



SOCIETE DE DEVELOPPEMENT CONGO (SDC) SARL

PPC – BARNET GROUP

Site Project development

KIMPESE

Design By
DVK Images
Gambia



Google earth
image of the site



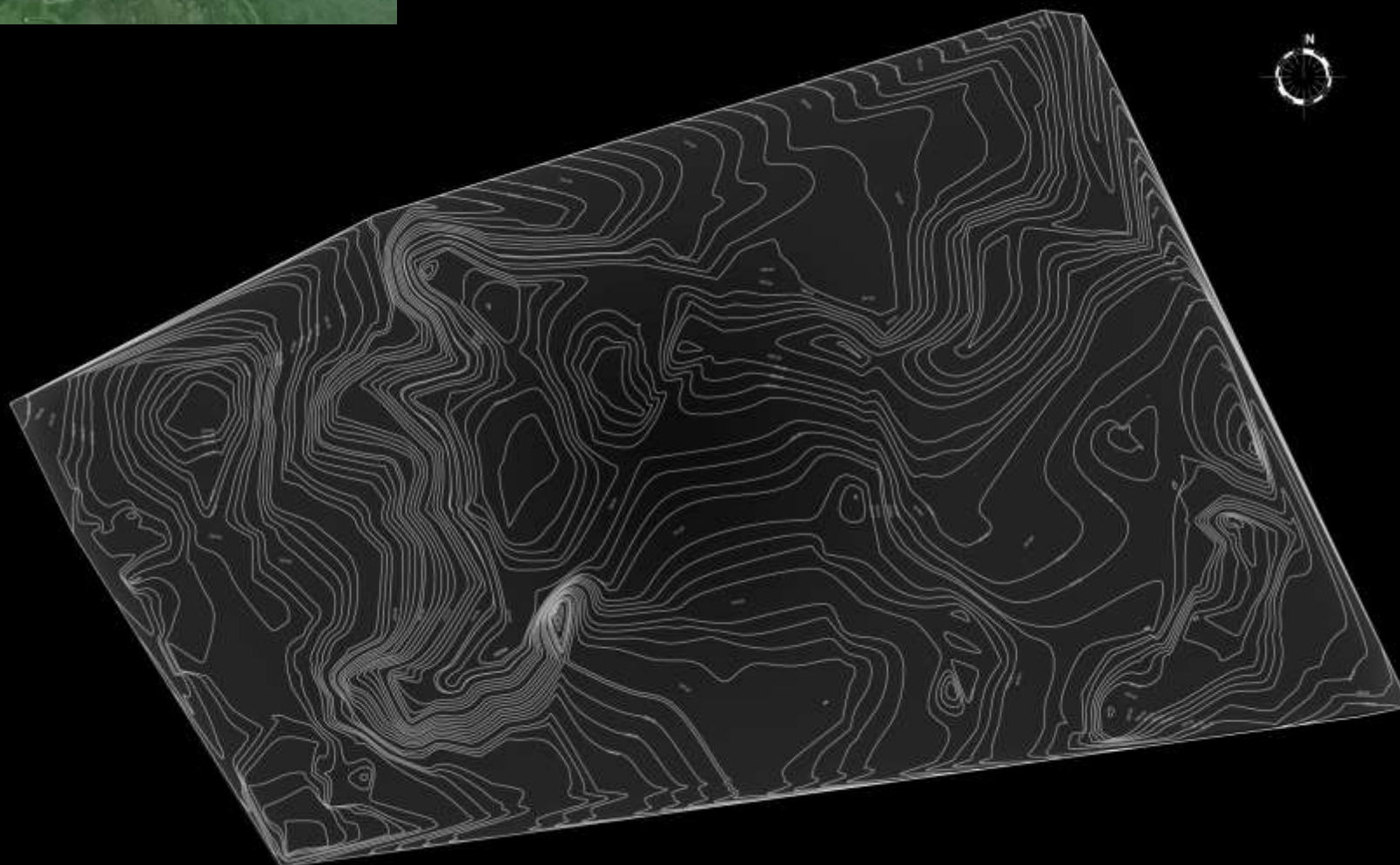
SOCIETE DE DEVELOPPEMENT CONGO (SDC) SARL





SOCIÉTÉ DE DÉVELOPPEMENT CONGO (SDC) SARL

Topographic account of
the Barnet - PPC land
related to the new
constructions



1 meter
Contour intervals



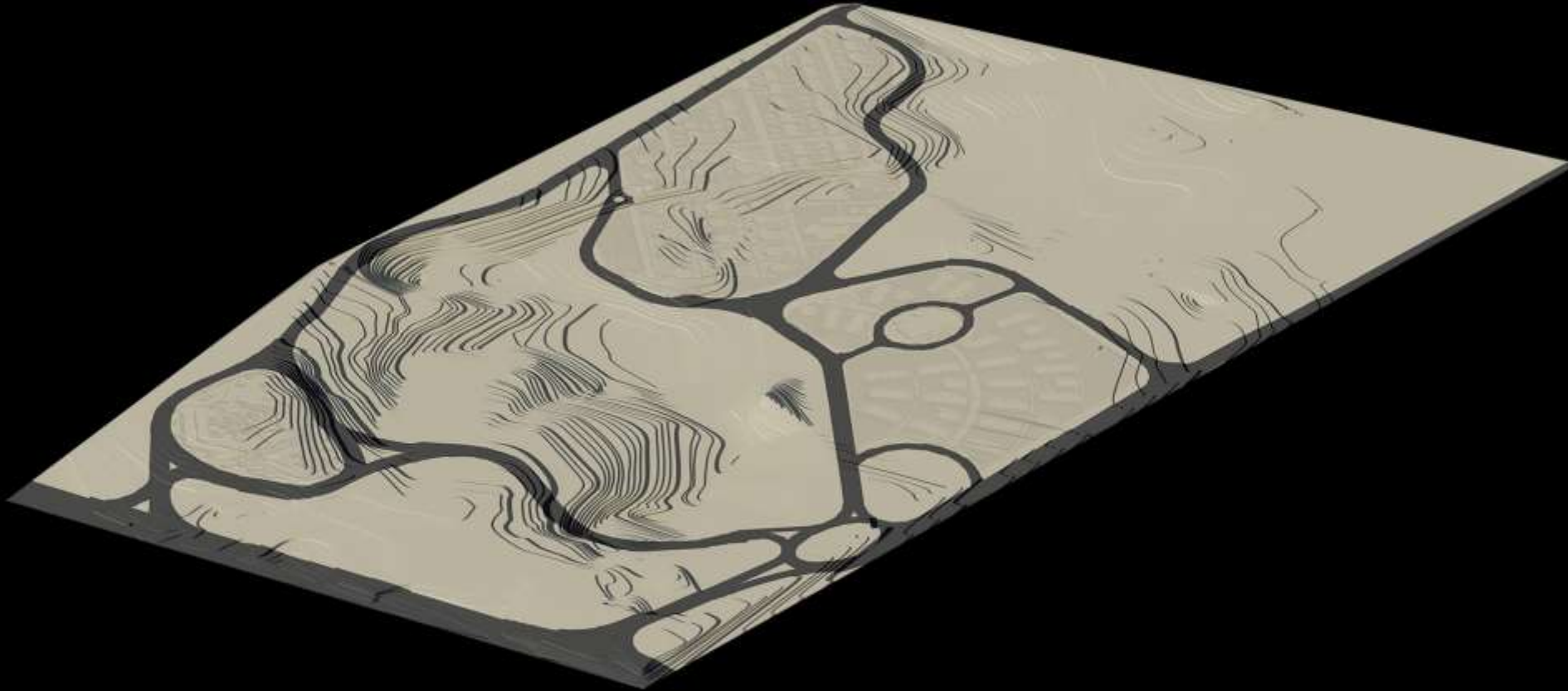
Volumetry of the plot of land

Main, secondary and
tertiary roads

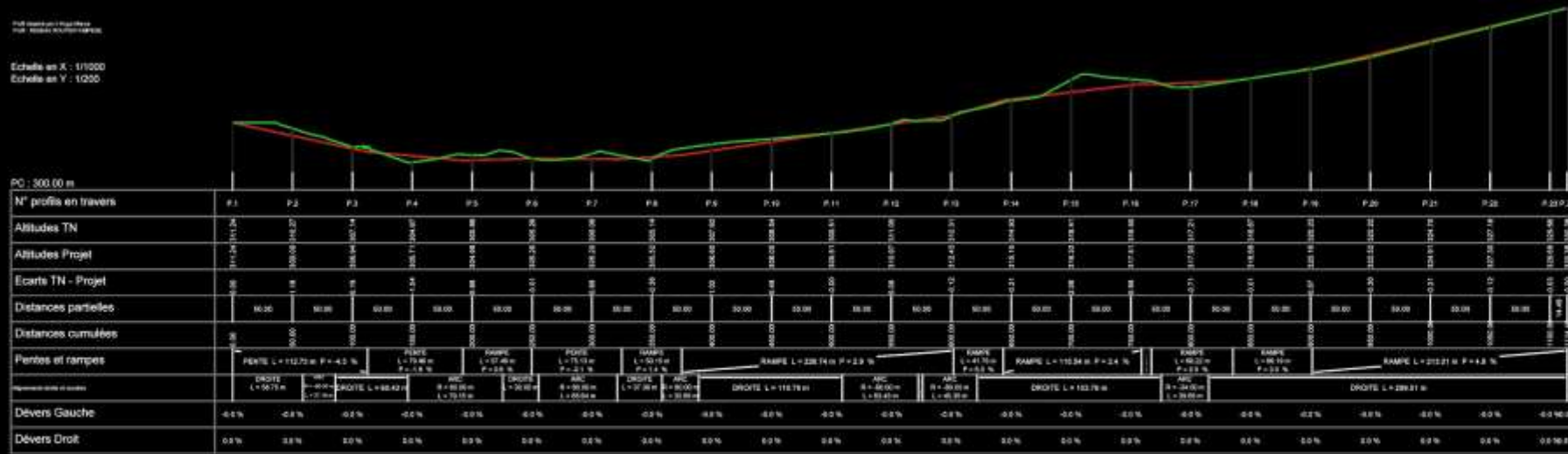
Main Roads
2,37 km

Secondary roads
1,11 km

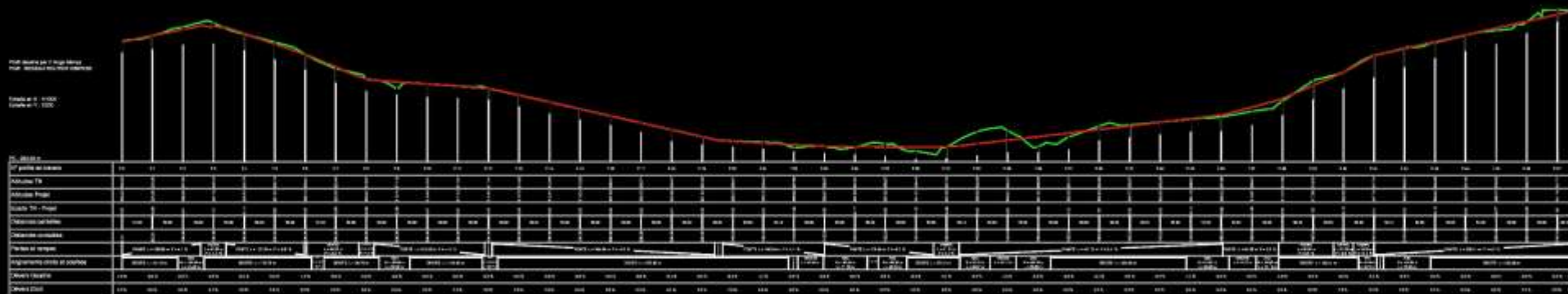
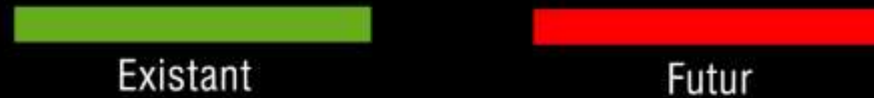
Tertiary roads
1,37 km



Profile in length of roads

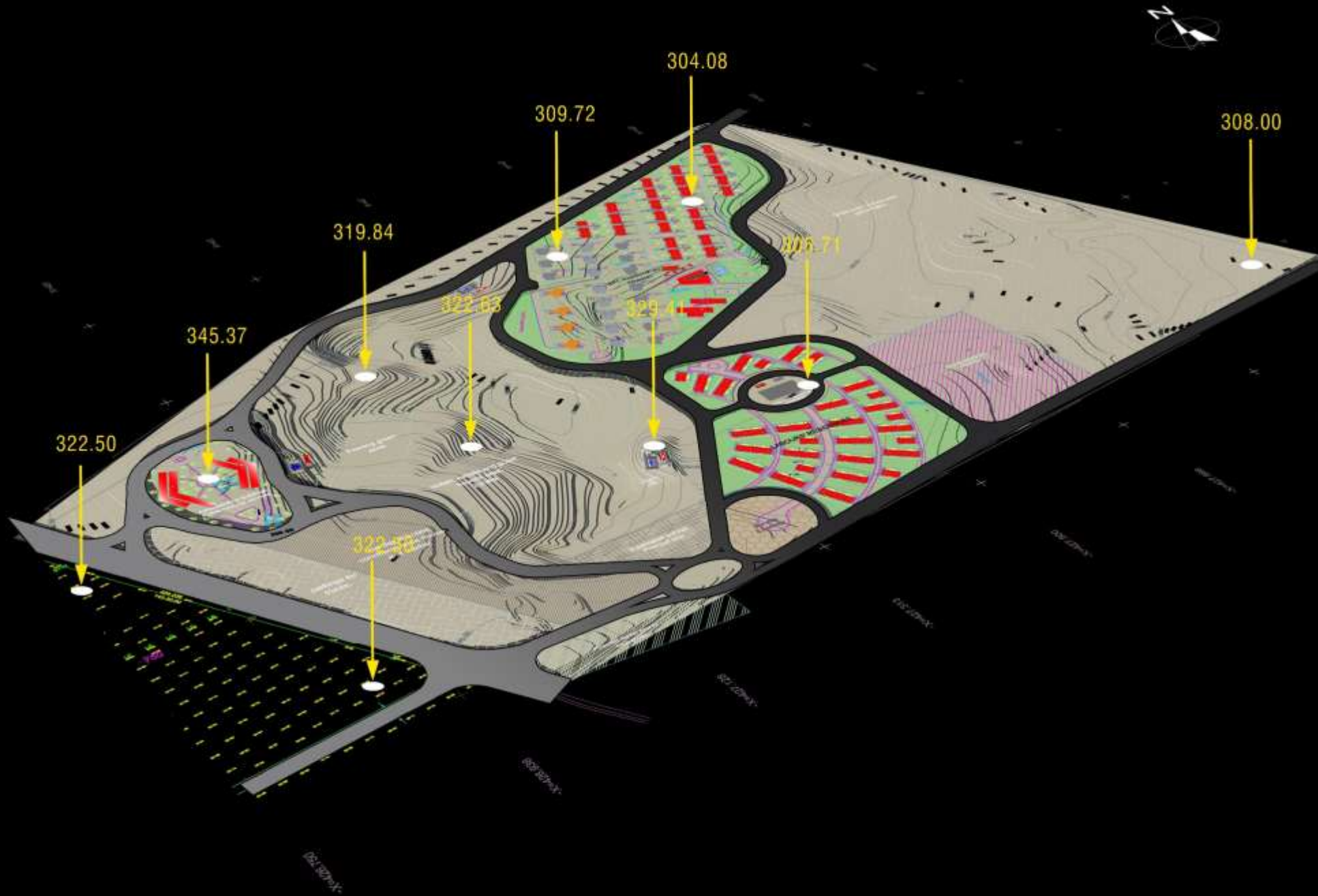


Profil en long voies secondaires



Profil en long voies principales

Positioning of roads
compared with the
topographic account of
the natural ground
(green)



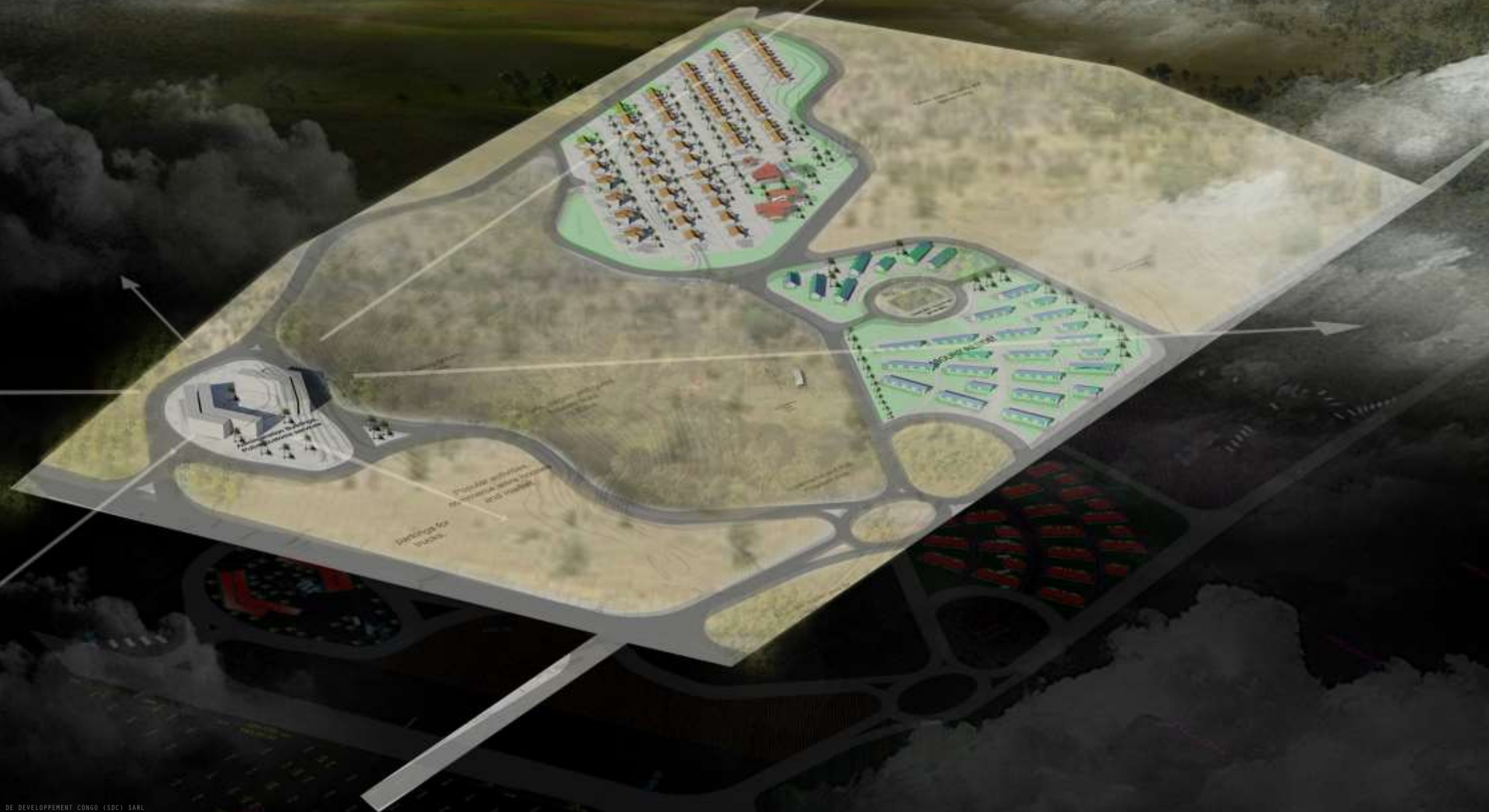
Criteria of setting-up of the zones of construction:

No direct visibility of the factory and estrangement of the nuisances

Orientation done in direction of plain, river and mountains

Administrative zone and security zone on the highest point of the site

Commercial activities, retail, market, all located close to the main road



Planned constructions
for PPC management
and executive
employees

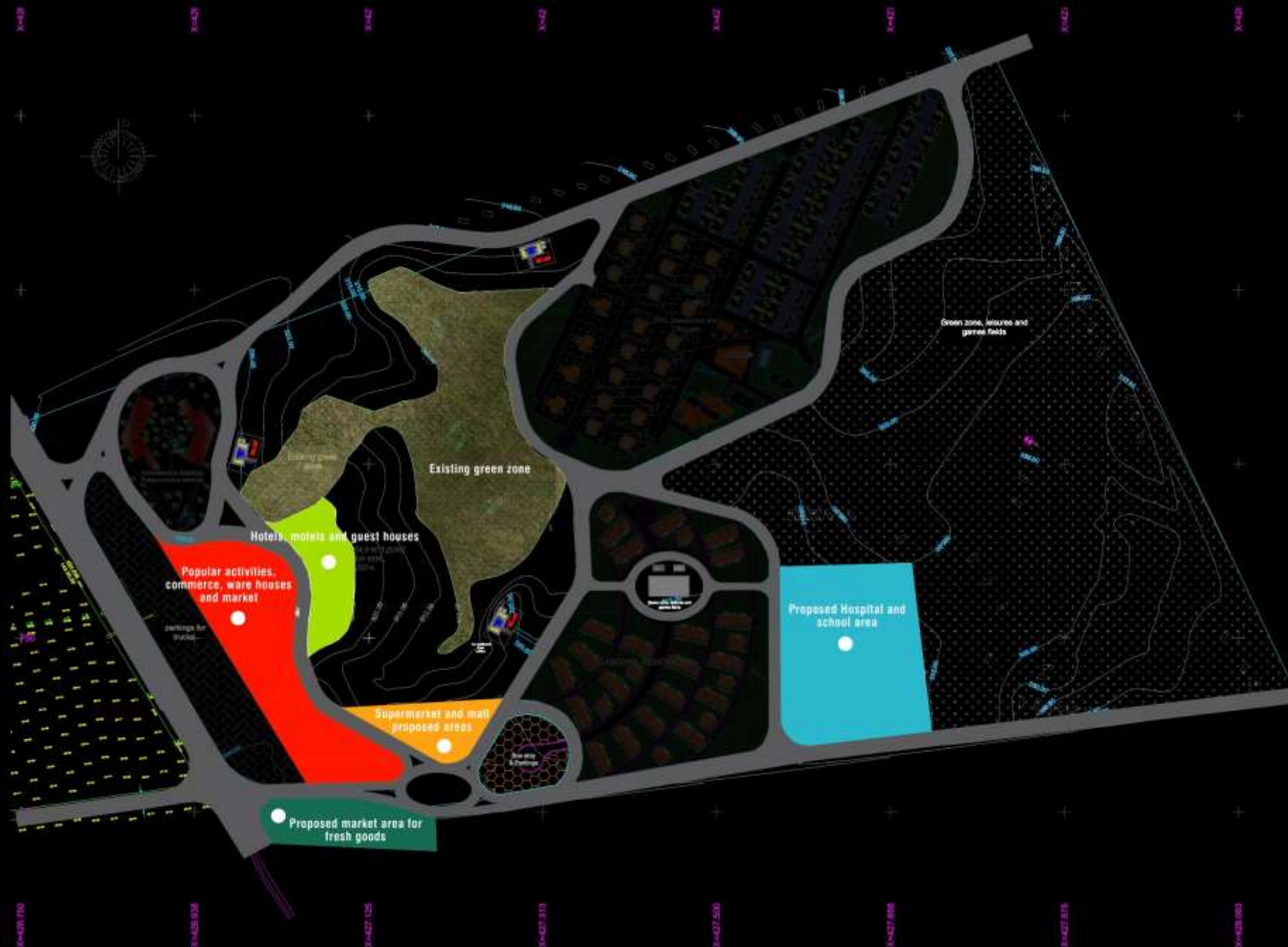
Villas of 223 sqm
4 units

Villas of 147 sqm -
Individual
19 units

Twin Villas of 112 sqm
52 units

Club House
to be determined





Spaces reserved for complementary additional activities to the project for PPC financed by SDC or third party investors (except schools and hospital)

Networks types

Principal plan of
networks

Water tanks

Drinking water pipes
and connections

Sewers for waste water

Water-treatment plant

Electricity



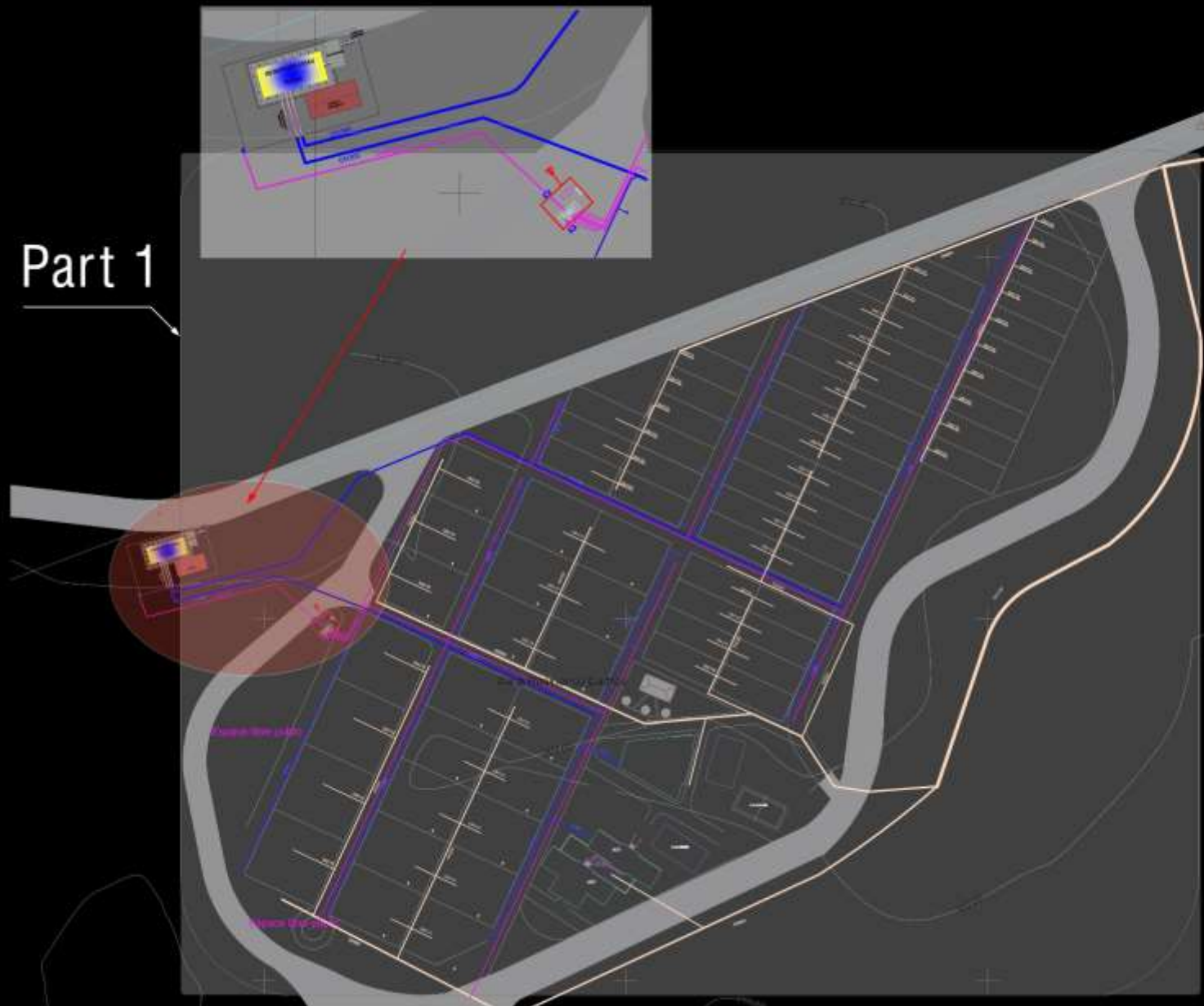
Sector 1

Network plan for
drinking water and
pipes

300 m³ water tank

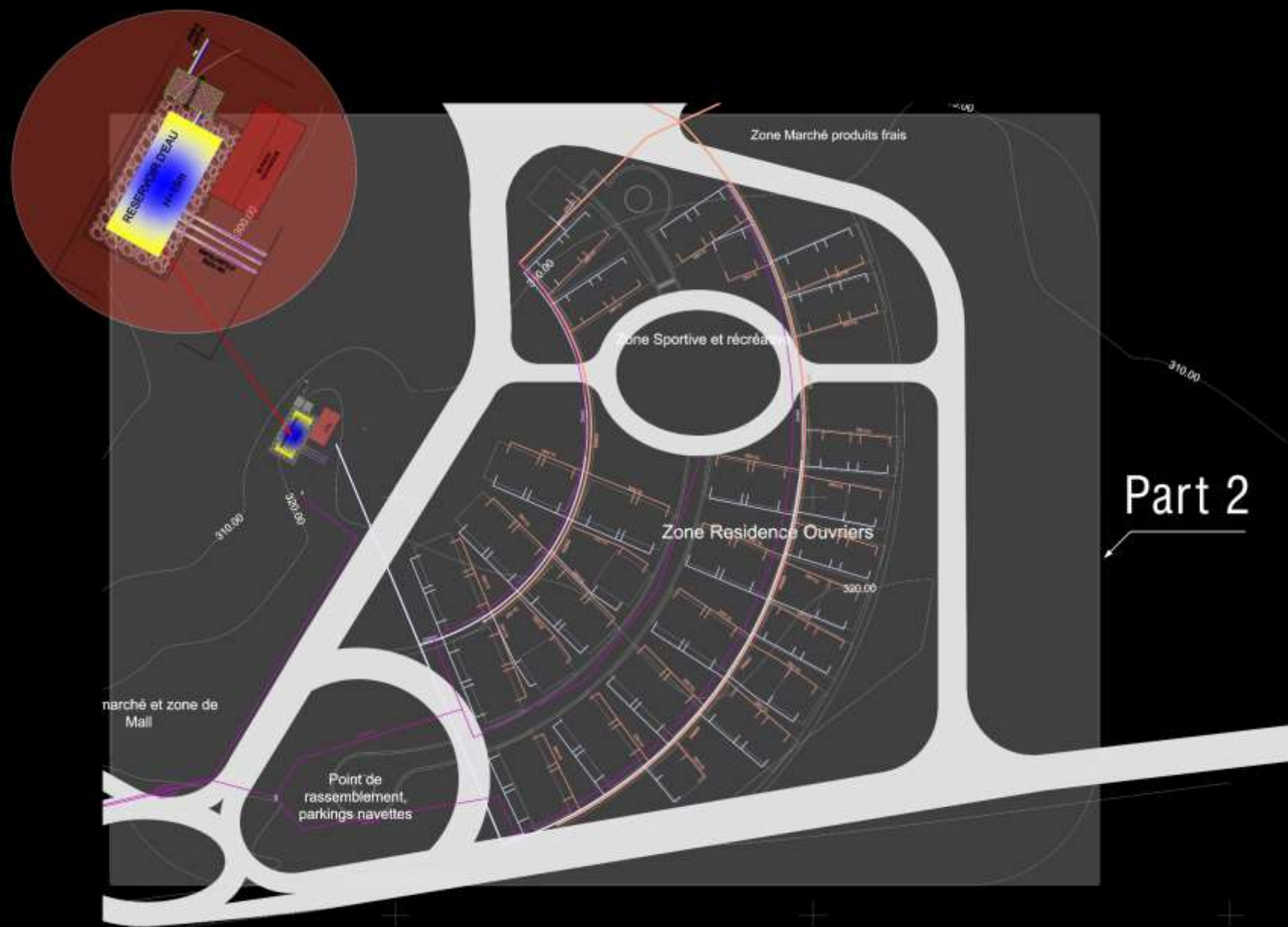
Electrical transformer

Part 1



Sector 2

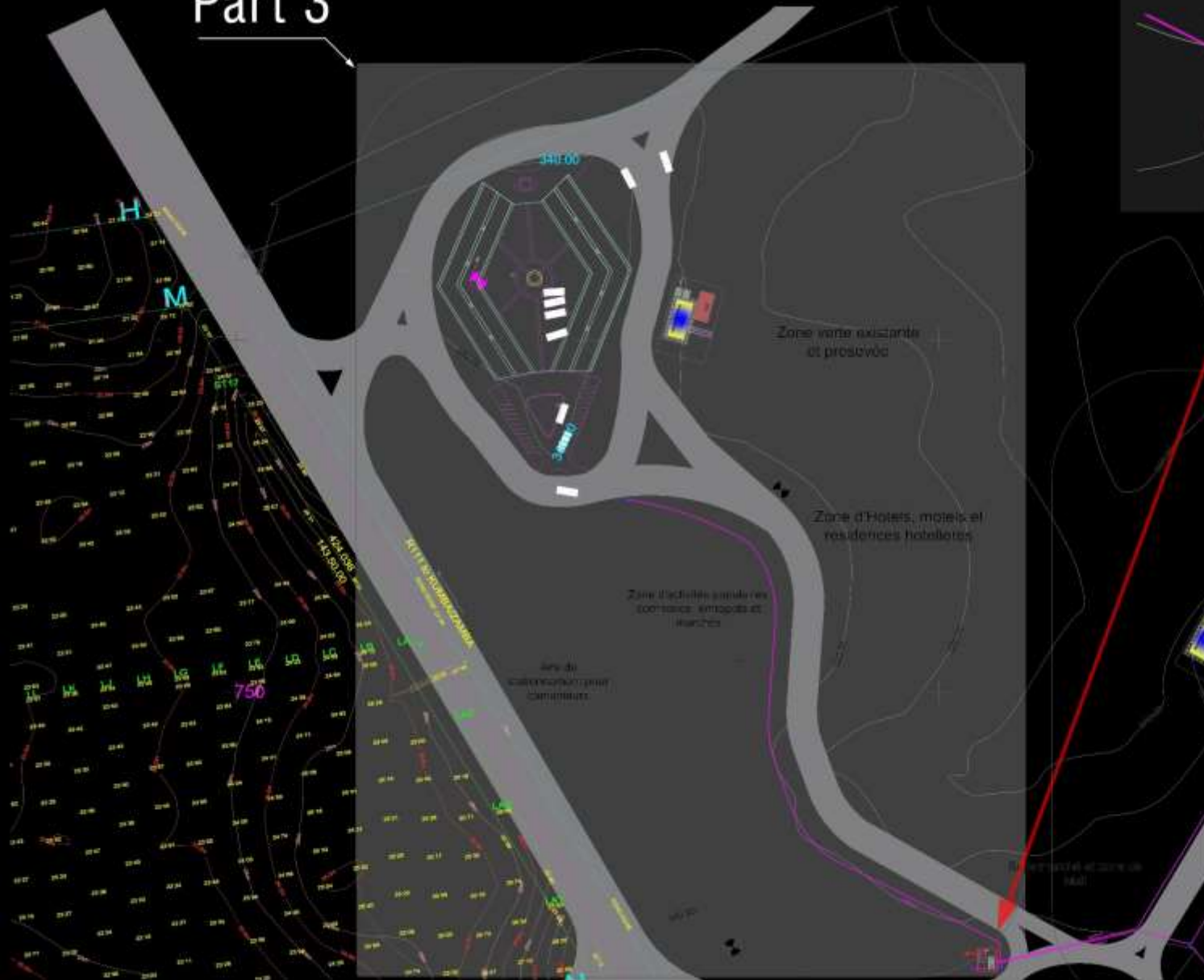
Part 2



Network plan for
drinking water and
pipes

300 m³ water tank

Part 3



Sector 3

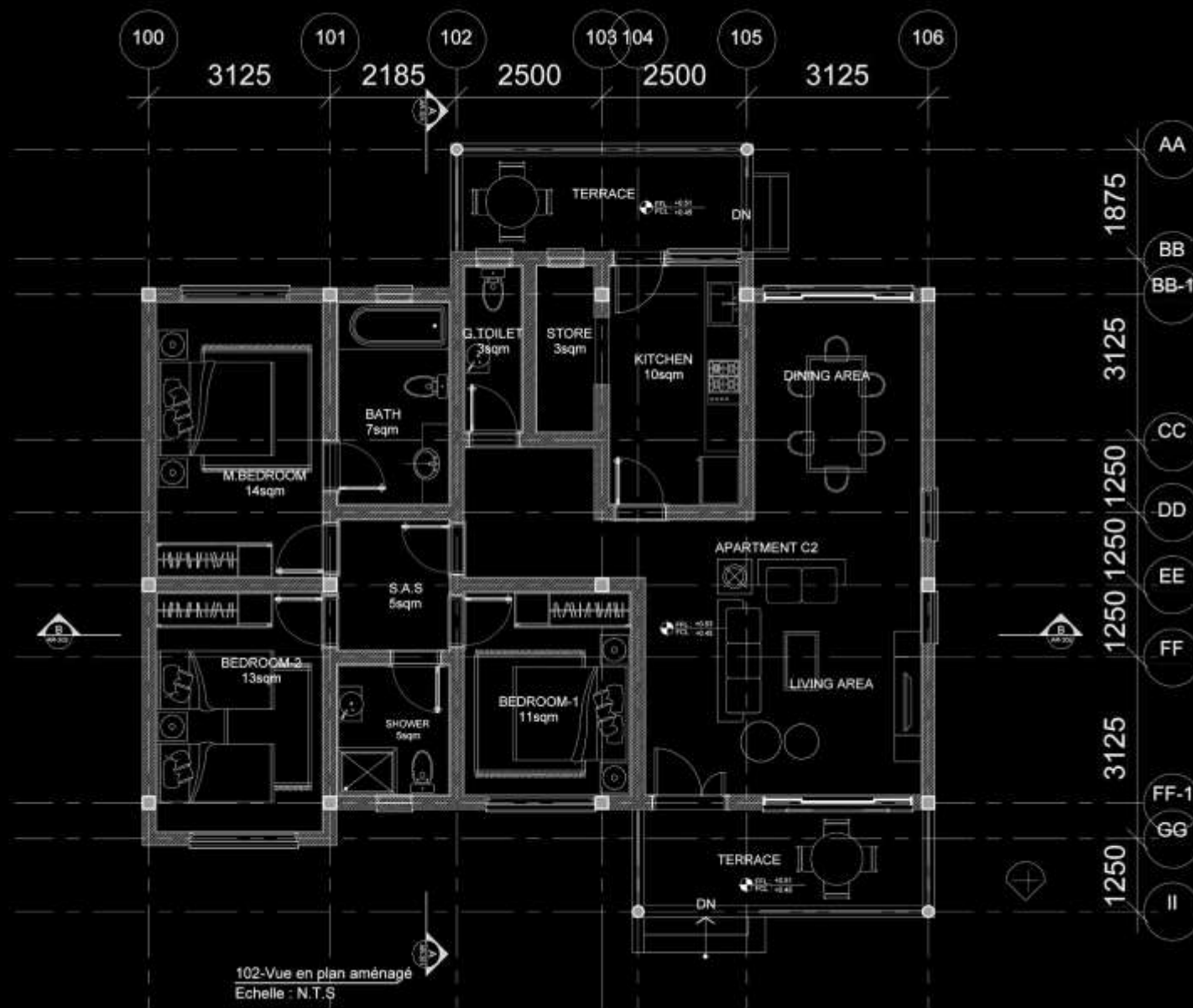
Network plan for
drinking water and
pipes

300 m3 water tank

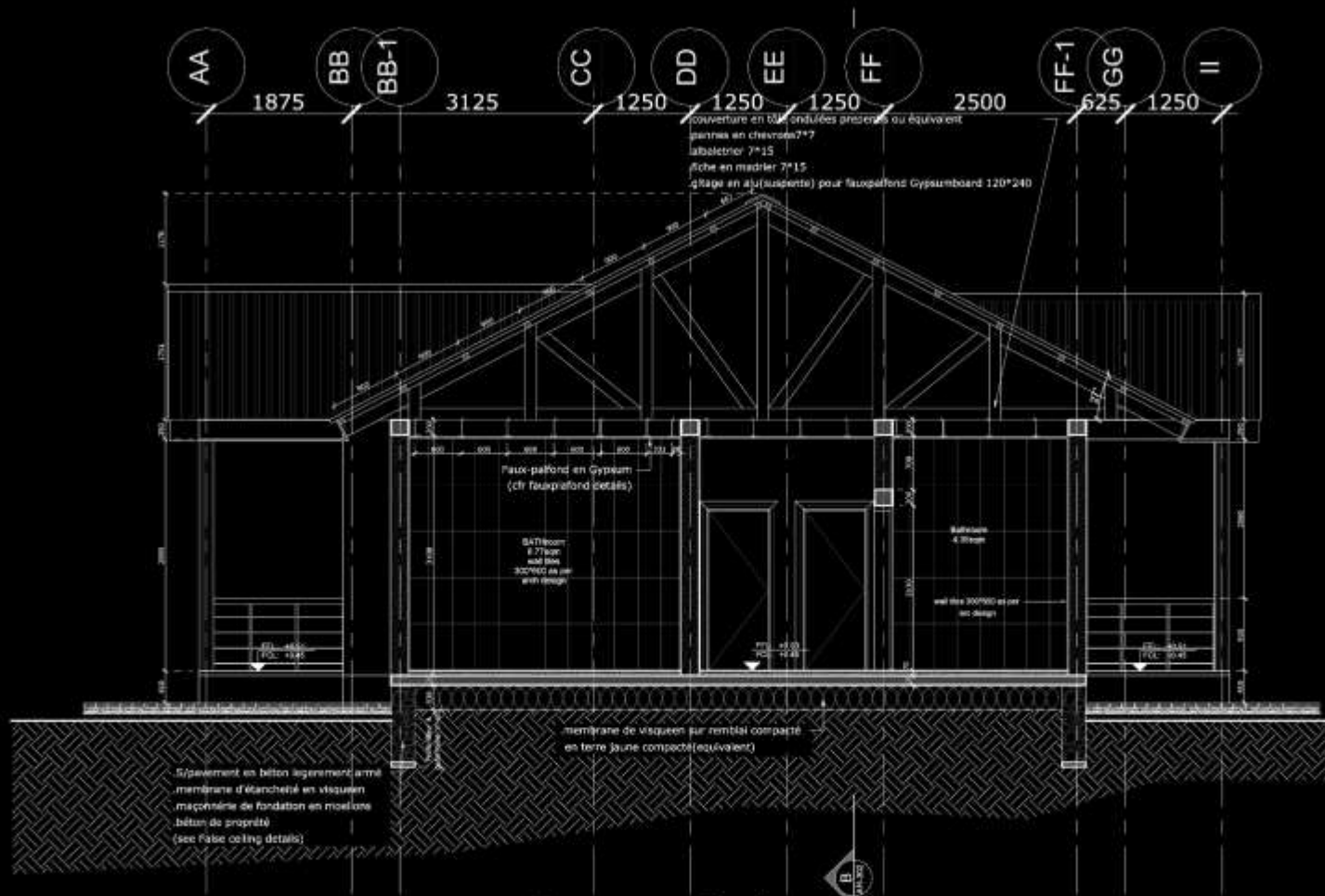
Electrical transformer

Individuals Villas of 147 sqm



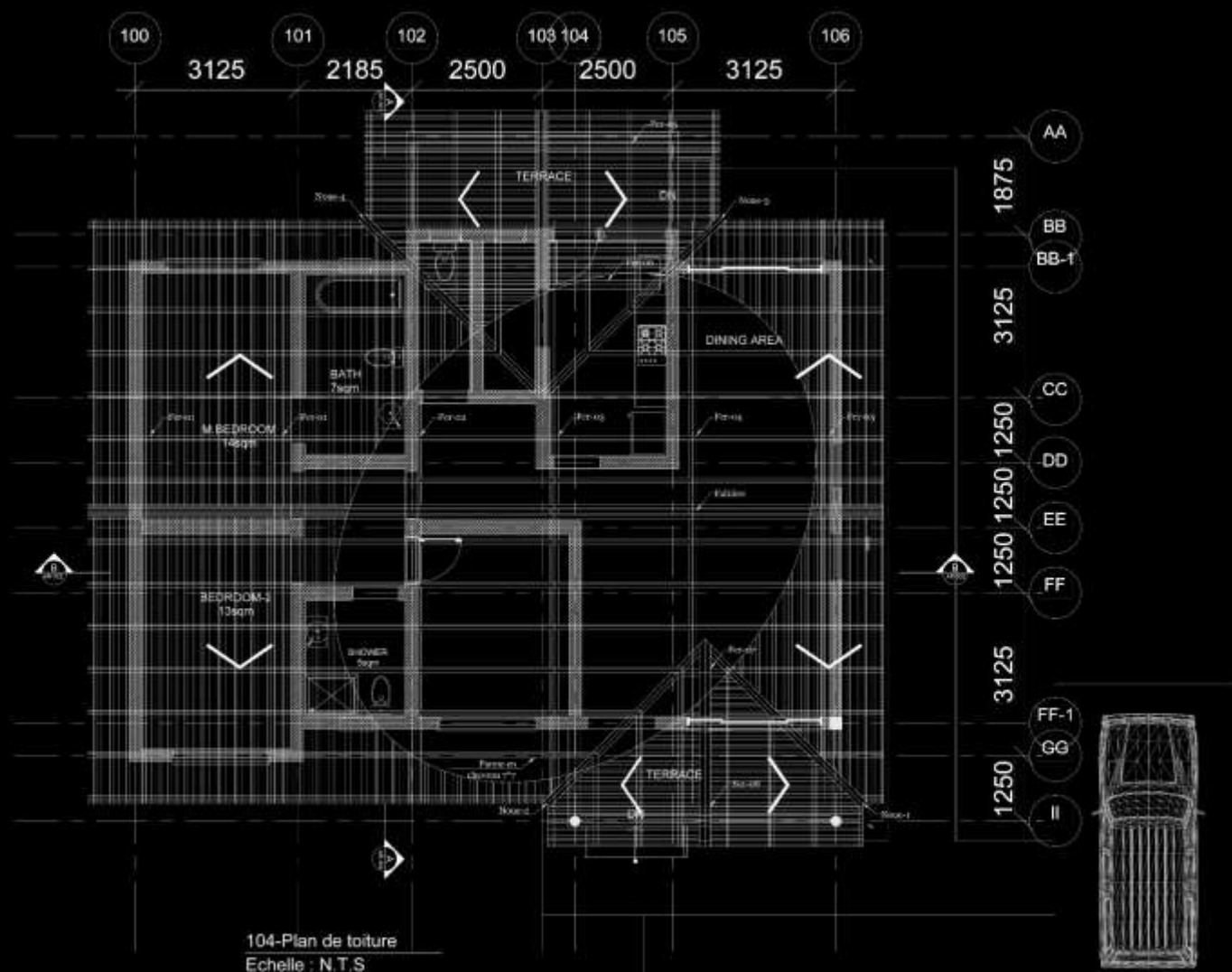


Ground floor



Coupe A-A
Echelle : N.T.S

Interior elevation

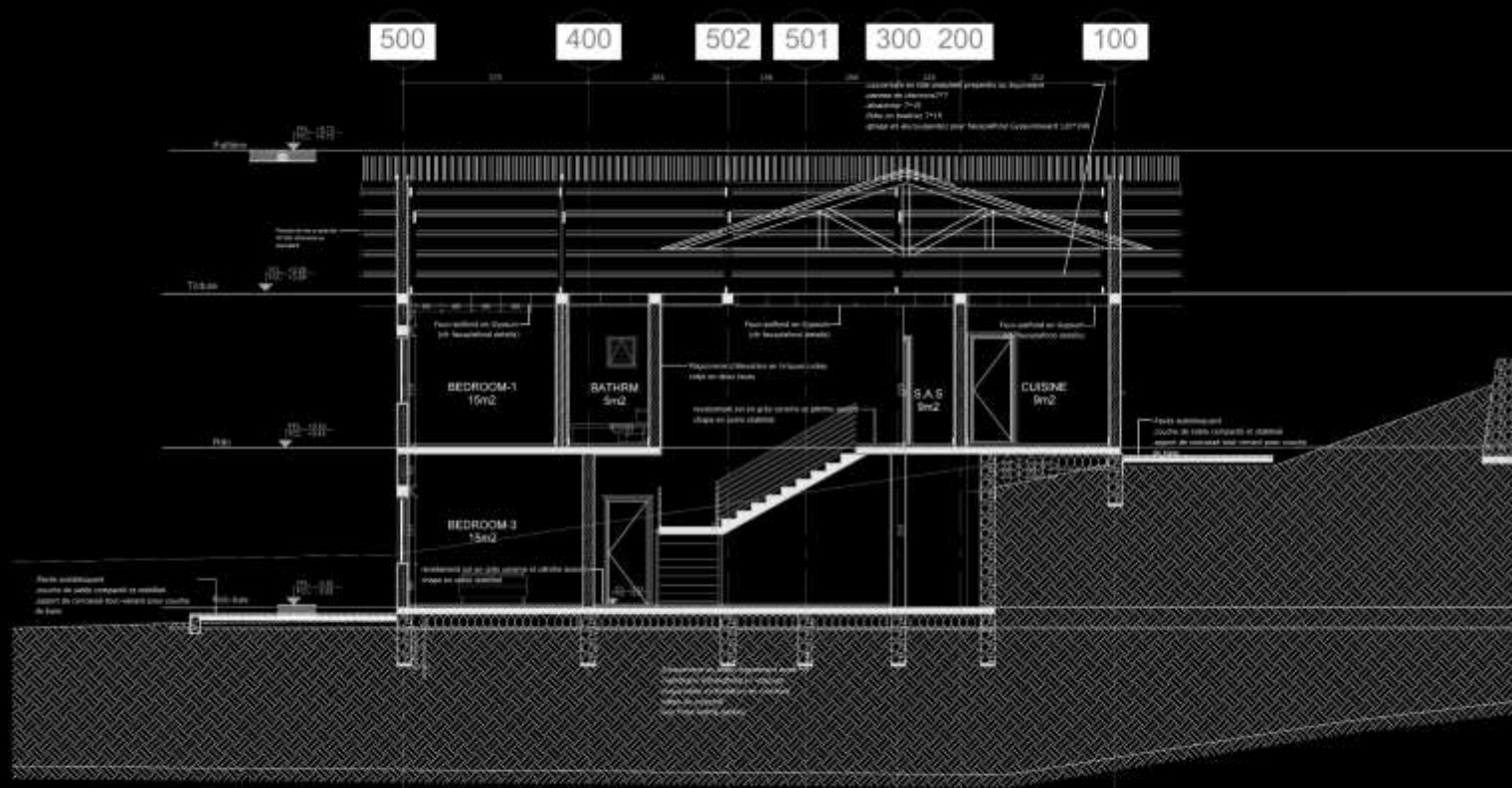


Roof



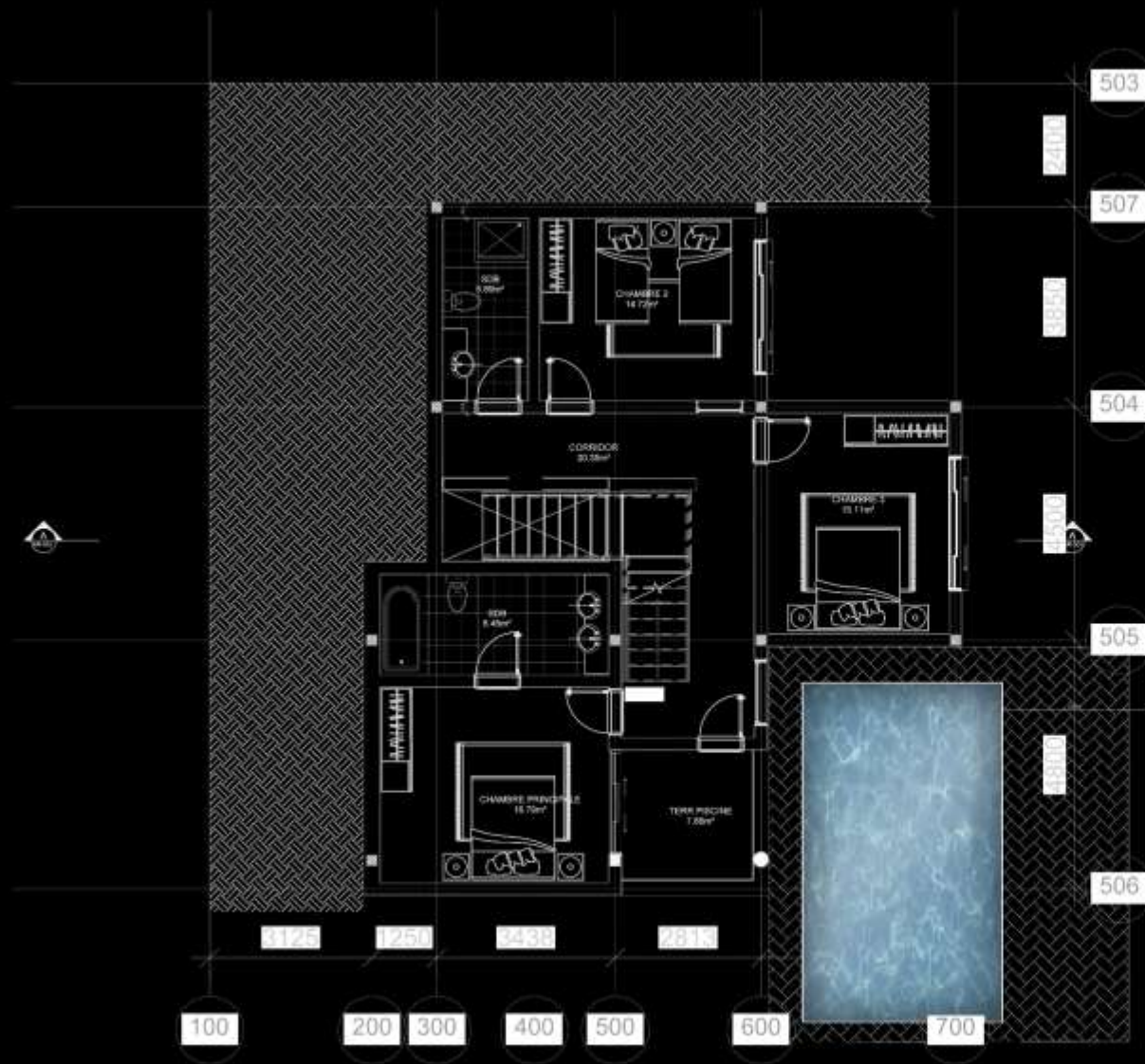
SOCIÉTÉ DE DÉVELOPPEMENT CONGO (SDC) SARL

Villas 2 floors
of 223 sqm



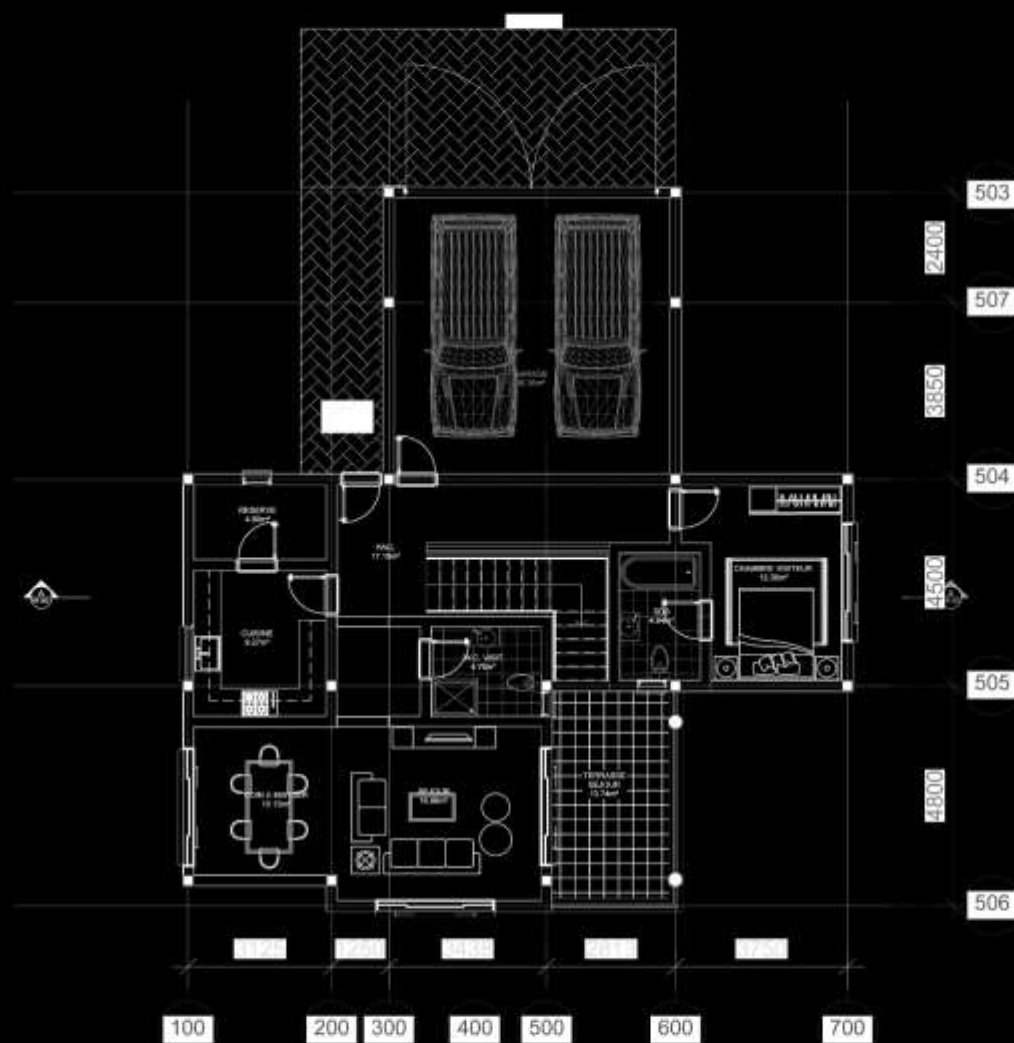
Coupe A-A
Echelle : N.T.S

Interior elevation



104-Vue en plan rez-de-chaussée bas aménagé
Echelle : N.T.S

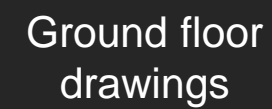
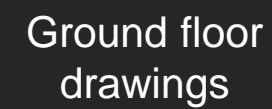
Inferior ground floor
with bedrooms



Superior ground floor
with reception zone
and kitchen

Twin villas
of 112 sqm

(224 sqm for
two villas)



Interior elevation



Architectural floor plan of a residential building, showing a symmetrical layout of 10 units. The plan includes room labels such as LIVING AREA, DINING AREA, KITCHEN, BEDROOM, BATH, and TERRACE. Dimensions are provided for various spaces and overall building dimensions. The plan also shows common areas, corridors, and stairs.

Unit numbers and dimensions are listed along the top and right edges:

- Top edge (Unit numbers): 100, 200, 300, 400, 500, 600, 700, 800, 527, 528, 601, 802, 803
- Top edge (Dimensions): 3125, 2185, 3125, 3125, 2185, 3125, 3125, 2185, 3125, 3125, 2185, 3125
- Right edge (Dimensions): 1250, 625, 3125, 1250, 1876
- Right edge (Grid lines): AA, BB, CC, DD, EE, FF, GG

2 workers per bedroom

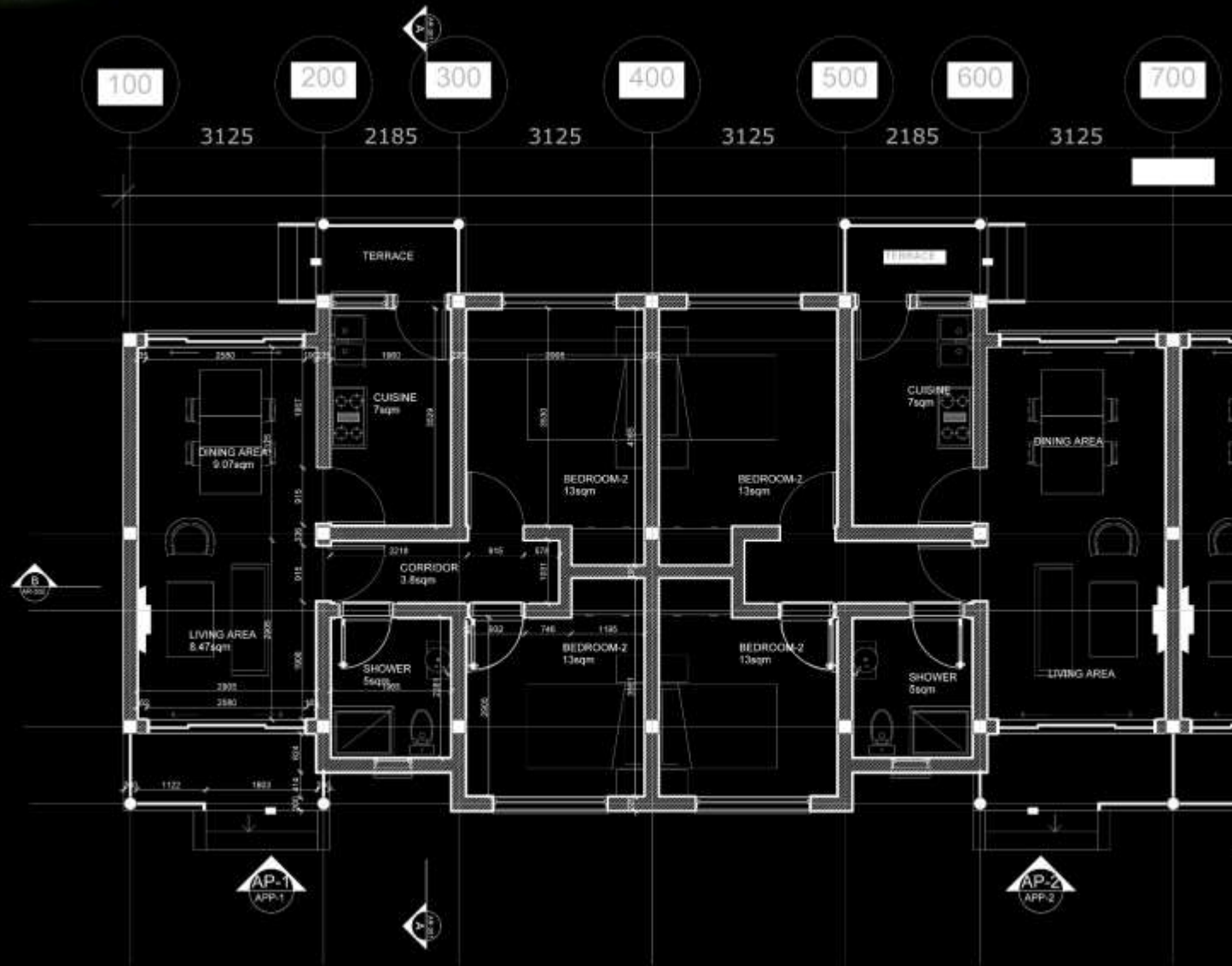
141 sqm of surface per
block of 8 rooms
Meaning 18 sqm
average per worker for
bedroom, bathroom,
kitchen, living and
dining room

Typology used on other similar sites and giving satisfaction



Buildings for workers

Based module:
4 bedrooms, 8
workers, 141 sqm



Proposed image and
layout of
club house and guest
house



Guest house
approx. 900 sqm

Club house
approx. 1800 sqm

Work already done and deliverables ready as of today:

Topographic accounts studies

Detailed masterplan including : construction zones, types of services, all roads and accesses

Networks: drinking water, pipes, electricity, water tanks

Detailed drawings of 3 types of villas (drawings, elevations, construction details)

Detailed drawings of workers habitations

Proposed image and layout of clubhouse and guesthouse

Preliminary technical description

Preliminary bill of quantities

Preliminary work planning (project plan).

Outstanding work to be done so that construction can start:

Building authorisations

Detailed drawings of administrative buildings

Detailed drawings Club House and guesthouse

Detailed specs for call for tenders

Social and environmental study of the new village

Road and accesses profiles in length

Side profiles of roads every 20 or 50 m depending on land specifications

Execution plans for roads and plan views fitted out

Sourcing of drinking water and water-treatment

Connexions details

Profiles in length of sewers and gutters

Management of solid waste

Supply of three electricity cabins – mid and high voltage

Plan of street lighting

Board the electric powers

Points of connection to the existing electricity network in cooperation with SNEL (National Electricity Company)

SDC proposal for the following services:

Assistance to produce Plans and Regulations necessary for the « Arrêté Provincial »

Assistance to get the building authorisations

Elaboration of the detailed specs of the call for tenders with PPC/Barnet, pricing analysis and comparative tables

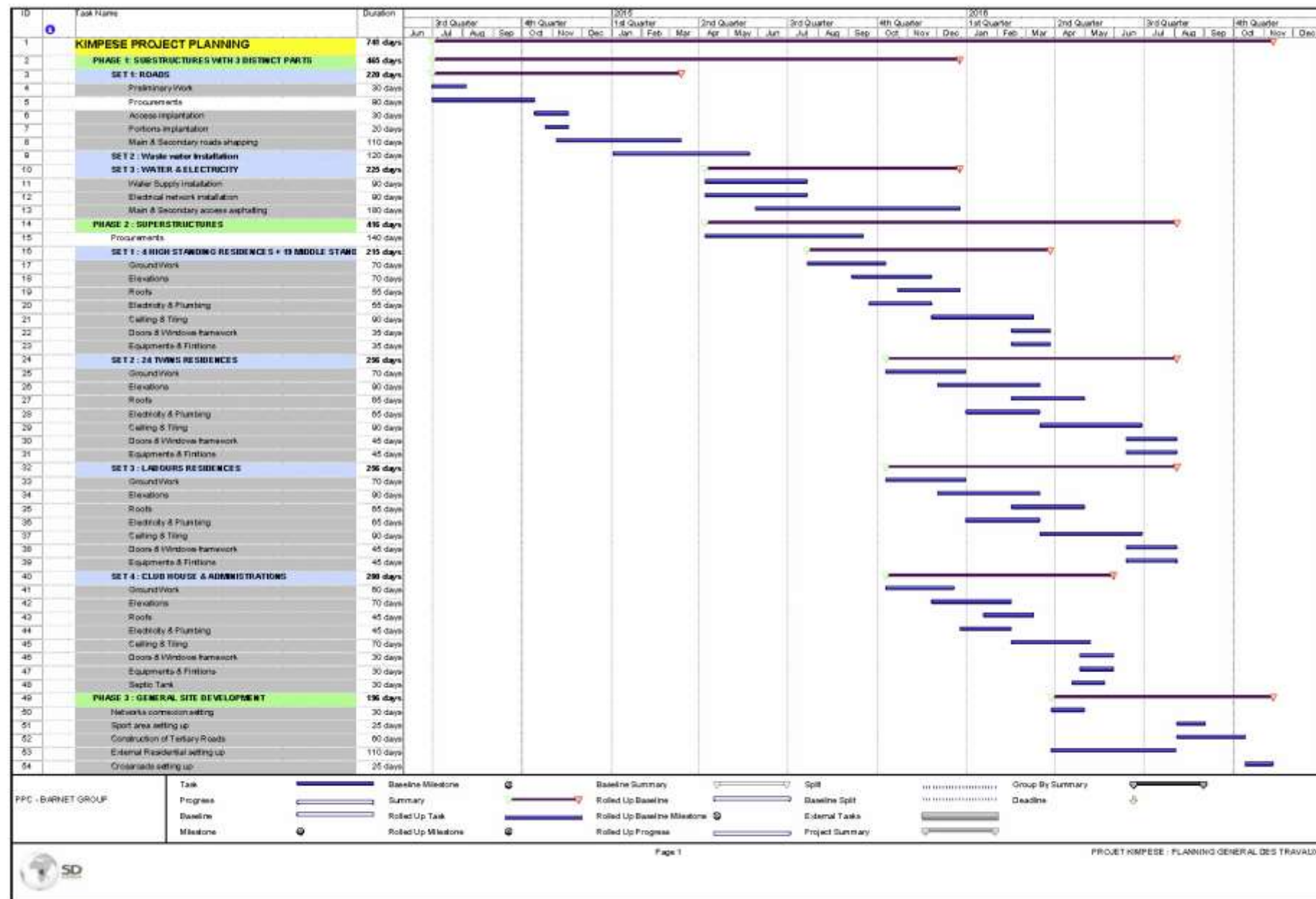
Elaboration of the definitive detailed drawings in order to realize all the works (roads, technical infrastructures, equipments, villas, administration and security buildings, housing of the workers, clubhouse, guesthouse, sports and recreation areas)

Studies for the water-treatment plant and the waste management

Project Management : follow-up and supervision of all works for PPC/Barnet, quality control of the realized work and complete coordination of the various services suppliers, delivery of monthly reports including quantities and progress reports for payment of suppliers.

Turn-key reception of all works and buildings for PPC/Barnet

Final accounts closure and handover



ESTIMATIF PRELIMINAIRE DES QUANTITES (NON COMPRIS LA STATION D'EPURATION)								
DESIGNATION	UNITE				MATERIAUX PRINCIPAUX	QUANTITE	PRIX/UNITE(\$)	PRIX TOTAL(\$)
	LONGUEUR (ml)	SURFACE (m²)	VOLUME (m3)	PIECES (p)				
I. BATIMENTS								
INSTALLATION CHANTIER								
I.1 VILLAS ET RESIDENCES								
Maisons jumelées		233.4			Béton -briques cuites	26		
Maisons des cadres		347				19		
Villas des haut - cadres		262.1				4		
Blocs des ouvriers		289.2				25		
Aménagement extérieur								
Sous Total VILLAS ET RESIDENCES								
CLUB HOUSE								
Guest house		910						
Espace de divertissement		1817						
Sous Total CLUB HOUSE								
I.2 EQUIPEMENTS SOCIAUX								
Centre de santé								
Sous Total EQUIPEMENTS SOCIAUX								
BATIMENTS ADMINISTRATIFS								
		3750						
II. INFRASTRUCTURES								
II.1 VOIES DE CIRCULATION								
Debit			43'983.1					
Remblai			19'306.4					
Chaussée Principale	2'376.2				chaussée souple	1		
Chaussée Secondaire	1'111.5					1		
Chaussée Tertiaire	2'943.8					1		
II. 2 ADDUCTION EN EAU								
Château d'eau								
Infrastructures(BA350 hydrofugé)			104.3		Béton	3		
Machinerie						3		
Réseau principal	558.0				DN200	1		
	545.0				DN360	1		
Réseau secondaire	1'309.0				DN60	1		
II. 3 RESEAUX D'ASSAINISSEMENT								
COLLECTEURS (BA 350 Hydrofugé)								
C1 (1,50x1,60x0,18)	1'368.0		1.116		Beton (ml)	1		
C2 (0,80x1,00x0,18)	562.0		0.648		Beton (ml)	1		
C3 (0,70x0,80x0,18)	300.0		0.34		Beton (ml)	1		
C4 (0,70x0,80x0,15)	150.0		0.54		Beton (ml)	1		
C5 (1,80x2,20x0,20)	1'230.0		1.44		Beton (ml)	1		
EGOUTS(BA 350 hydrofugé)								
Egout principale DN1500	820.0		0.856		DN1500	1		
Egout secondaire DN800	1'986.0		0.494		DN800	1		
Egout tertiaire DN300	2'016.0		0.191		DN300	1		
III. INFRASTRUCTURES ELECTRIQUES								
Cabine MT/BT-20kV-400V-630kVA						2		
Point de sectionnement						7		
Fourniture et pose Cable de 4x50 mm² armé	3126							
Fourniture et pose Cable de 4x95 mm² armé	1010							
Eclairage public								