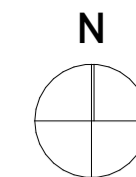


## **C) Vorhaben- und Erschließungsplan**

COMPANY HEADQUARTERS "**HAZROLI GROUP**"

ODELZHAUSEN, GERMANY | 15/01/2025



<b>GRZ-Berechnung:</b>	
Grundstücksfläche:	12820.28 m <sup>2</sup>
<b>GRZ-Berechnung:</b>	
GE 1	2127.39 m <sup>2</sup>
GE 2	1511.17 m <sup>2</sup>
GE 3	1222.14 m <sup>2</sup>
Gesamt:	4860.70 m <sup>2</sup>
GRZ: 4860.70m <sup>2</sup> /12820.28m <sup>2</sup> =	0.379
<b>GRZ II-Berechnung:</b>	
Fläche GRZ I:	4860.70 m <sup>2</sup>
Zuwege/ Zufahrt/ Stellplätze:	5100.00 m <sup>2</sup>
Gesamt:	9960.70 m <sup>2</sup>
GRZ II: 9960.70m <sup>2</sup> /12820.28m <sup>2</sup> =	0.777
<b>GRZ III-Berechnung:</b>	
Fläche GRZ II:	9960.70 m <sup>2</sup>
unterirdisch zusätzlich unüberdeckt	0.00 m <sup>2</sup>
Gesamt:	9960.70 m <sup>2</sup>
GRZ III: 9960.70m <sup>2</sup> /12820.28m <sup>2</sup> =	0.777
Stellplätze:	125 Stück
unterirdisch:	80 Stück
überirdisch:	45 Stück



DESIGN STUDIO  
**BESIAN MEHMETI ARCHITECTS**  
 BLVD. KLIMENT CHRISDI 1104  
 11000 SKOPJE, N.M.K.  
 www.bma.mk

CLIENT  
**HAZROLLI GROUP**

PROJECT  
**NEW COMPANY HEADQUARTERS**

LOCATION  
**ODELZHAUSEN, GERMANY**

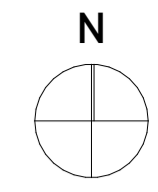
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**15/01/2025**

SCALE  
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DRAWING  
**LAGEPLAN**

PAPER SIZE  
**A2**

NOTE: Obligation for all contractors is to check the dimensions and quantities on site before each stage of performance.



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CLIENT  
**HAZROLI GROUP**

PROJECT  
**NEW COMPANY HEADQUARTERS**

LOCATION  
**ODELZHAUSEN, GERMANY**

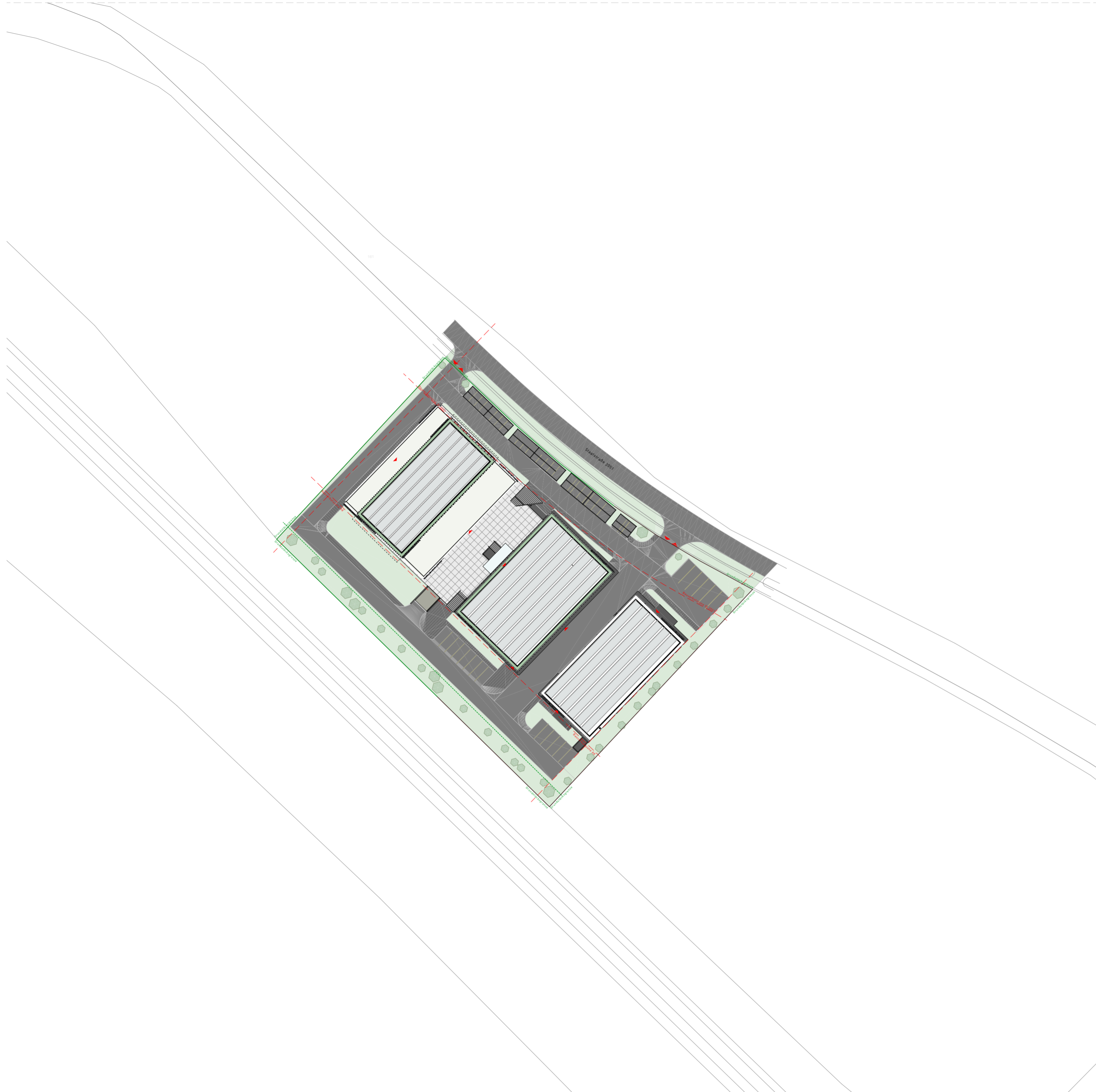
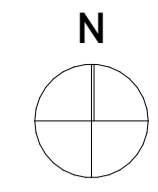
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DRAWING  
**LAGEPLAN - erdgeschoss**

PAPER SIZE  
**A2**

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**HAZROLI GROUP**

PROJECT  
**NEW COMPANY HEADQUARTERS**

LOCATION  
**ODELZHAUSEN, GERMANY**

DATE  
**15/01/2025**

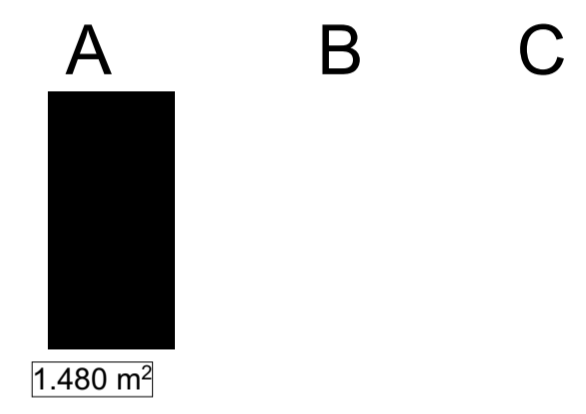
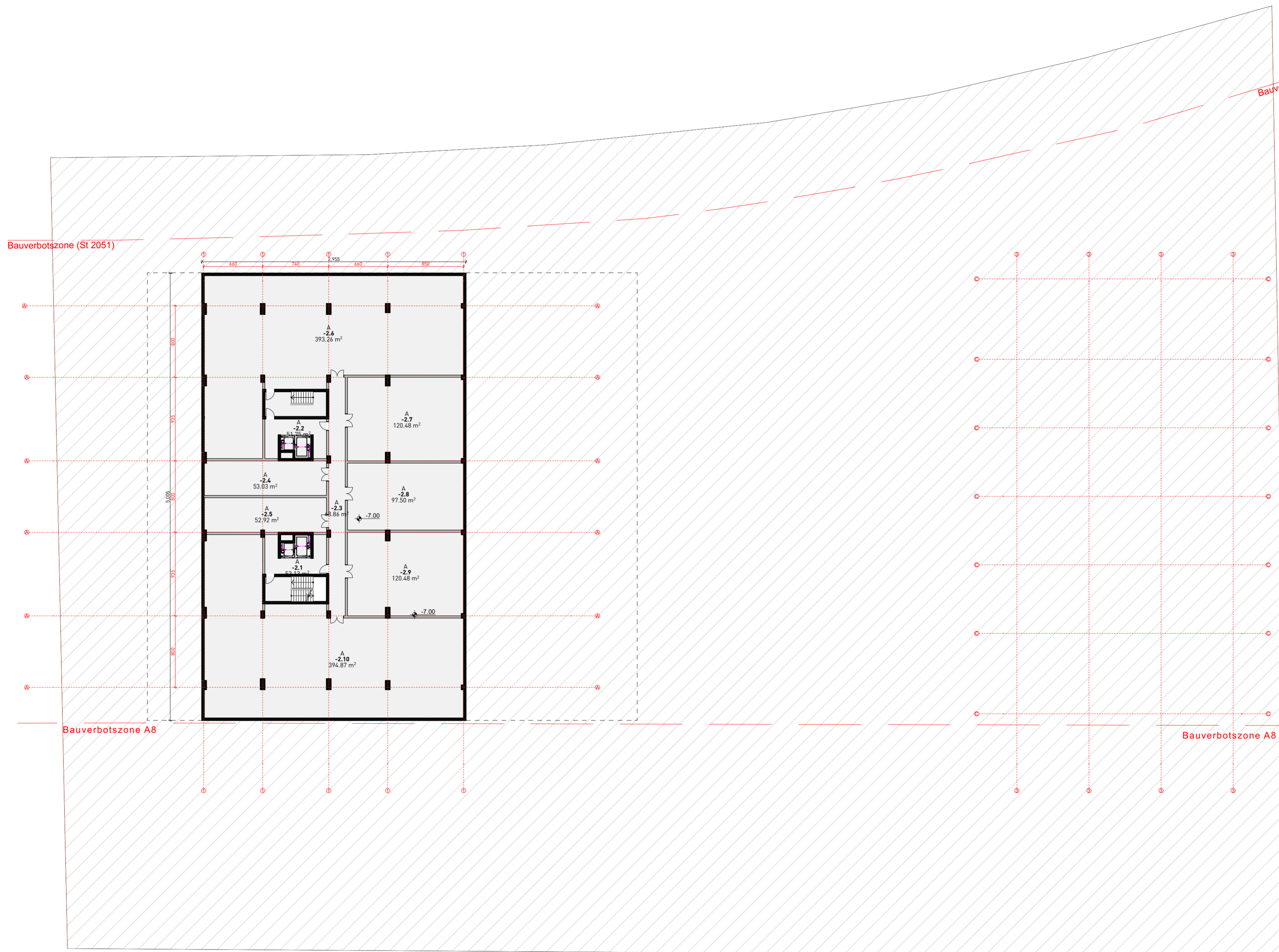
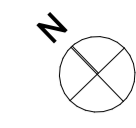
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DRAWING  
**LAGEPLAN MIT DACHAUSICHT**

PAPER SIZE  
**A2**

**NOTE:** Obligation for all contractors is to check the dimensions and quantities on site before each stage of performance.





-2. UNTERGESCHOSS			
G.	NR	RAUM	NETTO FLÄCHE
A	-2.1	TREPPEN UND AUFZÜGE	53.13
	-2.2	TREPPEN UND AUFZÜGE	51.75
	-2.3	FLUR	48.86
	-2.4	TRESSORAUM	53.03
	-2.5	KELLER 1	52.92
	-2.6	KELLER 2	393.26
	-2.7	KELLER 3	120.48
	-2.8	KELLER 4	97.50
	-2.9	KELLER 5	120.48
	-2.10	KELLER 6	394.87
			<b>1,386.28 m²</b>
<b>BRUTTOFLÄCHE</b>			<b>1.480m²</b>



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**HAZROLI GROUP**

PROJECT  
**NEW COMPANY HEADQUARTERS**

LOCATION  
**ODELZHAUSEN, GERMANY**

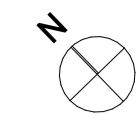
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**15/01/2025**

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**-2 UNTERGESCHOSS**

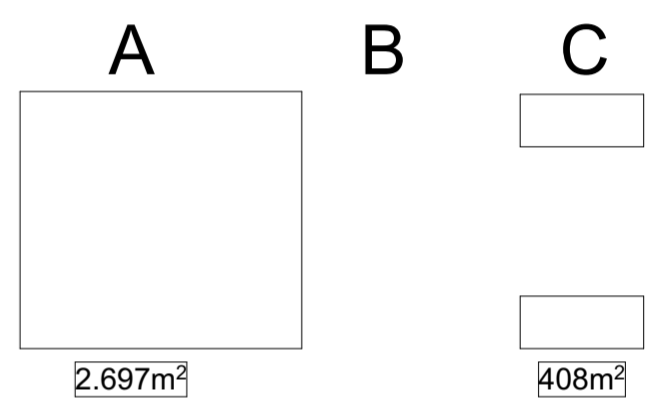
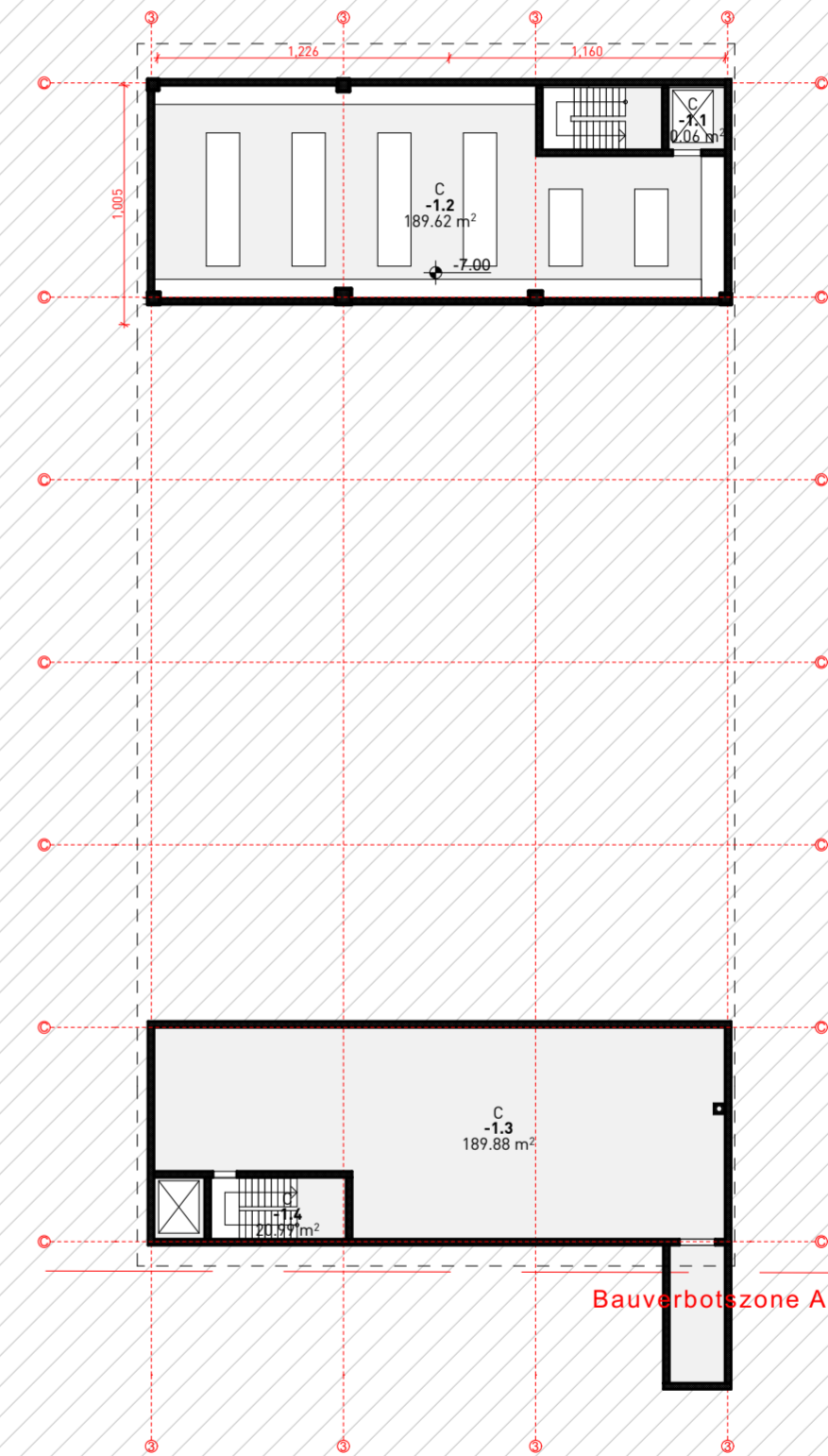
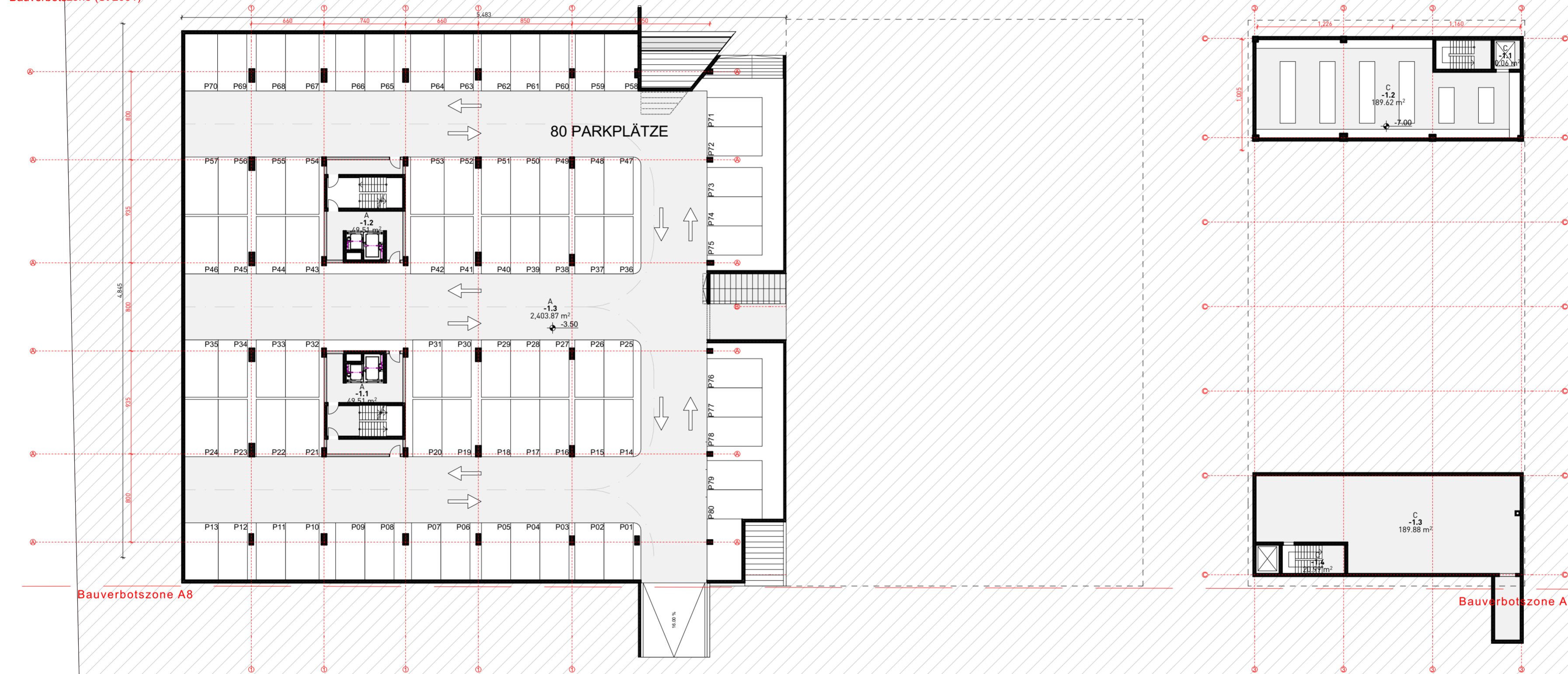
PAPER SIZE  
**A2**

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Bauverbotszone (St 2051)

Bauverbotszone (St 2051)



Bauverbotszone A8

Bauverbotszone A8

-1. UNTERGESCHOSS		
G. NR	RAUM	NETTO FLÄCHE
<b>A</b>		
-1.1	TREPPEN UND AUFZÜGE	49.51
-1.2	TREPPEN UND AUFZÜGE	49.51
-1.3	PARKPLÄTZE	2,403.87
		<b>2,502.89 m²</b>
<b>C</b>		
-1.1	TREPPEN UND AUFZÜGE	20.06
-1.2	LAGER	189.62
-1.3	ZENTRALHEIZUNGSRaum	189.88
-1.4	TREPPEN UND AUFZÜGE	20.99
		<b>420.55 m²</b>
		<b>2,923.44 m²</b>
<b>BRUTTOFLÄCHE</b>		<b>2.850m²</b>



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CLIENT  
**HAZROLLI GROUP**

PROJECT  
**NEW COMPANY HEADQUARTERS**

LOCATION  
**OEDLZHAUSEN, GERMANY**

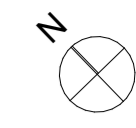
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**15/01/2025**

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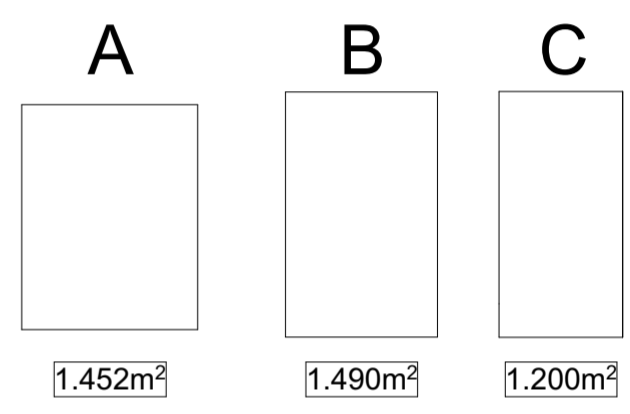
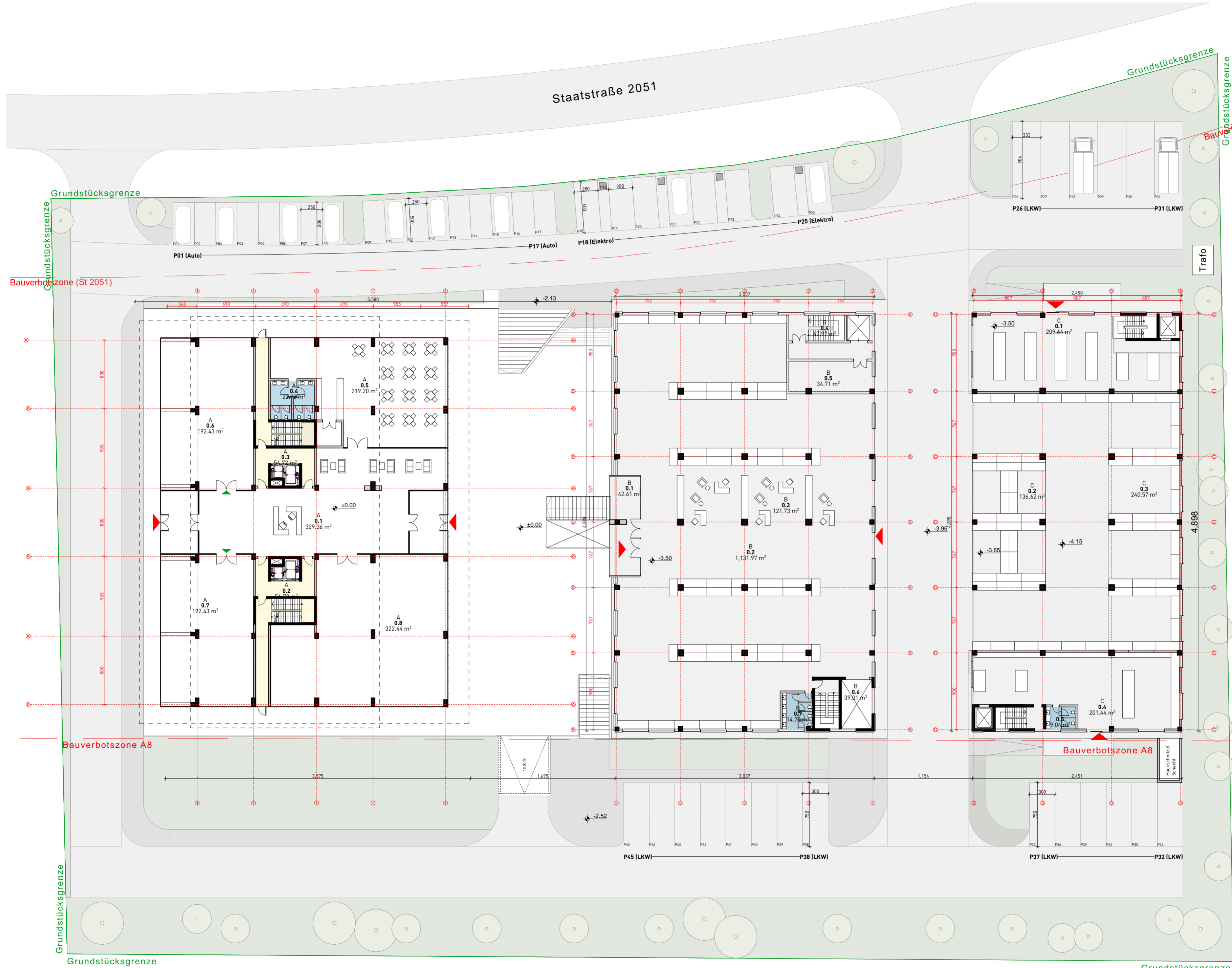
DRAWING  
**-1. UNTERGESCHOSS**

PAPER SIZE  
**A2**

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Staatstraße 2051



0. ERDGESCHOSS		
G. NR	RAUM	NETTO FLÄCHE
<b>A</b>		
0.1	LOBBY	329.36
0.2	TREPPEN UND AUFZÜGE	54.72
0.3	TREPPEN UND AUFZÜGE	54.72
0.4	SANITÄRRÄUME	22.92
0.5	LOUNGE	219.20
0.6	AUSSTELLUNGSFLACHE 1	192.43
0.7	AUSSTELLUNGSFLACHE 2	192.43
0.8	AUSSTELLUNGSFLACHE 3	322.44
		<b>1,388.22 m²</b>
<b>B</b>		
0.1	B4	42.61
0.2	MATERIALEN LAGER	1,131.97
0.3	BURO	121.73
0.4	TREPPEN UND AUFZÜGE	47.97
0.5	FLUR	34.71
0.6	TREPPEN UND AUFZÜGE	39.01
0.7	SANITÄRRÄUME	14.70
		<b>1,432.70 m²</b>
<b>C</b>		
0.1	VERKAUFPUNKT	209.64
0.2	AUSSENLAGER	136.62
0.3	LAGER	240.57
0.4	WERKSTATT	201.44
0.5	SANITÄRRÄUME	9.04
		<b>797.31 m²</b>
		<b>3,618.23 m²</b>
<b>BRUTTOFLÄCHE</b>		<b>4.264m²</b>



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CLIENT  
**HAZROLLI GROUP**

PROJECT  
**NEW COMPANY HEADQUARTERS**

LOCATION  
**OEDLZHAUSEN, GERMANY**

DATE  
**15/01/2025**

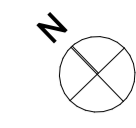
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DRAWING  
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PAPER SIZE  
**A2**

NOTE: Obligation for all contractors is to check the dimensions and quantities on site before each stage of performance.



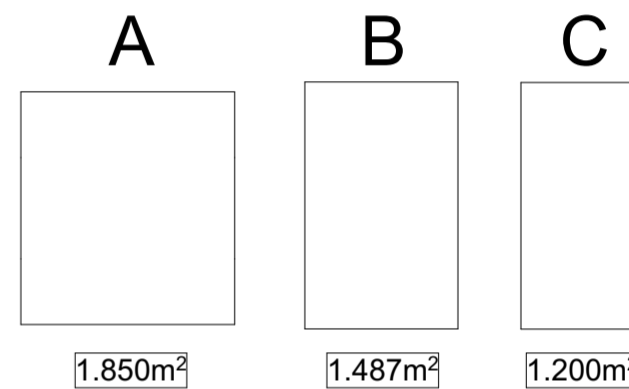


Bauverbotzone (St 2051)

Bauverbotzone (St 2051)

Bauverbotzone A8

Bauverbotzone A8



1. OBERGESCHOSS		
G. NR	RAUM	NETTO FLÄCHE
<b>A</b>		
1.1	TREPPEN UND AUFZÜGE	40.44
1.2	TREPPEN UND AUFZÜGE	40.07
1.3	FLUR	93.43
1.4	SANITÄRRÄUME	10.37
1.5	SANITÄRRÄUME	10.37
1.6	AUSSTELLUNGSFLACHE 1	339.88
1.7	AUSSTELLUNGSFLACHE 2	348.02
1.8	AUSSTELLUNGSFLACHE 3	106.25
1.9	AUSSTELLUNGSFLACHE 4	352.31
1.10	AUSSTELLUNGSFLACHE 5	351.51
1.11	AUSSTELLUNGSFLACHE 6	73.82
		<b>1,766.47 m<sup>2</sup></b>
<b>B</b>		
1.1	TREPPEN UND AUFZÜGE	39.01
1.2	FLUR	4.79
1.3	SANITÄRRÄUME	14.72
1.4	FLUR	18.31
1.5	TREPPEN UND AUFZÜGE	29.26
1.6	MATERIALEN LAGER	1,328.89
		<b>1,434.98 m<sup>2</sup></b>
<b>C</b>		
1.1	TREPPEN UND AUFZÜGE	20.42
1.2	TREPPEN UND AUFZÜGE	21.11
1.3	SANITÄRRÄUME	9.04
1.4	LAGER	1,104.83
		<b>1,155.40 m<sup>2</sup></b>
		<b>4,356.85 m<sup>2</sup></b>
<b>BRUTTOFLÄCHE</b>		<b>4.537m<sup>2</sup></b>



DESIGN STUDIO  
**BESIAN MEHMETI ARCHITECTS**  
 BLVD. KLIMENT CHRISDI 11/04  
 1000 SKOPJE, MKD  
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CLIENT  
**HAZROLI GROUP**

PROJECT  
**NEW COMPANY HEADQUARTERS**

LOCATION  
**OEDLZHAUSEN, GERMANY**

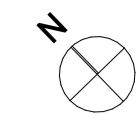
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**15/01/2025**

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DRAWING  
**1.OBERGESCHOSS**

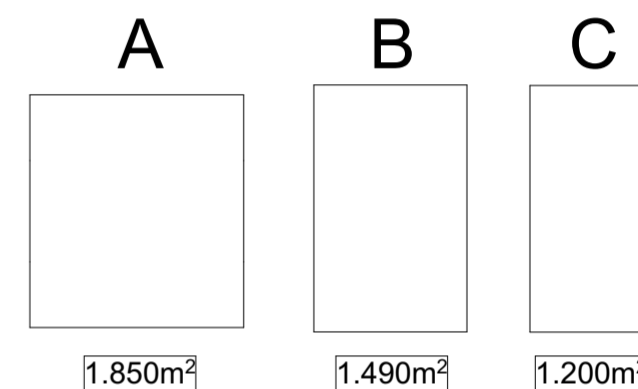
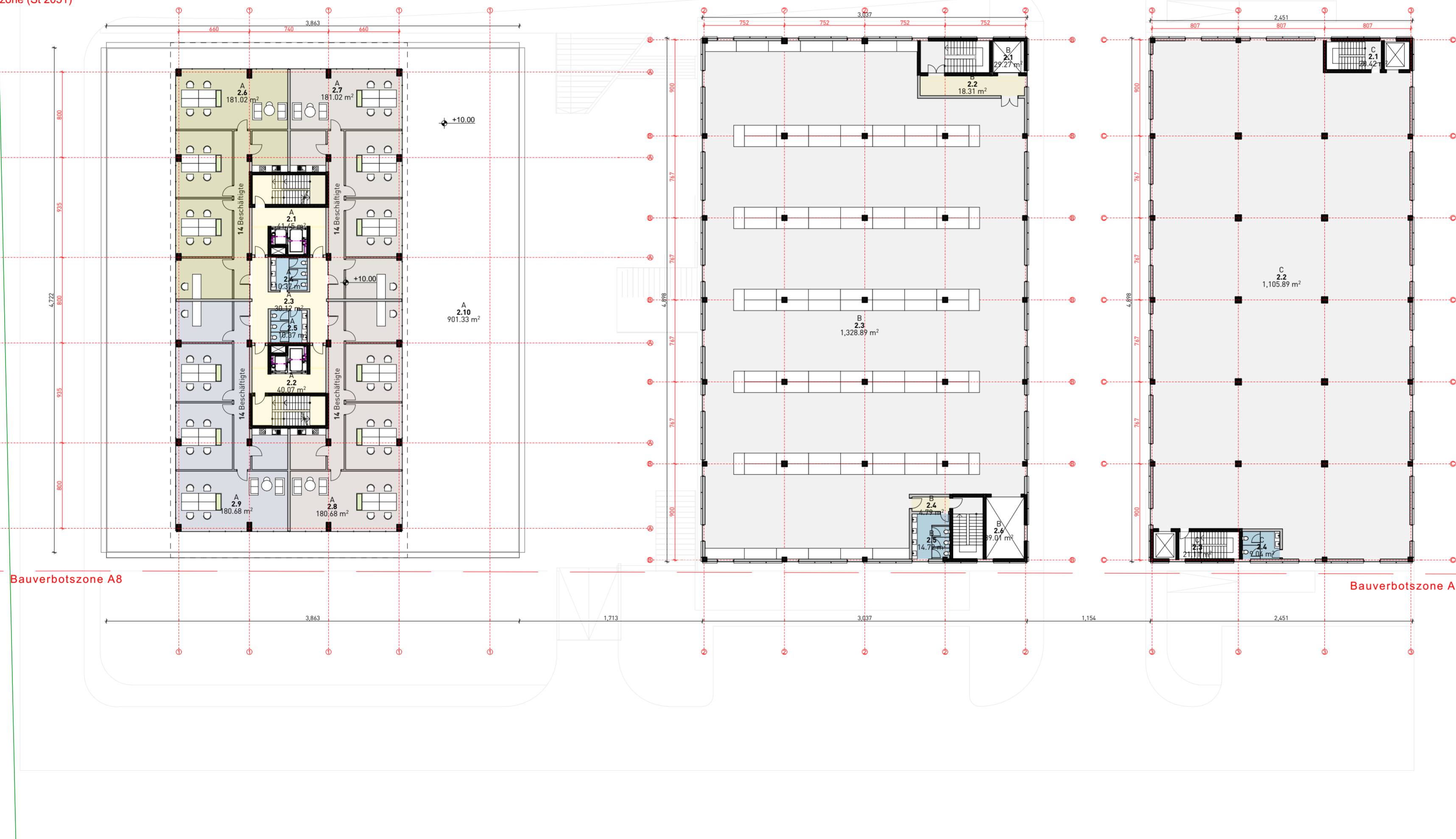
PAPER SIZE  
**A2**

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Bauverbotszone (St 2051)

Bauverbotszone (St 2051)



Bauverbotszone A8

Bauverbotszone A8

2. OBERGESCHOSS		
G. NR	RAUM	NETTO FLÄCHE
<b>A</b>		
2.1	TREPPEN UND AUFZÜGE	41.45
2.2	TREPPEN UND AUFZÜGE	40.07
2.3	FLUR	30.12
2.4	SANITÄRRÄUME	10.37
2.5	SANITÄRRÄUME	10.37
2.6	SEKTOR 1	181.02
2.7	SEKTOR 2	181.02
2.8	SEKTOR 3	180.68
2.9	SEKTOR 4	180.68
2.1	TERRASSE	901.33
		<b>1,757.11 m²</b>
<b>B</b>		
2.1	TREPPEN UND AUFZÜGE	29.27
2.2	FLUR	18.31
2.3	MATERIALEN LAGER	1,328.89
2.4	FLUR	4.79
2.5	SANITÄRRÄUME	14.72
2.6	TREPPEN UND AUFZÜGE	39.01
		<b>1,434.99 m²</b>
<b>C</b>		
2.1	TREPPEN UND AUFZÜGE	20.42
2.2	LAGER	1,105.89
2.3	TREPPEN UND AUFZÜGE	21.11
2.4	SANITÄRRÄUME	9.04
		<b>1,156.46 m²</b>
		<b>4,348.56 m²</b>
<b>BRUTTOFLÄCHE</b>		<b>4.540m²</b>



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CLIENT  
**HAZROLI GROUP**

PROJECT  
**NEW COMPANY HEADQUARTERS**

LOCATION  
**OEDLZHAUSEN, GERMANY**

DATE  
**15/01/2025**

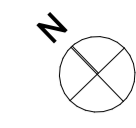
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DRAWING  
**2.OBERGESCHOS**

PAPER SIZE  
**A2**

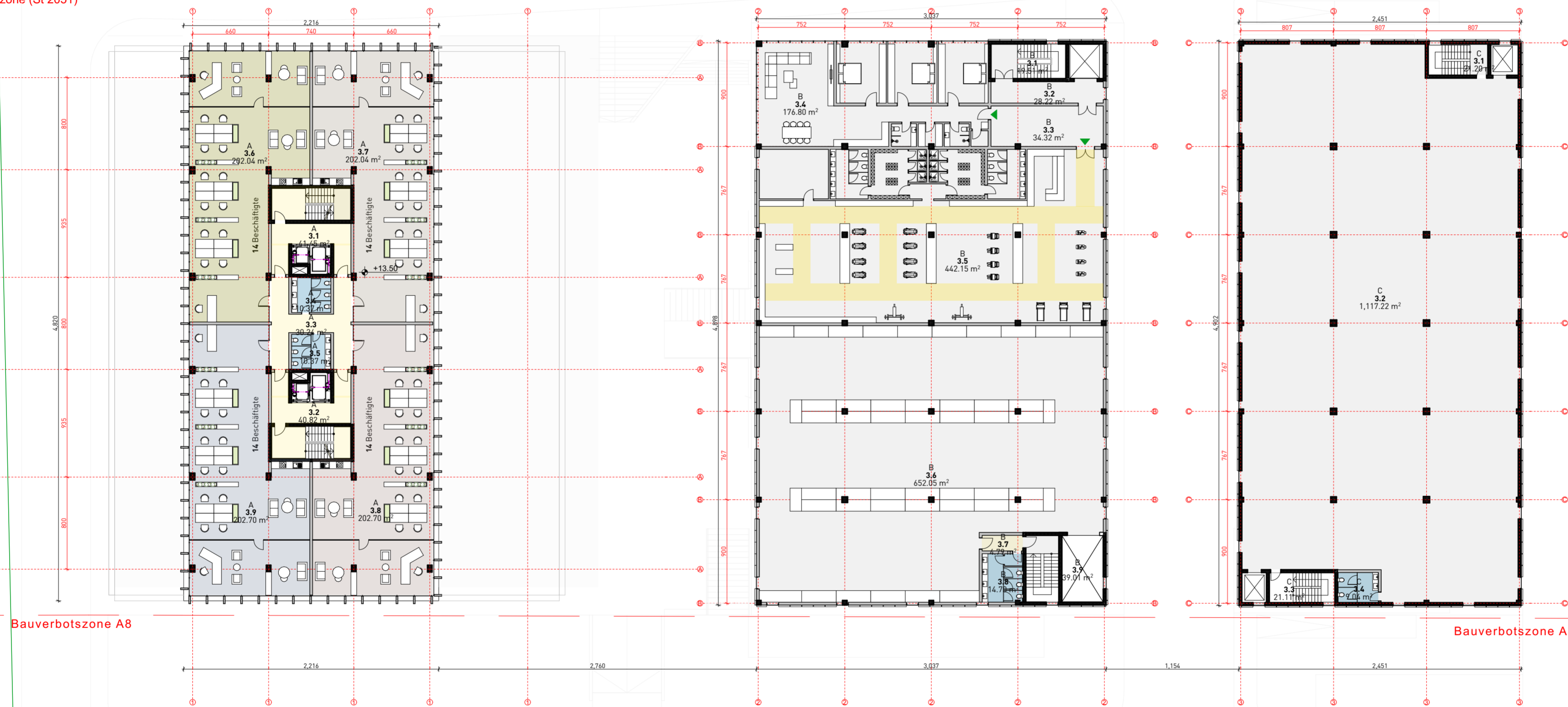
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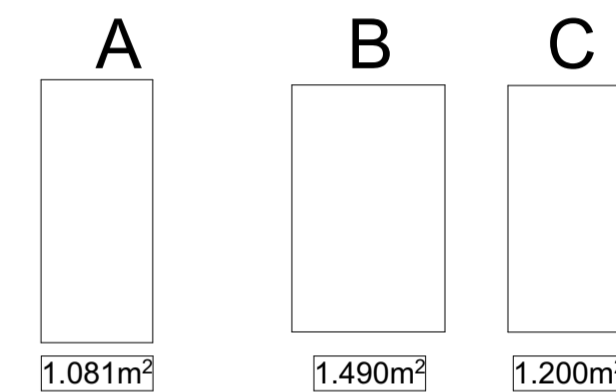
Bauverbotszone (St 2051)

Bauverbotszone (St 2051)



Bauverbotszone A8

Bauverbotszone A8



3. OBERGESCHOSS		
G. NR	RAUM	NETTO FLÄCHE
<b>A</b>		
3.1	TREPPEN UND AUFZÜGE	41.45
3.2	TREPPEN UND AUFZÜGE	40.82
3.3	FLUR	30.24
3.4	SANITÄRRÄUME	10.37
3.5	SANITÄRRÄUME	10.37
3.6	SEKTOR 1	202.04
3.7	SEKTOR 2	202.04
3.8	SEKTOR 3	202.70
3.9	SEKTOR 4	202.70
		<b>942.73 m²</b>
<b>B</b>		
3.1	TREPPEN UND AUFZÜGE	19.51
3.2	FLUR	28.22
3.3	FLUR	34.32
3.4	WOHNUNG	176.80
3.5	FITNESS	442.15
3.6	MATERIALEN LAGER	652.05
3.7	FLUR	4.79
3.8	SANITÄRRÄUME	14.70
3.9	TREPPEN UND AUFZÜGE	39.01
		<b>1,411.55 m²</b>
<b>C</b>		
3.1	TREPPEN UND AUFZÜGE	21.20
3.2	LAGER	1,117.22
3.3	TREPPEN UND AUFZÜGE	21.11
3.4	SANITÄRRÄUME	9.04
		<b>1,168.57 m²</b>
		<b>3,522.85 m²</b>
<b>BRUTTOFLÄCHE</b>		<b>3.771m²</b>



DESIGN STUDIO  
**BESIAN MEHMETI ARCHITECTS**  
 BLDV. KLIMENT CHRISDI 11/04  
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CLIENT  
**HAZROLI GROUP**

PROJECT  
**NEW COMPANY HEADQUARTERS**

LOCATION  
**OEDLZHAUSEN, GERMANY**

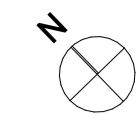
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**15/01/2025**

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DRAWING  
**3.OBERGESCHOSS**

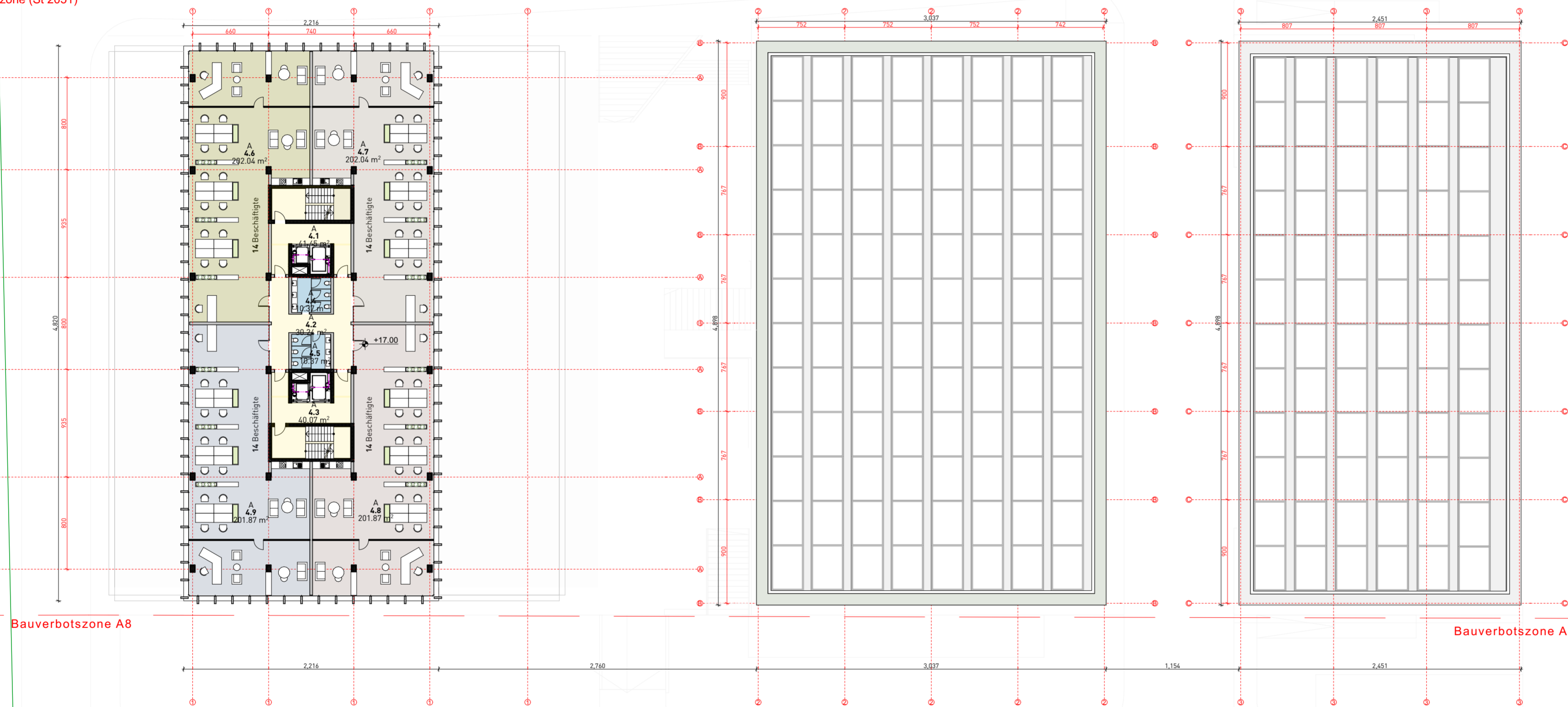
PAPER SIZE  
**A2**

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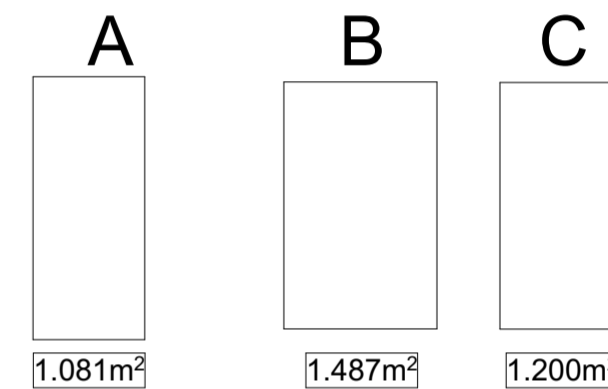
Bauverbotszone (St 2051)

Bauverbotszone (St 2051)



Bauverbotszone A8

Bauverbotszone A8



4. OBERGESCHOSS		
G. NR	RAUM	NETTO FLÄCHE
<b>A</b>		
4.1	TREPPEN UND AUFZÜGE	41.45
4.2	FLUR	30.24
4.3	TREPPEN UND AUFZÜGE	40.07
4.4	SANITÄRRÄUME	10.37
4.5	SANITÄRRÄUME	10.37
4.6	SEKTOR 1	202.04
4.7	SEKTOR 2	202.04
4.8	SEKTOR 3	201.87
4.9	SEKTOR 4	201.87
		<b>940.32 m²</b>
<b>BRUTTOFLÄCHE</b>		<b>3.768m²</b>



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**BESIAN MEHMETI ARCHITECTS**  
 BLDV. KLIMENT CHRISIDSKI 1104  
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CLIENT  
**HAZROLLI GROUP**

PROJECT  
**NEW COMPANY HEADQUARTERS**

LOCATION  
**ODELZHAUSEN, GERMANY**

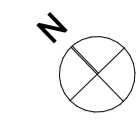
DATE  
**15/01/2025**

SCALE  
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DRAWING  
**4.OBEGESCHOSS**

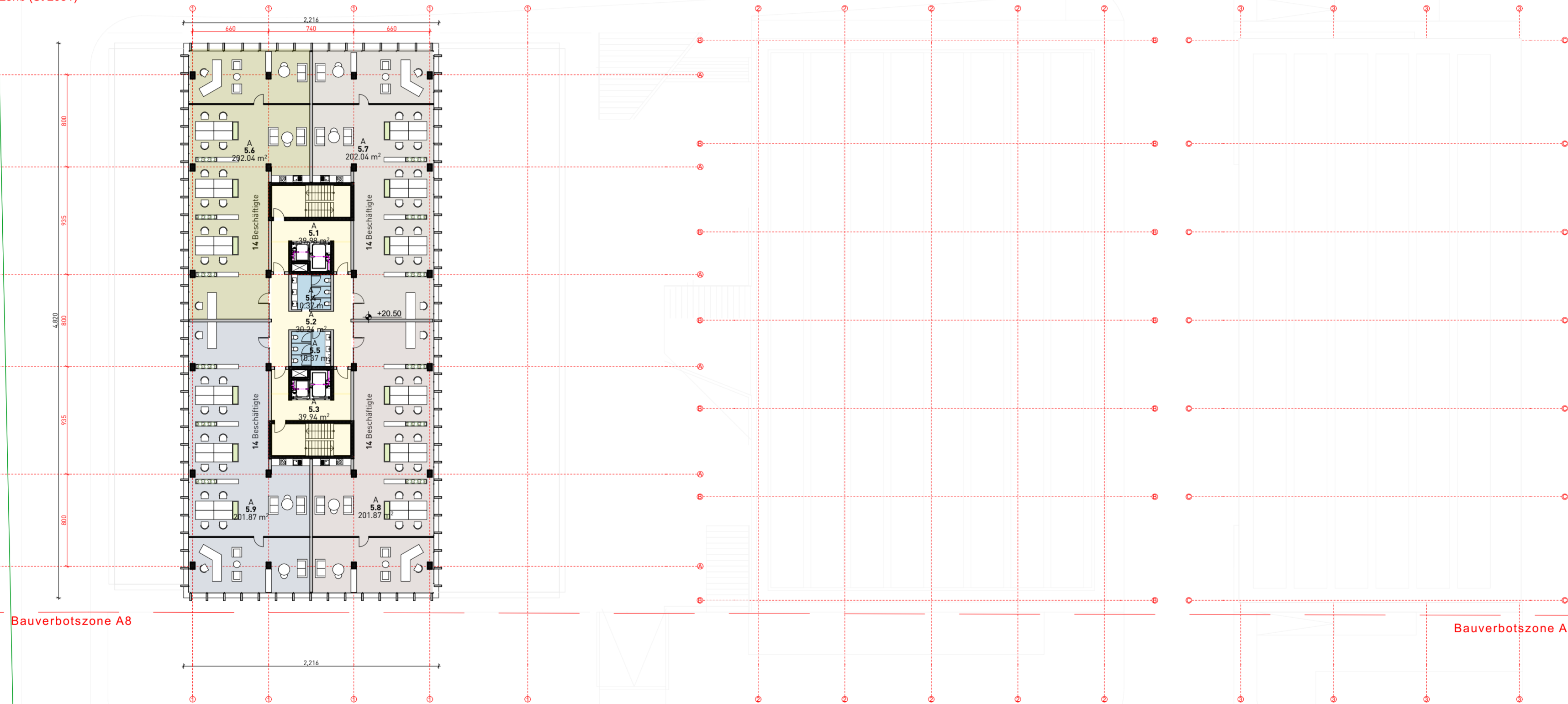
PAPER SIZE  
**A2**

NOTE: Obligation for all contractors is to check the dimensions and quantities on site before each stage of performance.



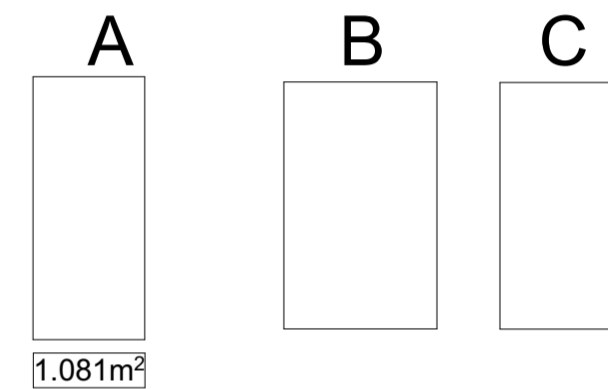
Bauverbotszone (St 2051)

Bauverbotszone (St 2051)



Bauverbotszone A8

Bauverbotszone A8



1.081m<sup>2</sup>

5. OBERGESCHOSS		
G. NR	RAUM	NETTO FLÄCHE
<b>A</b>		
5.1	TREPPEN UND AUFZÜGE	39.98
5.2	FLUR	30.24
5.3	TREPPEN UND AUFZÜGE	39.94
5.4	SANITÄRRÄUME	10.37
5.5	SANITÄRRÄUME	10.37
5.6	SEKTOR 1	202.04
5.7	SEKTOR 2	202.04
5.8	SEKTOR 3	201.87
5.9	SEKTOR 4	201.87
		<b>938.72 m<sup>2</sup></b>
<b>BRUTTOFLÄCHE</b>		<b>1.081m<sup>2</sup></b>



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CLIENT  
**HAZROLLI GROUP**

PROJECT  
**NEW COMPANY HEADQUARTERS**

LOCATION  
**ODELZHAUSEN, GERMANY**

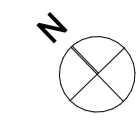
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**15/01/2025**

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DRAWING  
**5.OBERGESCHOSS**

PAPER SIZE  
**A2**

NOTE: Obligation for all contractors is to check the dimensions and quantities on site before each stage of performance.



Bauverbotszone (St 2051)

# HAUPTGEBÄUDE

# NEBENGEBÄUDE

# LAGERFLÄCHEN

Bauverbotszone (St 2051)

Bauverbotszone A8

Bauverbotszone A8



DESIGN STUDIO  
**BESIAN MEHMETI ARCHITECTS**  
BLVD. KLIMENT CHRIBRSKI 11/04  
1000 SKOPJE, N.M.A.  
www.bma.mk

CLIENT  
**HAZROLI GROUP**

PROJECT  
**NEW COMPANY HEADQUARTERS**

LOCATION  
**ODELZHAUSEN, GERMANY**

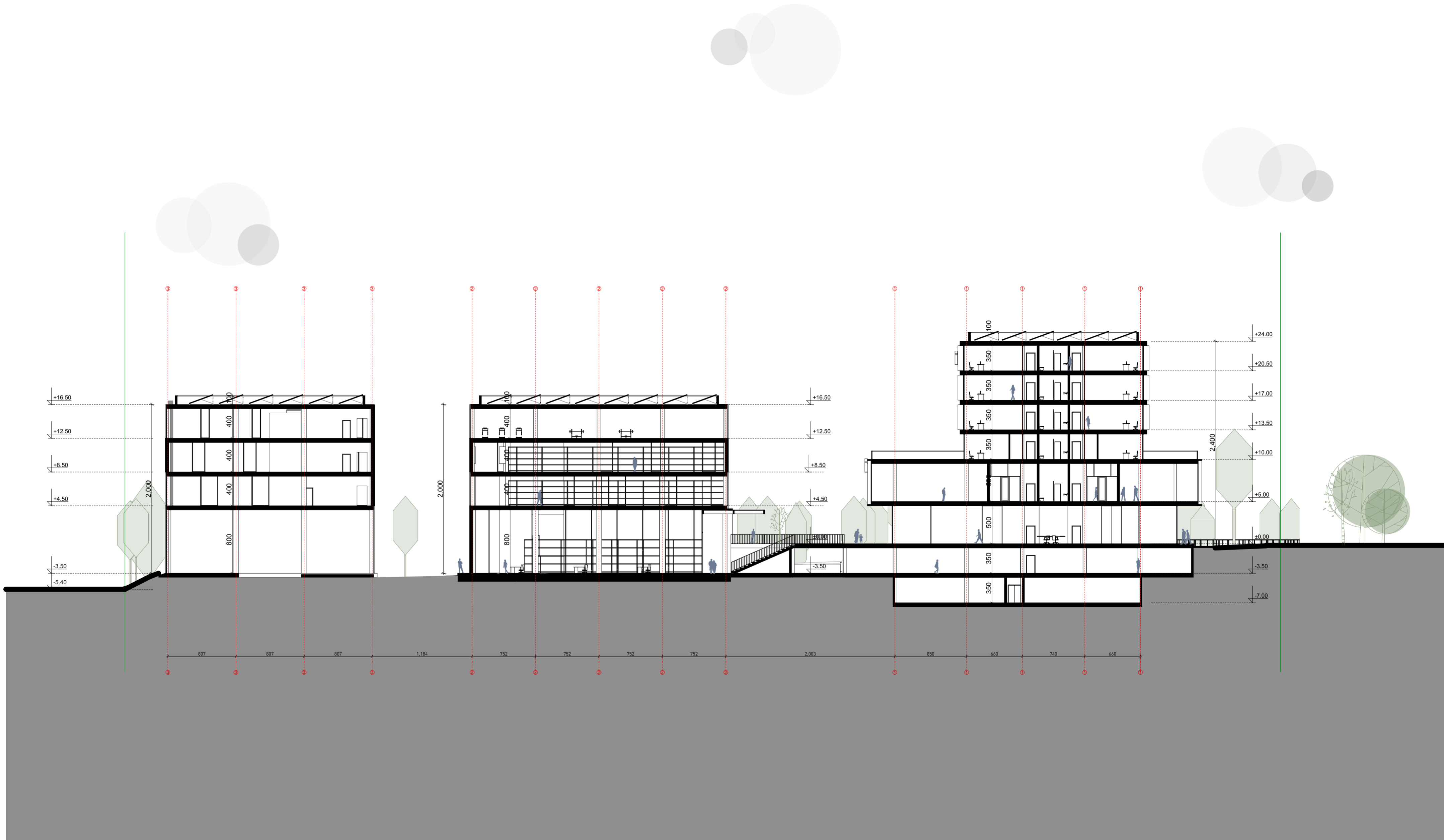
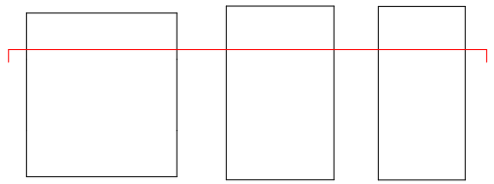
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DRAWING  
**6.OBERGESCHOSS**

PAPER SIZE  
**A2**

NOTE: Obligation for all contractors is to check the dimensions and quantities on site before each stage of performance.



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CLIENT  
**HAZROLLI GROUP**

PROJECT  
**NEW COMPANY HEADQUARTERS**

LOCATION  
**ODELZHAUSEN, GERMANY**

DATE  
**15/01/2025**

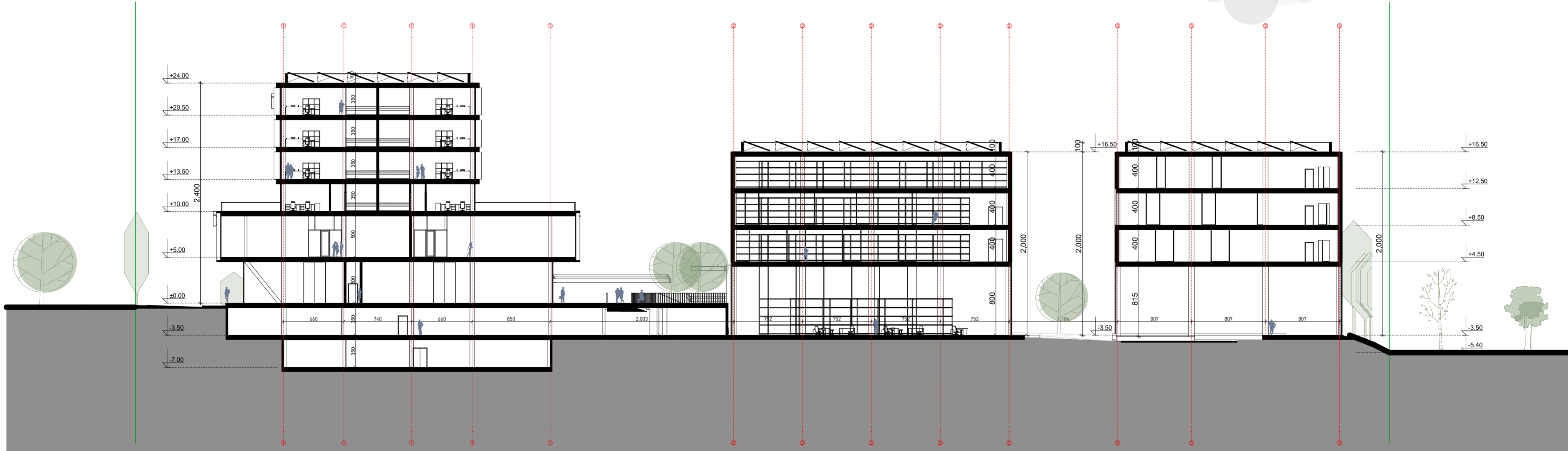
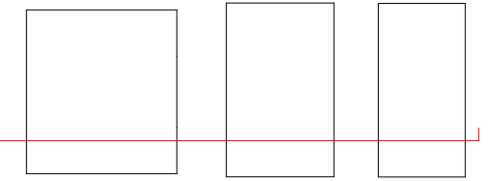
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DRAWING  
**SCHNITT 1-1**

PAPER SIZE  
**A2**

**NOTE:** Obligation for all contractors is to check the dimensions and quantities on site before each stage of performance.





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CLIENT  
**HAZROLI GROUP**

PROJECT  
**NEW COMPANY HEADQUARTERS**

LOCATION  
**ODELZHAUSEN, GERMANY**

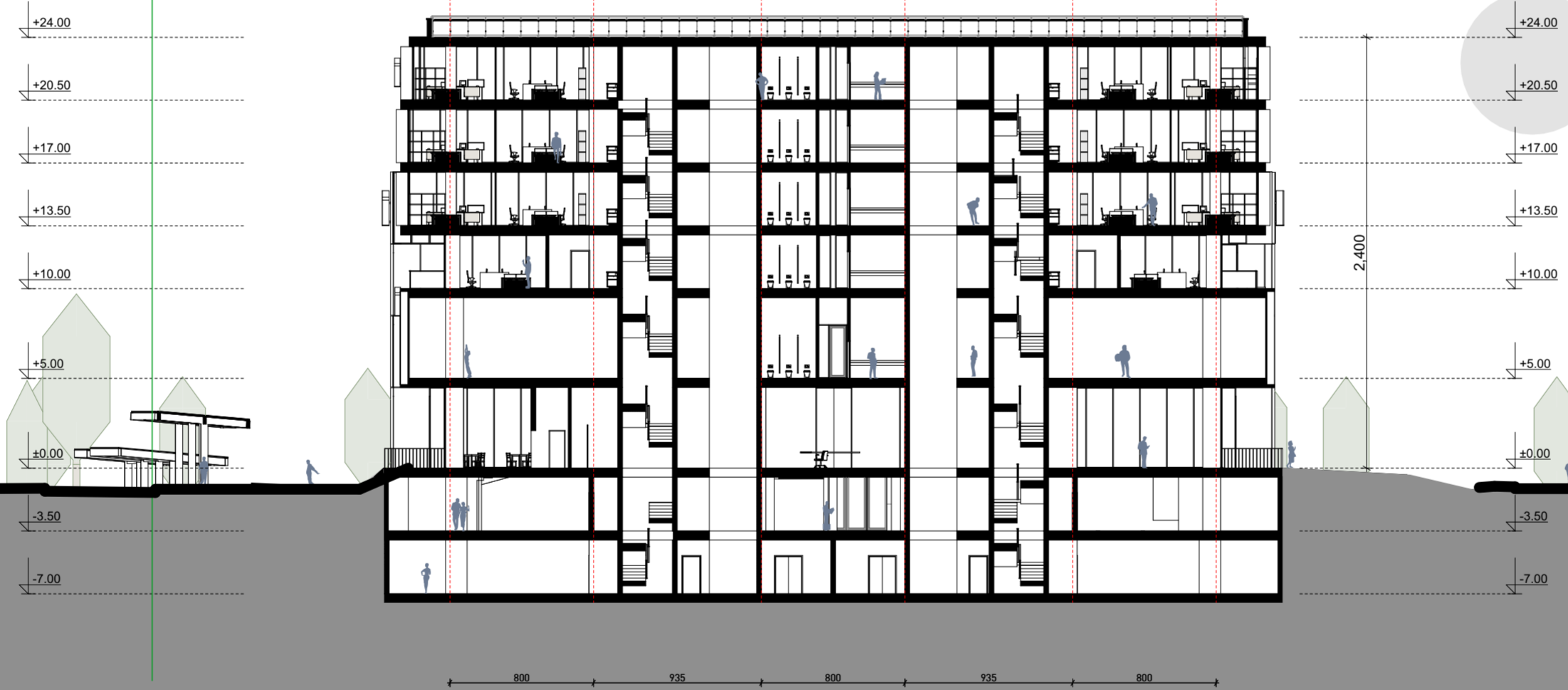
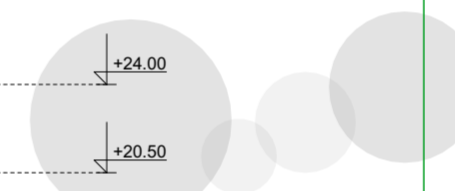
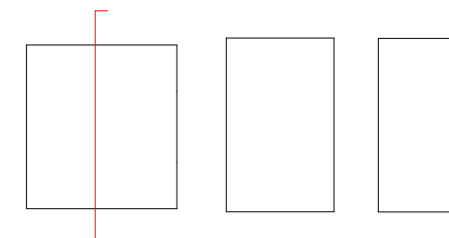
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DRAWING  
**SCHNITT 2-2**

PAPER SIZE  
**A2**

**NOTE:** Obligation for all contractors is to check the dimensions and quantities on site before each stage of performance.



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CLIENT  
**HAZROLI GROUP**

PROJECT  
**NEW COMPANY HEADQUARTERS**

LOCATION  
**ODELZHAUSEN, GERMANY**

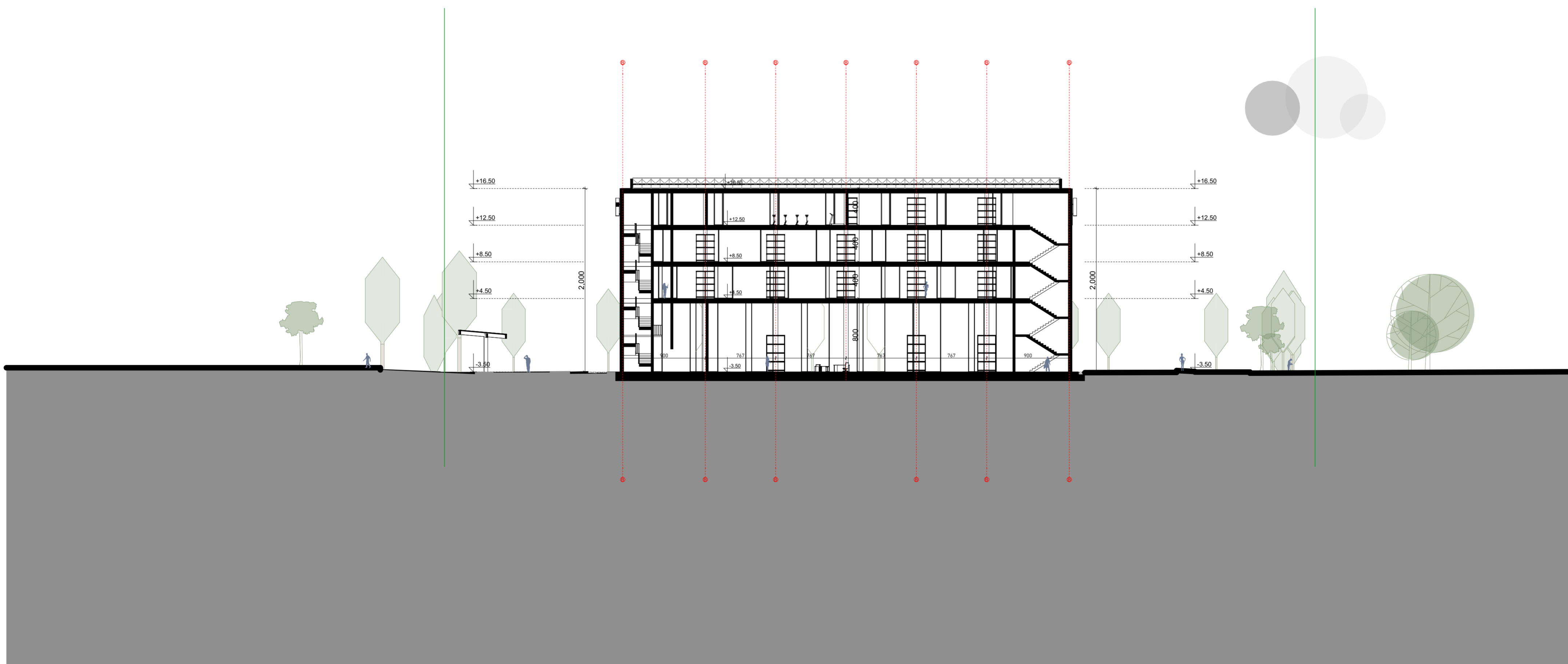
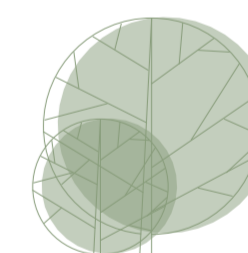
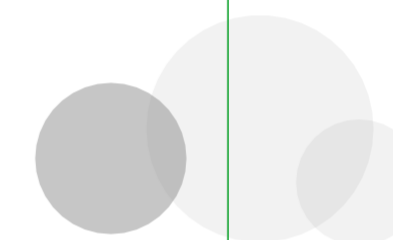
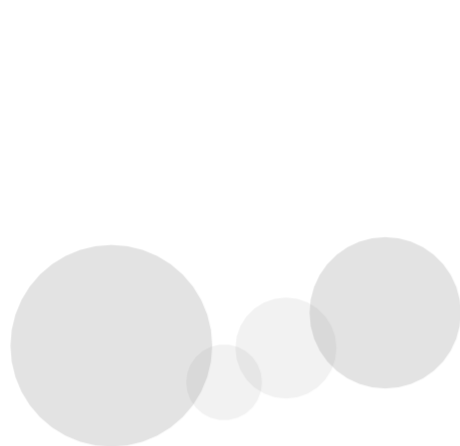
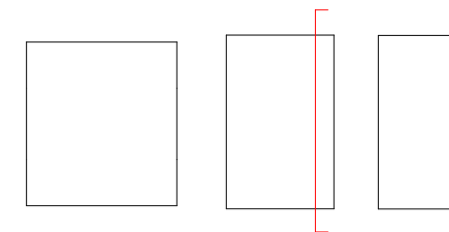
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DRAWING  
**SCHNITT 3-3**

PAPER SIZE  
**A2**

**NOTE:** Obligation for all contractors is to check the dimensions and quantities on site before each stage of performance.



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CLIENT  
**HAZROLI GROUP**

PROJECT  
**NEW COMPANY HEADQUARTERS**

LOCATION  
**ODELZHAUSEN, GERMANY**

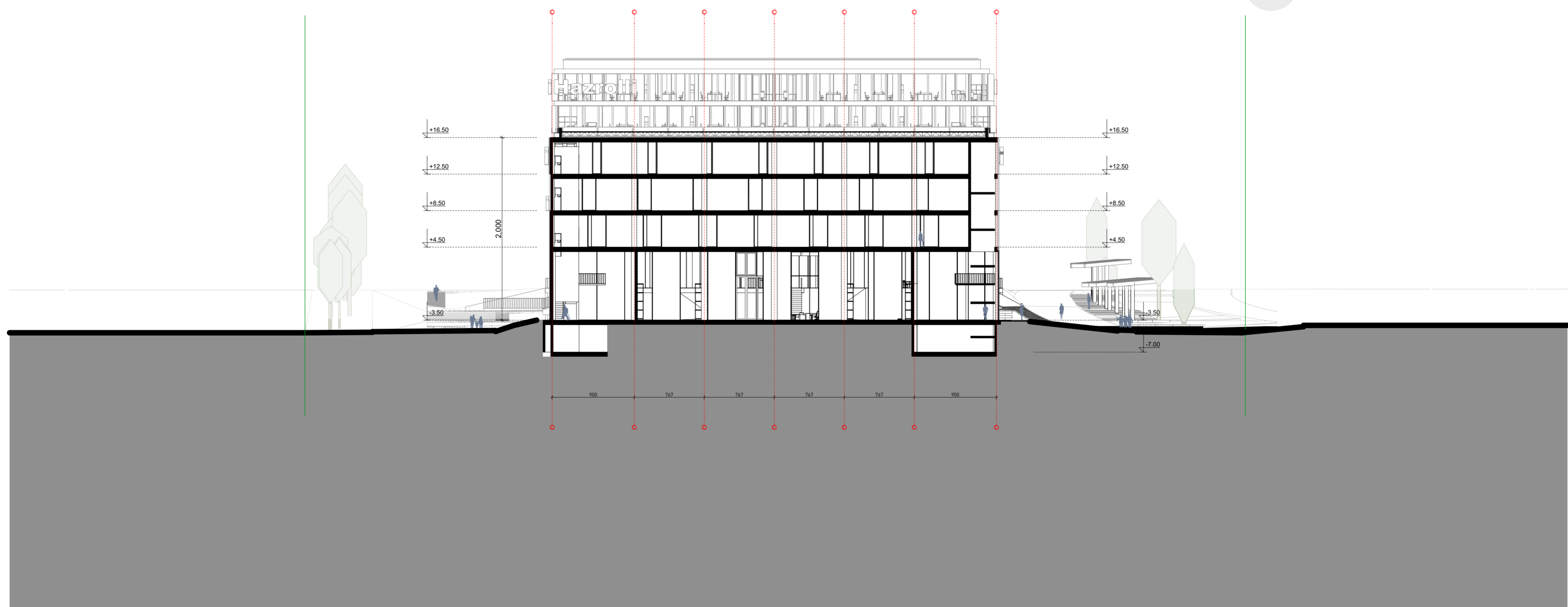
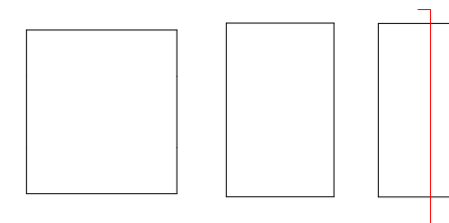
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DRAWING  
**SCHNITT 4-4**

PAPER SIZE  
**A2**

**NOTE:** Obligation for all contractors is to check the dimensions and quantities on site before each stage of performance.



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CLIENT  
**HAZROLLI GROUP**

PROJECT  
**NEW COMPANY HEADQUARTERS**

LOCATION  
**ODELZHAUSEN, GERMANY**

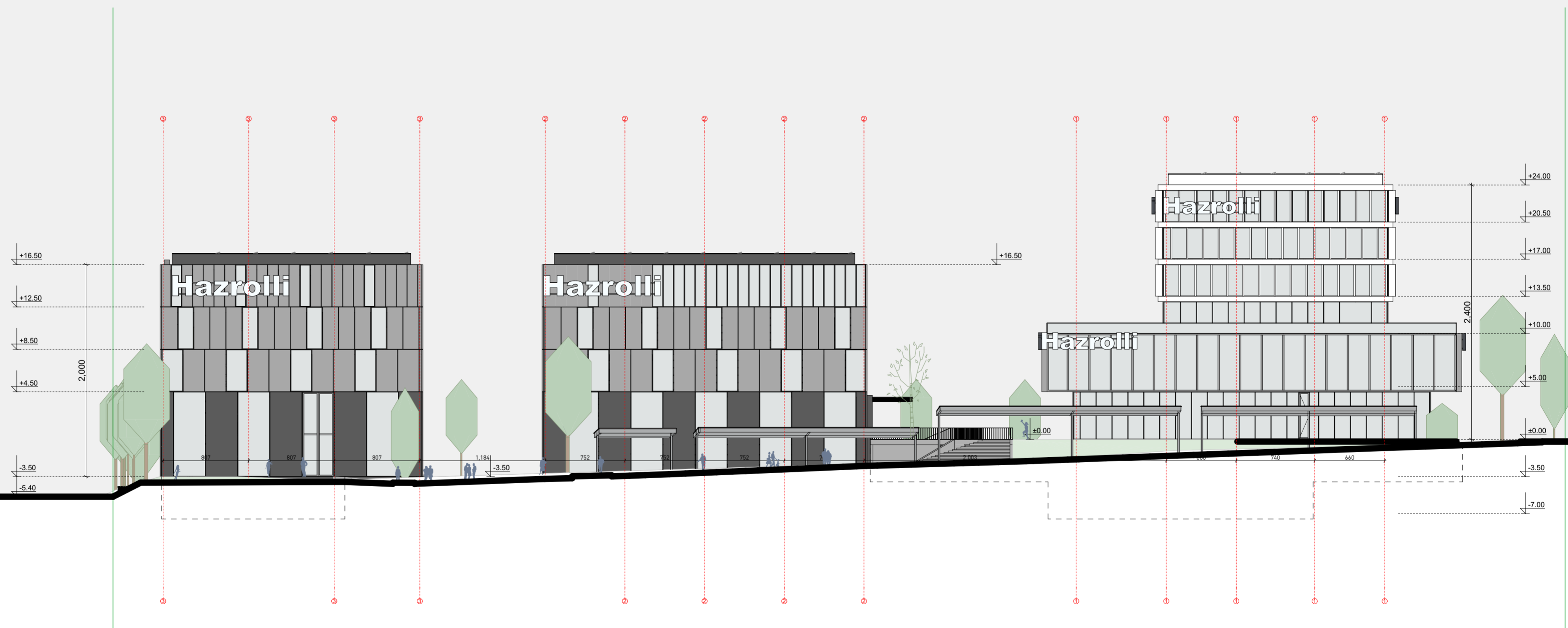
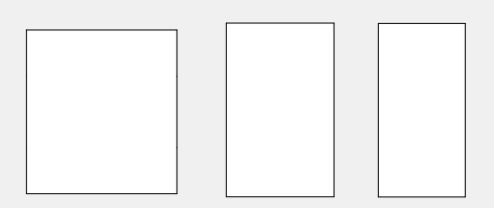
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DRAWING  
**SCHNITT 5-5**

PAPER SIZE  
**A2**

**NOTE:** Obligation for all contractors is to check the dimensions and quantities on site before each stage of performance.



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PROJECT  
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LOCATION  
**ODELZHAUSEN, GERMANY**

DATE  
**15/01/2025**

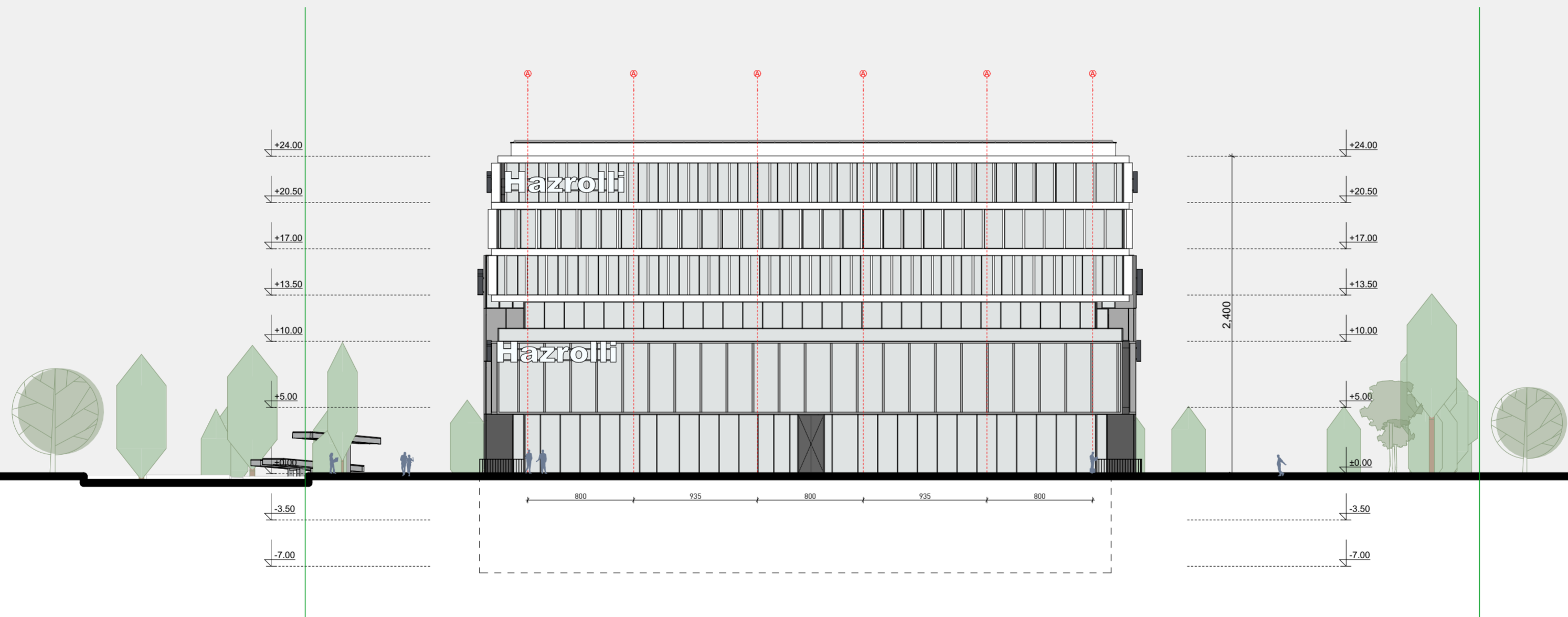
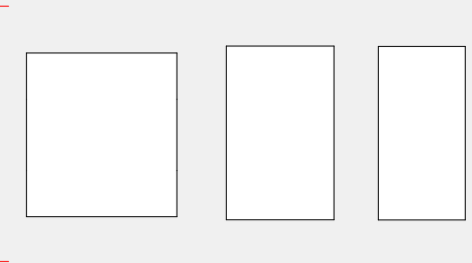
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PAPER SIZE  
**A2**

**NOTE:** Obligation for all contractors is to check the dimensions and quantities on site before each stage of performance.





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**HAZROLLI GROUP**

PROJECT  
**NEW COMPANY HEADQUARTERS**

LOCATION  
**ODELZHAUSEN, GERMANY**

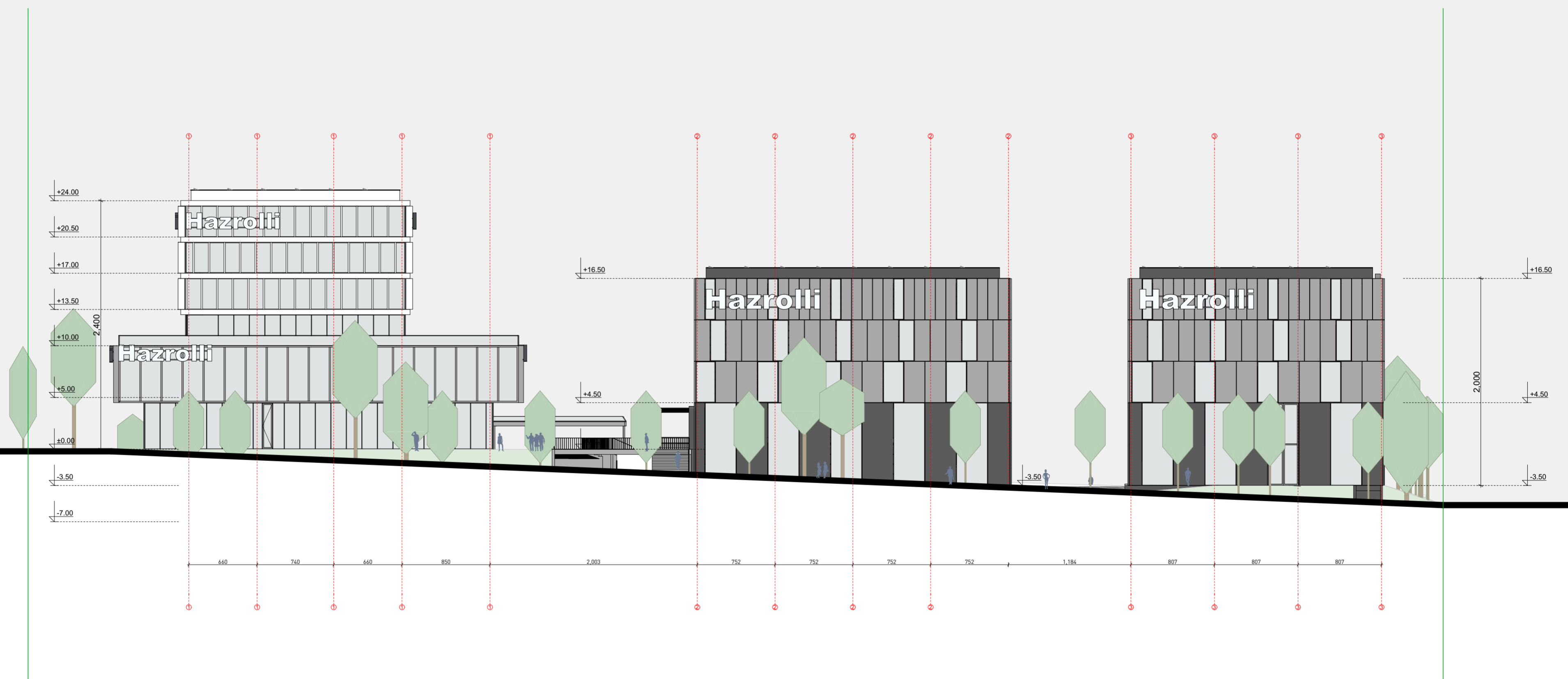
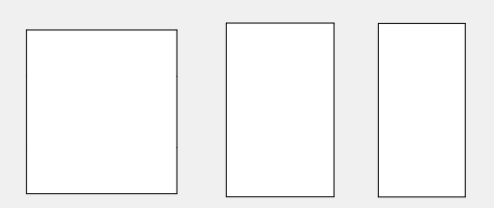
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PAPER SIZE  
**A2**

**NOTE:** Obligation for all contractors is to check the dimensions and quantities on site before each stage of performance.



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**HAZROLLI GROUP**

PROJECT  
**NEW COMPANY HEADQUARTERS**

LOCATION  
**ODELZHAUSEN, GERMANY**

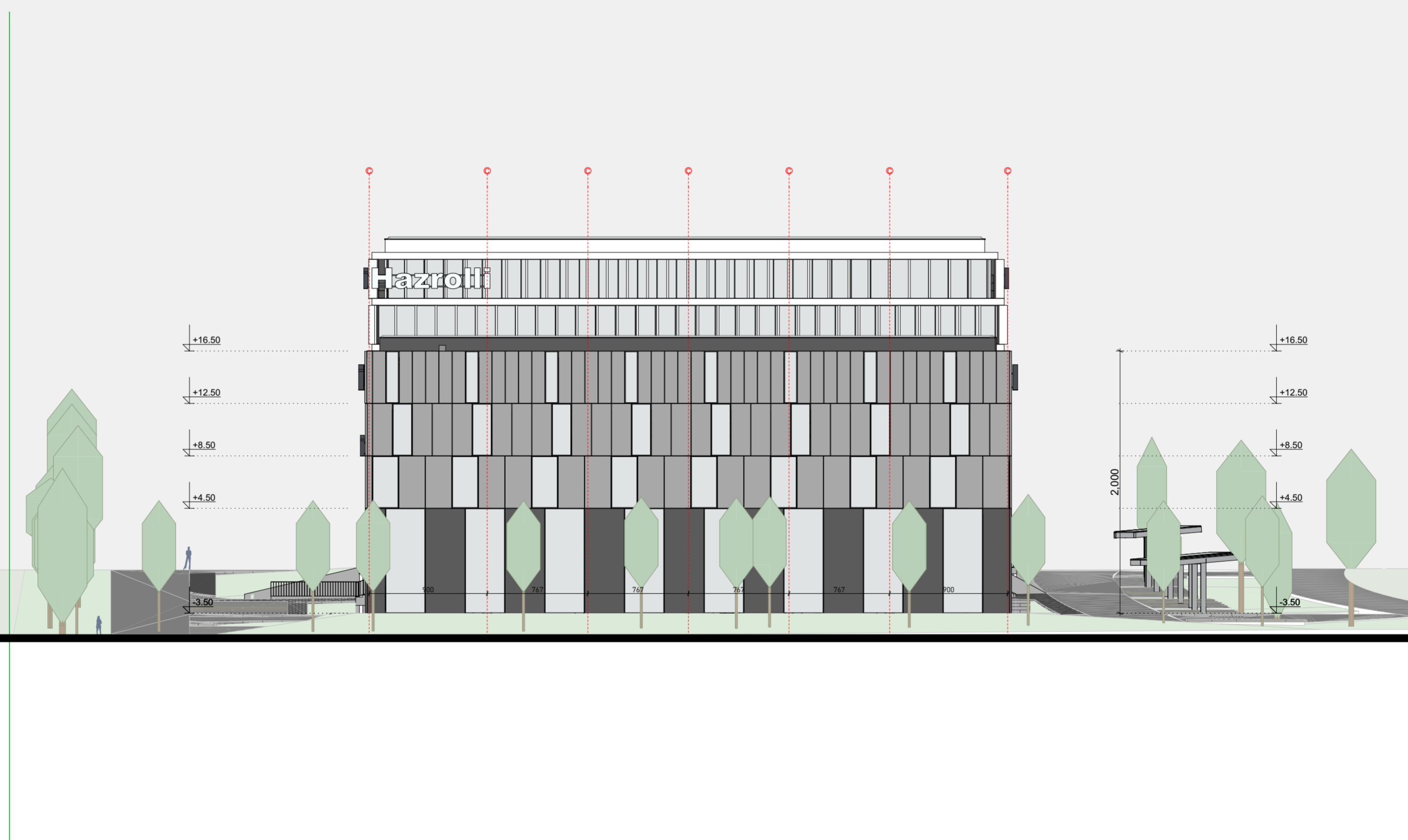
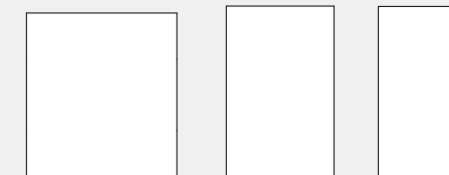
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PAPER SIZE  
**A2**

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**HAZROLLI GROUP**

PROJECT  
**NEW COMPANY  
HEADQUARTERS**

LOCATION  
**ODELZHAUSEN, GERMANY**

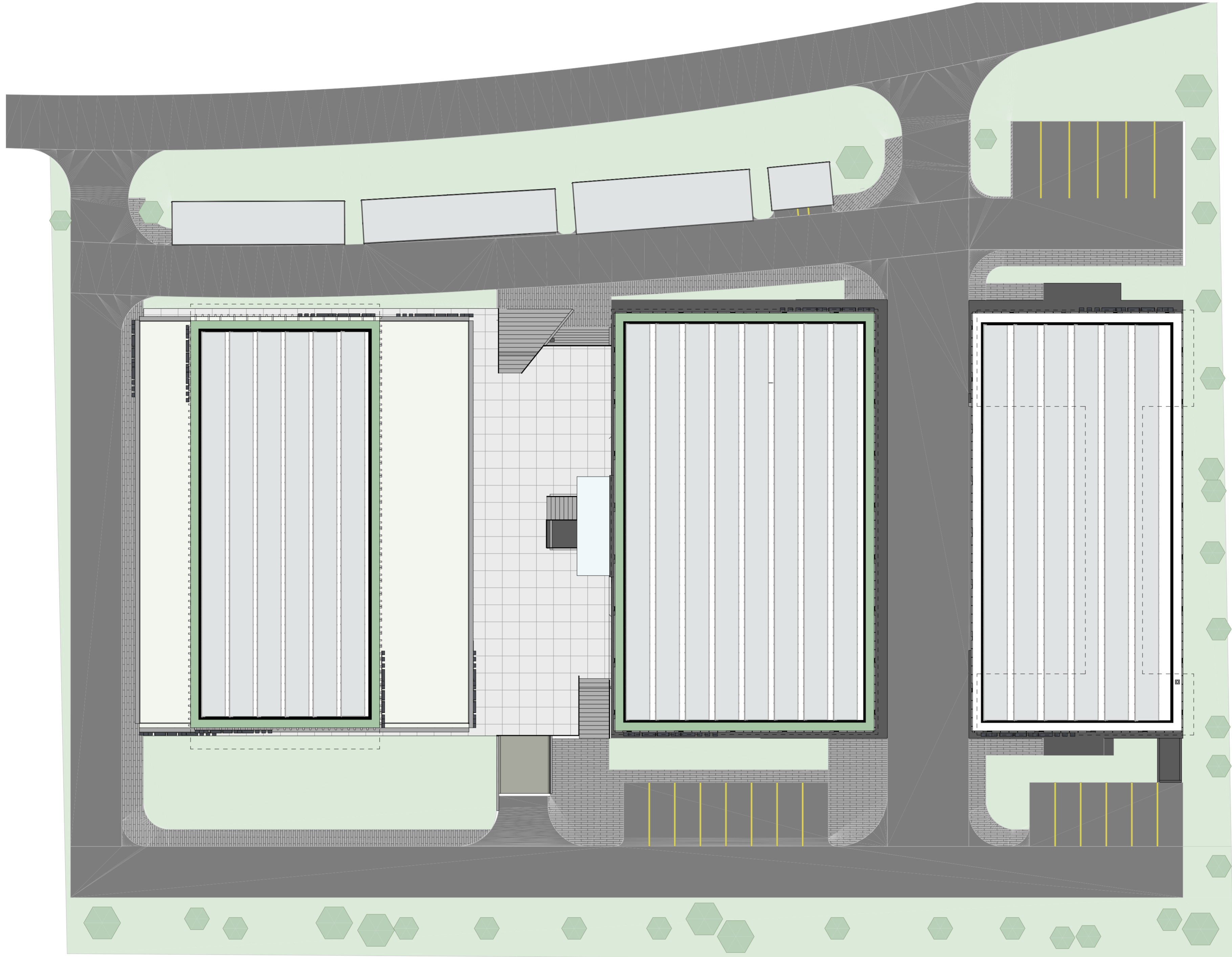
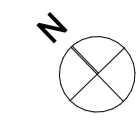
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**FASSADE SÜD-OST**

PAPER SIZE  
**A2**

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PROJECT  
**NEW COMPANY HEADQUARTERS**

LOCATION  
**ODELZHAUSEN, GERMANY**

DATE  
**15/01/2025**

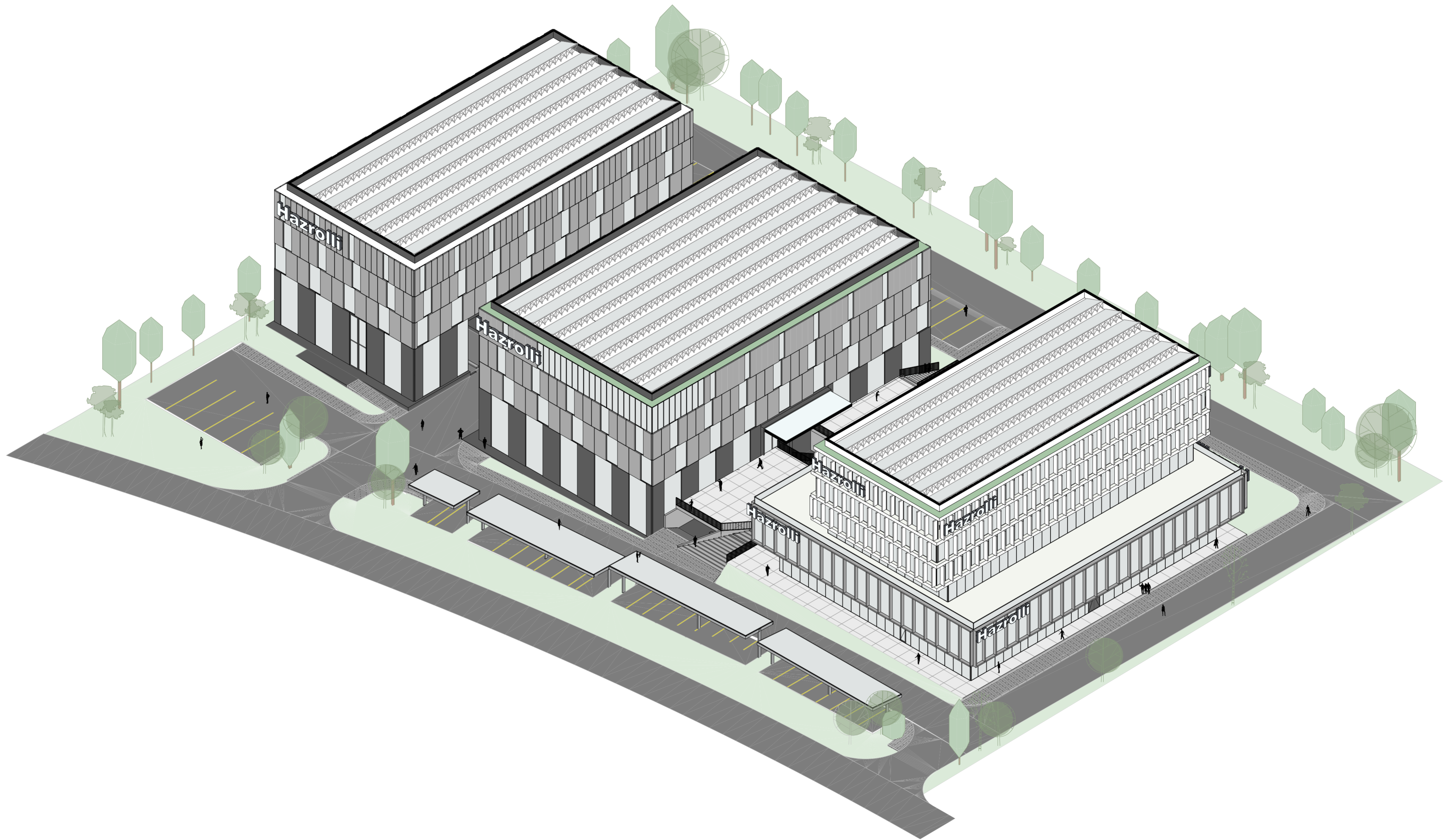
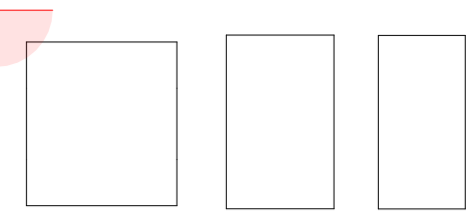
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PAPER SIZE  
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**HAZROLI GROUP**

PROJECT  
**NEW COMPANY  
HEADQUARTERS**

LOCATION  
**ODELZHAUSEN, GERMANY**

DATE  
**15/01/2025**

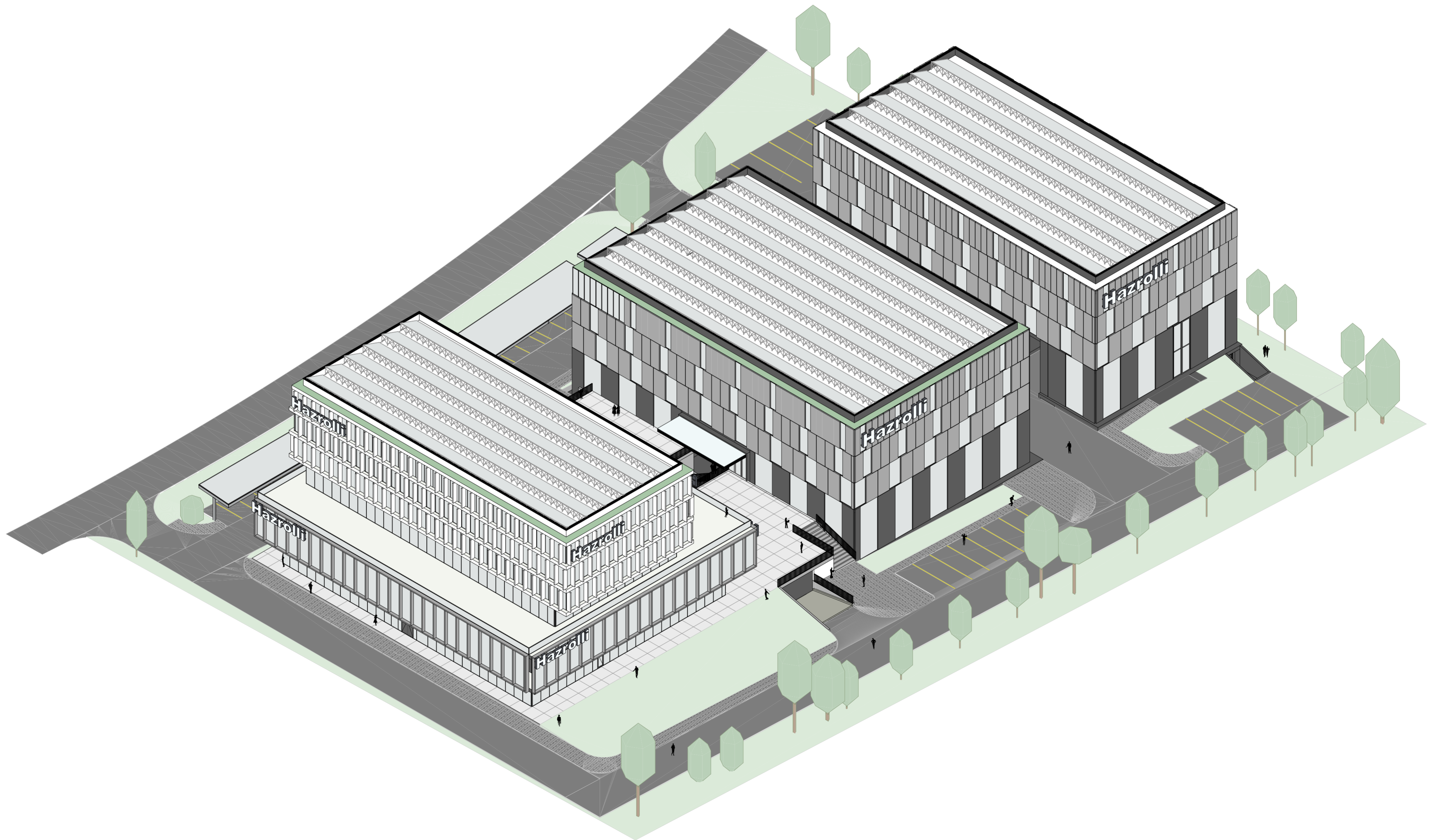
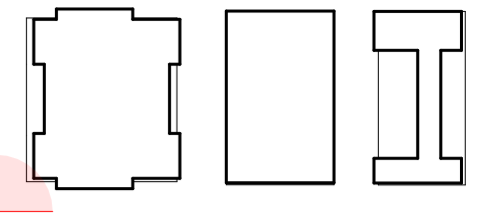
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**AKSONOMETRIE 1**

PAPER SIZE  
**A2**

**NOTE:** Obligation for all  
contractors is to check the  
dimensions and quantities  
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**HAZROLLI GROUP**

PROJECT  
**NEW COMPANY  
HEADQUARTERS**

LOCATION  
**ODELZHAUSEN, GERMANY**

DATE  
**15/01/2025**

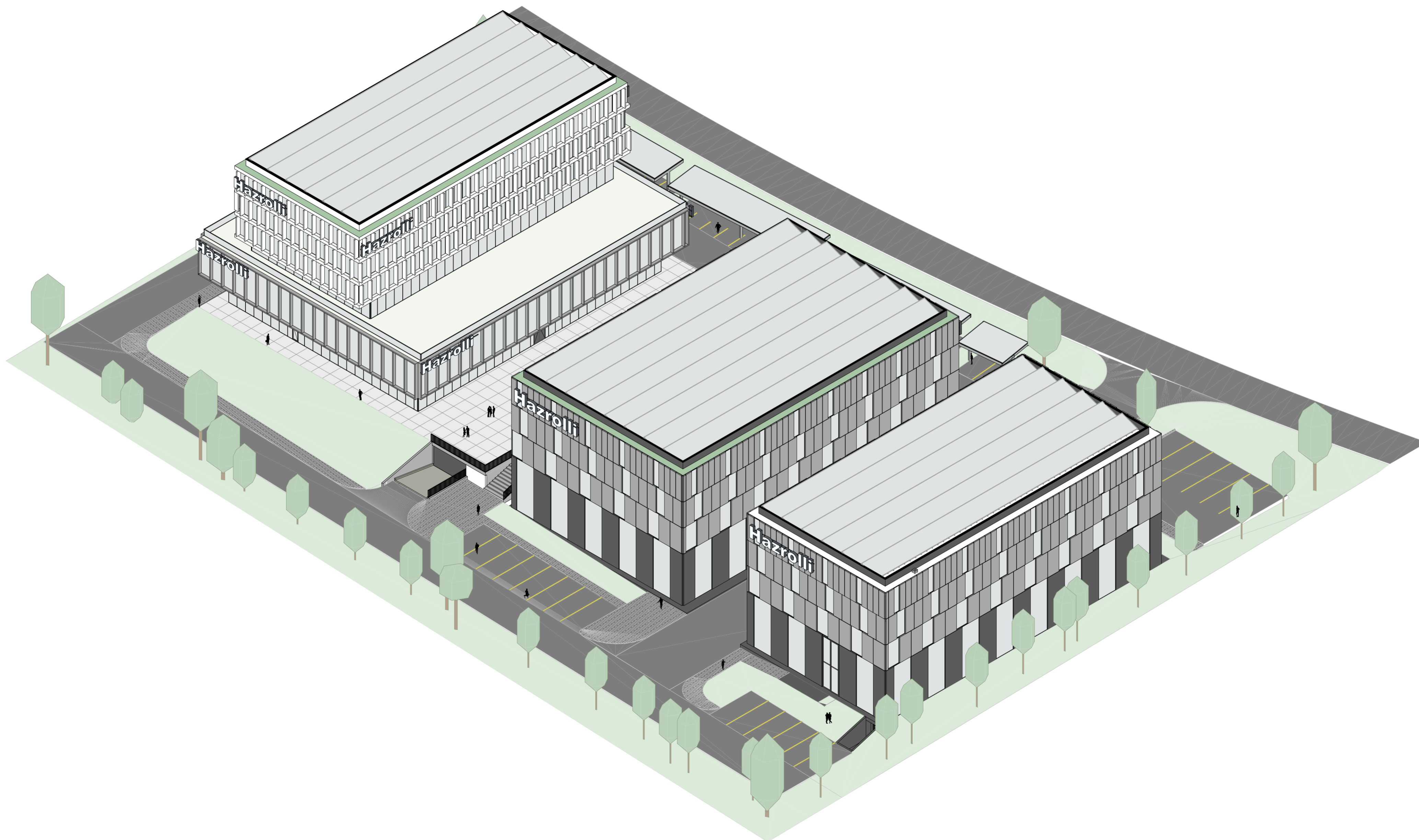
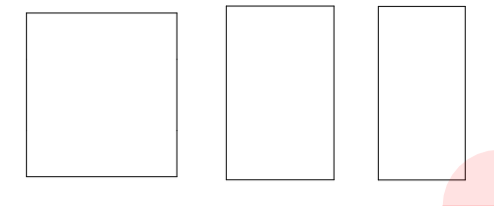
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DRAWING  
**AKSONOMETRIE 2**

PAPER SIZE  
**A2**

NOTE: Obligation for all  
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dimensions and quantities  
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LOCATION  
**ODELZHAUSEN, GERMANY**

DATE  
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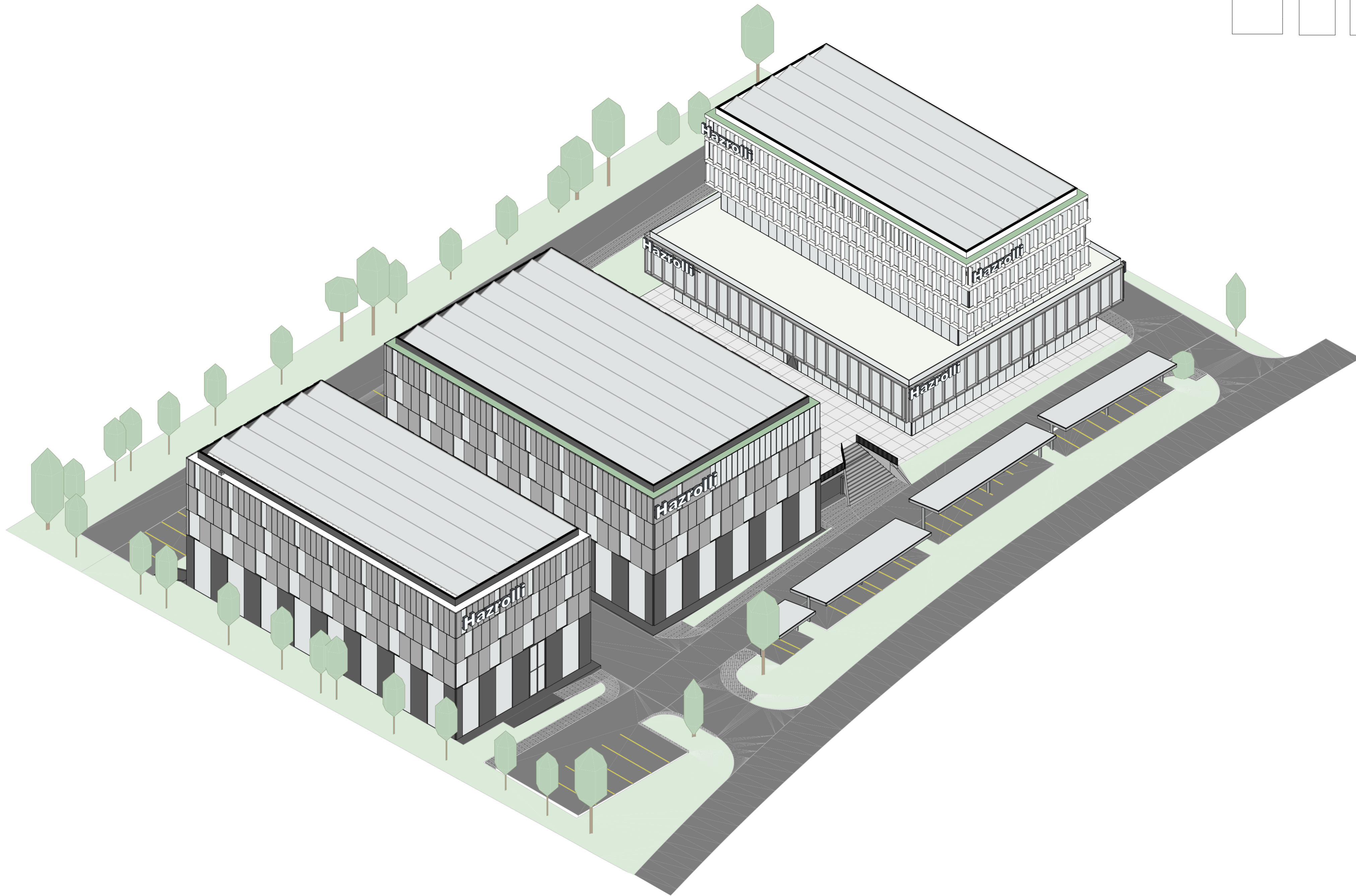
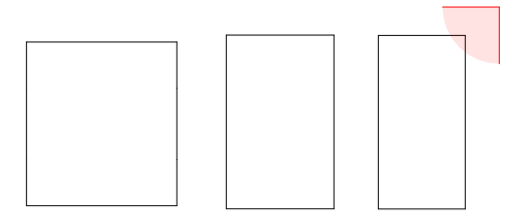
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DRAWING  
**AKSONOMETRIE 3**

PAPER SIZE  
**A2**

**NOTE:** Obligation for all contractors is to check the dimensions and quantities on site before each stage of performance.





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CLIENT  
**HAZROLI GROUP**

PROJECT  
**NEW COMPANY  
HEADQUARTERS**

LOCATION  
**ODELZHAUSEN, GERMANY**

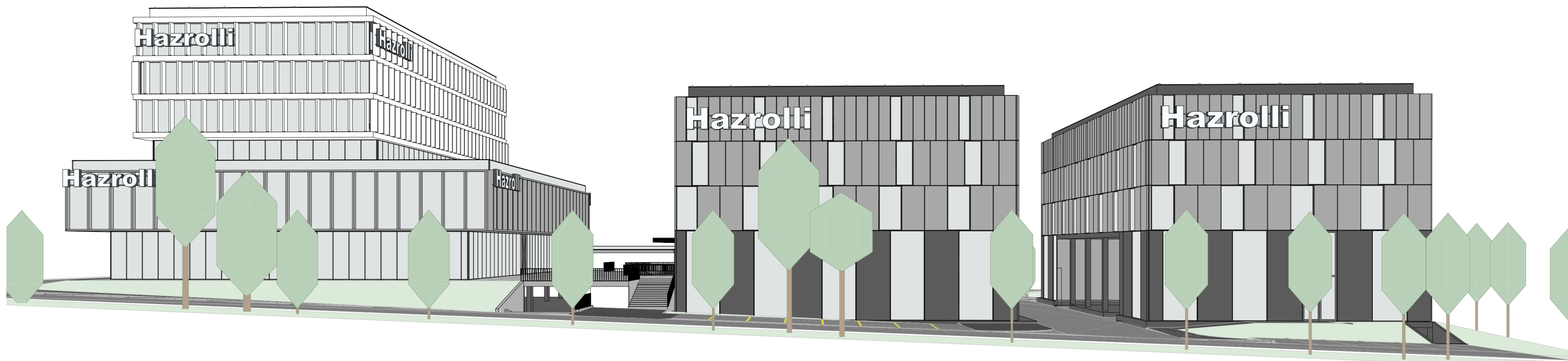
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DRAWING  
**AKSONOMETRIE 4**

PAPER SIZE  
**A2**

**NOTE:** Obligation for all  
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CLIENT  
**HAZROLI GROUP**

PROJECT  
**NEW COMPANY HEADQUARTERS**

LOCATION  
**ODELZHAUSEN, GERMANY**

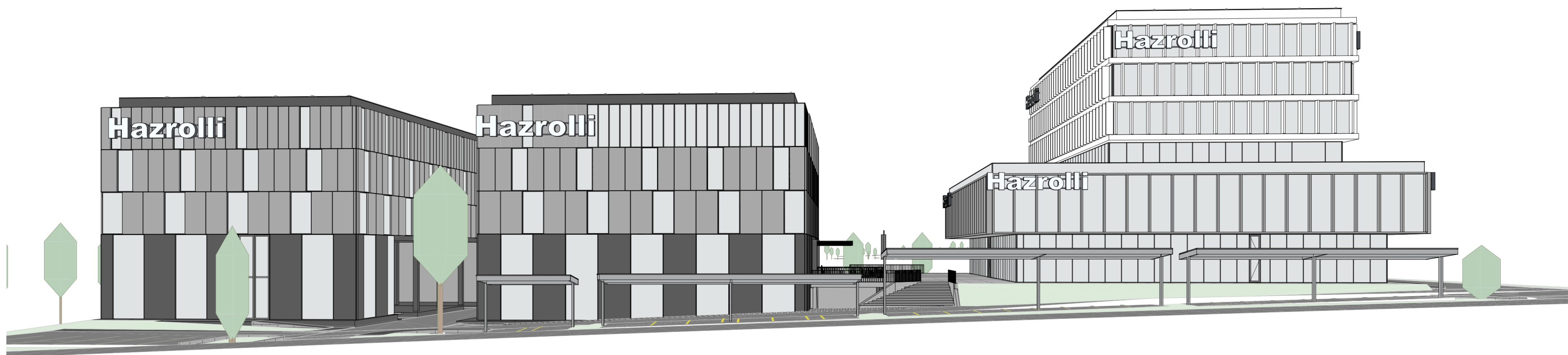
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DRAWING  
**PERSPEKTIVE 1**

PAPER SIZE  
**A2**

**NOTE:** Obligation for all contractors is to check the dimensions and quantities on site before each stage of performance.



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PROJECT  
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**ODELZHAUSEN, GERMANY**

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**15/01/2025**

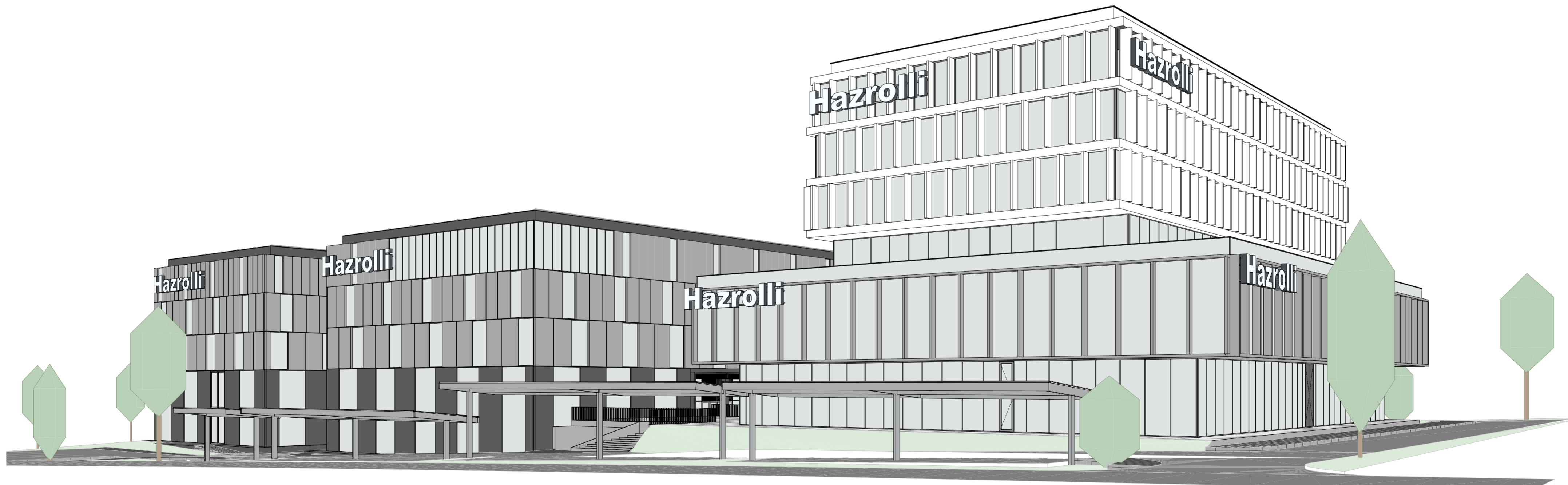
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DRAWING  
**PERSPEKTIVE 2**

PAPER SIZE  
**A2**

**NOTE:** Obligation for all contractors is to check the dimensions and quantities on site before each stage of performance.





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**NEW COMPANY HEADQUARTERS**

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**ODELZHAUSEN, GERMANY**

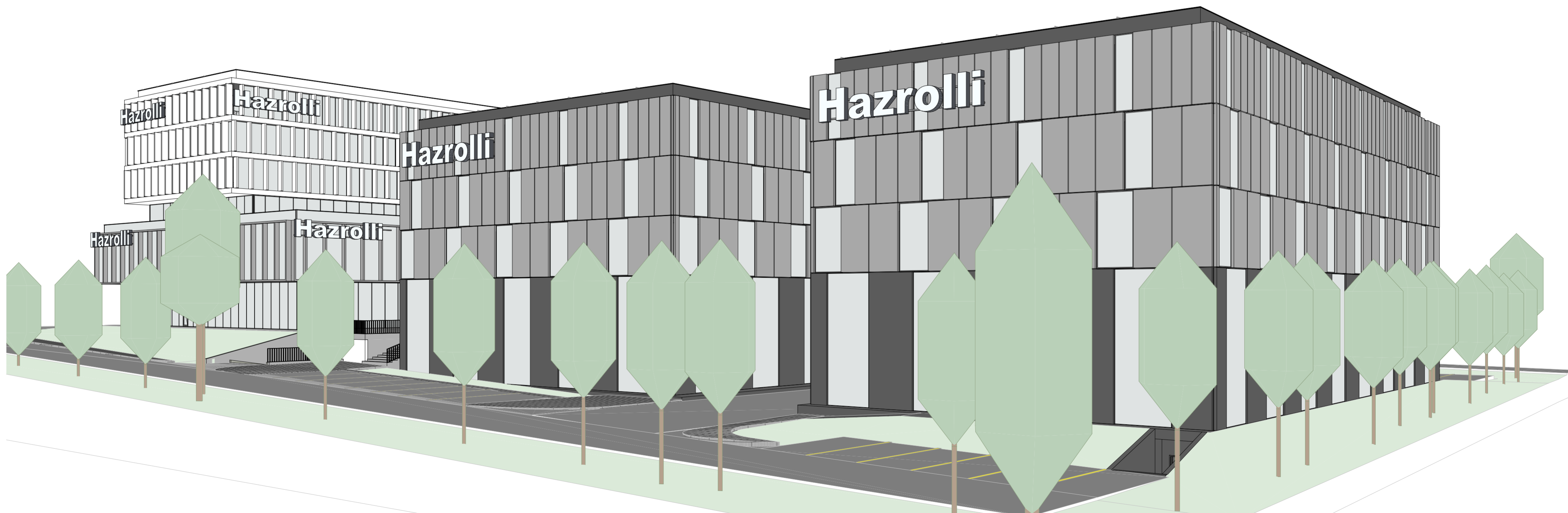
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DRAWING  
**PERSPEKTIVE 3**

PAPER SIZE  
**A2**

**NOTE:** Obligation for all contractors is to check the dimensions and quantities on site before each stage of performance.



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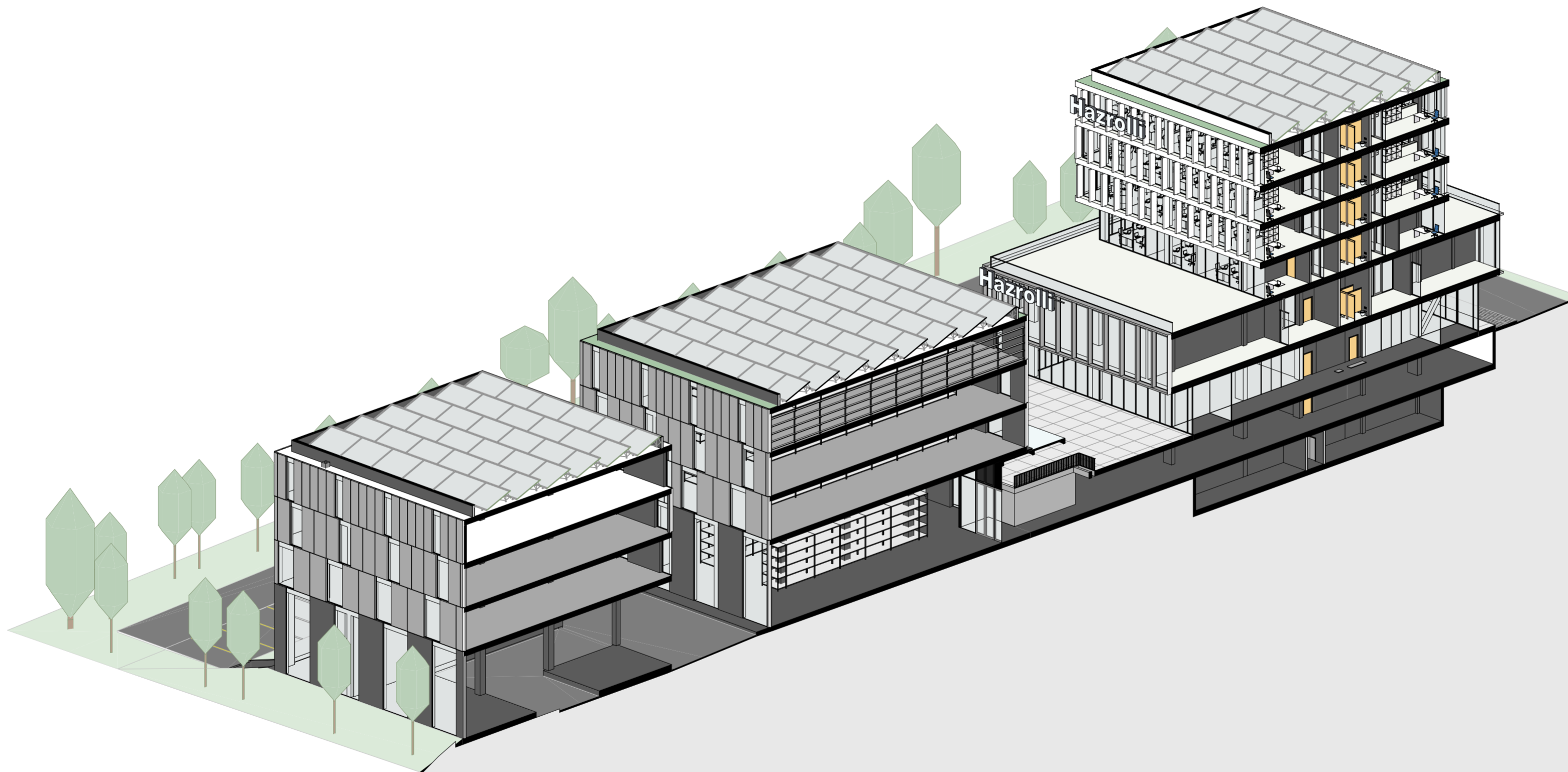
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DRAWING  
**PERSPEKTIVE 4**

PAPER SIZE  
**A2**

**NOTE:** Obligation for all contractors is to check the dimensions and quantities on site before each stage of performance.



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LOCATION  
**ODELZHAUSEN, GERMANY**

DATE  
**15/01/2025**

SCALE  
**1:400**

DRAWING  
**3D SCHNITT**

PAPER SIZE  
**A2**

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