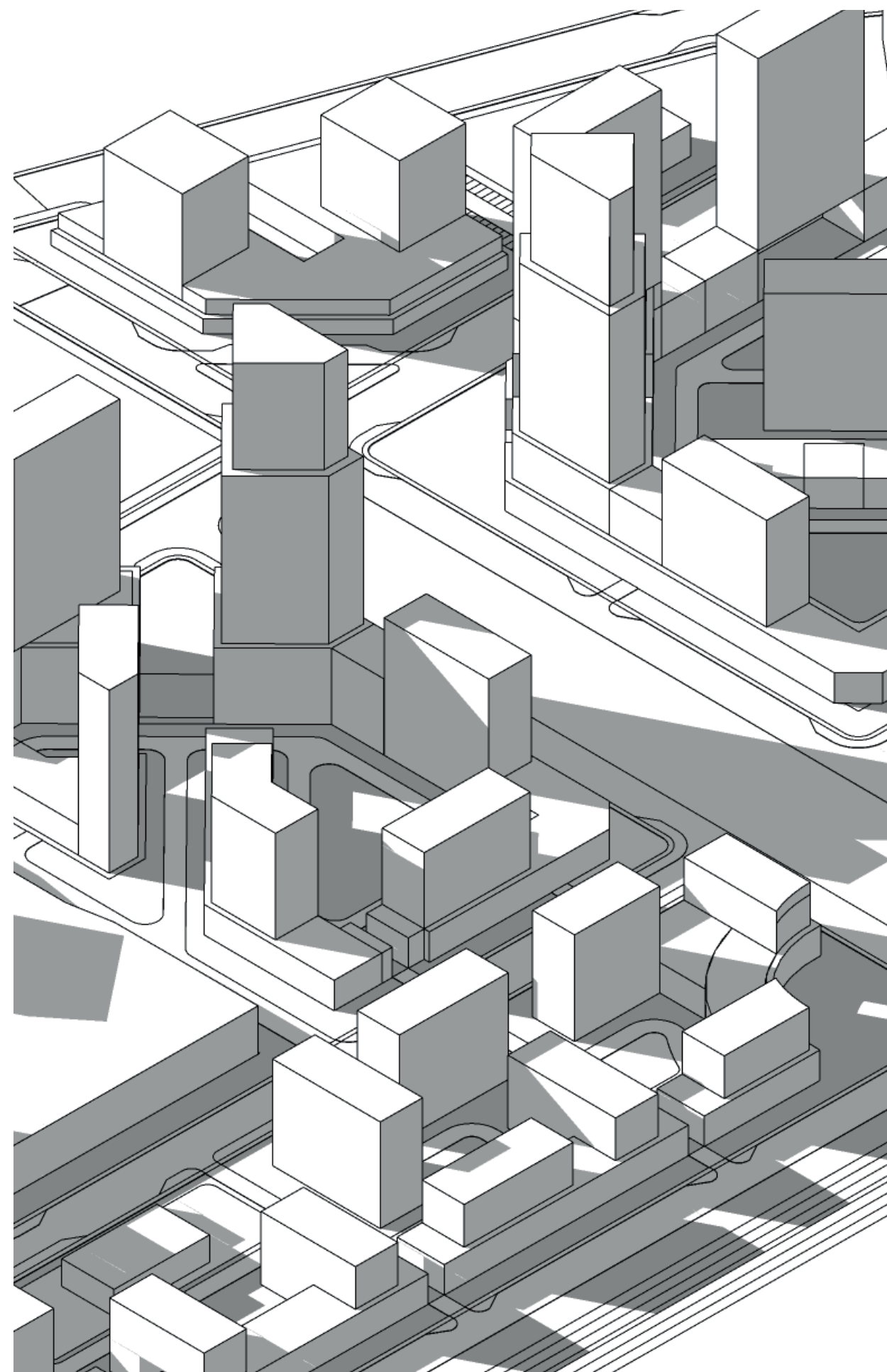


CONCEPTUAL PROJECT OF

BEKTEMIR

DISTRICT

CENTER



SITE LOCATION



INDICATORS



FINANCED BY
PRIVATE INVESTORS



FINANCING THROUGH
STATE BUDGET AND
INTERNATIONAL
FINANCIAL
INSTITUTIONS



LAND PLOTS ALLOCATED
BY THE "NEW UZBEKISTAN"
BUSINESS CENTER
DIRECTORATE THROUGH
OPEN AUCTION WILL
FINANCE THE PROJECT.

RESIDENTIAL DEVELOPMENT



Residential Floor Area
372,250 m² (5–19 Storeys)
6,204 Apartments

SOCIAL FACILITIES



City Administration and Government Offices
1 Building – Capacity: 1,000 Employees



Schools
2 Schools – Capacity: 3,360 Students



Kindergartens
8 Kindergartens – Capacity: 1,800 Children



City Multi-profile Medical Center
1 Medical Center – Capacity: 400 Beds

RECREATIONAL FACILITIES



Recreation Park
1 Park – 3.0 ha



Park, Boulevard and
Public Promenade
1 Area – 1.4 ha

COMMERCIAL AND SERVICE FACILITIES



Retail Space
137,516 m²



Shopping Mall
8,400 m²



Public Catering Capacity
1,450 Seats



Hotel Capacity
2 Hotels – 400 Rooms



Parking
7,200 Spaces



Business Center
74,120 m²

UTILITY INFRASTRUCTURE AND ENGINEERING CAPACITY



DRINKING WATER SUPPLY NETWORK

- 1 Water Treatment Facility **UZS 8 Billion**
- 3 Water Wells **UZS 9 Billion**
- 2 Clean Water Reservoirs (2,000 m³ each) **UZS 7 Billion**
- 8 km of DN300–500 mm Drinking Water Pipeline **Total: UZS 24.0 Billion**



SEWERAGE NETWORK

- 1 Pumping Station (KNS) – 5,000 m³ **UZS 5 Billion**
- 5 km of DN200–600 mm Sewer Pipeline **UZS 10 Billion**
- Total: UZS 15.0 Billion**



POWER SUPPLY NETWORK

- 8.5 km – 10 MW **Total: UZS 24.5 Billion**



CENTRAL BOILER HOUSE AND HEATING NETWORK

- 1 Boiler House – 65.0 MW (+30% Reserve Capacity) **UZS 35 Billion**
- 30 km Heating Network **UZS 25 Billion**
- 4 Heat Pump Units **Total: UZS 60.0 Billion**



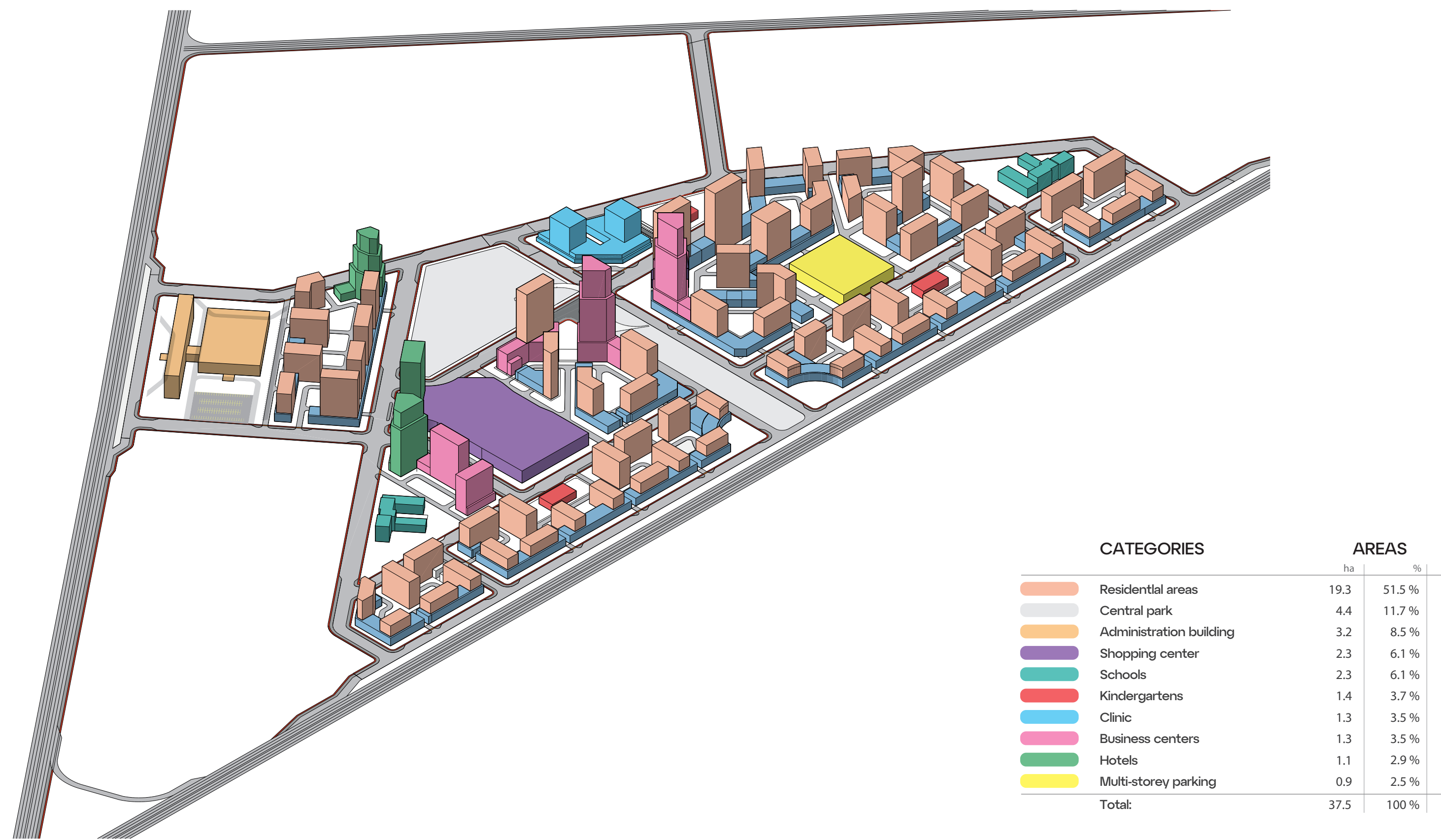
ROAD INFRASTRUCTURE AND LANDSCAPING

- 11 km of Roads and 4.4 ha of Green Area **Total: UZS 163.8 Billion**

ESTIMATED COST OF UTILITY AND ENGINEERING INFRASTRUCTURE

GRAND TOTAL: UZS 287.3 Billion

FUNCTIONAL ZONING



RESIDENTIAL BUILDINGS

TOTAL CAPACITY :

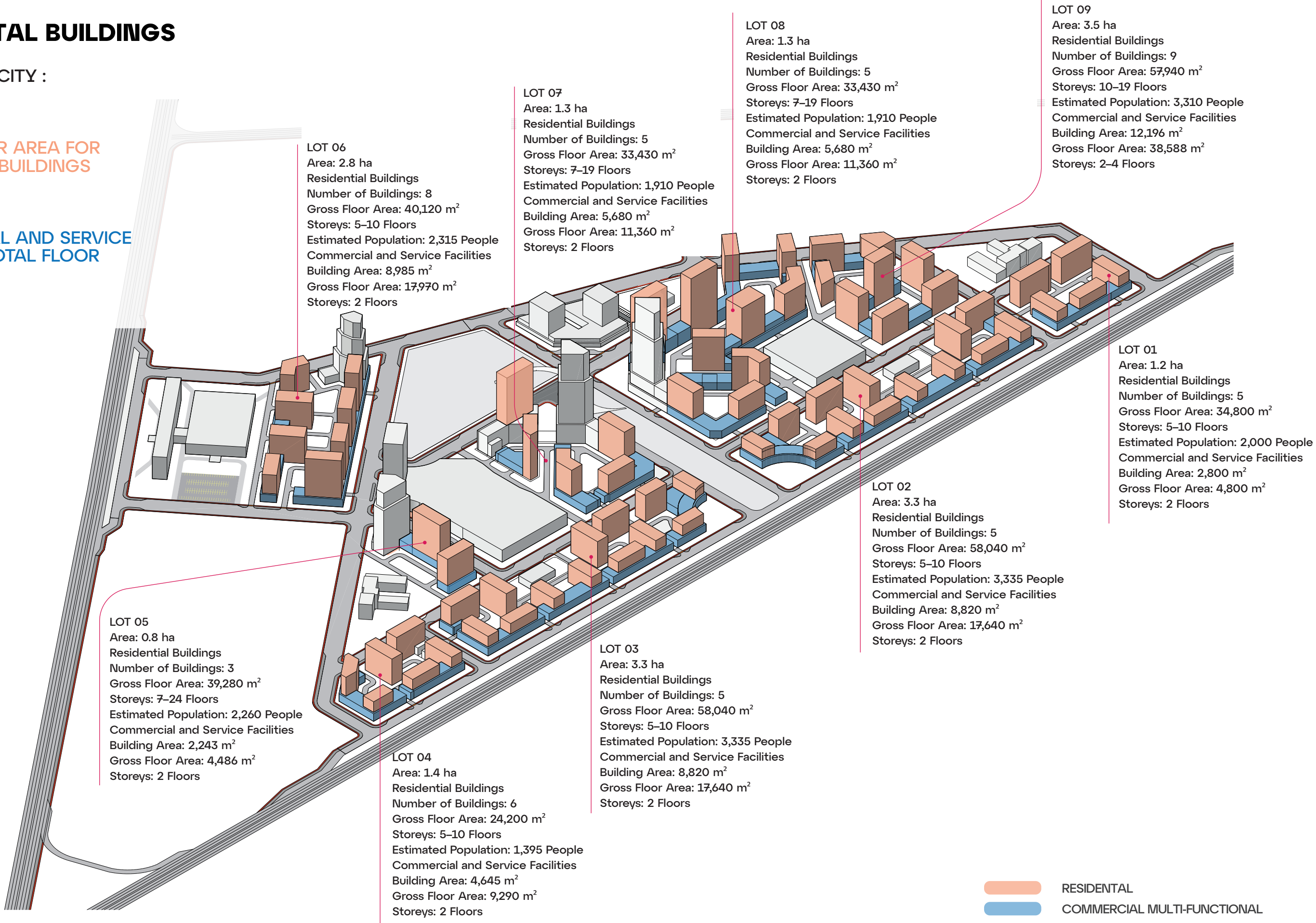
21,380 PEOPLE

TOTAL FLOOR AREA FOR
RESIDENTAL BUILDINGS

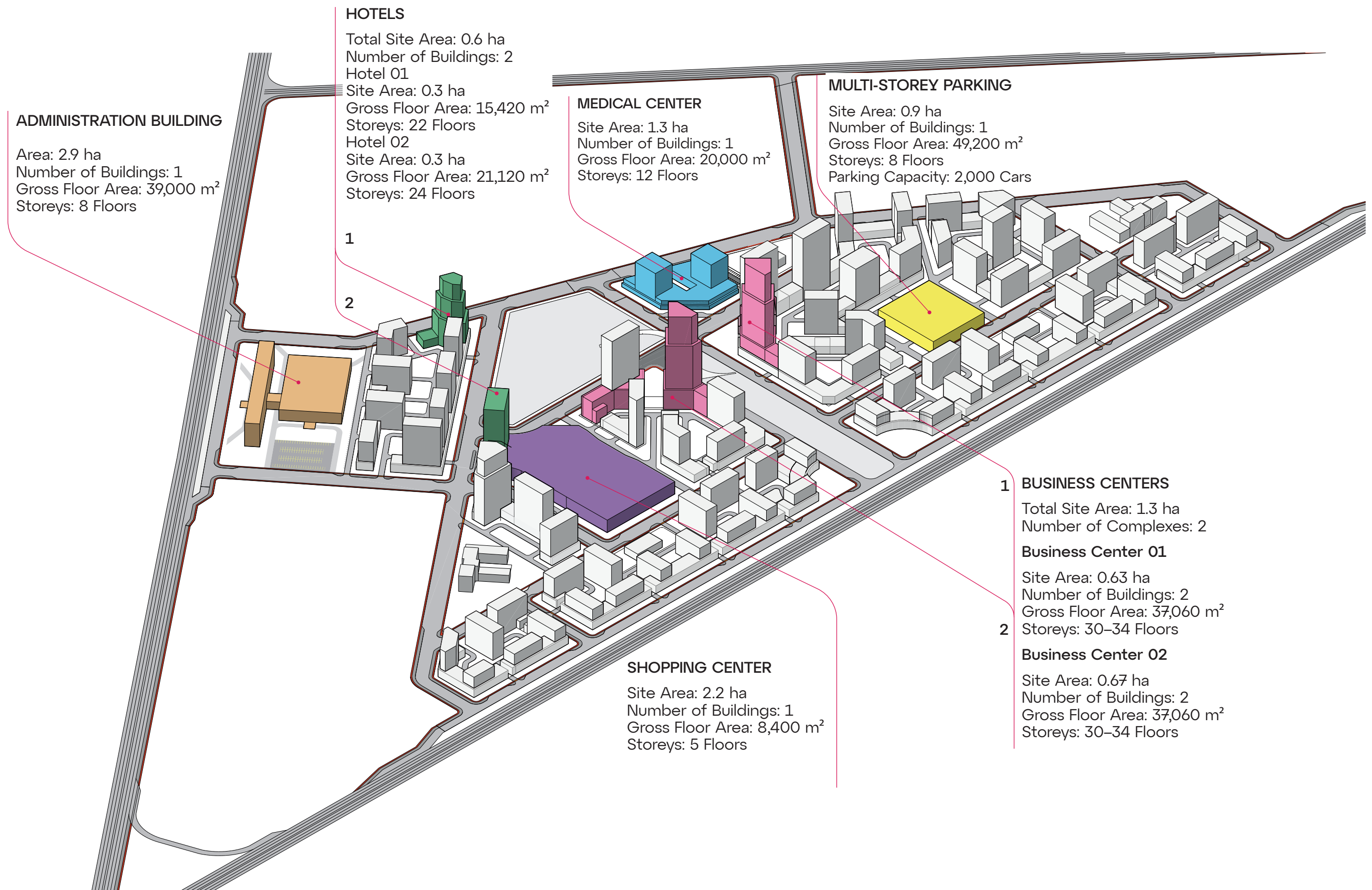
372,250 m²

COMMERCIAL AND SERVICE
FACILITIES TOTAL FLOOR
AREA

137,516 m²



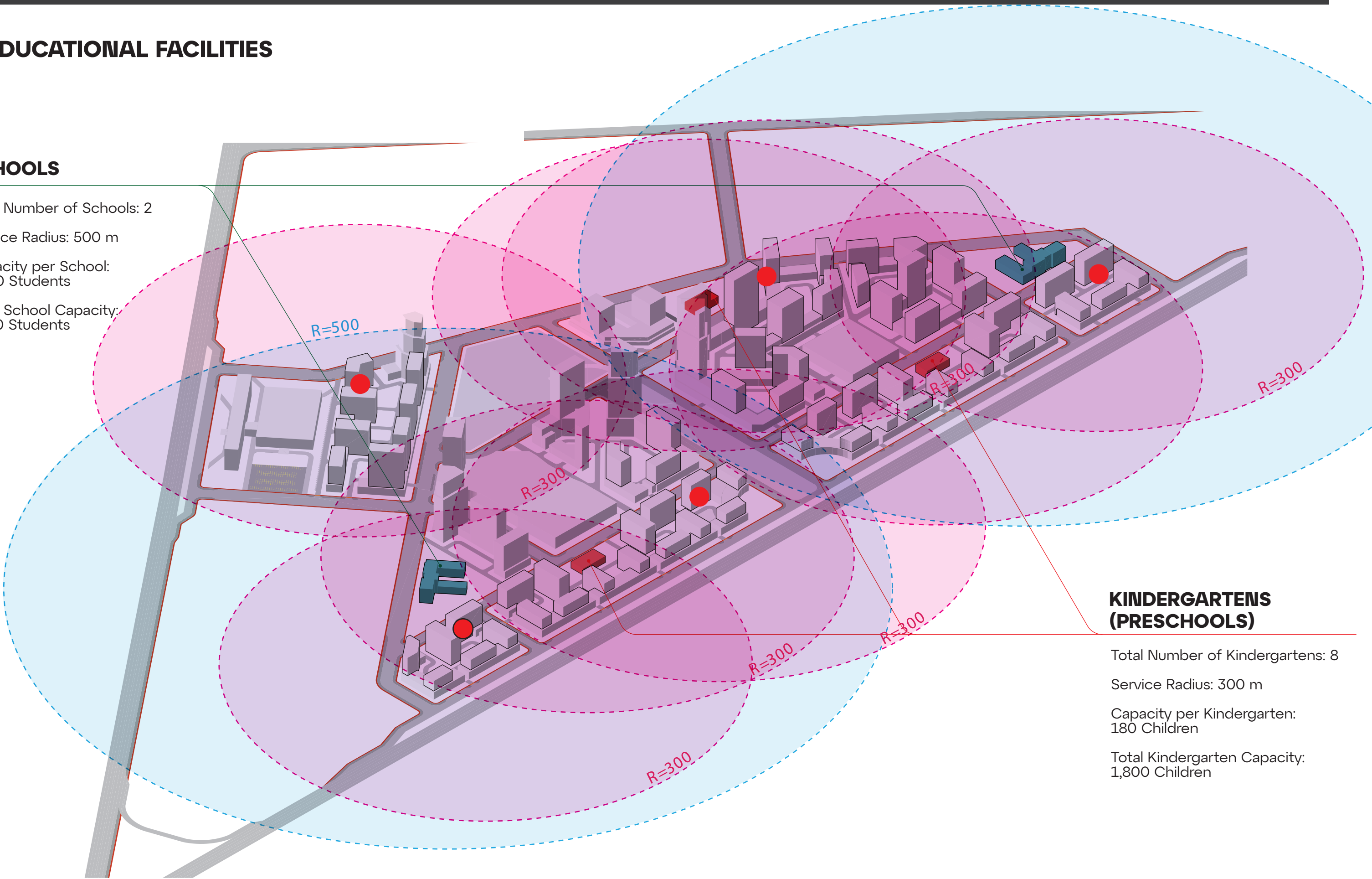
MULTIFUNCTIONAL BUILDINGS



EDUCATIONAL FACILITIES

SCHOOLS

Total Number of Schools: 2
Service Radius: 500 m
Capacity per School: 1,680 Students
Total School Capacity: 3,360 Students



KINDERGARTENS (PRESCHOOLS)

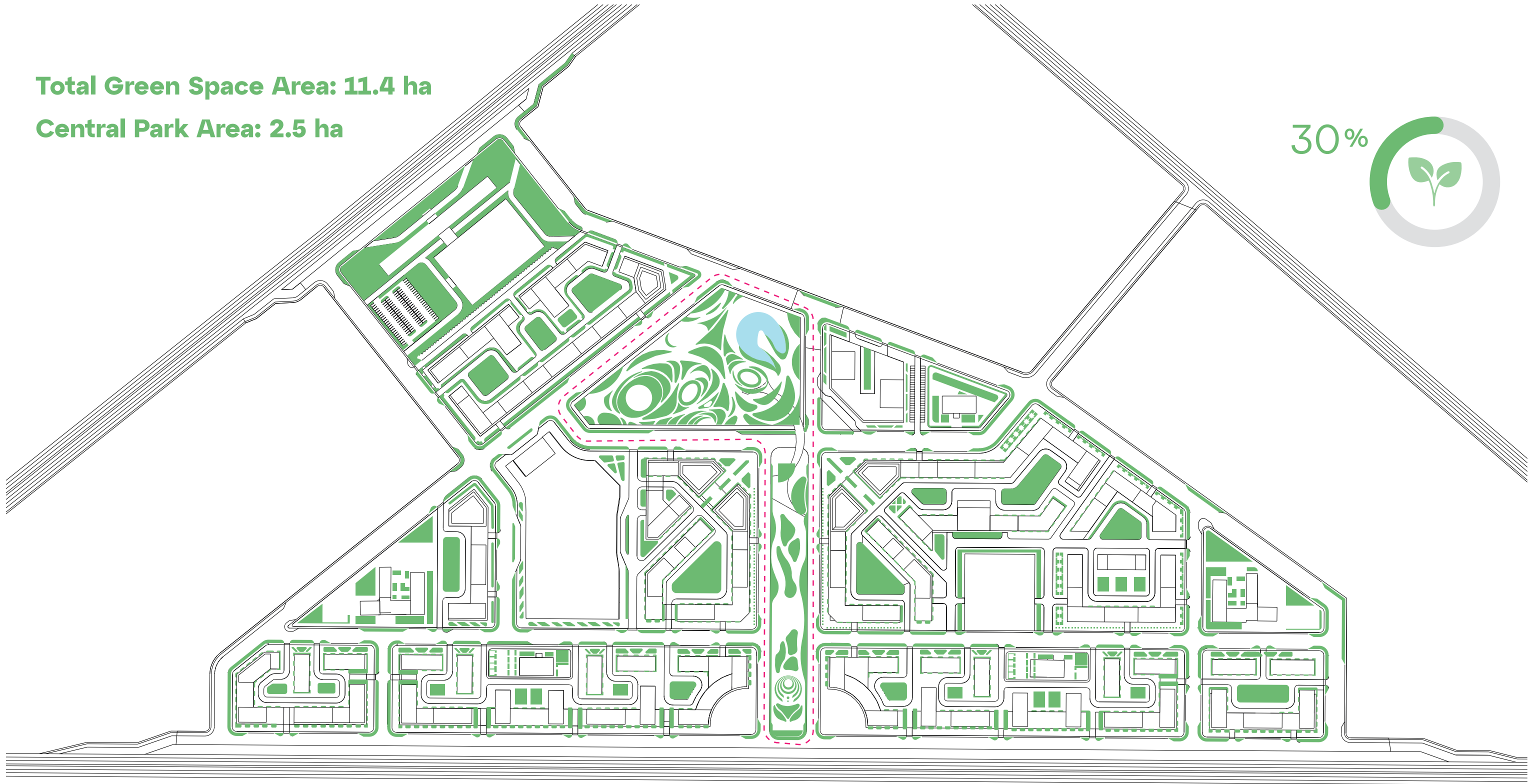
Total Number of Kindergartens: 8
Service Radius: 300 m
Capacity per Kindergarten: 180 Children
Total Kindergarten Capacity: 1,800 Children

GREEN SPACES

Total Green Space Area: 11.4 ha

Central Park Area: 2.5 ha

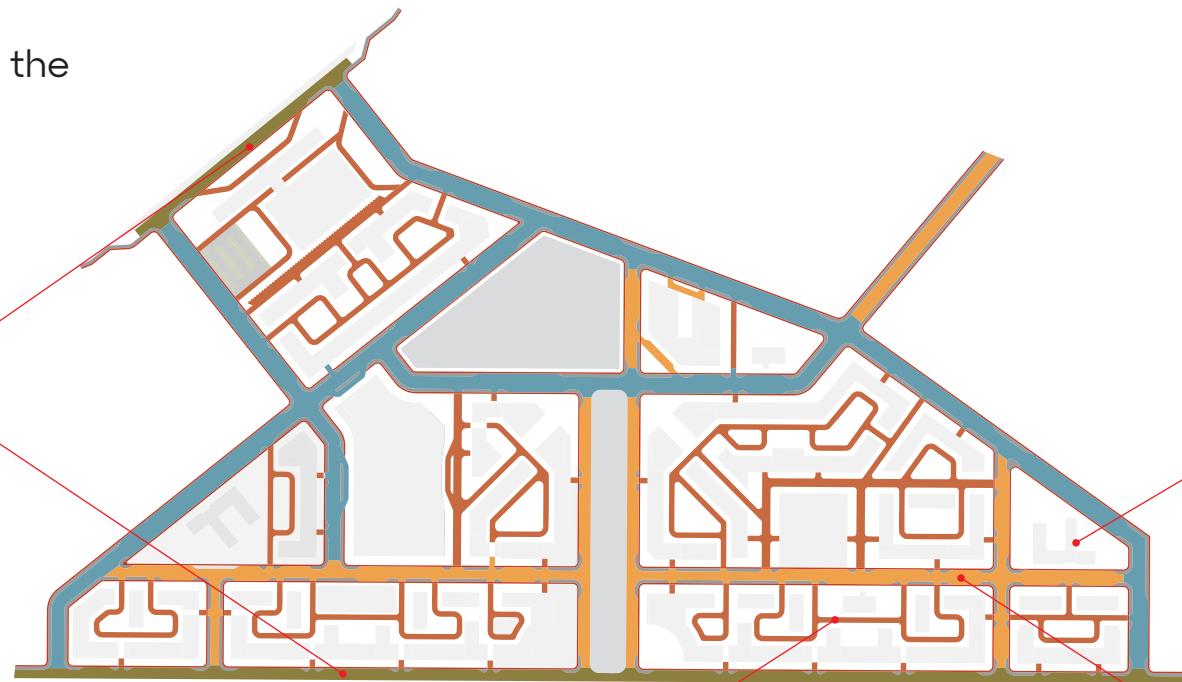
30%



ROAD NETWORK

Total Length of the Road Network

11 km



COLLECTOR (SERVICE) ROADS

Function

Roads running parallel to the main arterial roads, designed to provide access to adjacent developments and distribute local traffic.

Number of Lanes: 3

Lane Width: 3.0 m

Total Carriageway Width: 6.0 m

Total Road Length: 1.7 km

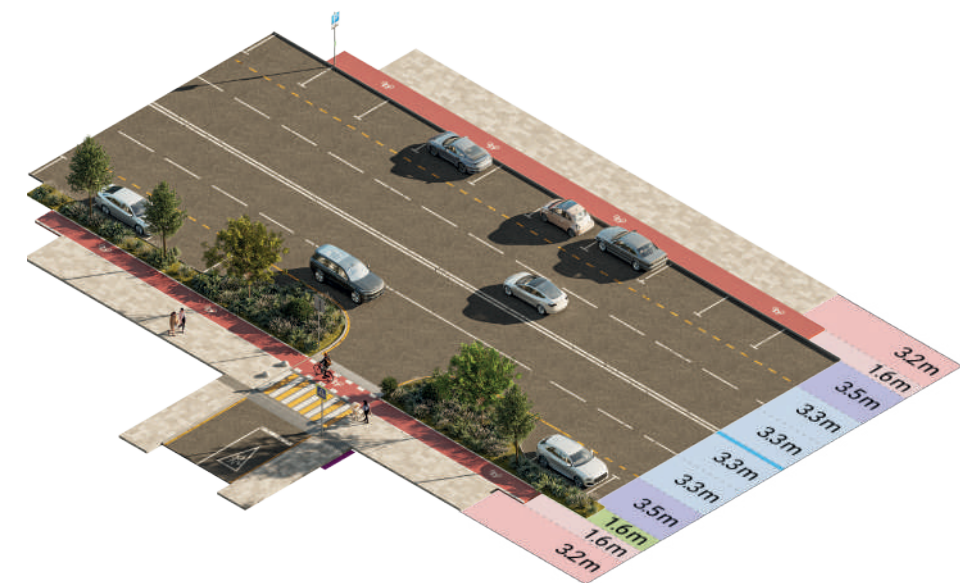


PRIMARY ROADS

Function

Connect the city center with primary and secondary roads. Roadside parking is provided.

Number of Lanes: 2



TERTIARY ROADS

Function

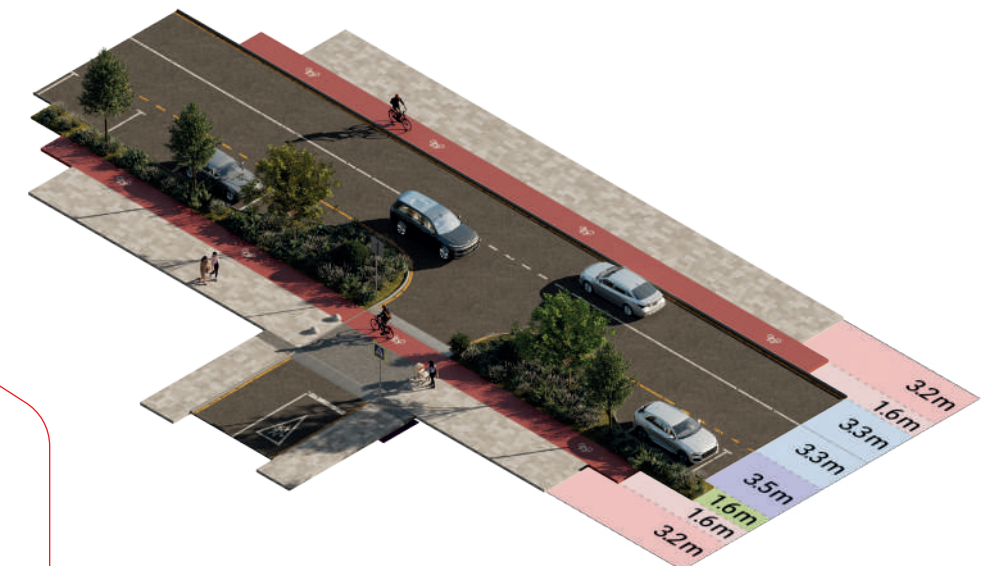
Provide access to residential buildings and development blocks. No roadside parking is provided.

Number of Lanes: 1

Lane Width: 3.0 m

Total Carriageway Width: 6.0 m

Total Road Length: 4.2 km



SECONDARY ROADS

Function

Connect primary roads with local streets. Roadside parking is provided.

Number of Lanes: 1

Lane Width: 3.3 m

Total Carriageway Width: 6.6 m

Total Road Length: 2.1 km

TOP VIEW VISUALIZATION



BIRD FLY VIEW VISUALIZATION



TOP VIEW VISUALIZATION



VISUALIZATION



VISUALIZATION



PERSPECTIVE VIEW VISUALIZATION



PERSPECTIVE VIEW VISUALIZATION



NIGHT TIME VIEW VISUALIZATION



NIGHT TIME VIEW VISUALIZATION

