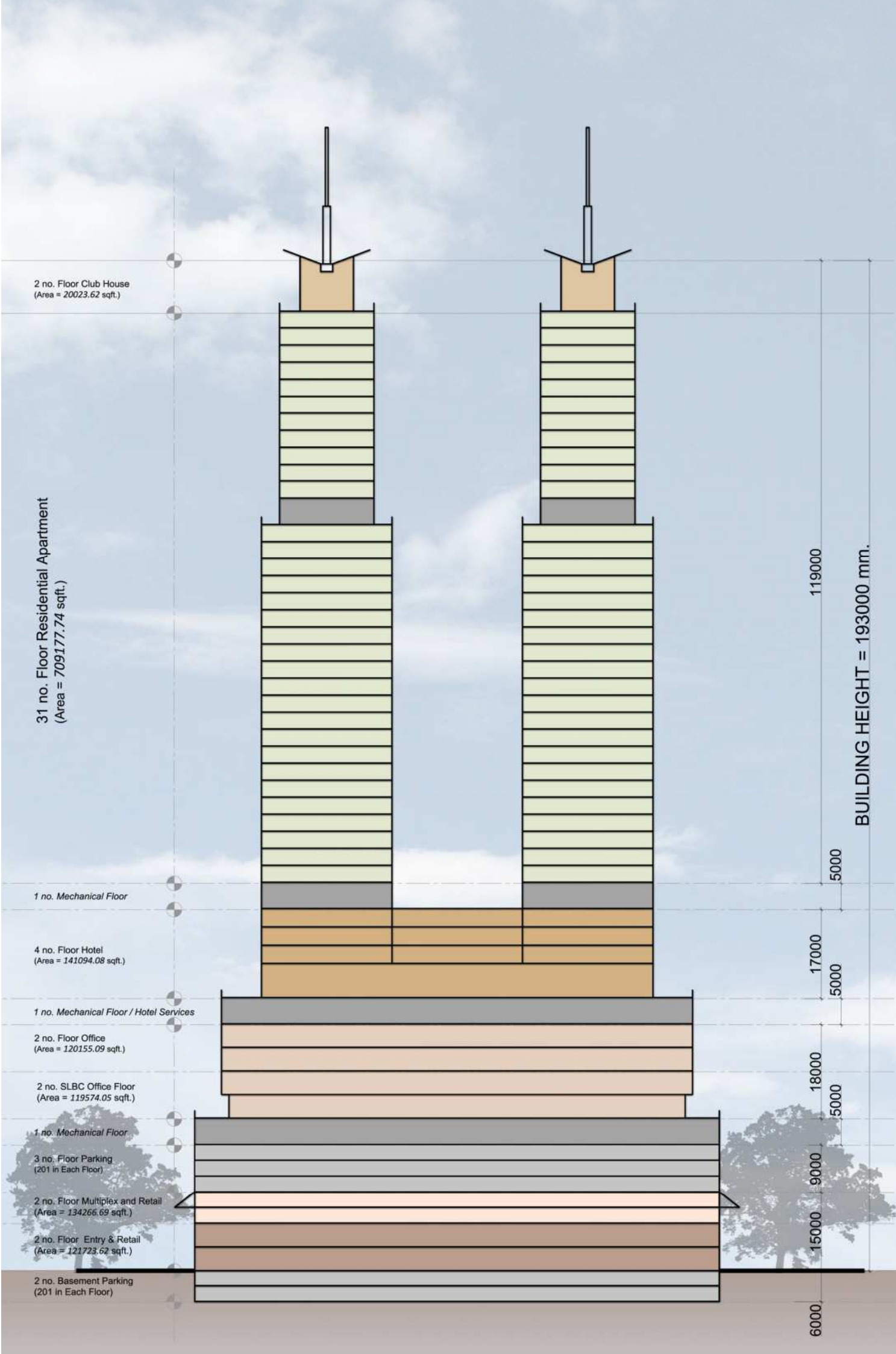
ELEVATION (SIDE)



ELEVATION (FRONT)



SECTION



AREA STATEMENT

		sqm.	sqft.	acres
Total Land Area=		22098.59	237869.20	5.46
Proposed Gr. Coverage =	35%	7807.00	84034.55	1.93
Proposed Built-up =		200020.88	2153024.75	
Proposed FAR =	5.74	126937.38	1366353.96	
Proposed Side Open Space =	6.50	m		
Proposed Building Height =	193	m		
Required car parking=	1035	nos	1 car@100 sq.m & 1 car@flat	
Proposed car Parking=	1005	nos	201 car @ Floor	
Proposed Building Height=	193	m.		

Based on FAR Area	sqm.	sqft.
Retail =	11308.40	121723.62
Multiplex =	12473.68	134266.69
SLBC Office =	11108.70	119574.05
Other Office =	11162.68	120155.09
Hotel =	13107.96	141094.08
Residential =	65884.22	709177.74
Club House =	1860.24	20023.62
Parking =	39982.11	430367.43
Service and Circulation=	33101.39	356303.36

Name of the floor	No of Floor		Plate Area	Deducted Area	Non-FAR in Each Plate			Non-FAR Per Plate	Non-FAR in building	FAR Area Per Plate	FAR Area in building	Build-up in each	Build-up in building		Required Car Parking	Proposed Car Parking
	N		(P)	(Q)	(A)	(B)	(C)	L=(A+B+C)	L X N	M	M X N	Z=(P-Q)	Z*N		100sqm @ 1 car	
		Height		Ducts	Parking	Service	Ver. Circul.	Sq.M.	Sq.M.	Habitable Usege	(Sq.M.)	(Sq.M.)	(Sq.M.)	(Sq.ft.)	no.	no.
Basement (parking)	2	6	7807.00	55.75	7305.04	0.00	446.21	7751.25	15502.50	0.00	0.00	7751.25	15502.50	166868.91	0	402
Ground Floor (building entry + retail)	1	4.5	7807.00	55.75	868.90	1309.03	501.76	2679.69	2679.69	5071.56	5071.56	7751.25	7751.25	83434.46	51	0
1st Floor (retail floor)	1	4.5	7807.00	199.50	868.90	0.00	501.76	1370.66	1370.66	6236.84	6236.84	7607.50	7607.50	81887.13	62	0
2nd-3rd Floor (auditorium floor)	2	6	7807.00	199.50	868.90	0.00	501.76	1370.66	2741.32	6236.84	12473.68	7607.50	15215.00	163774.26	125	0
4th-6th Floor (parking floor)	3	9	7807.00	55.75	7298.81	0.00	452.44	7751.25	23253.75	0.00	0.00	7751.25	23253.75	250303.37	0	603
7th Floors (mechanical floor)	1	5	7807.00	55.75	0.00	7353.40	397.85	7751.25	7751.25	0.00	0.00	7751.25	7751.25	83434.46	0	0
8th-9th Floor (SLBC office floors)	2	9	5992.94	28.74	0.00	0.00	409.85	409.85	819.70	5554.35	11108.70	5964.20	11928.40	128397.30	111	0
10th-11th Floor (office floors)	2	9	5992.94	55.75	0.00	0.00	355.85	355.85	711.70	5581.34	11162.68	5937.19	11874.38	127815.83	112	0
12th Floors (mechanical floor)	1	5	5992.94	14.82	0.00	5644.05	334.07	5978.12	5978.12	0.00	0.00	5978.12	5978.12	64348.48	0	0
13th Floor(hotel floors)	1	6.5	3878.43	14.82	0.00	0.00	216.36	216.36	216.36	3647.25	3647.25	3863.61	3863.61	41587.90	36	0
14th Floor (hotel floors)	1	3.5	3602.81	14.82	0.00	0.00	216.36	216.36	216.36	3371.63	3371.63	3587.99	3587.99	38621.12	34	0
15th-16th Floors (hotel floors)	2	7	3251.71	14.82	0.00	0.00	192.35	192.35	384.70	3044.54	6089.08	3236.89	6473.78	69683.77	61	0
17th Floor (mechanical floors)	1	5	3251.71	14.82	0.00	3044.54	192.35	3236.89	3236.89	0.00	0.00	3236.89	3236.89	34841.88	0	0
18th-27thFloor (residential floors)	10	32.5	2655.18	111.17	0.00	0.00	156.18	156.18	1561.80	2387.83	23878.30	2544.01	25440.10	273837.24	160	0
28th-38th Floor (residential floors)	11	35.75	2655.18	111.17	0.00	0.00	192.35	192.35	2115.85	2351.66	25868.26	2544.01	27984.11	301220.96	176	0
39th Floor (mechanical floors)	1	5	2655.18	111.17	0.00	2320.16	192.35	2512.51	2512.51	31.50	31.50	2544.01	2544.01	27383.72	0	0
40th-50th Floor (residential floors)	11	35.75	1671.06	47.82	0.00	0.00	156.18	156.18	1717.98	1467.06	16137.66	1623.24	17855.64	192198.11	88	0
51st-52nd Floor (club floors)	2	10	1134.12	47.82	0.00	0.00	156.18	156.18	312.36	930.12	1860.24	1086.30	2172.60	23385.87	19	0
TOTAL =	53	193						42453.94	73083.50		126937.38		200020.88	2153024.75	1035	1005

VIEWS



VIEWS

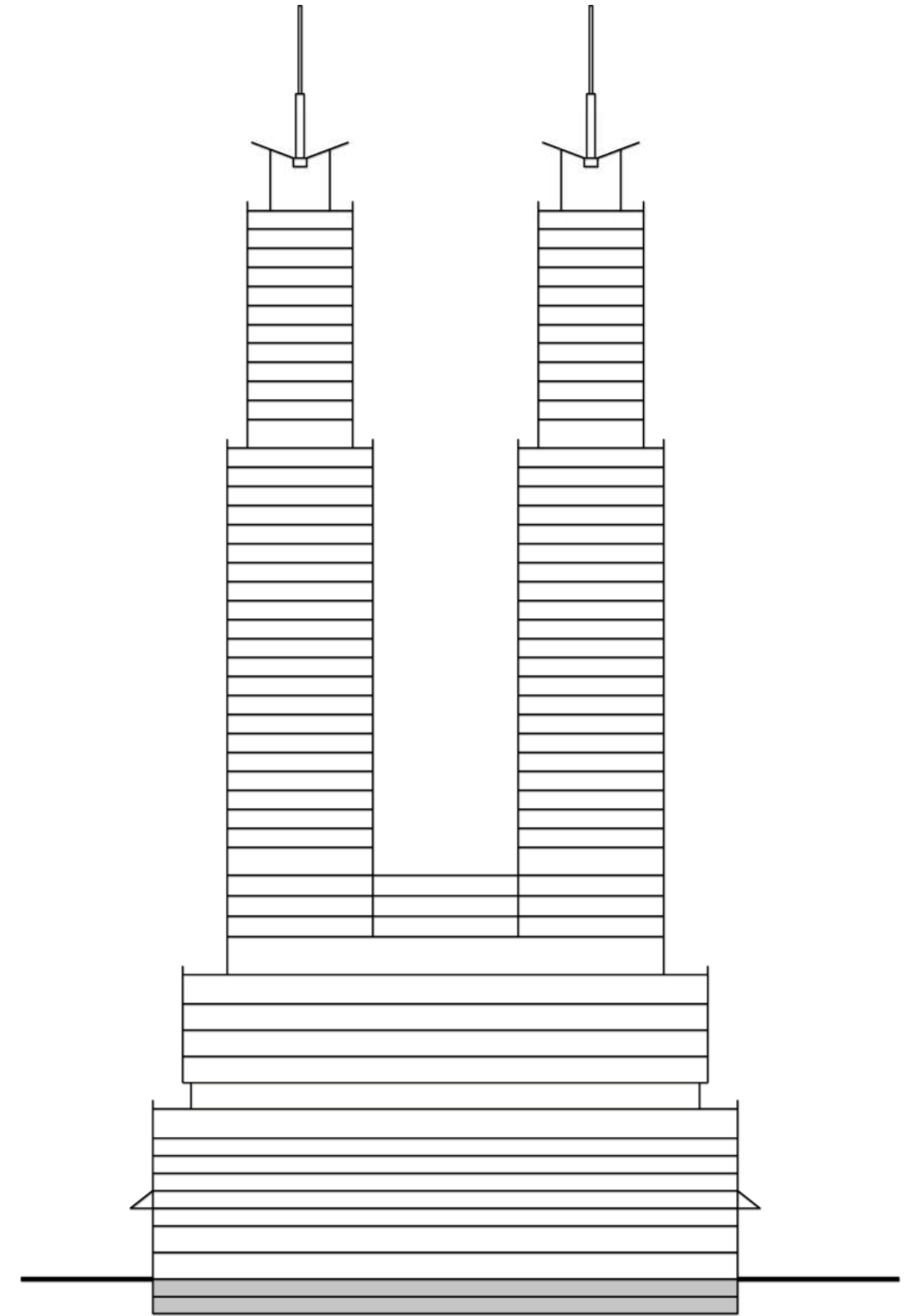


BASEMENT FLOORS

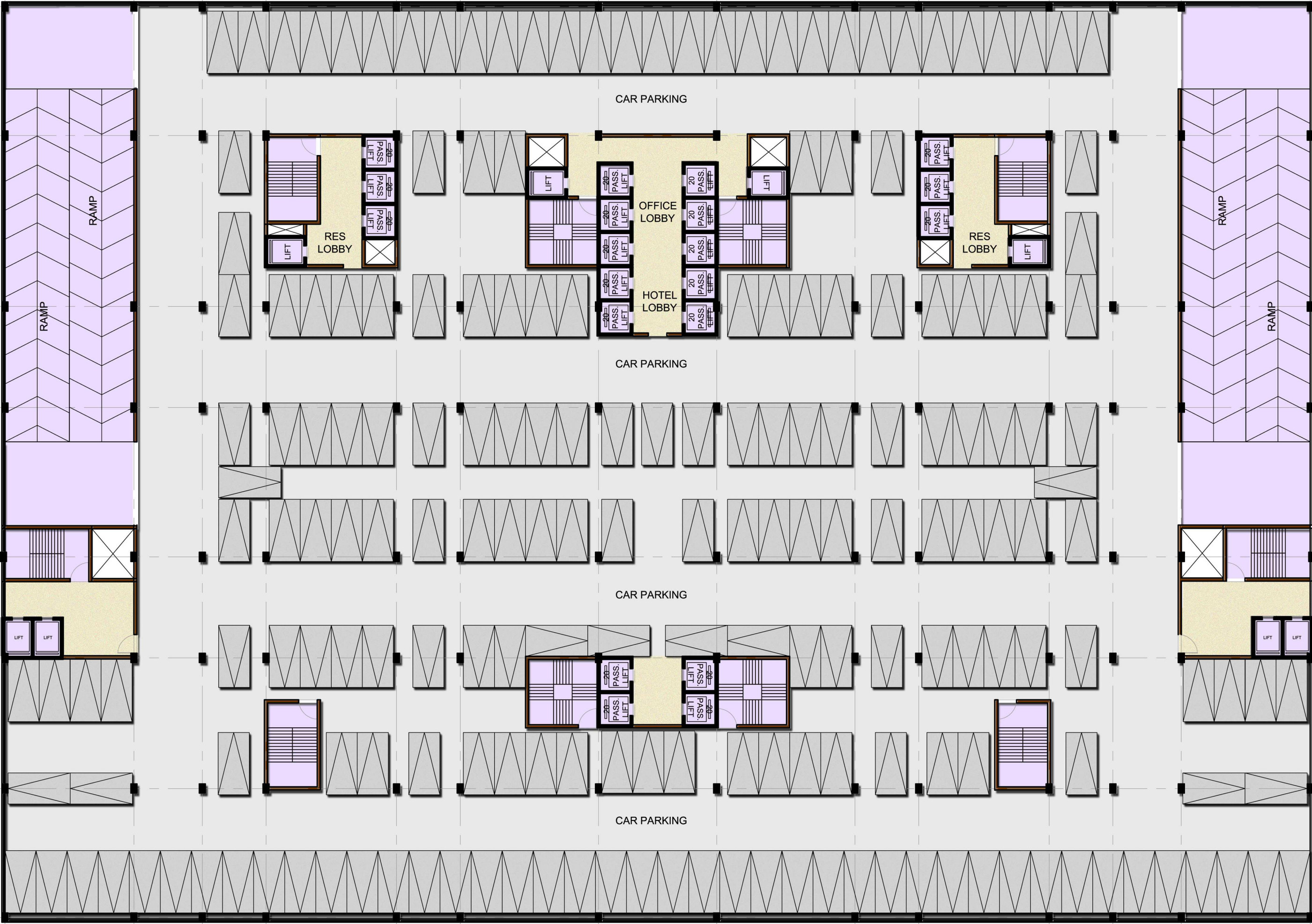
(LEVEL 1 & 2)

TOTAL AREA=166868 SQ.FT

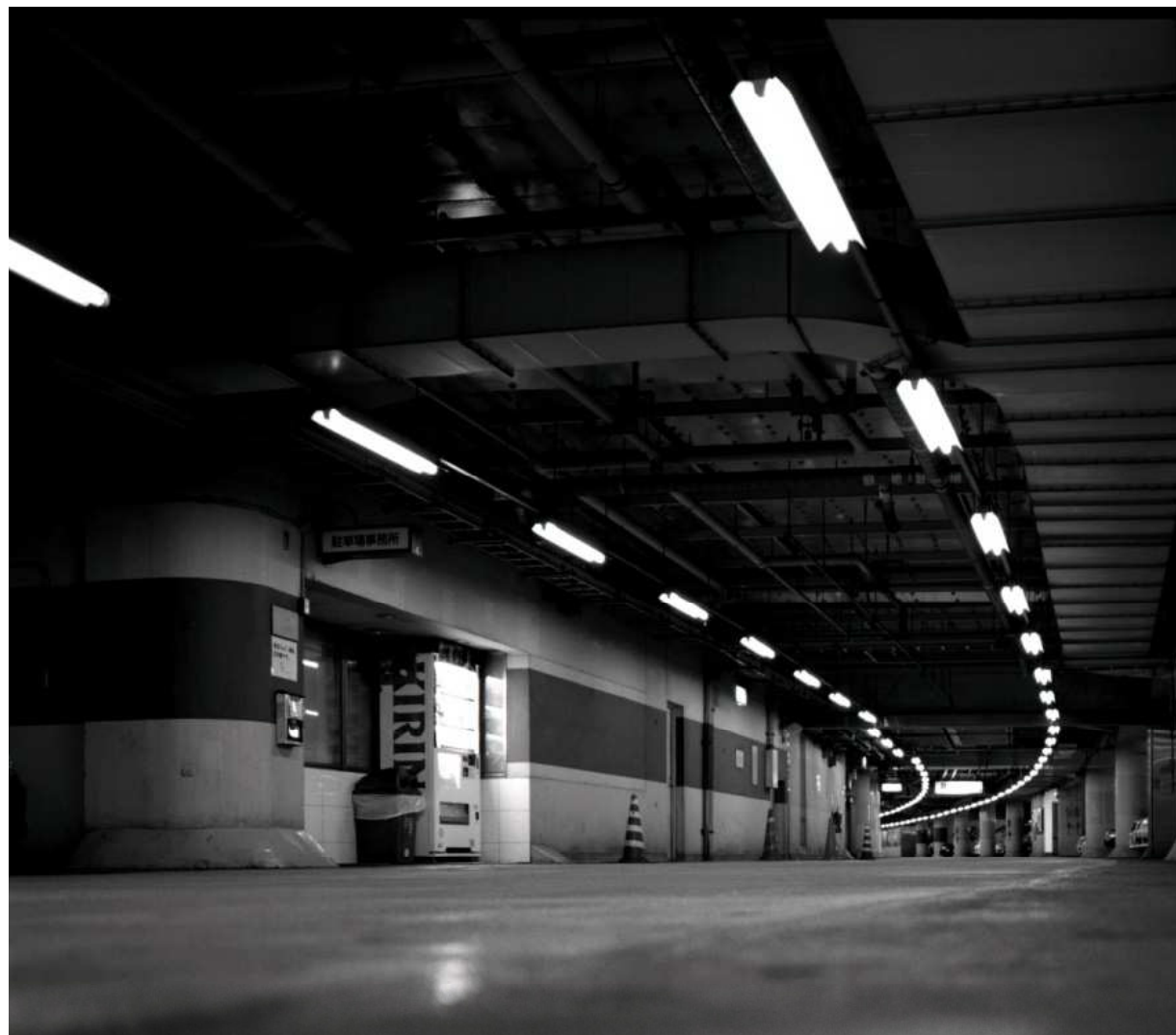
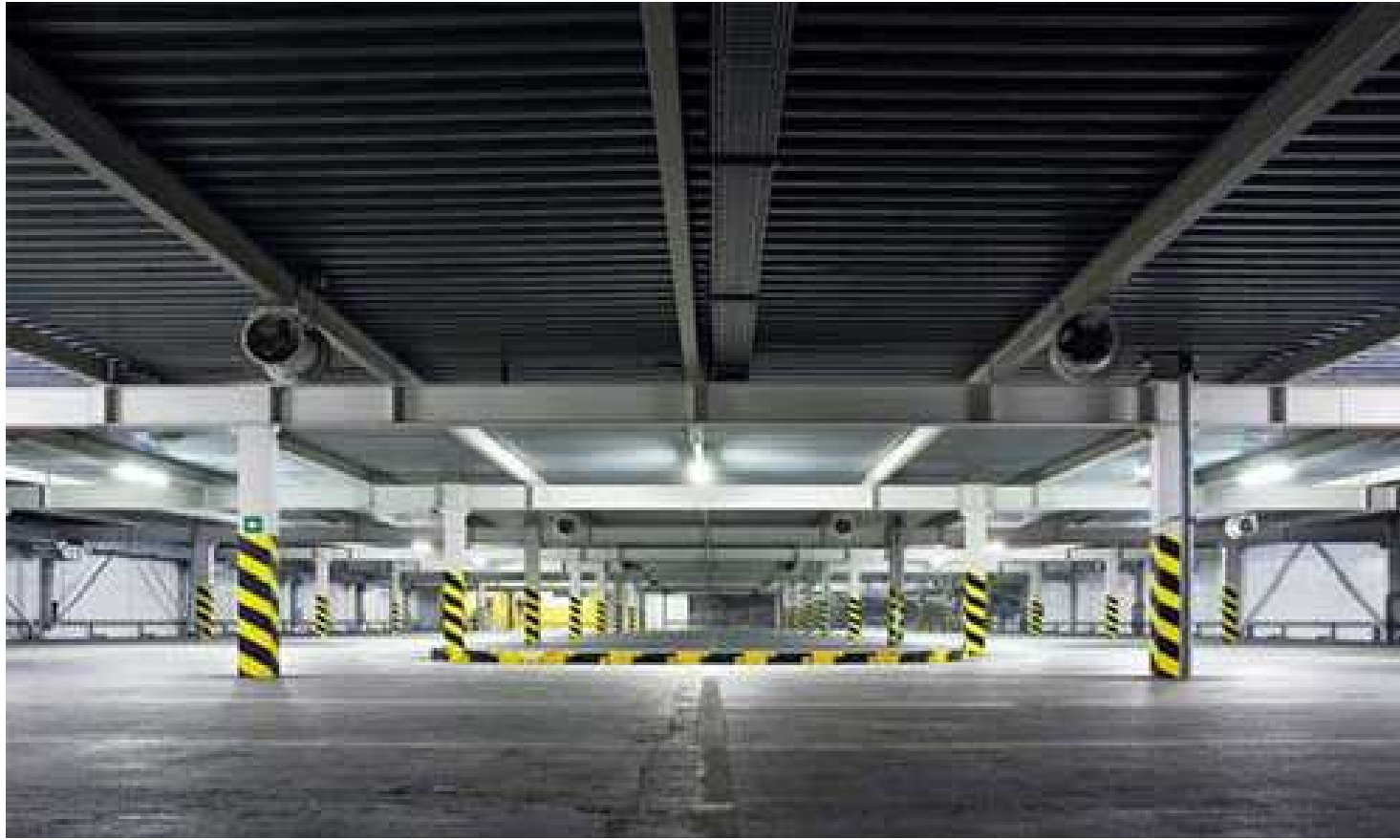
PARKING = 402 NOS.



BASEMENT PLAN (2 LEVELS)



BASEMENT VIEWS

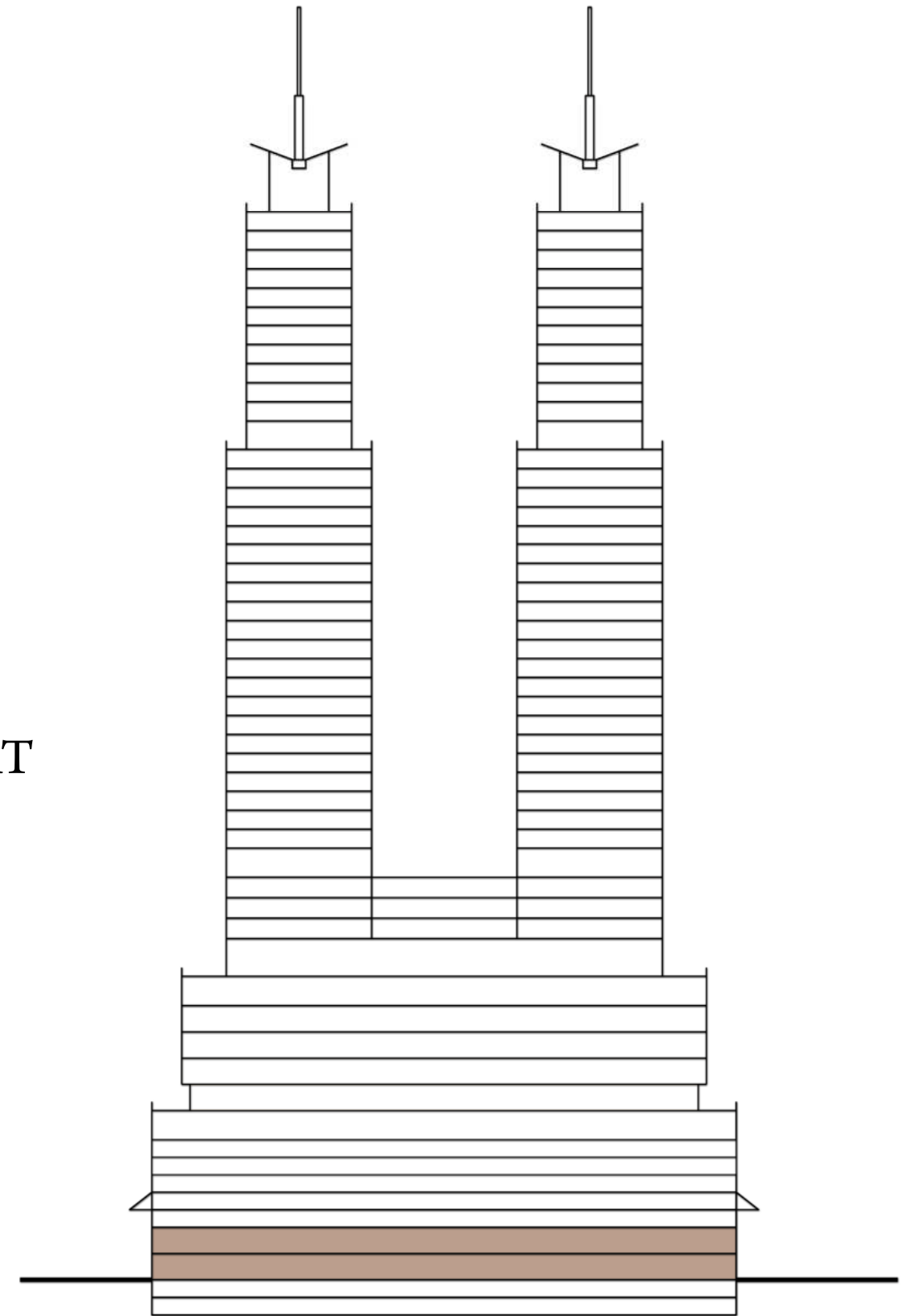


RETAIL FLOORS

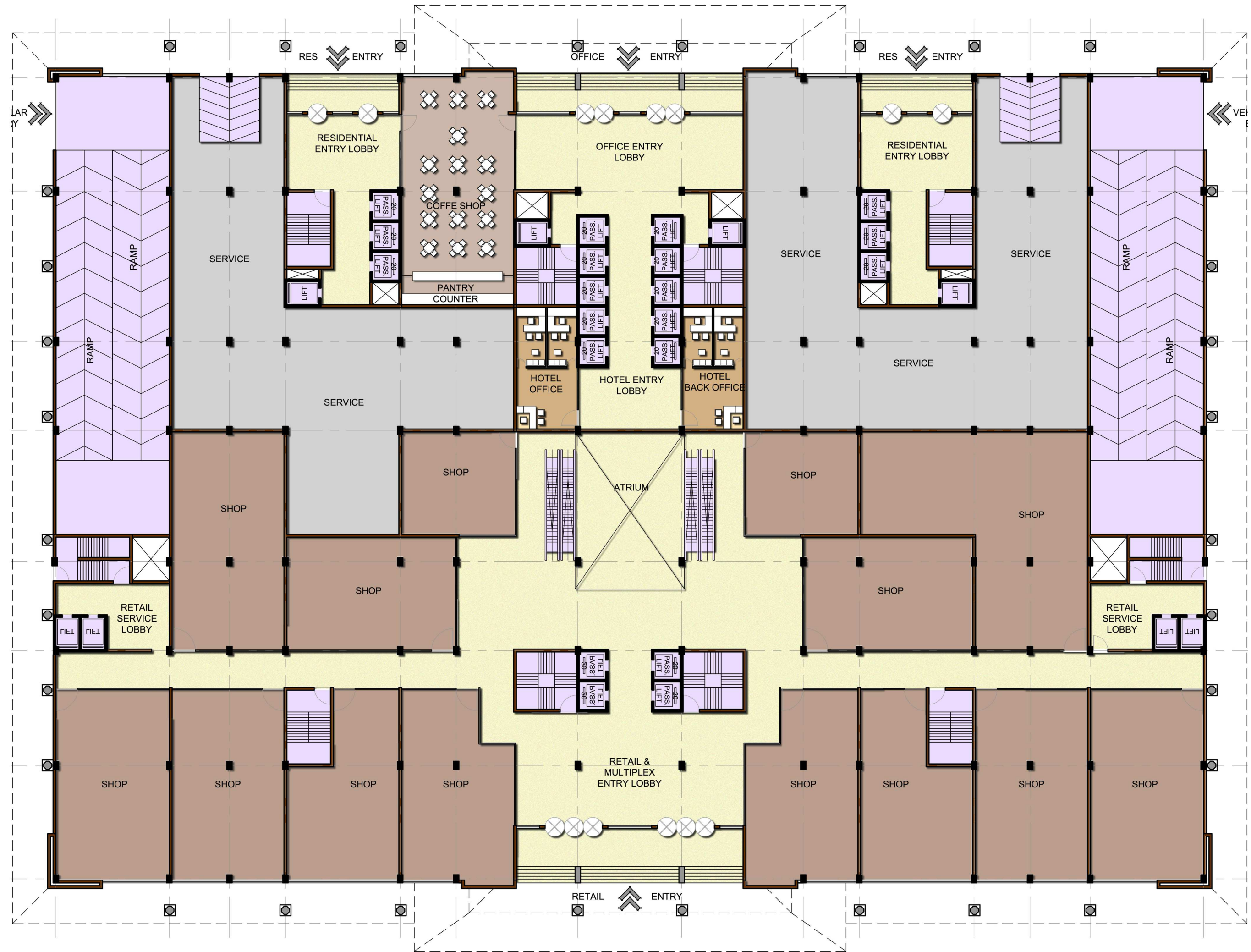
(GROUND & FIRST FLOOR)

TOTAL AREA=121723 sq.ft

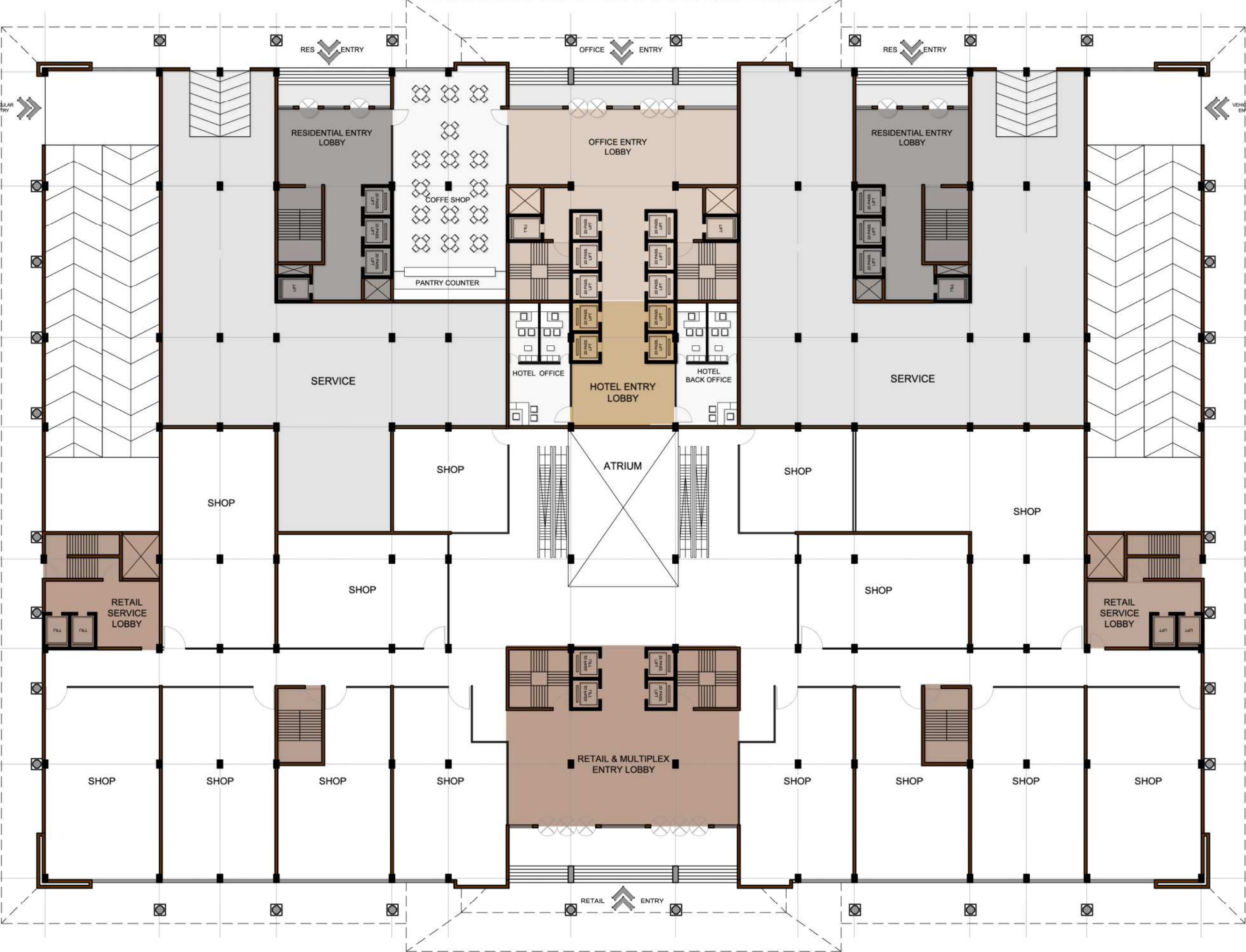
FUNCTIONS:28 SHOPS, ANCHOR SHOP & FOOD COURT



GROUND FLOOR PLAN



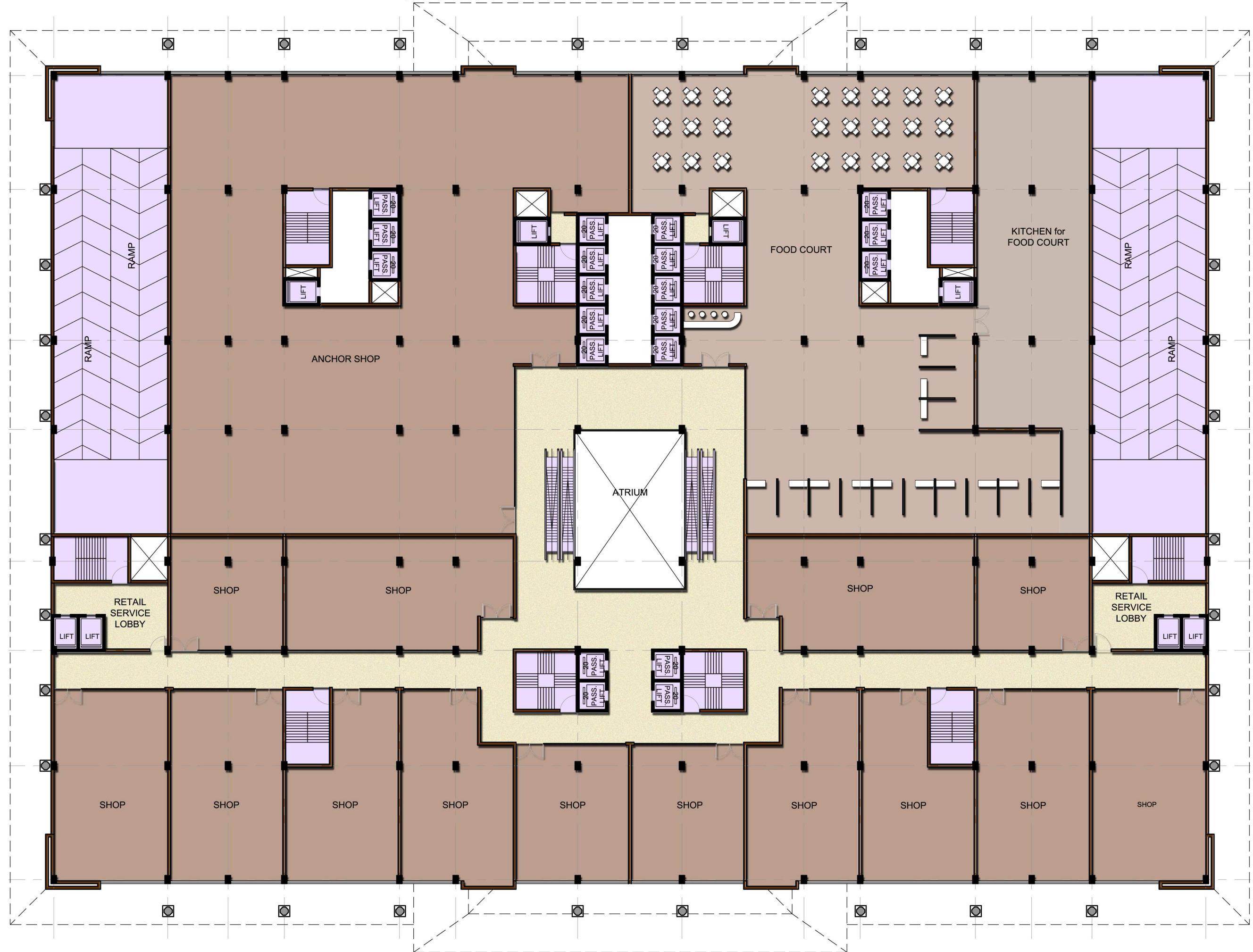
VERTICAL CIRCULATION SEGREGATION



GROUND FLOOR VIEWS



RETAIL FLOOR PLAN (1ST AND 2ND FLOOR)



RETAIL VIEWS

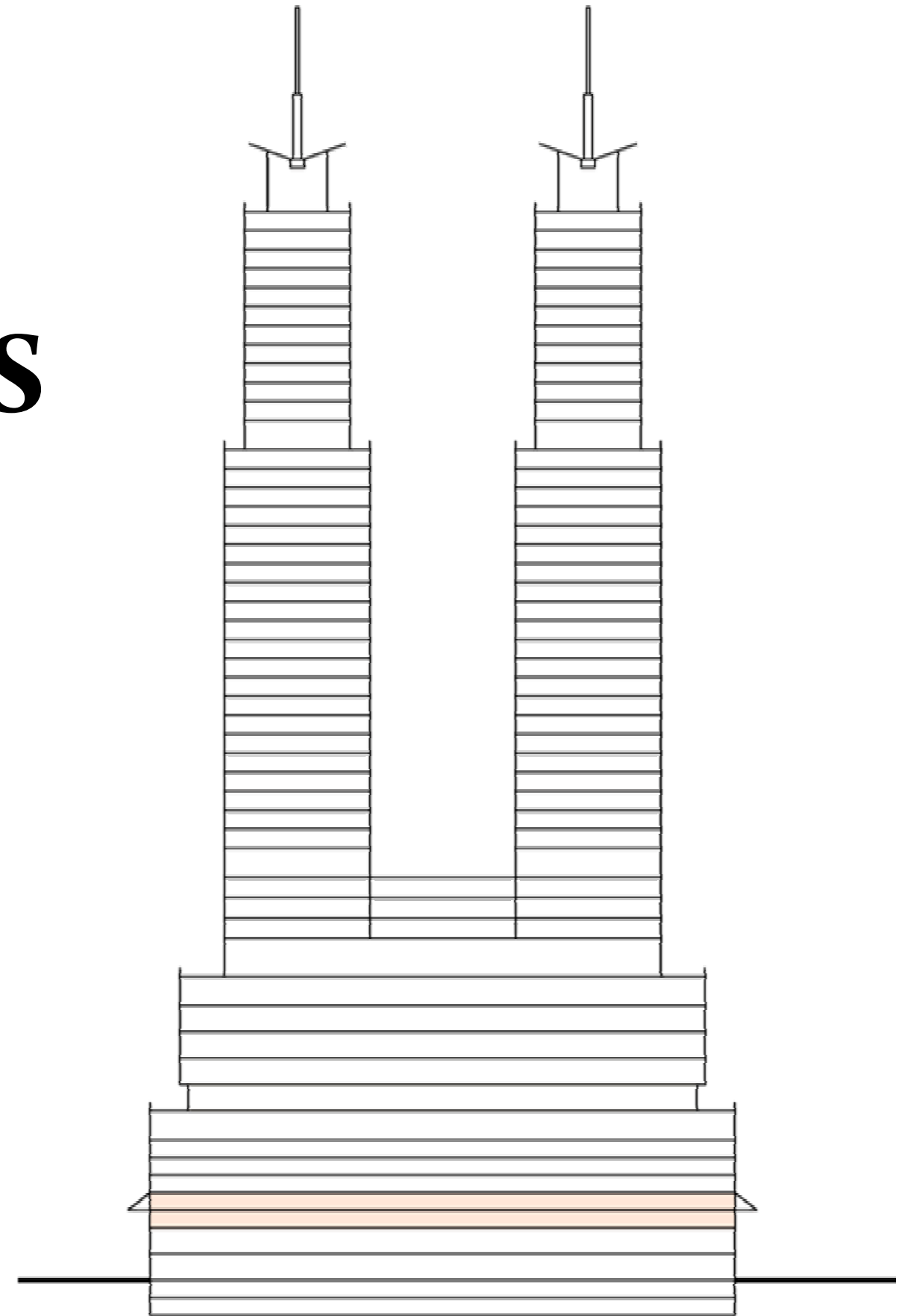


MULTIPLEX FLOORS

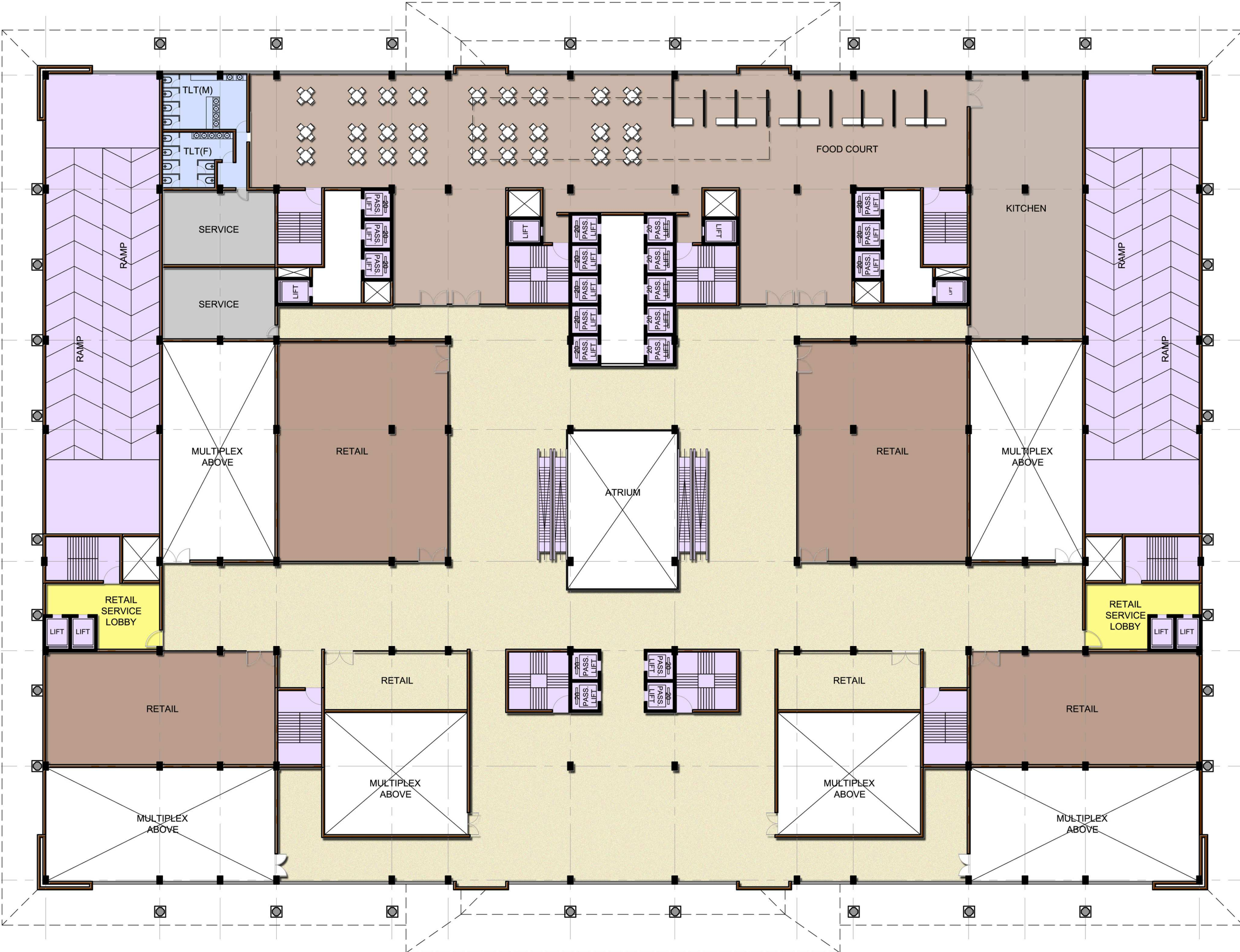
(2ND – 3RD FLOOR)

TOTAL AREA=163774sq.ft

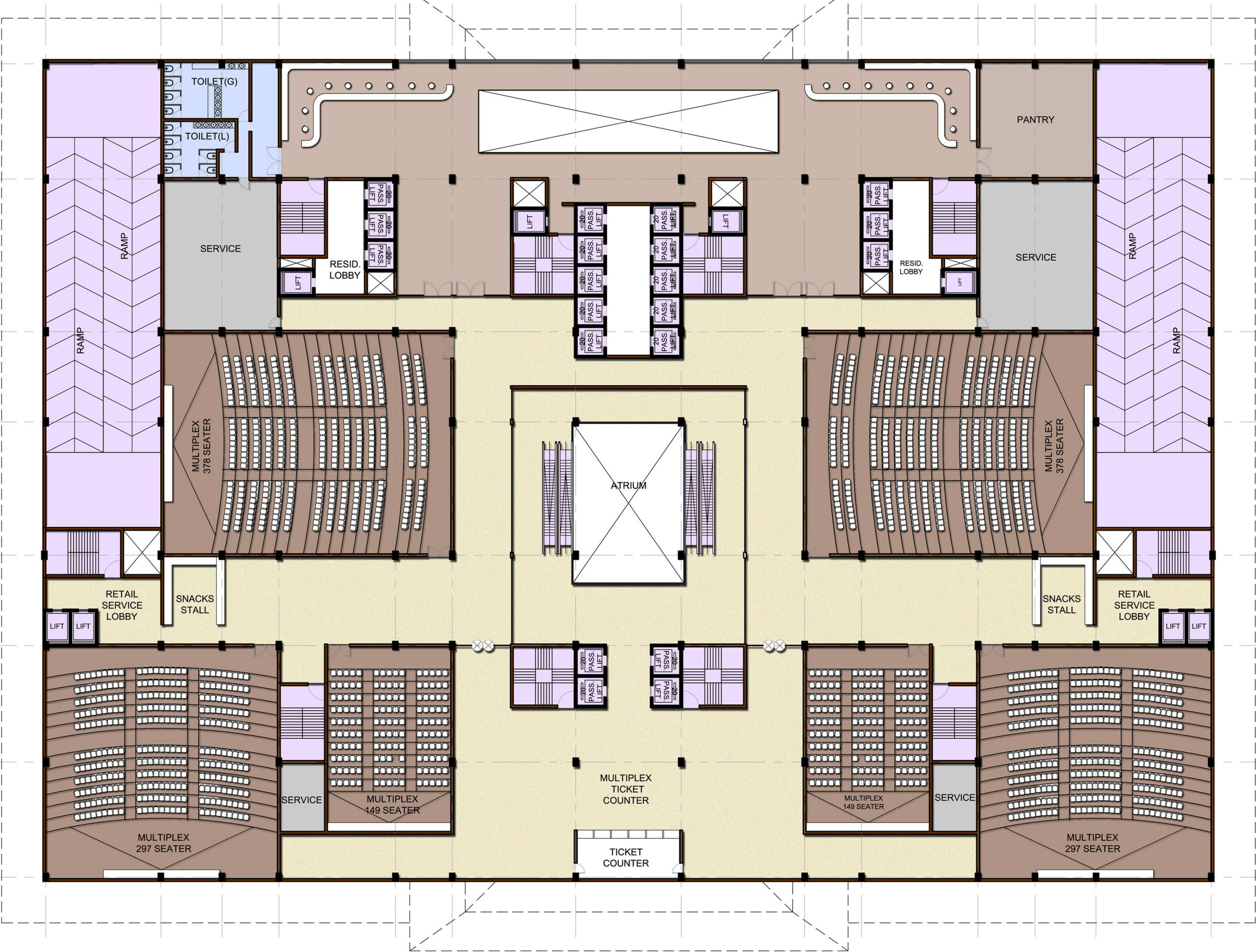
NO OF MULTIPLEX – 4NOS.



MULTIPLEX FLOOR PLAN LOWER LEVEL (2ND FLOOR PLAN)



MULTIPLEX FLOOR PLAN UPPER LEVEL (3RD FLOOR PLAN)



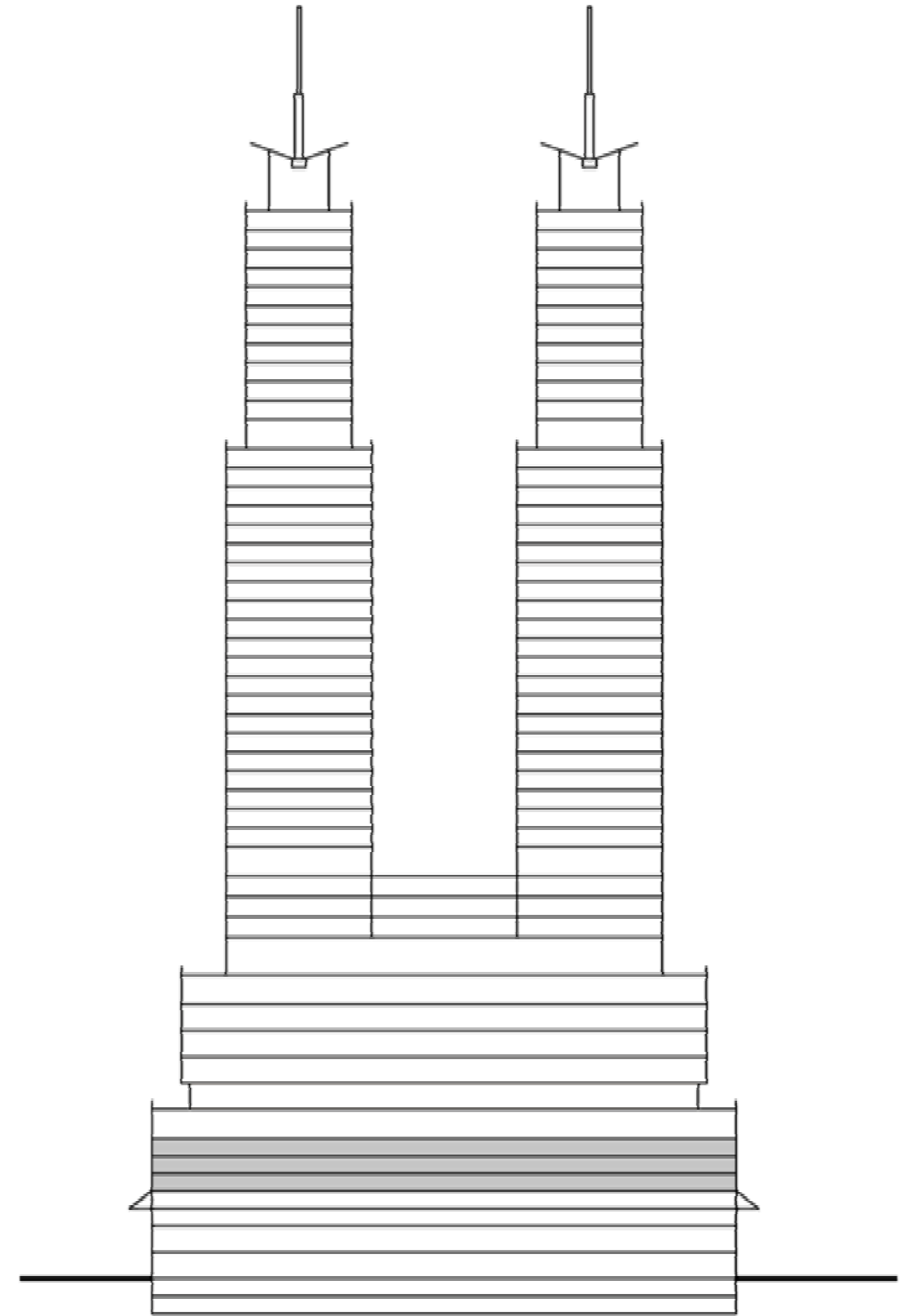


PARKING FLOORS

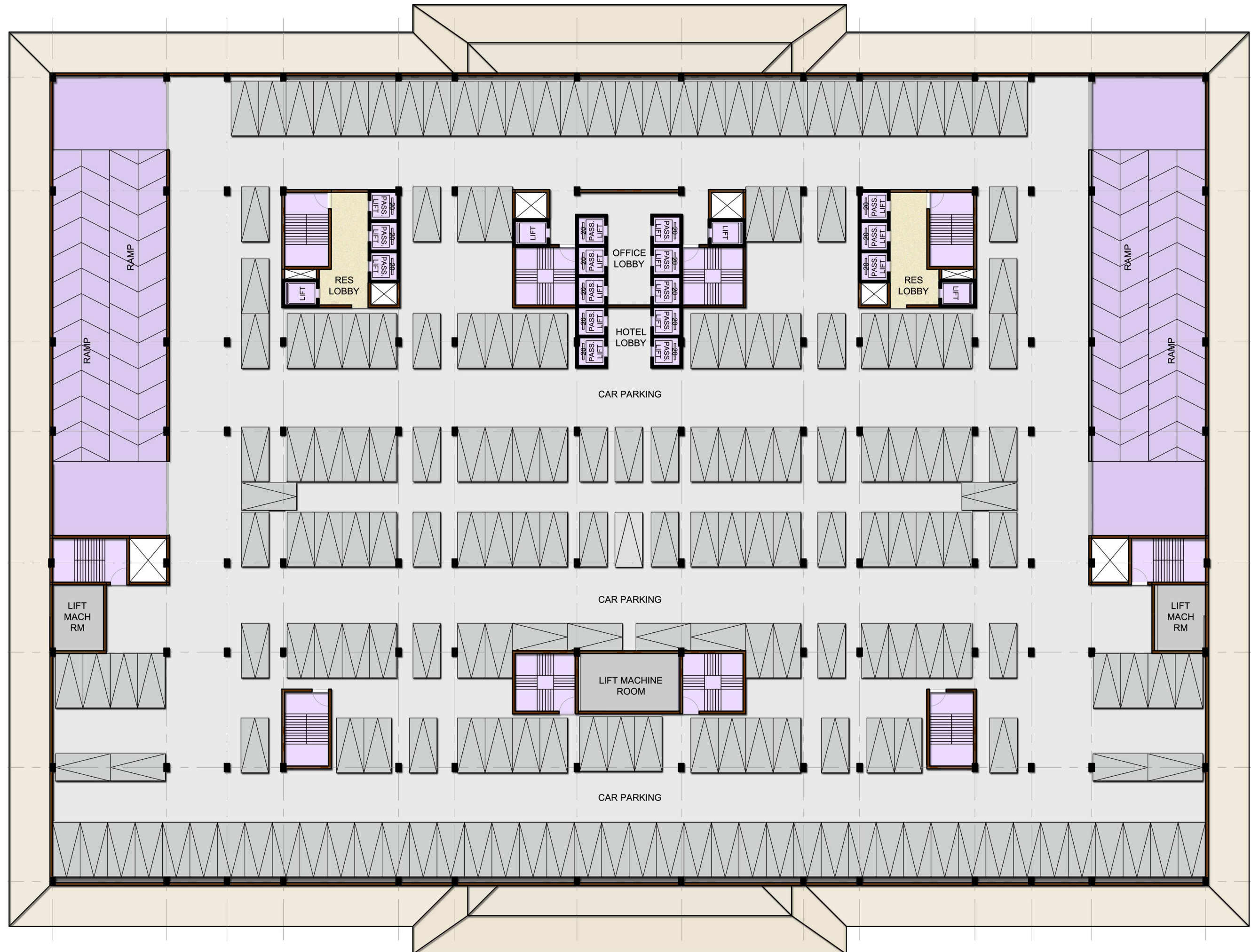
(4TH – 6TH FLOOR)

TOTAL AREA=250303sq.ft

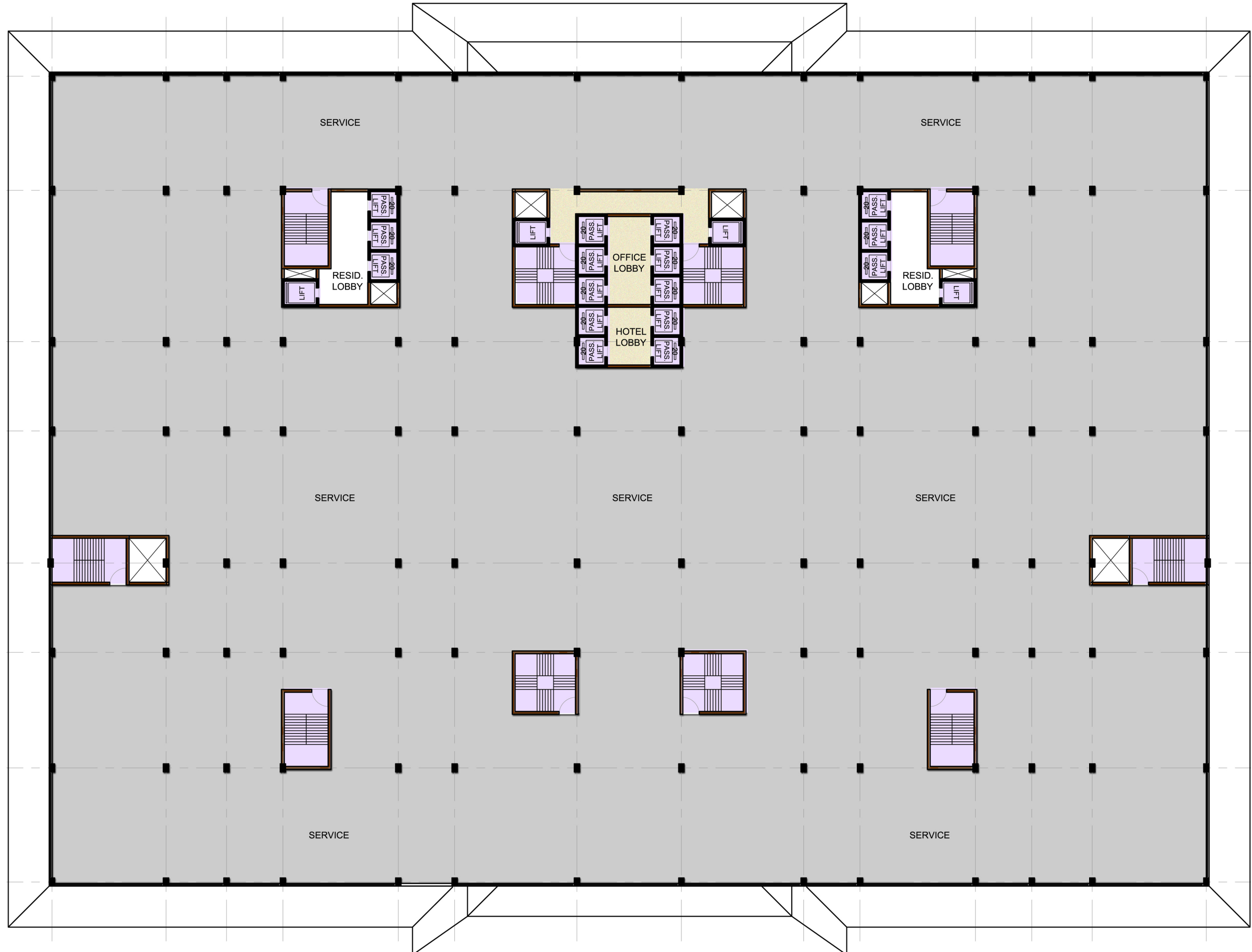
NO OF PARKING:603 CARS



PARKING FLOOR PLAN (4TH - 6TH FLOOR)



MECHANICAL FLOOR PLAN (7TH FLOOR)



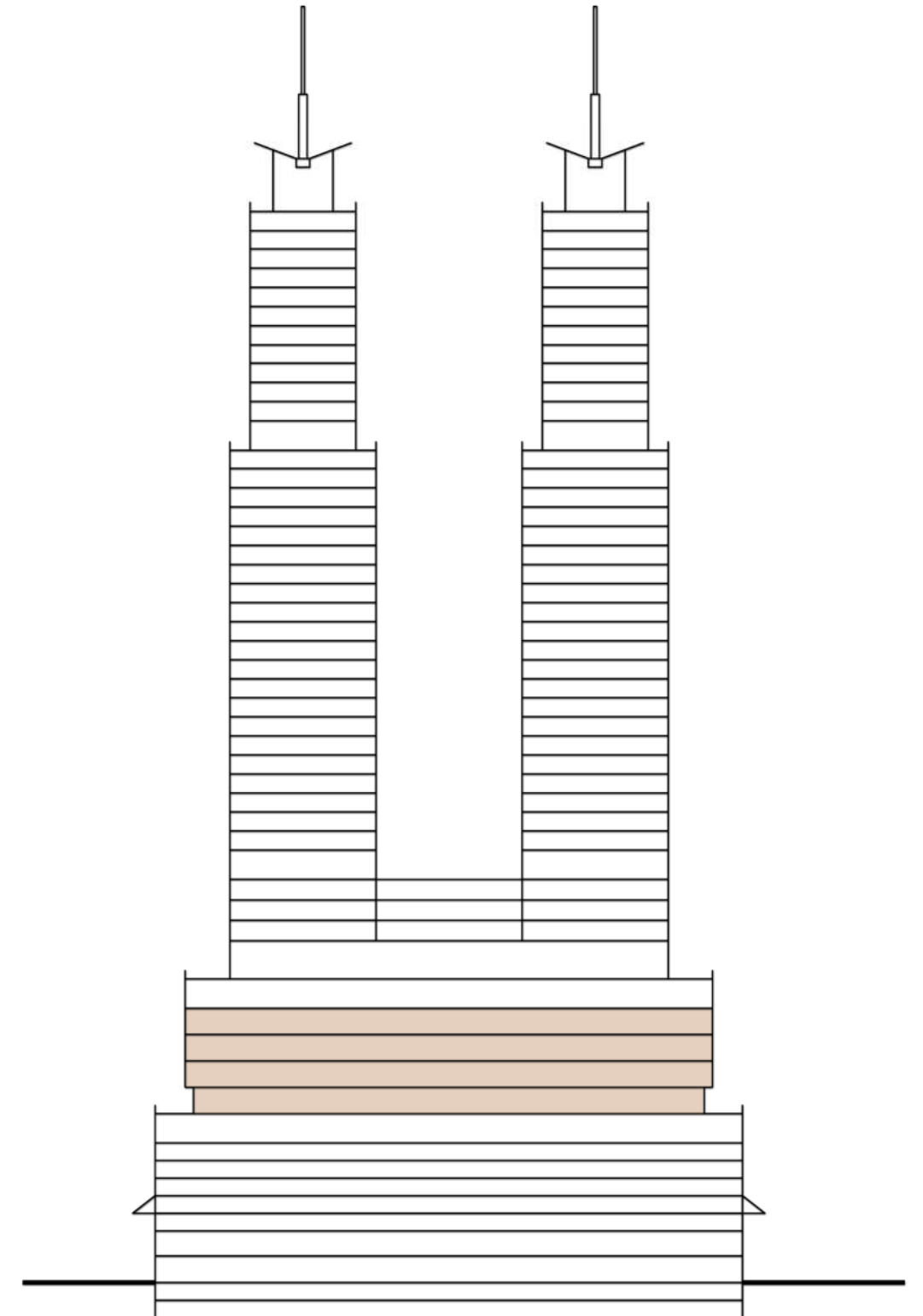
OFFICE FLOORS

(8TH - 11TH FLOOR)

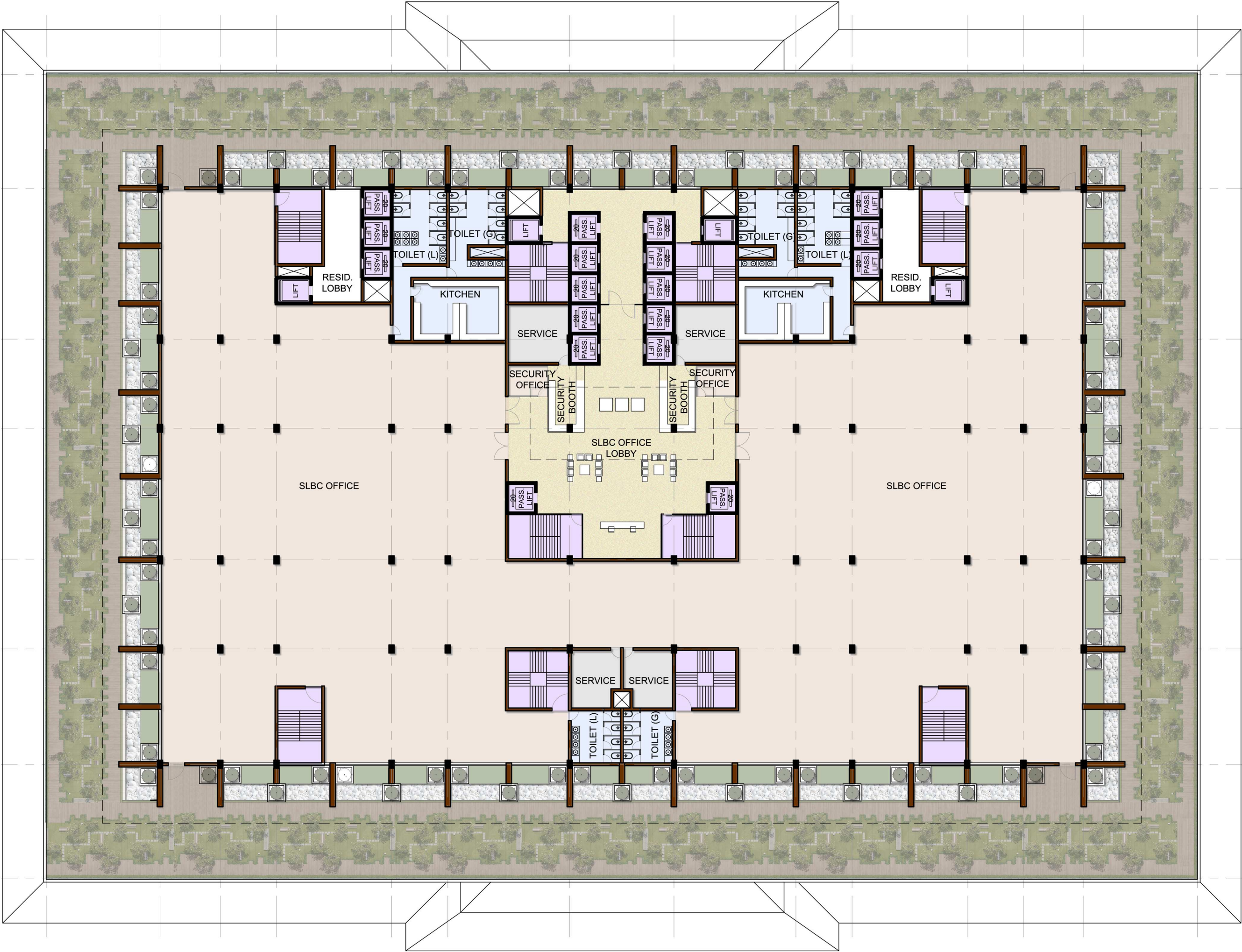
TOTAL AREA=256213 SQ.FT

SLBC OFFICE FLOORS= 128397 SQ.FT

OFFICE FLOORS = 127815 SQ.FT



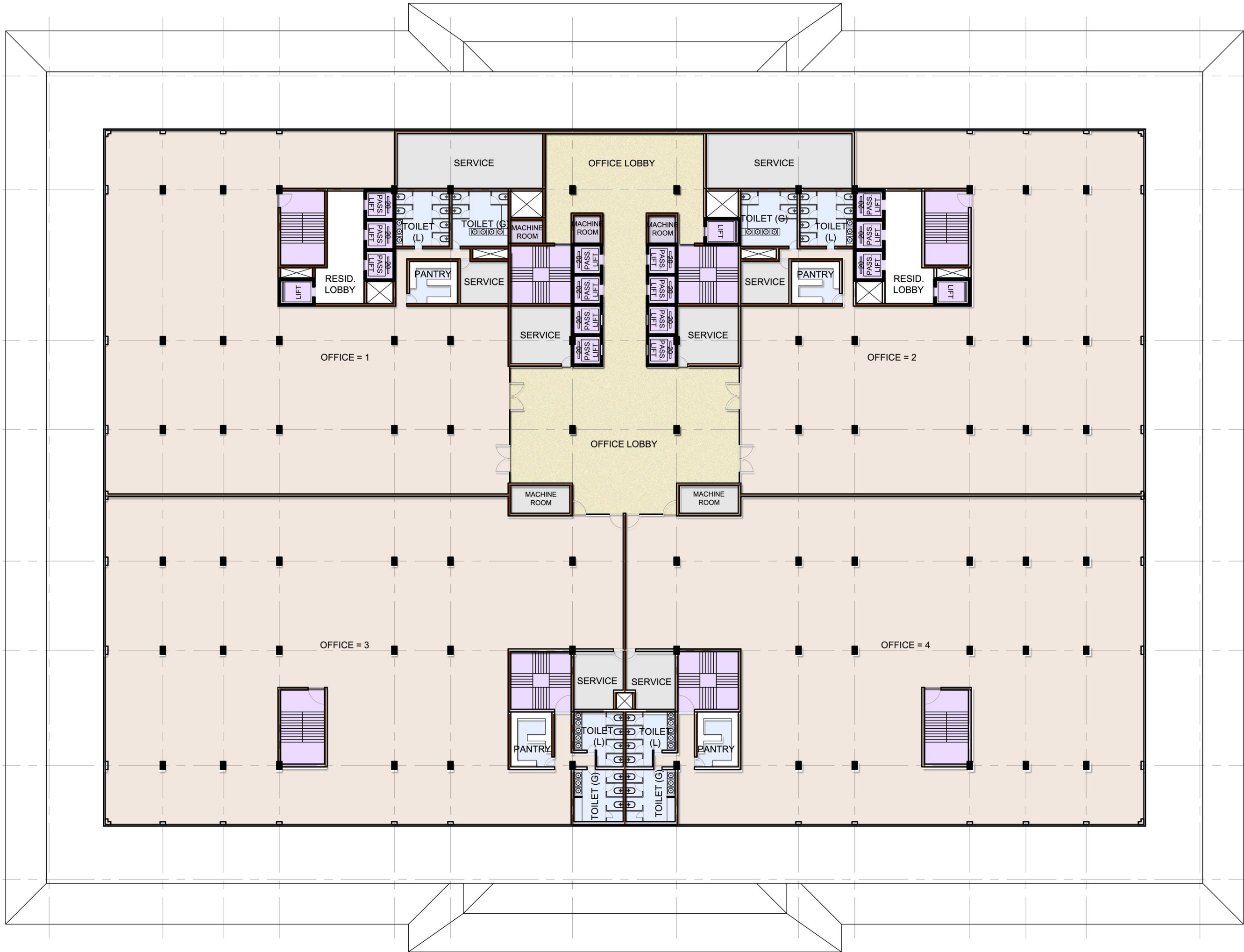
SLBC FLOOR PLAN (8TH - 9TH FLOOR)



SLBC VIEWS



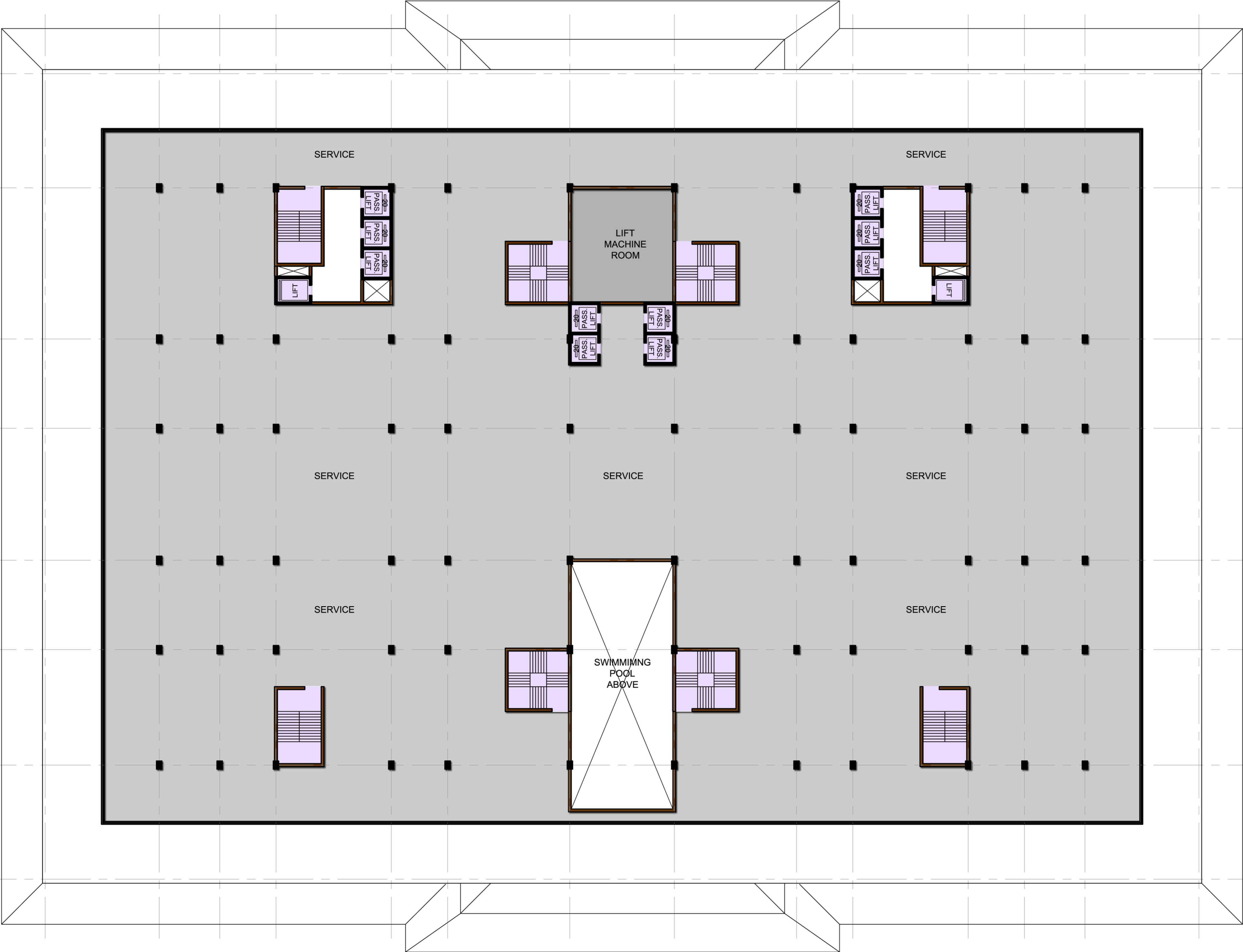
OFFICE FLOOR PLAN (10TH - 11TH FLOOR)



OFFICE VIEWS



MECHANICAL FLOOR PLAN (12TH FLOOR)

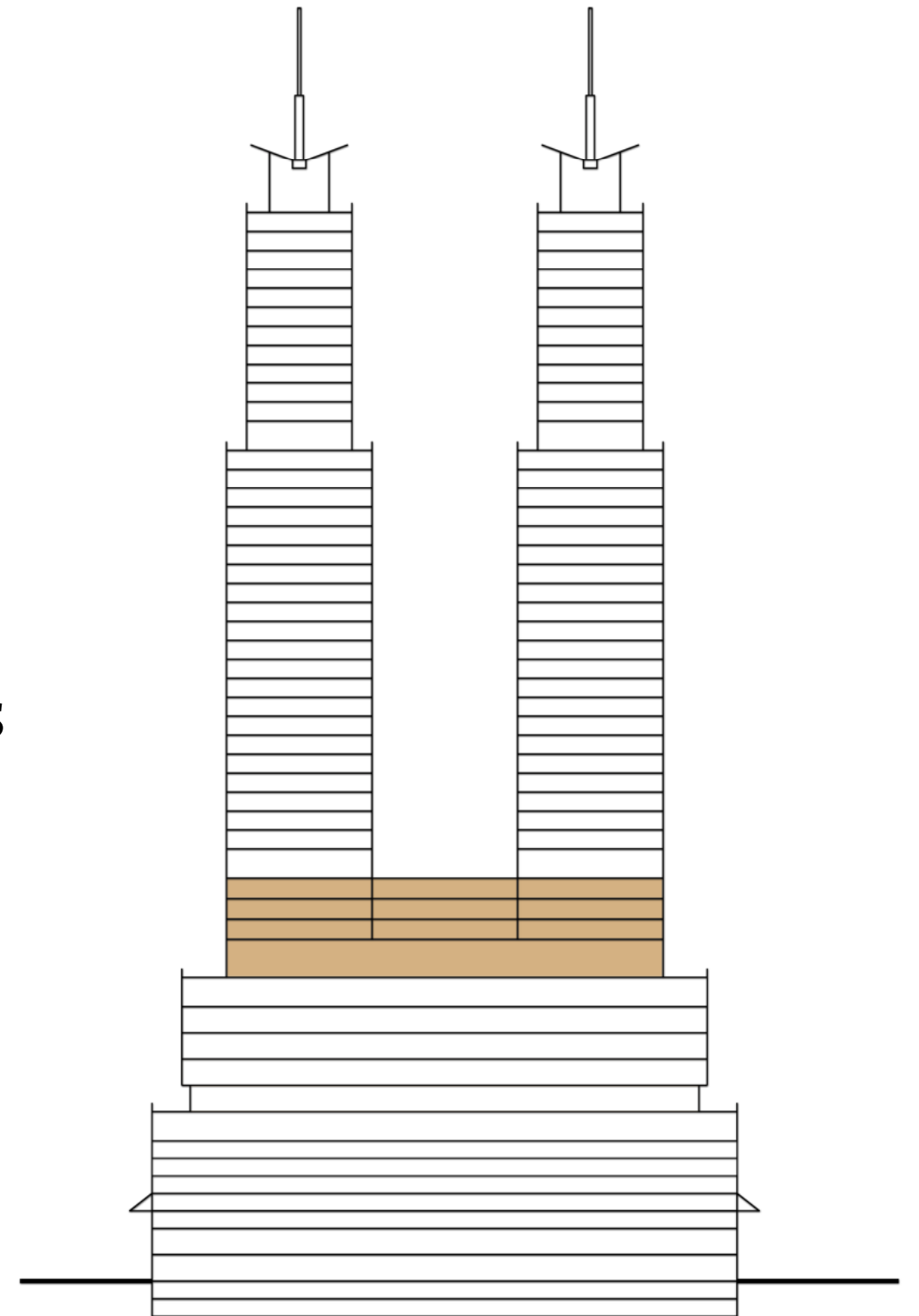


HOTEL FLOORS

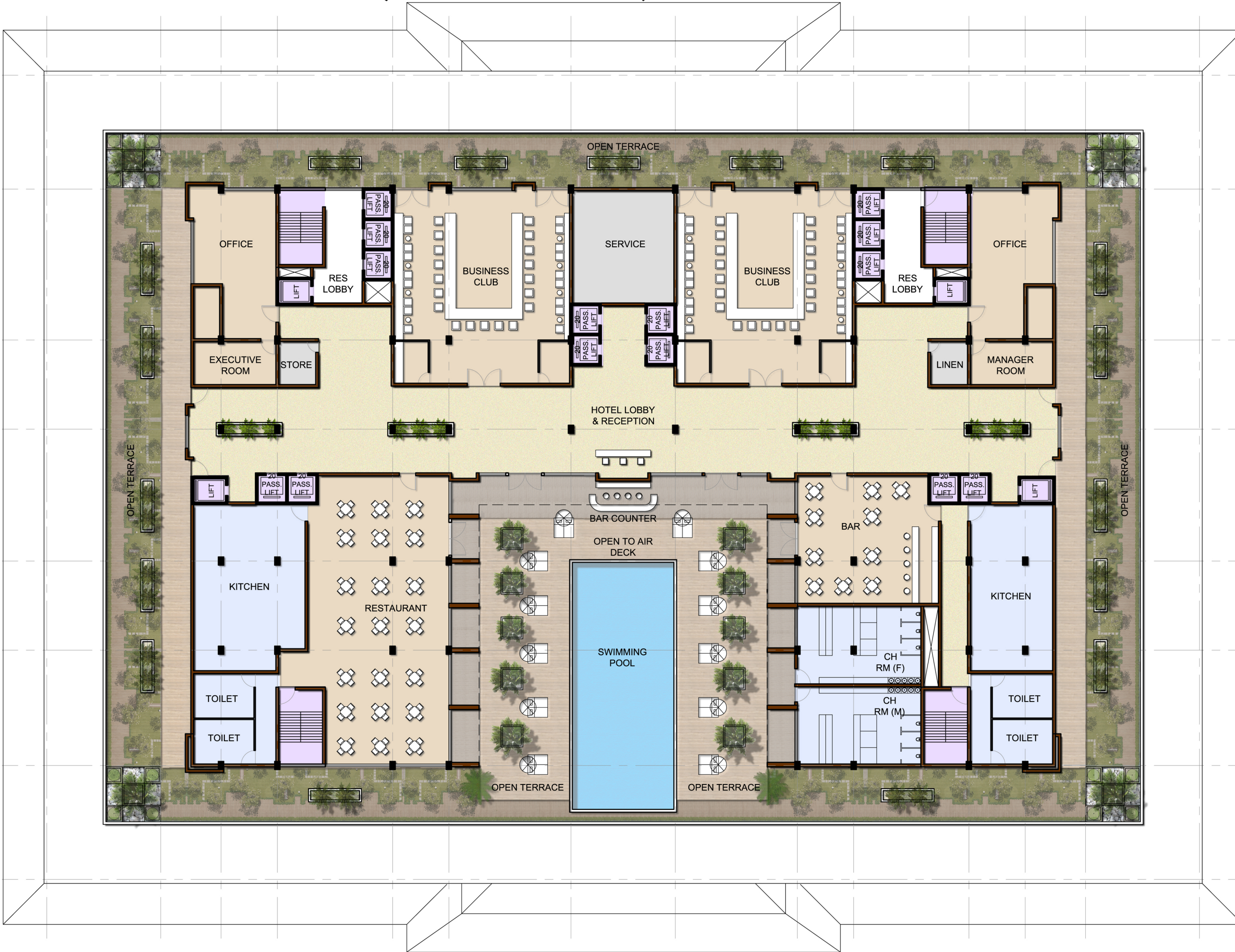
(13TH - 16TH FLOOR)

TOTAL AREA=141094 sq.ft

NO OF ROOMS:58 HOTEL ROOMS & 18 FAMILY SUITES



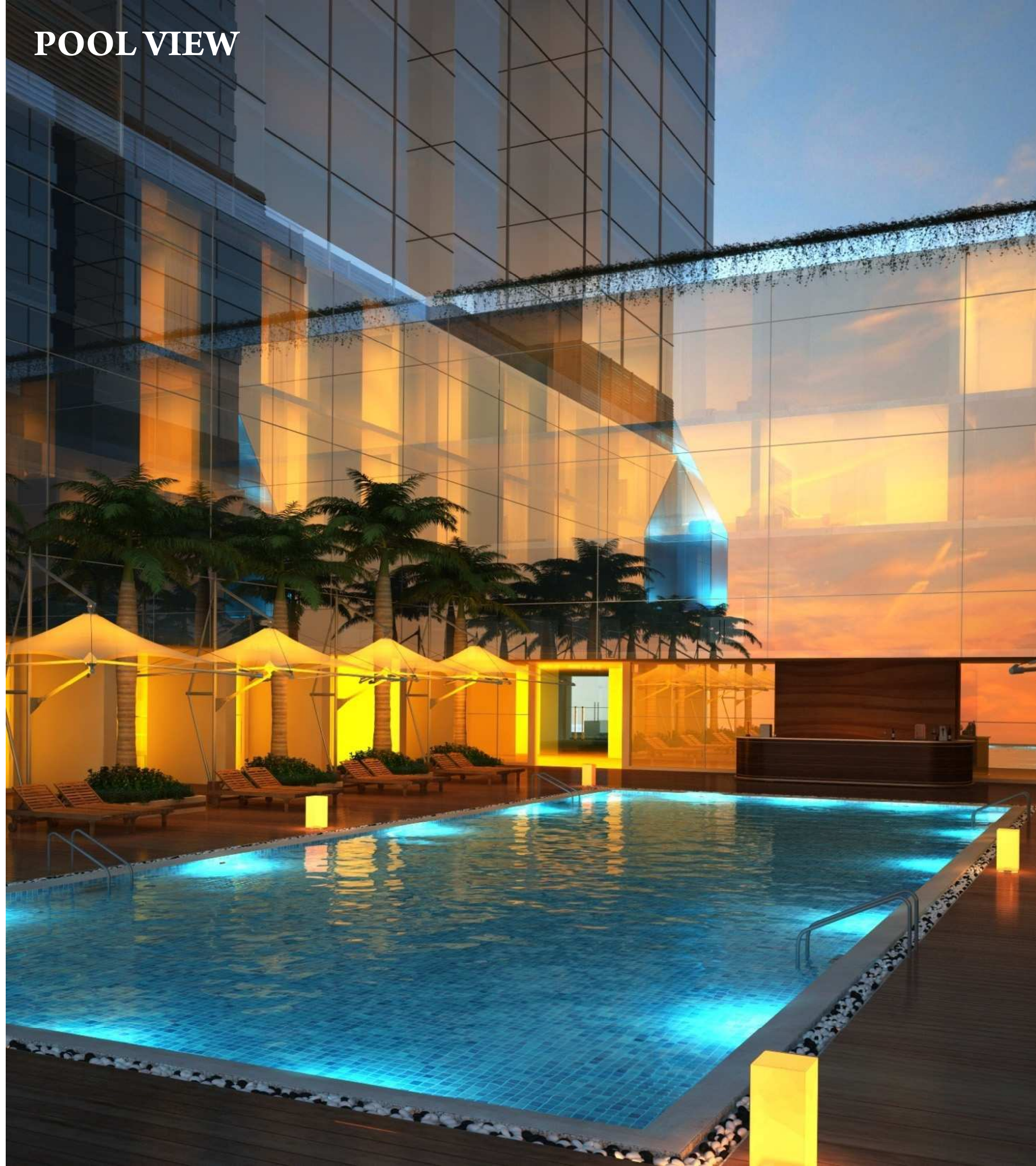
HOTEL FLOOR PLAN (13TH FLOOR)



POOL VIEW



POOL VIEW



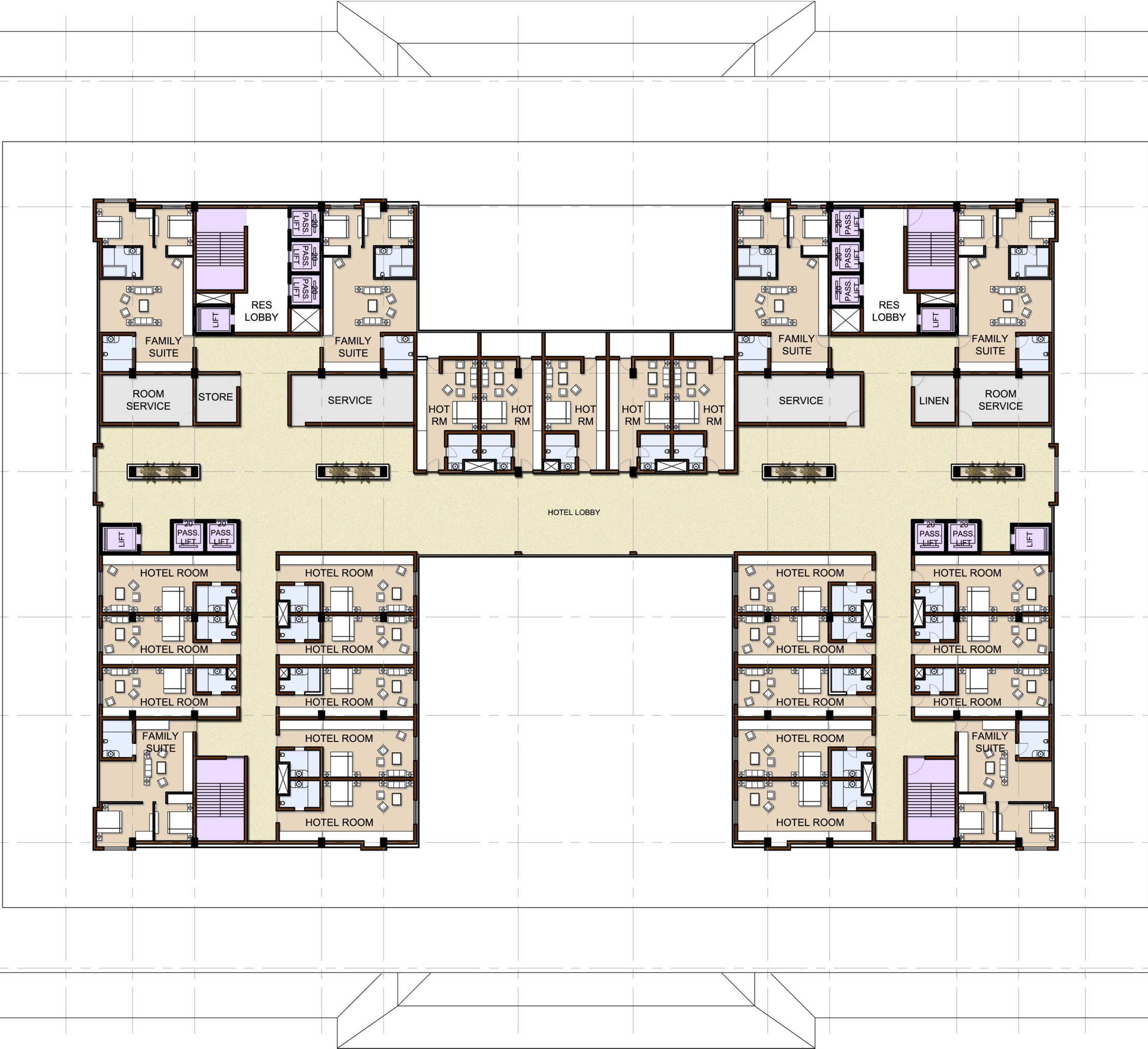
HOTEL FLOOR PLAN (14TH FLOOR)



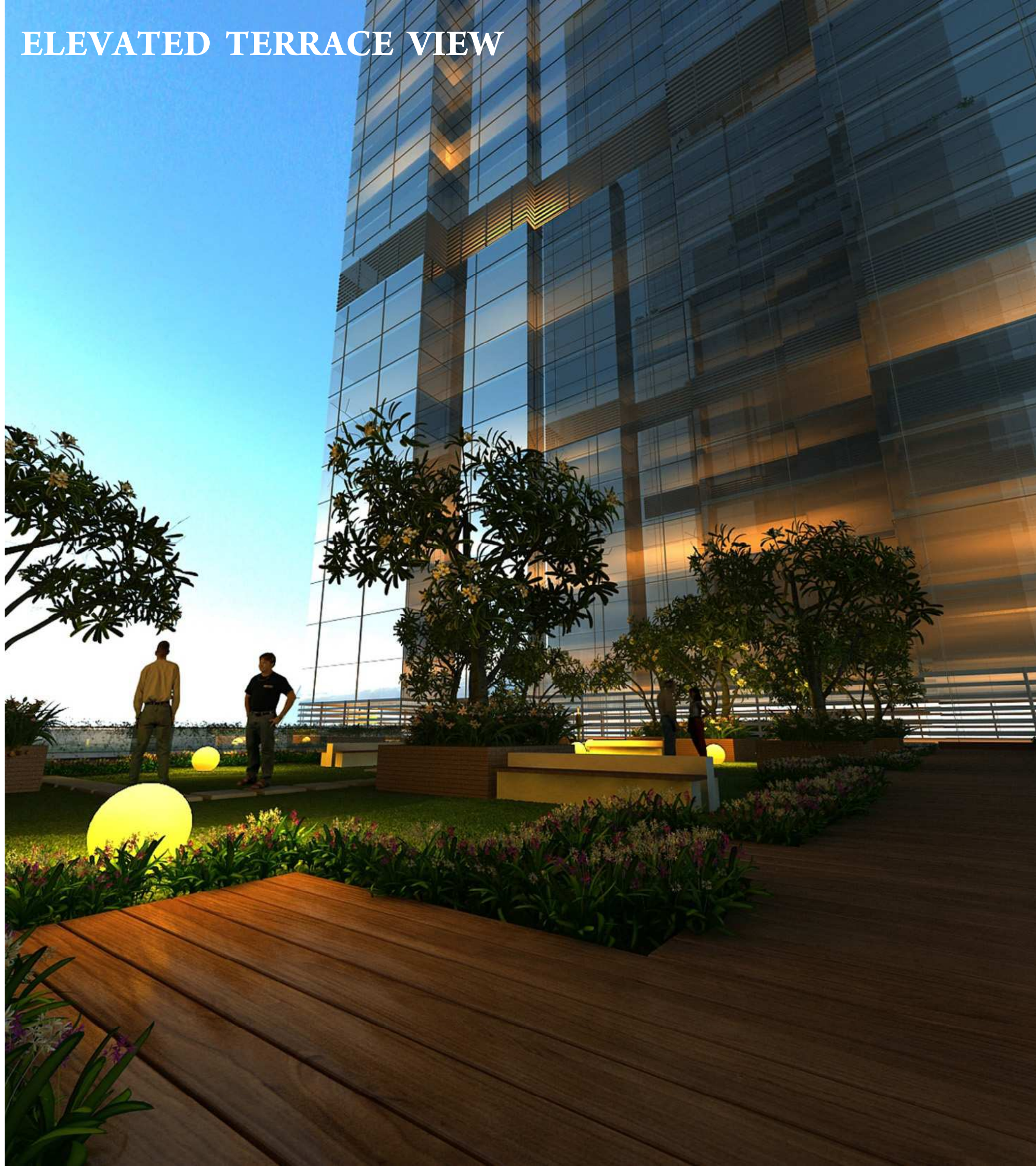
ELEVATED TERRACE VIEW



HOTEL FLOOR PLAN (15TH - 16TH FLOOR)



ELEVATED TERRACE VIEW



HOTEL VIEWS



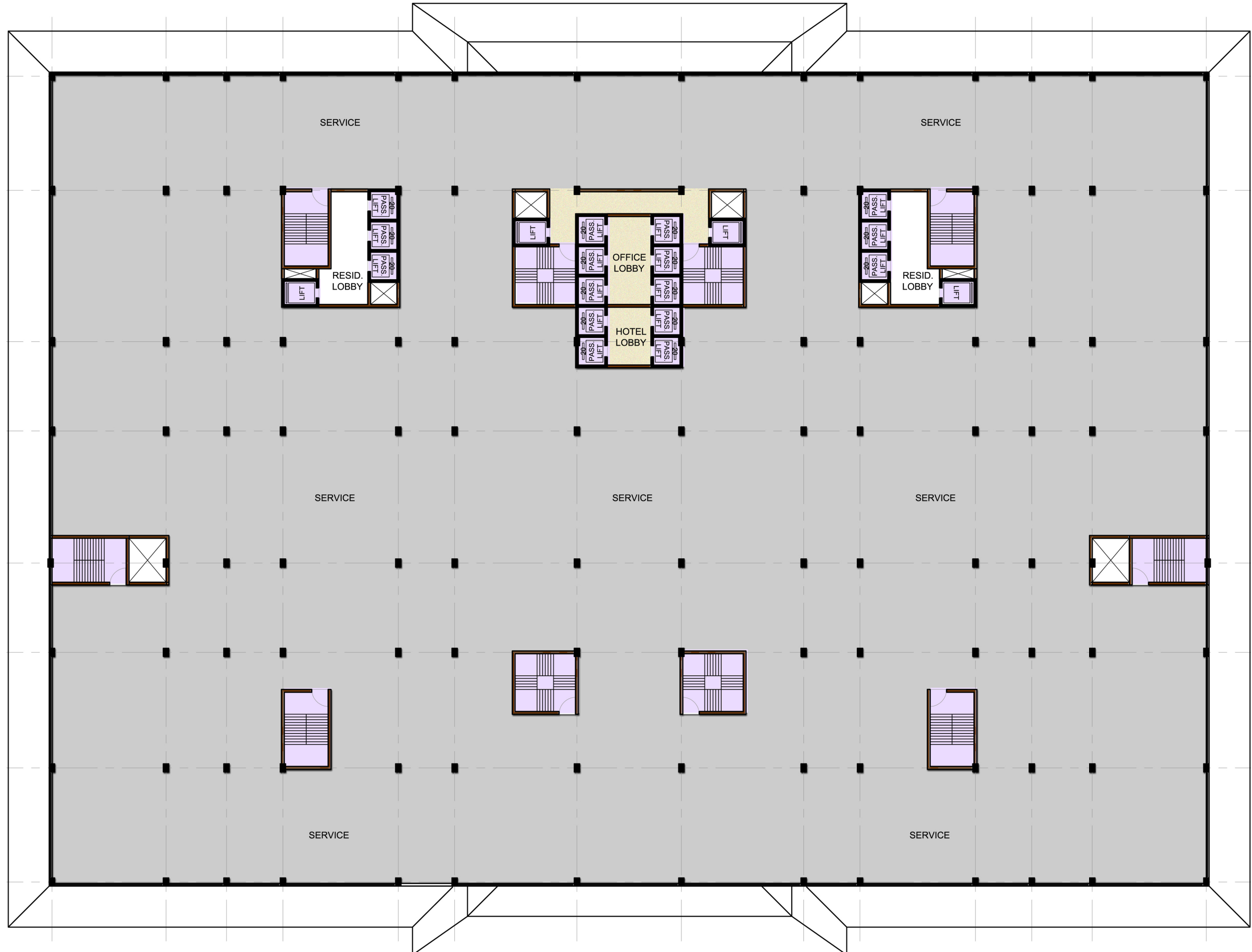
ELEVATED TERRACE VIEW



HOTEL VIEWS



MECHANICAL FLOOR PLAN (17TH FLOOR)



RESIDENTIAL FLOORS

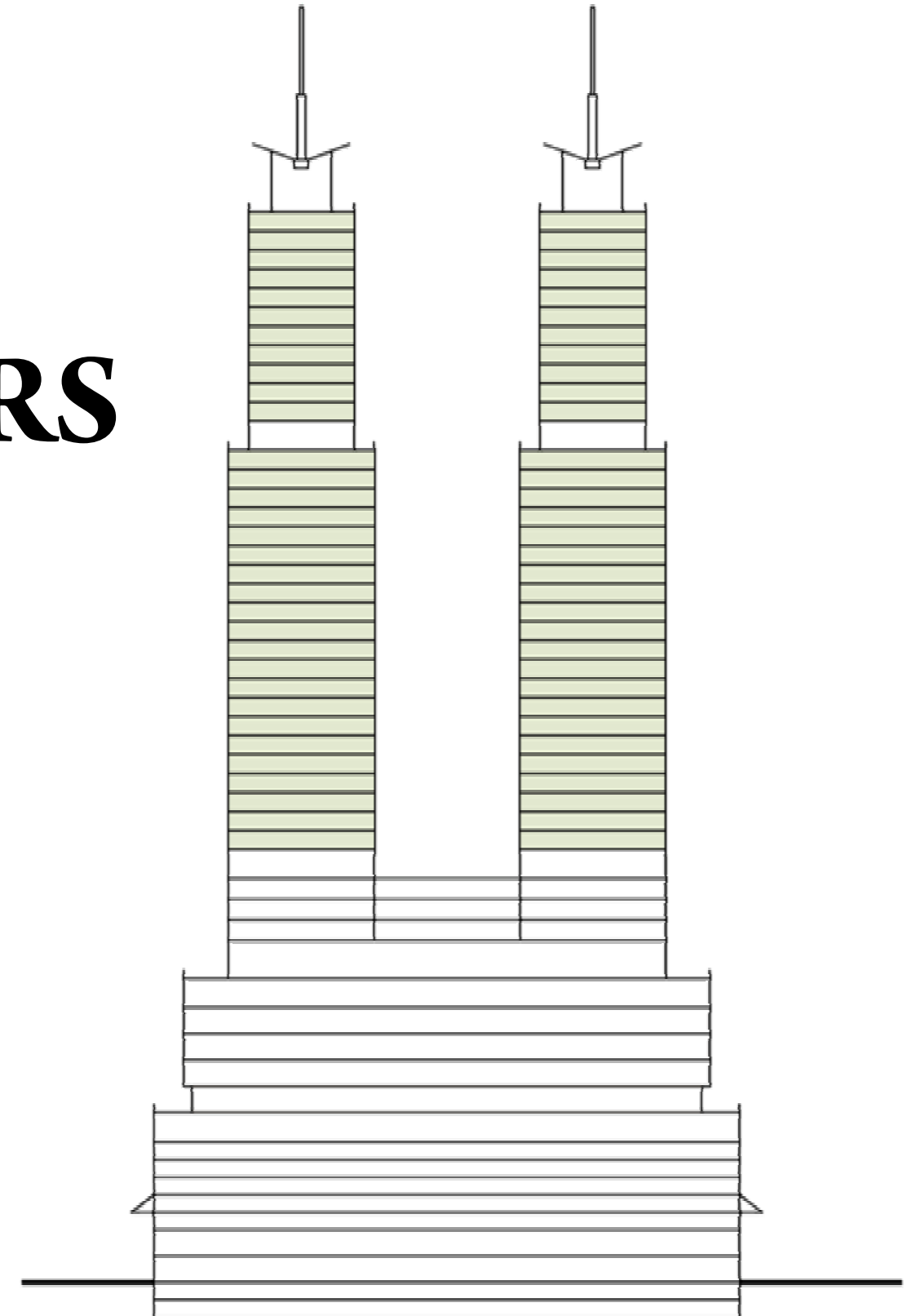
(18TH - 50TH FLOOR)

TOTAL AREA = 767256 sq.ft

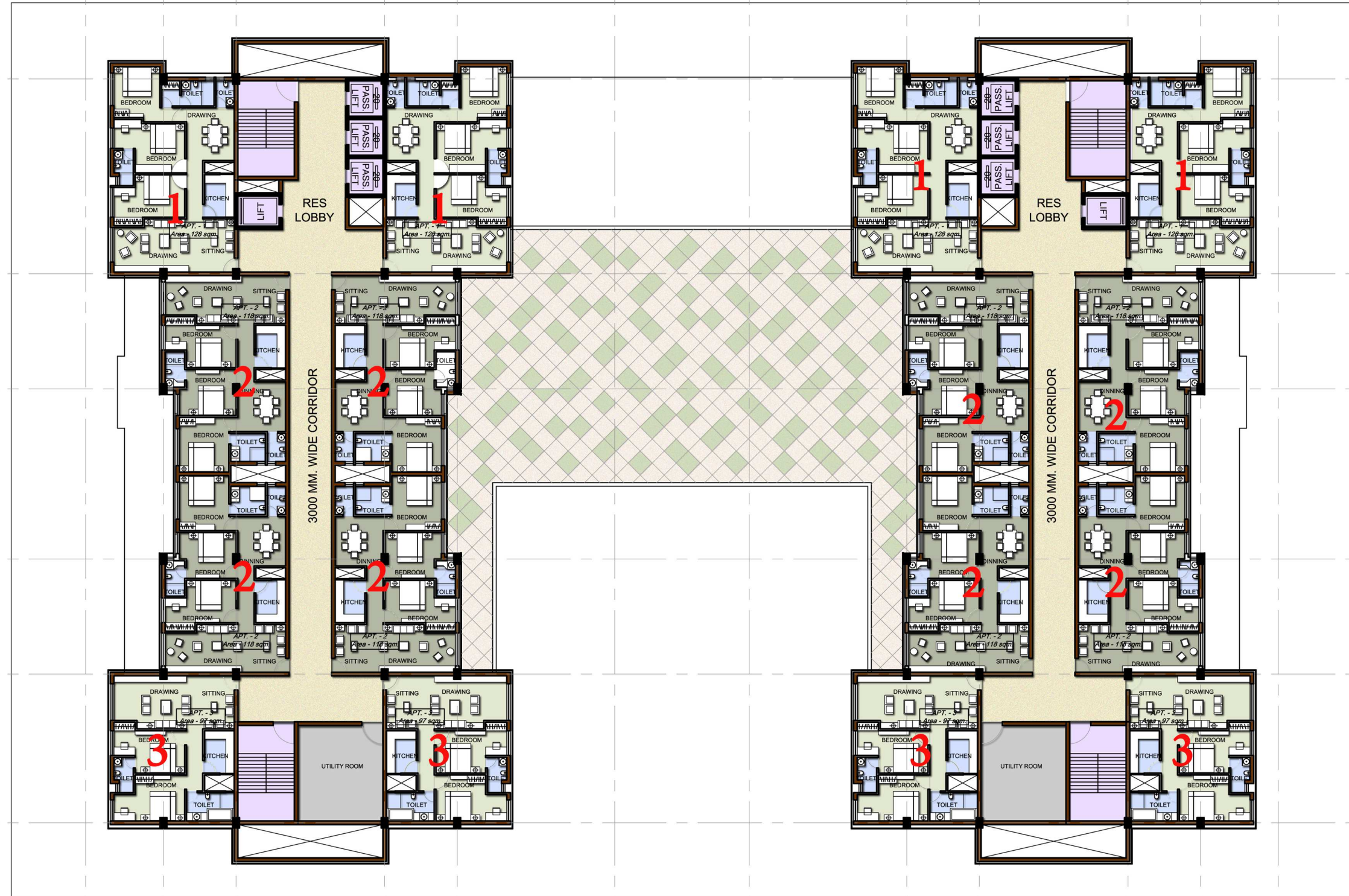
APARTMENT 1 = 42 ROOMS (128 SQ.M, 3BHK)

APARTMENT 2 = 128 ROOMS(118 SQ.M, 3BHK)

APARTMENT 3 = 42 ROOMS (97 SQ.M, 2BHK)



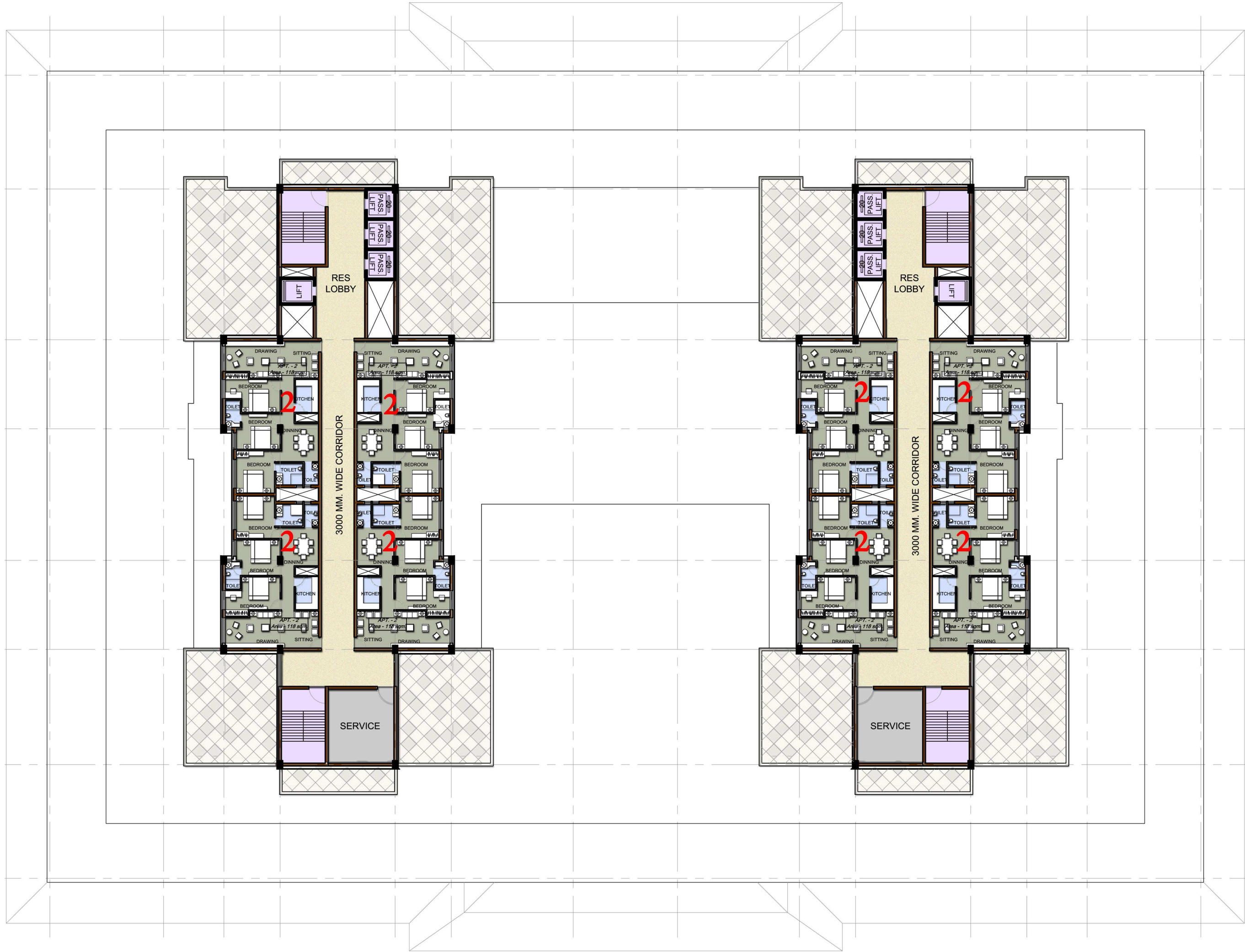
RESIDENTIAL FLOOR PLAN (18TH - 38TH FLOOR)



RESIDENTIAL VIEWS



RESIDENTIAL FLOOR PLAN (40TH - 50TH FLOOR)



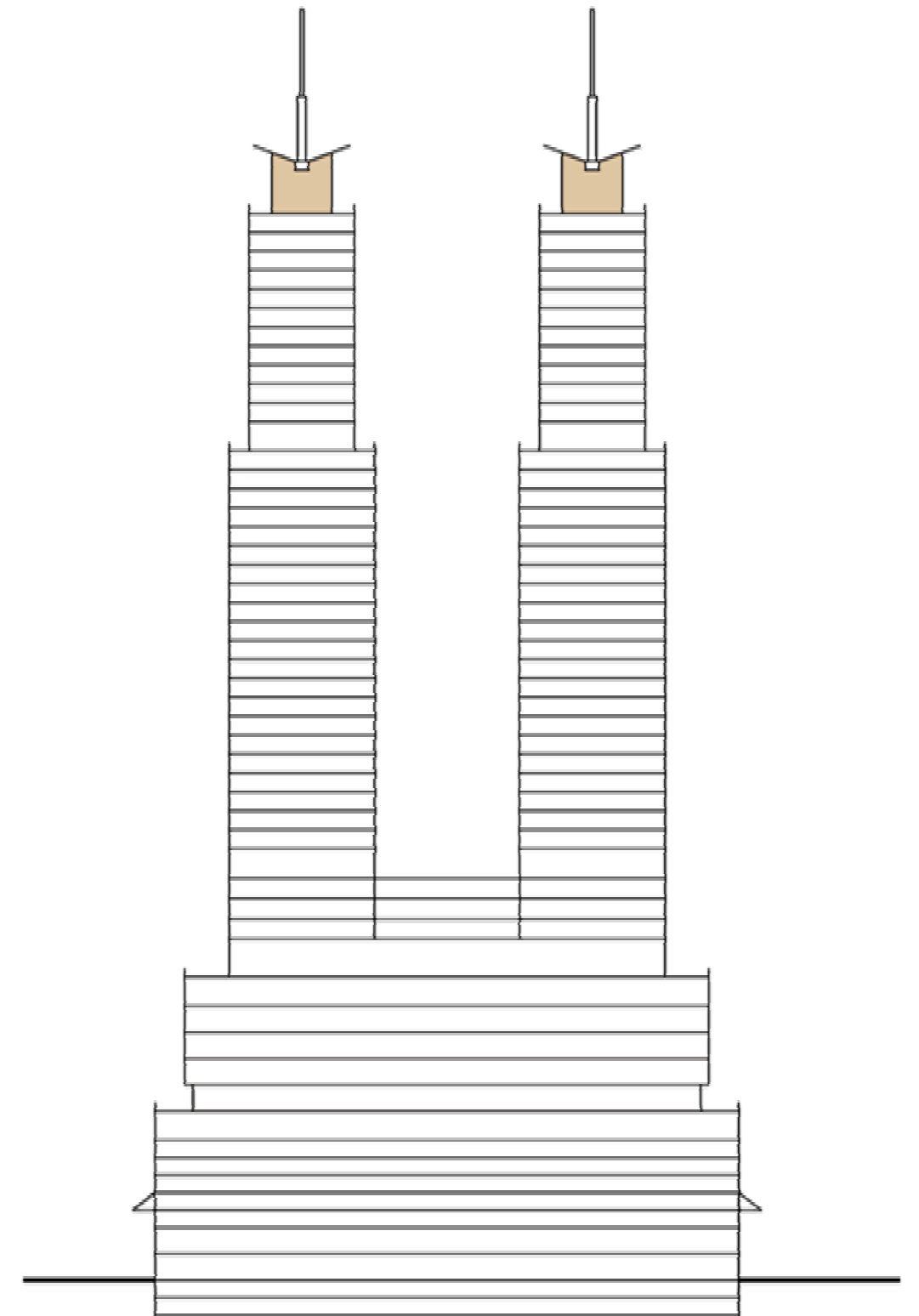
RESIDENTIAL VIEWS



CLUB FLOORS

(51ST - 52ND FLOOR)

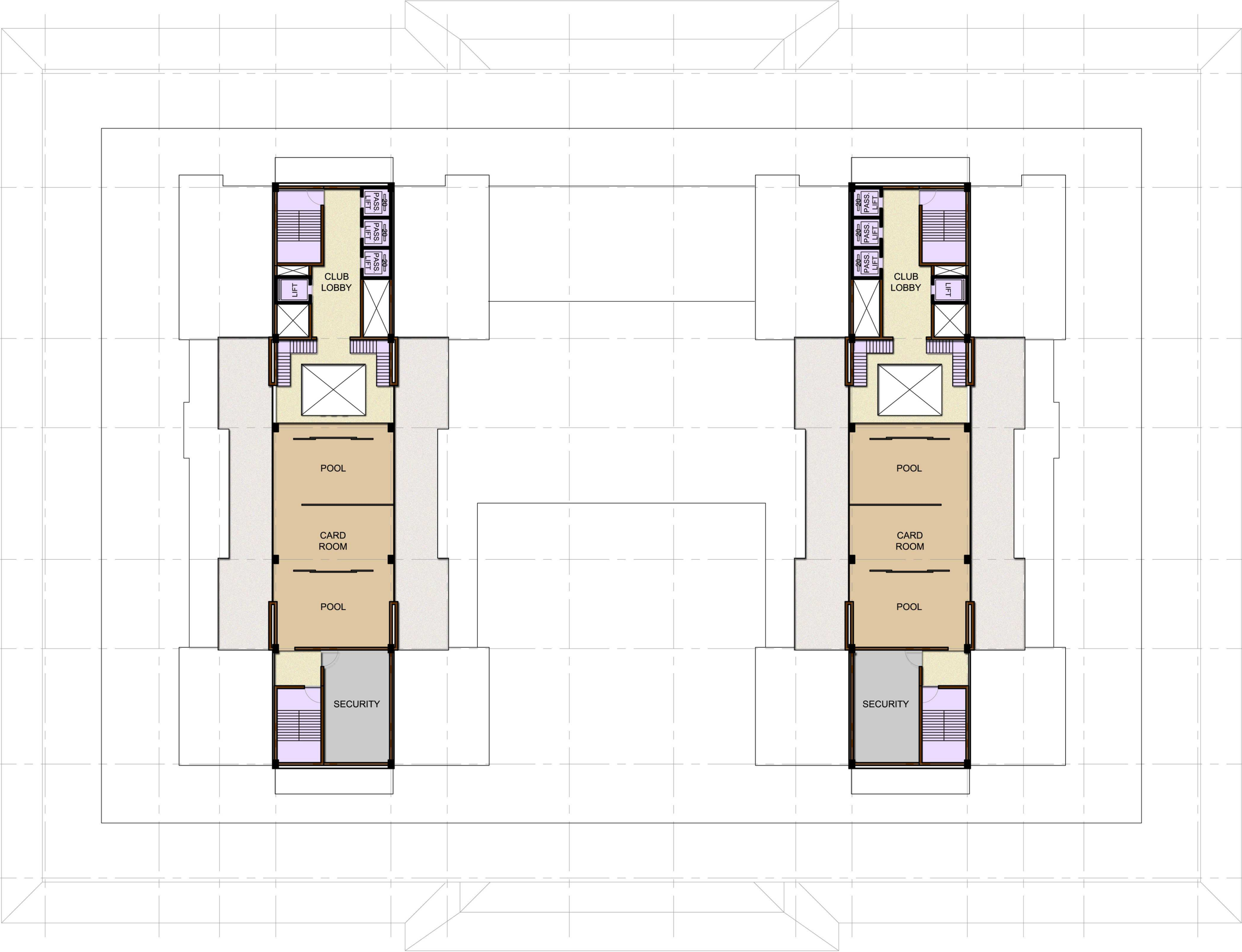
TOTAL AREA=23385 sq.ft



CLUB FLOOR PLAN (51ST FLOOR)



CLUB FLOOR PLAN (52ND FLOOR)



CLUB VIEW





Hygrophila difformis
(L. fil.) Blume.



Ipomoea aquatica Forssk.V



Canna indica



Alternanthera paronychioides
A. St. Hillaire



Frangipani
tree



Banayan tree *Ficus benghalensis*



Palm tree
Areaceae



SLBC SKYSCRAPER @ COLOMBO