

✓

ARCHITECTURAL DESIGN
of a
COMMERCIAL CENTER
in
HOMS - SYRIA

By
Muhammed Nazif Atassi

May, 1951

101

Epsn 101.

ARCHITECTURAL DESIGN
of A
COMMERCIAL CENTER
in
HOMS - SYRIA

MUHAMMED NAZIF ISMAIL
A T A S S I

May , 1 9 5 1

Thesis submitted to the Civil Engineering Faculty
in partial fulfillment of the requirement for the degree of
Bachelor of Science in Civil Engineering.

M

Rec'd 26/5/51
jos

CONTENTS

i	Introduction	1
ii	Description of work	2
iii	Part I: General	3
1	1 - General	4
2	2 - General	5
3	3 - General	6
4	4 - General	7

The candidate is delighted to take this opportunity to express his deepest gratitude to Professor N. Manassah, for his most valuable advices which proved to be indispensable in the realization of this project.

M. Nazif ATASSI.

C O N T E N T S

	<u>Page</u>
I - Introduction.....	1
II - Description of Land	5
III - Eastern Block - A -	
A - Cinema	6
B - Restaurant	10
C - Offices	11
D - Garage	12
E - Stores	16
IV - Western Block - B -	
A - Oriental Café	17
B - Agencies;.....	17
C - Games Store	17
D - Five Appartement House	18
V - Construction	21
VI - Water Supply	22
VII - Bill of Quantities	23
VIII - Price List	28
IX - Income Estimate	29

1 - I N T R O D U C T I O N

Homs is a city in the heart of Syria. It has an important position, being midway between the shore and the interior part of the country.

It is an old city, and being built on the trading routes, it became an important trading center on the way between Mesopotamia, the western, and southern parts of Syria.

Under Roman rule the city prospered: irrigation systems were founded and roads were opened, the remains of which are still existing, rendering the city an agricultural as well as a commercial center.

In the sixth century A.D. the Arabs came to rule followed ^{by} ~~to~~ the Turks and finally by the French, the city in each case adopted itself to the corresponding environment.

Importance of the City:

Few years ago, a new modern irrigation system was carried out on a near by lake about twelve KMS to the south east of the city. It irrigates thousands of acres surrounding the city rendering it one of the most important agricultural region) in Syria. Among the other factors that contributed to the increased importance of the city are the sugar and dye industries

- 1)- A commercial part;
- 2)- industrial;
- 3)- residential.

This modern system of organization increased the efficiency of circulation in all parts of the city and affected to a great extent its prosperity.

The commercial center mentioned above is in the center, between the new city and the old. It includes the new government house and the new automatic telephone building and..... the main thoroughfare passes through this commercial center and into a square with a radius of about 50 MS.

The land which is chosen for study as the subject of the thesis is, in the middle of this center. To the south of it stands the new government building, and to the north the new automatic telephone building. It also overlooks the city square from the west and the public recreational buildings from the east and north east. Due to all these factors which show the importance of that strip of land, it is justified to build a new huge commercial center rendering maximum income to the owners. On the other hand, if this center were built two important items will be satisfied.

1 - A huge new building in center of the city is built adding to the beauty and progress of the city;

2 - The people will like the city in which they live much more as long as it satisfies their needs more efficiently, and the love of the city is a part of the love of the country.

The land is a large tract of about 1000 acres. The water supply is abundant and the water is pure and soft. The soil is fertile and the climate is healthy. The water is abundant and the water is pure and soft. The soil is fertile and the climate is healthy. The water is abundant and the water is pure and soft. The soil is fertile and the climate is healthy.

of the city is to provide the best building material. Light and ventilation is of paramount importance in the design of buildings. The water is abundant and the water is pure and soft. The soil is fertile and the climate is healthy. The water is abundant and the water is pure and soft. The soil is fertile and the climate is healthy. The water is abundant and the water is pure and soft. The soil is fertile and the climate is healthy.

11 - GENERAL DESCRIPTION
OF LAND

The land is a large trapesoid about 3250 M² in area. Two major streets the Quathly and the Atassi streets each about 20 Ms 14 Ms respectively bound it from the north and the south, while two other minor streets each of 12 Ms surround it from the south and the west.

As the area is large for one building enjoying plenty of light and ventelation, it is reasonable to divide it into two blocks: eastern and western with 10 Ms road in between, which is the minimum allowed in city planning regulation in this region. This road is not disadvantage because it gives light & scenery to both blocks, and the shops on either side of it will have nearly the same importance as those found on the major streets.

111 - E A S T E R N B L O C K

A - Cinema

Plan number - 2 - shows the entrance, tickets rooms and lobby, large enough for the following reasons:

1 - At the entrance there is usually a great crowd during certain hours of the day;

2 - The lobby may be used as a smoking place during intermissions.

A marble stair case of $150^m \times 30^m \times 15^m$ leads from the lobby to the balcony which is 3.06 M above the level of the floor of the entrance. The same stair leads to the bar too.

Orchestra :

A door leads from the lobby to the orchestra which is $13 \times 20 \text{ m}^2$ in area excluding toilets which make about 10% of the area of the orchestra place.

The main floor holds three hundred and twenty seats. As it aims to accomodate all these people, the main and primary function of the design is to get these people in and out of it in a comfortable way. The most important elements taken into consideration are :

- 1 - Visibility;
- 2 - Comfort;
- 3 - Safety.

Each element will be discussed separately.

1 - Visibility :

The main floor orchestra is designed to have a slope of 6% beginning from the entrance.

Seats are staggered so that the person sitting will command an uninterrupted view of the screen by looking through the heads of the two persons sitting in front of him.

The following specifications are taken into consideration also :

1 - The distance between two rows is 85 cms. So with a 6 % slope the difference in level between two persons sitting along the same line is 10 cms which is sufficient to give an unobstructed view of the screen.

2 - The angle between the first row and the top of the screen is 35° which is the maximum allowed -1-

3 - The bottom of the screen is about 1.85 M from the level of the ^{front} seats -2-

4 - The screen is rectangular in shape with the ratio of length to width of 3 to 4. -3-

5 - The angle between two lines drawn from the window of the projecting room, one a horizontal line and the other passing through the center of the screen, is 11° which is the ideal

1- Modern building Practice, by Percy Thomas, vol.1, page 195.--
2- " " " " " " "
3- Architectevral Graphic Standards, page 190, by CHARLES GEORGE RAMSEY.

case. -1-

2 - Comfort :

A distance of 85 cms between each two consecutive rows, a width of seat of 55 cms would afford an adequate place for each person. The floor is to be made of wood, and walls are to be covered with decorated cellotex. Both has the property of diminishing dampness, damping sound, and abolishing echo.

Confort is really attained by controlling the humidity and temperature of the air to 15° - 16° . For this reason a special room is reserved for air conditioning machines of package types. At the top of the stage -2-. The walls of this rooms should be sound proof so as to prevent noise from reaching orchestra.

Chairs are battened together. Each section comprises from 5 - 12 chairs -3-.

3 - Safety :

Is secured by planning two exits -4- other than the main entrance. These exits lead to the main streets and may be used in emergencies.

Stage :

Is joined with two rooms, and is designed large enough to render it usable as a theatre as well as a cinema.

-
- (1) From 10° - 20° Graphic Standards, page 189, by CHARLES GEORGES RAMSEY.
 - (2) One machine for each 100 persons is sufficient according to Mr opinion.
 - (3) Modern building practice by Percy Thomas, page 189.
 - (4) As recommended in town planning hand book of Palestine, 1950, p.1

Balcony :

Contains two hundred seats resting on steps. Each step has a thread of 90 cMs and a rize of 17 cMs. This rise will afford enough height (about 240 cMs) for a service place to the bar.

Seats are arranged in such a way that the screen can be easely seen from any place. Toilets room, one for men and another for ladies, are furnished.

Project Room :

This room is given the utmost care, because the safety of the audience depends on the skill of the operator, the ease with which he can move in the room, and the arrangement of apparatus and machines assuring enough space in between so as to prevent electric contact. For these reasons it is of vital importance to dedicate to it an area much larger than what is practiced nowadays ⁻¹⁻. The walls should be covered with fire resisting material. This room would have a separate stairway which is to branch from the stair of the gallery facing the bar.

Office :

Immediately at the right of the entrance there is an office with an overall height 3.06 cMs reserved for the secretary. Above it on the level of the bar, there is another office 2.44 cMs over all height reserved for manager.

1 - 6 M² minimum recommended by the town planning hand book of Palestine 1950, page 16, Article 18.

The outside appearance of the cinema should impose itself on the passers by. Five ^{out} projecting columns each 30 cms wide from the Top of the entrance to 60 cms higher than the building are designed following the common modern trend.

(See map -3-)

As to the entrance, it ought to prepare the spectacular change from the outside world to the inside world of the screen⁻¹⁻. This is nicely accomplished by the use of beautiful decorations and adequate lighting.

B - Restaurant:

The restaurant has an area of 100 m² as 1.5 M² (12 - 15SF)⁻²⁻ are reserved for each person. The restaurant can accommodate 70 persons which is good in a city like Homs.

Tables :

The tables have to be arranged according to the following specifications⁻³⁻:

Table for 2 people 2' - 6" sq. or 75 x 75 cm²

for 4 people 3 ft-0" sq. or 1.5 x 1.5 M²

or 2'-6"x5' 75 x 150 cm²

Circular tables are to be rejected as they take the same space but they can't be placed together.

-
- (1) Taken from Modern Theatres & Cinemas, by P. Horton Shand, Chap. IV, page 22.
(2) Modern Building Practice, V.1, page 212 (by Percy E. Thomas).
(3) " " " 213.

Whatever arrangement is used the distance between the back of the chairs should be 20" or nearly 60 cms that is about two inches more than the minimum allowed -1-.

Kitchen :

It lies behind the restaurant, it occupies an area exceeding the % 45 the area of the restaurant -2-.

All necessary platforms for cooking are mechanically arranged. The restaurant contains :

- 1 - Toilets for men and ladies lighted through internal clearance;
- 2 - A store;
- 3 - A secondary door to be used in case the main door is engaged when goods are brought into the kitchen. All these are shown in map N° -2-.

C - Offices :

Offices surround the cinema from all directions. As the total height of the cinema is 930 cms, so the height of the offices would be :

$$930 - 550 = 380 \text{ cms (over all).}$$

When planning the offices the following specifications are taken into consideration :

-
- (1) The same ref., page 214.
 - (2) Value recomm. in Modern Build. Practice, page 218.

- 1 - A lift of 1.60 x 1.20 M. for 4 persons is the minimum allowed; -1-
- 2 - Step 130 x 17 x 30 is large enough to avoid congestion;
- 3 - Width of corridors is 180 cMs (6');;
- 4 - Furthest office from stairway be 30 M a little more than the value recommended -3-.
- 5 - Windows are more than 15% and sometimes % 20 of the area of the room. These values give adequate light and ventilation.

The offices are divided into four units, every two are reached by a stairway. In every unit there is a toilet and a kitchenette which are lighted and ventilated by an interior clearance (see Map 5).

Offices occupy three floors, one surrounds the cinema periphery and flush with its height, the other two are above. This arrangement allows the opening of windows on the four sides overlooking the roof of the cinema.

- (1) Modern Building Practice, page 536.
- (2) " " " " 533.
- (3) 80' as recommended in Modern Building Practice, page 533.

D - Garage :

Because the piece of land is to be divided into two blocks by a ten meters road, the entrance of the garage is to be carefully studied and chosen to be on this ten meters minor road in order not to interfere with the traffic in the major streets on one hand and to be as far as possible from the entrance of the building on the other hand.

The garage consists of :

- 1 - A place for washing and repair;
- 2 - Storage place;
- 3 - Office;
- 4 - Show place.

The garage has an area of 610 M² and is composed of three stories:

- a) - Under ground floor;
- b) - First floor;
- c) - Second floor.

1 - Washing & Repair :

The Under Ground Story: is three and a half meters below the level of the ground. It consists of the greasing, washing and repairing sections; it contains also the greasing ramp with dimensions shown in plan - 4 -

This greasing ramp lies in a depression of 2 MS so that it will be easy to repair the car while standing.

The battery charging and storage and storage room must be separated from the normal work in the garage by a fire resisting wall.

The ventilation system is necessary because currents of air are difficult to arrange, so a set of fans are desirable to pump air through clearance and make easy the entrance of fresh air. The natural lighting from clearance is not sufficient, so electricity is necessary.

The arrangement of columns is done in a way that it would not interfere with cars coming in and going out of the garage on one hand, and would not pierce rooms of the offices in the upper floors.

As far as the discharge of dirt is concerned there are two ways to take care of it:

a)- either to pump it to the main sewer system which lies at a depth of 1 M below the level of the street, or :

b) - to have a special pit.

The first method is to be preferred because it is difficult to excavate the rocks on one hand and the soil is not soft and porous enough to absorb the material on the other hand.

Ramps: Cars reach the under ground floor through a ramp with

a slope of 7:1 ⁻¹⁻ which is the max. allowed. To reduce accidents as far as possible two ways each of 3.5 M wide are designed one for the incoming vehicles and the other for the leaving ones. These two are separated by a division wall of 50 cms high. The ramp was prepared rather than the lift for the following reasons :

- 1 - It is faster in service;
- 2 - It does not need an operator;
- 3 - Little maintenance cost.

The least radius of curvature of the ramp-plans N°2-4- is 4.5 Ms or about 17' the minimum allowed ⁻²⁻. The finishing surface of the ramp should be rough so as to diminish sliding. The cheapest and most practical finish is rough slips of wood which is chosen here and is preferred to the metal finish which although has longer life but it is higher in maintenance cost.

2 - Storage Place :

First Floor : it is specially constructed for keeping cars. By adopting the following average dimension of vehicles ⁻³⁻

-
- 1 - Value recommended in Modern Building Practice, page 91, vol.1.-
 - 2 - Architectevral Graphic Standart, page 200, by Charles George Rams
 - 3 - Architectevral Graphic Standart, page 199, by " " "

		<u>Length</u>	<u>Width</u>	<u>Height</u>
CARS	(Largest	19' 0"	6'-2"	6'-5"
	(Average	15'-6"	5'-10"	6'-0"
	(Small	13'-0"	5'-4"	5'-3"
Motor bus	(Largest	30'-0"	8'-0"	9'-6"
	(Average	25'-0"	7'-6"	8'-6"
	(Small	21'-0"	7'-0"	7'-6"
Motor Truck	(Largest	25'-0"	8'-4"	12'
	(Average	18'-0"	6'-6"	9'-0"
	(Small	15'-0"	5'-6"	8'-0"

It is ^sdeem that the height in any section is sufficient to pass the average cars on one hand, and the store can hold -16- cars keeping 50 cms clearance between each two ⁻¹⁻. Details are shown in Plan N° -2-.

3 - Office :

Second Floor : Since the height of the shops is 550 cms over all a 310 cms over all are reserved for the garage store and the rest 240 cms will be reserved as a storage for new goods and an office. The office and the store have windows overlooking street.

1- Average car taken in this specification is larger than the max. car size used in this parts of world :

4 - Show Place :

It lies on the north side of the major street which is considered the most important. It is used for the sale of petrol, oil.....

Due to the ramp grade 7:1 and from a point 9 ms away from the entrance of the garage we get a depression of 130 CMS. An office is built 175 CMS above the main level of the ground. In this way we get $175 + 130 \text{ CMS} = 305 \text{ CMS}$ below the floor of the office. This height of 305 CMS is more than enough for a bus car to pass (see Plan 5). Due to this we get an office of two rooms over looking the southern street with an elevation of $(550 - 175) = 375 \text{ CMS}$. This height is 15 CMS more than the minimum allowed according to Municipality regulation.

E - Stores :

Stores lie on the major streets. They have different areas each corresponding to the service expected of it. They are of 550 CMS over all height, that is, 50 CMS more than the minimum allowed in this section of the city according to Municipality regulation. This excess of height is made use of by raising an

office 2.5 M overall. This will be reached by a stair case from the store itself.

1 - General

The main office is situated in the rear of the building, accessible by a private road of about 100 ft. It is a 10' x 14' room with a window facing the street.

2 - Office

The office is situated in the front of the building, measuring 10' x 14'. It is a 10' x 14' room with a window facing the street. The office is situated in the front of the building, measuring 10' x 14'. It is a 10' x 14' room with a window facing the street.

3 - Store

The store is situated in the front of the building, measuring 10' x 14'. It is a 10' x 14' room with a window facing the street. The store is situated in the front of the building, measuring 10' x 14'. It is a 10' x 14' room with a window facing the street.

IV - WESTERN BLOCK

This is separated from the Eastern Block by a ten meters road which could be used as a public street in the future. This block is composed of the following elements:

A - Oriental Café :

This café is necessary in this building as it is indispensable for a certain group of people visiting it. It has a toilet room and service room (Map N° -10-).

B - Agencies :

Each Agency occupies two stories. The lower one is of 3.1 MS height, and the upper one is of 2.4 MS over all and is reached by a staircase. Each agency has a toilet of its own. (see Map -10-)

C - Games Store :

The north ^aest side of the ground is reserved for a games store. It is designed large enough to give ample space for the tables and will not allowed any interference among players. The tables are arranged as shown in plate N°10 with the specified following dimensions -1-

1 - Architectevral Graphic Standarts, by Charles George Ramsey, page 168.

		: Length	: Width	: Distance from adjacent
Ping	{ Average Size	: 8'-0"	: 4'-0"	: 3' # 5'
Pong	{ Large Size	: 9'-0"	: 5- 0"	: 3' # 6"

		: Length	: Width	: Dist. from Adj. Tab-le
Pilliards	{ Large size	: 9'-2"	: 4'-11"	: 6' # 7.5'
	{ Average Size	: 1'-2"	: 4'-0"	: 5' # 6.5'

The games store is separated from the Café by a clearance which could be used too as a passage between the two parts. The games room is furnished with a special Toilet lit through the inner clearance (see plan N° -10-) which extends along the whole height of the building.

D - Appartment Houses :

The first, second and third floor are reserved for appartments. These appartments are mainly designed to solve the housing shortage on one hand and to keep the employeed as near to the place of their work as possible (near government house) on the other hand.

Arrangement: The following items are considered in

the design of each floor:

1 - One hall with its dining room make one unit separated by glass doors in between. This glass doors could be opened in case of large receptions.

2 - The direct connection between the stair case, the kitchen, the office and the dining room is designed in such a way as to permit the servants to reach the entrance without passing through the salon.

3 - The sleeping quarter with a special western bath is to have a private entrance from the corridor and is equipped with a wall closets.

4 - The windows and doors of each room are fitted in such a way as not to interfere with the furniture of the room.

5 - Chimneys, sanitary fittings of the kitchen and toilets are so designed as to pass through the inner clearance.

6 - In designing kitchens, toilets, bath rooms and clearance the municipal, regulations are followed ⁻¹⁻:

1 - In designing openings, heights of the floor municipal regulations are followed: ⁻²⁻

1 - The inner clearance facing the kitchen from one side only should have a minimum width of 3 MS with an area of 12 M² at least, which that facing baths, toilets, could be out down to 1.5 MS width.

1'- In case the kitchen enjoys two clearances one of each side 2 MS width could be limited.

1"- Areas occupied by a kitchen should exceed 8 M²

1"- " " " " bath " " 3 M²

2 - Min. height 360 CMS. opening at least 10% the area of the room.

2 - In the design of this building it is aimed to have unity with the eastern block, so that the two buildings with their similar 16.9 M (without 80 cms parapet wall) high façade will appear as one single unit.

Unity is attained by following identical schemes in the design of windows (the same height), stone finishes, and elevations through out the whole block.

See sketch

V - C O N S T R U C T I O N

The engineer preparing a plan should design it in such a way so that it would conform with the regulations governing that locality. Also the building should be in harmony with the structures near by. These two elements are satisfied in this project.

The usual method of construction in Homs, is the continuous foundation type with plastered basalt walls, the reason being that the basalt is relatively cheap.

In this building footing and columns type of construction is adopted all through the structure except in cinema walls which is to be done of continuous foundation type, the reason being that the walls are too long.

As the cinema walls are high, three changes are necessary in order to make walls tight. The first one is above exits and entrance 220 cms high and the other two at interval of 355 cms of height.

Inside walls are 25 cms hollow blocks

External walls are of lime stone with the following two types of stone finishes :

.../...

a)- The first type is fine axed around openings; .

b)- The second is rough puncheoned.

Head is finished in white color to upper floors.

Three main rows of at least 20 ft spacing are assigned at

the top of the building. This is especially necessary for the

garage.

VI - WATER SUPPLY

Head is sufficient to force water to upper floors. Three tanks each of at least 20 M³ capacity are designed at the top of the building, one is specially reserved for the garage.

VII - B I L L O F Q U A N T I T I E S

BLOCK -A -

N°	Item	Description	Quantity	Total Quantity	Unit
1	Reinforced Concrete	To be taken 0.4 of Area built in first floor & 0.3 of Area built in upper floors	720.0	2006	M. ³
		1800 x 0.4			
		I440 x 0.3 x 3	1286		
2	Excavation	a) 35M ³ excavation for garage b) for inside walls of cinema	1860	2336	M. ³
		50 x 50 cms			
3	Stone Work	Lime Stone		600	M ³
4	Hollow Blocks	25 cms thick			
		a) first floor	300		
		b) upper floor	1600	1900	M ³ .

(Bille of quantities - Block A)

- contin.-

N°	Item	Description	Quantity	Total Quantity	Unit
5	Plastering	Mortar: ciment and water :	---	19500	M2
6	Tiles	-----	---	6260	M2
7	Wood	a) doors A=2.2x1.10 b) inner windows	260 102		
			-----	362	M2
8	Windows.	<u>Steel</u>	---	490	M2
9	Shutters	Steel	---	490	M2
I0	Marble	a) for cinema entrance, b) for lobby c) for bar stair d) for outside façade	25 85 66 24		
			-----	210	M2
II	Wash	Colored Wash	---	19500	M2
I2	Floor or cinema	Zan wood	---	410	M2
I3	Show win- dows	of wood and glass	---	450	M2

B I L L O F Q U A N T I T I E S

B L O C K - B -

N ^o	Item	Description	Quantity	Total Quantity	Unit
1	Renforced concrete	3% of the area built. 1092 x 0.3 x 4	327x4	1308	M3
2	Excavation	a) Outside: footing b) Inside: ground beans a) 1.5 x 1.5 x 3 b) 0.5 ^M deep x 0.5 wide	a) 140 b) 50	190	M3
3	Stone Work	Lime Stone	--	370	M3
4	Hollow Blocks	0.25 hollow block a) first floor b) upper floors	250 2000	2250	M3
5	Plastering	Mortar: sand Ciment and water	--	15200	M2
6	Tiles	-----	---	4000	M2

(Bill of quantities, Block-B-)
- cont.-

N°	Item	Description	Quantity	Total Quantity	Unit
7	Windows	Steel	---	340	M2
8	Shutters	"	---	340	M2
9	Wood	a) Doors			
		2.2 x 1.1	330		
		b) inner windows	150	480	M2
10	Wash	Colored wash	---		
11	Show				
12	Windows	Wood and glass	---	500	M2

Electricity and plumbing are
not included.

B I L L O F Q U A N T I T I E S
of (A & B)

N°	Item	Quantity	Quantity	Total	Unit
:	:	-A-	-B-	:	:
1	Renforced) Concrete)	2006	1308	3314	M3
2	Excavation	2336	190	2526	M3
3	Stone Work	600	370	970	M3
4	Hollow } Block)	1900	2250	4150	M3
5	Plastering	19500	15200	34700	M2
6	Tiles	6260	4000	10260	M2
7	Wood	362	480	842	M2
8	Steel windows	490	340	830	M2
9	Shutters	490	340	830	M2
10	Wash	19500	15200	34700	M2
11	Show windows	450	500	950	M2
12	Wood floor) for cinema)	410	---	410	M2
13	Marble	210	---	210	M2

VIII - PRICE LIST

N°	Item	Total Quantity	Unit	Rate SP.	Total Price
I	Renforced Concrete)	3314	M3	130	430.000 SP.
2	Excavation	2526	M3	3	7.570 SP.
3	Stone work	970	M3	160	124.000 "
4	Hollow blocks	4150	M3	25	104.000 SP.
5	Plastering	34700	M2	1.5	52.100 "
6	Tiles	10260	M2	10	102.000 "
7	Wood	482	M2	50	24.000 "
8	Windows	830	M2	40	33.200 "
9	Shutters	830	M2	50	41.500 "
I0	Wash	34700	M2	0.5	17.350 "
II	Show window	950	M2	50	28.500 "
I2	Wood for cinema floor	410	M2	60	24.600 "
I3	Marble unit & block	210	M2	40	4.800 "
					Total 993.620
					or 1.000.000
I4	Cost of Land	3250	M2	100	325.000
					I.325.000

IX - INCOME ESTIMATE

According to the current law which is imposed by the Ministry of Interior in Syria to rated buildings for Commercial use, the income should not exceed % 7 of the total cost :

$$1,325,000 \times \frac{7}{100} = 927.000 \text{ sp.}$$

or 100.000 sp.

Cost of one meter square built:

$$\frac{1,000,000}{3000 \times 4} = 80 \text{ s.p. (logical)}$$
