



LANDWISE
Land Intelligence Services

- ARCHITECTURAL
- STRUCTURAL
- SANITARY
- MECHANICAL
- ELECTRICAL
- INTERIOR

FOR SUBMISSION

FOR TENDER

FOR CONSTRUCTION

FOR CLIENT

LANDWISE
Land Intelligence Services

20 March 2026

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LICENCED
SURVEYER:

DOCUMENT PHASE:

Package 2 - Land Visibility
Report

A.

BUILDING REGULATIONS — GREEN ZONE (LAND 120–140 M ELEVATION)

Zone Classification

- Green Zone
- Elevation: 120–140 meters above sea level (confirmed by site survey)

Maximum Building Footprint

- Up to 300 sqm per building

Maximum Development Area

- Slopes up to 35° → Up to 50% development area (Residential)
- Slopes 35°–49° → Maximum 25% development area

Slope Restrictions

- Slopes over 49° are generally considered unsuitable for construction

Planning Notes

- Medium-density hillside development with increased restrictions compared to lower elevation zones
- Buildings must follow the natural terrain
- Height restrictions significantly influence design (typically 1–2 storey structures)
- Large excavation or major terrain reshaping discouraged
- Stepped / terraced development strongly recommended
- Detailed slope analysis is essential to determine final buildable areas

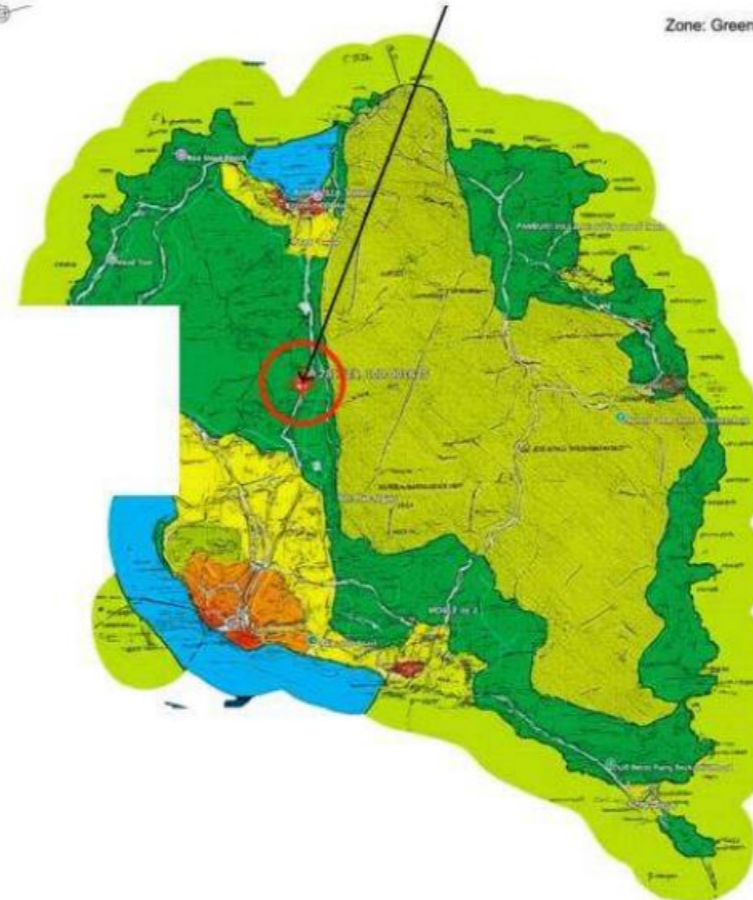
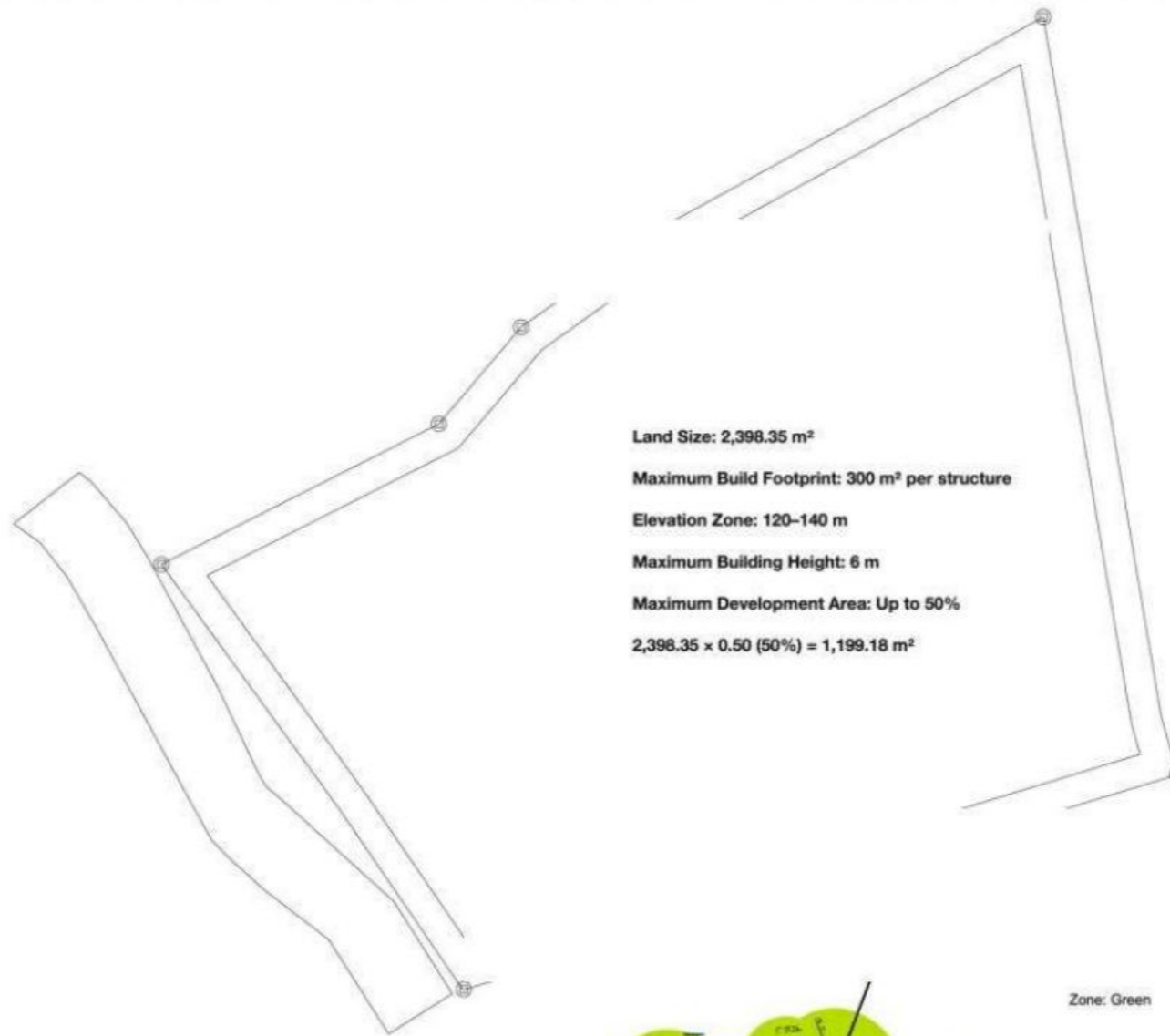
LandWise Summary

This land falls within the Green Zone hillside development category between 120–140 m elevation, where development regulations are more restrictive compared to lower elevation zones.

Building height is limited to 6 m, which significantly impacts architectural design, typically requiring low-profile or split-level villa configurations.

Each structure may have a footprint of up to 300 sqm, however overall development density is reduced, with up to 50% site coverage permitted on slopes below 35°, and 25% on steeper terrain.

Development should follow the natural hillside terrain and maintain low-density tropical architecture consistent with Koh Phangan planning guidelines.



1 Building Regulations
A 1mm = 160 (1:160)

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Building Regulations

A.

MASTERPLAN CONCEPT

This masterplan presents a concept feasibility layout for a single private villa positioned within the buildable area of the 2,398.35 m² land parcel. The layout has been developed to align with the natural terrain, optimize spatial efficiency, and ensure compliance with Koh Phangan Green Zone development regulations.

VILLA CONFIGURATION

The proposed villa is designed as a modern tropical residence comprising:

- Ground floor: approximately 300 m²
- Private swimming pool: approximately 31 m²
- Terrace / outdoor deck: approximately 47 m²

Total plan area: approximately 378 m²

The configuration allows for generous indoor-outdoor living, maximizing usability, comfort, and integration with the surrounding landscape.

SITE PLANNING STRATEGY

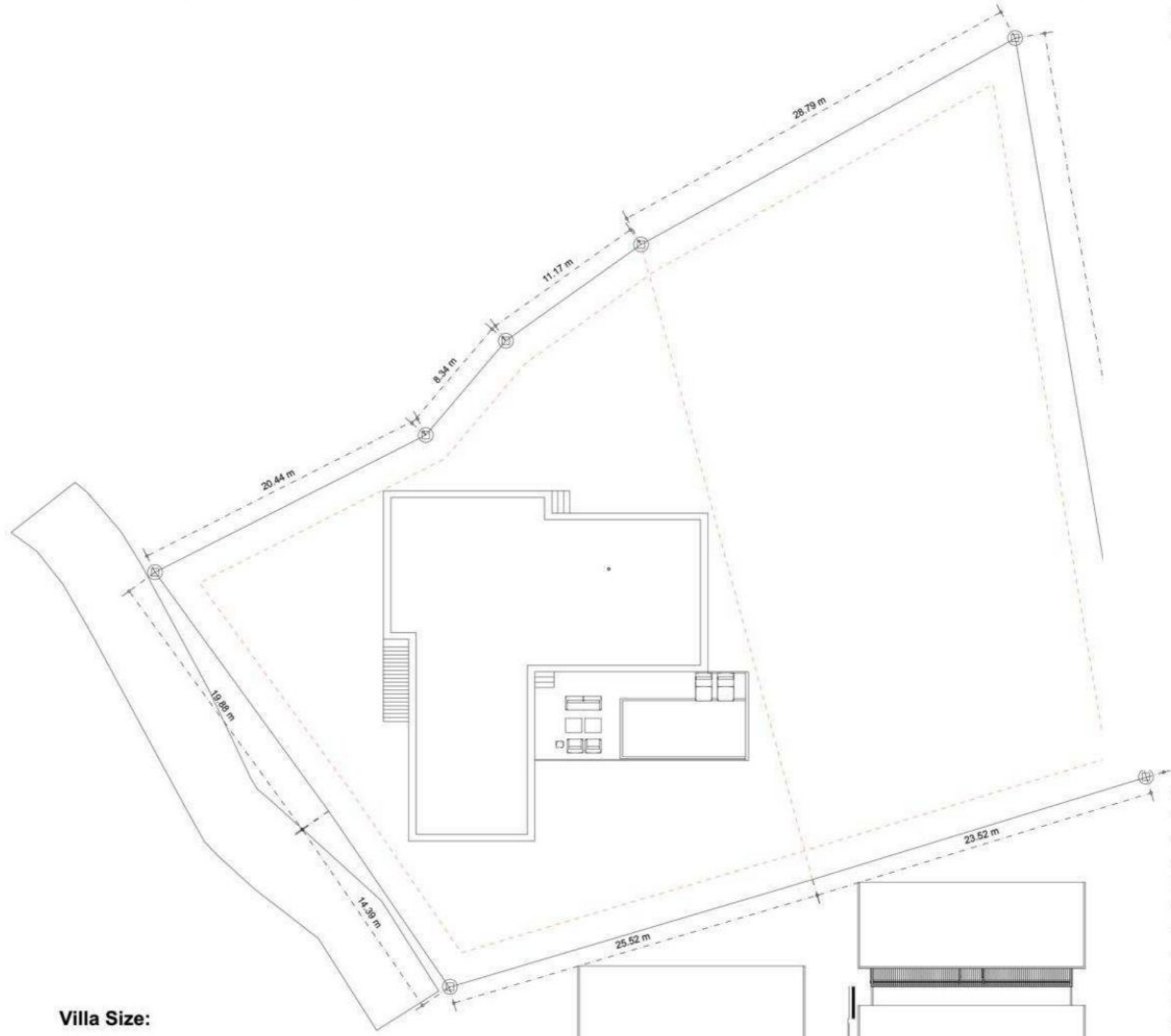
The villa has been carefully positioned to follow the natural shape and orientation of the land while respecting boundary setbacks and site constraints. The layout prioritizes:

- Efficient use of the most buildable zones of the site
- Alignment with the natural slope to minimize excessive earthworks
- Preservation of surrounding space for landscaping, access, and drainage
- A balanced relationship between built form and open areas

This approach supports a practical and cost-efficient development while maintaining a high-end tropical design aesthetic.

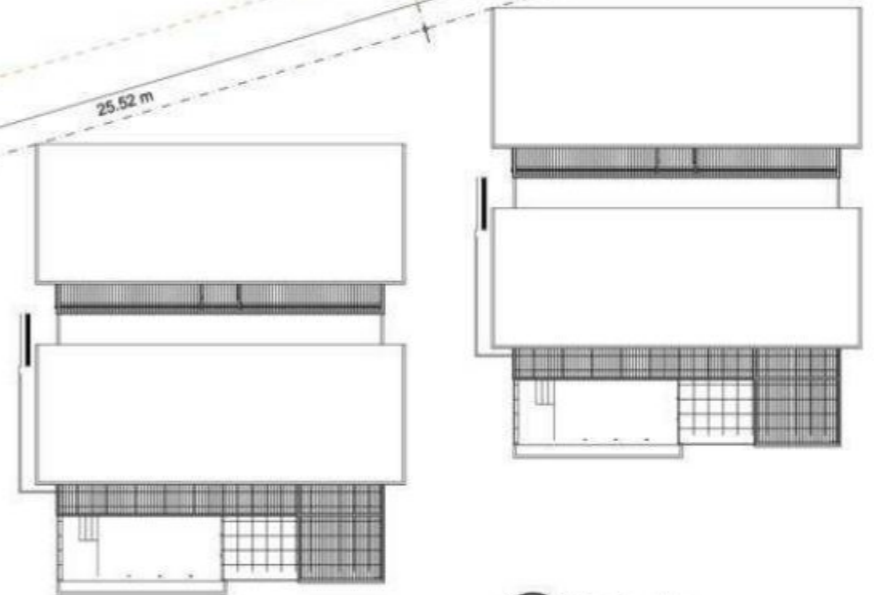
FEASIBILITY SUMMARY

This concept demonstrates that a villa of this scale can be comfortably accommodated within the site while remaining within Green Zone planning parameters. The layout provides a strong foundation for further architectural development, with flexibility to refine positioning, orientation, and design details during the next stage of the project.



Villa Size:

Component	Size
Ground floor	300 m ²
Pool	31 m ²
Terrace / deck	47 m ²
Total plan area	378 m²



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Masterplan

SECTION ANALYSIS

This section illustrates how the development is positioned along the natural slope, with each element arranged across stepped elevations to follow the terrain.

ELEVATION STRATEGY

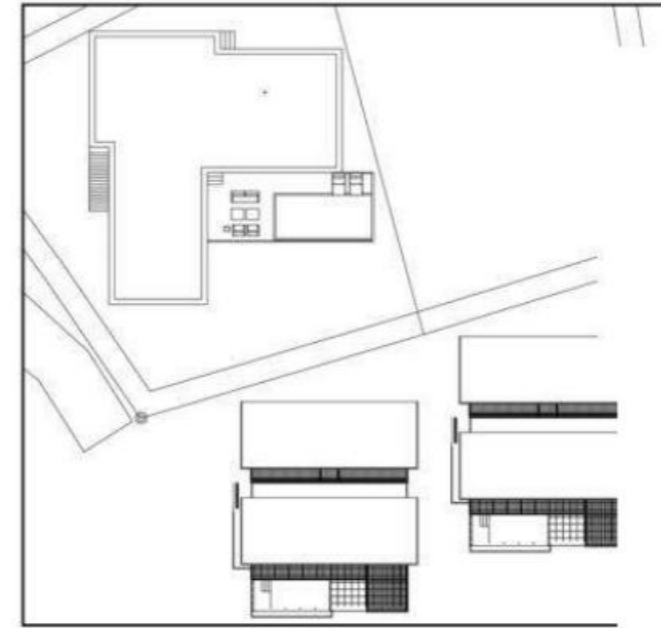
The design adopts a terraced approach, minimizing cut and fill while integrating naturally with the hillside.

VIEW CORRIDORS

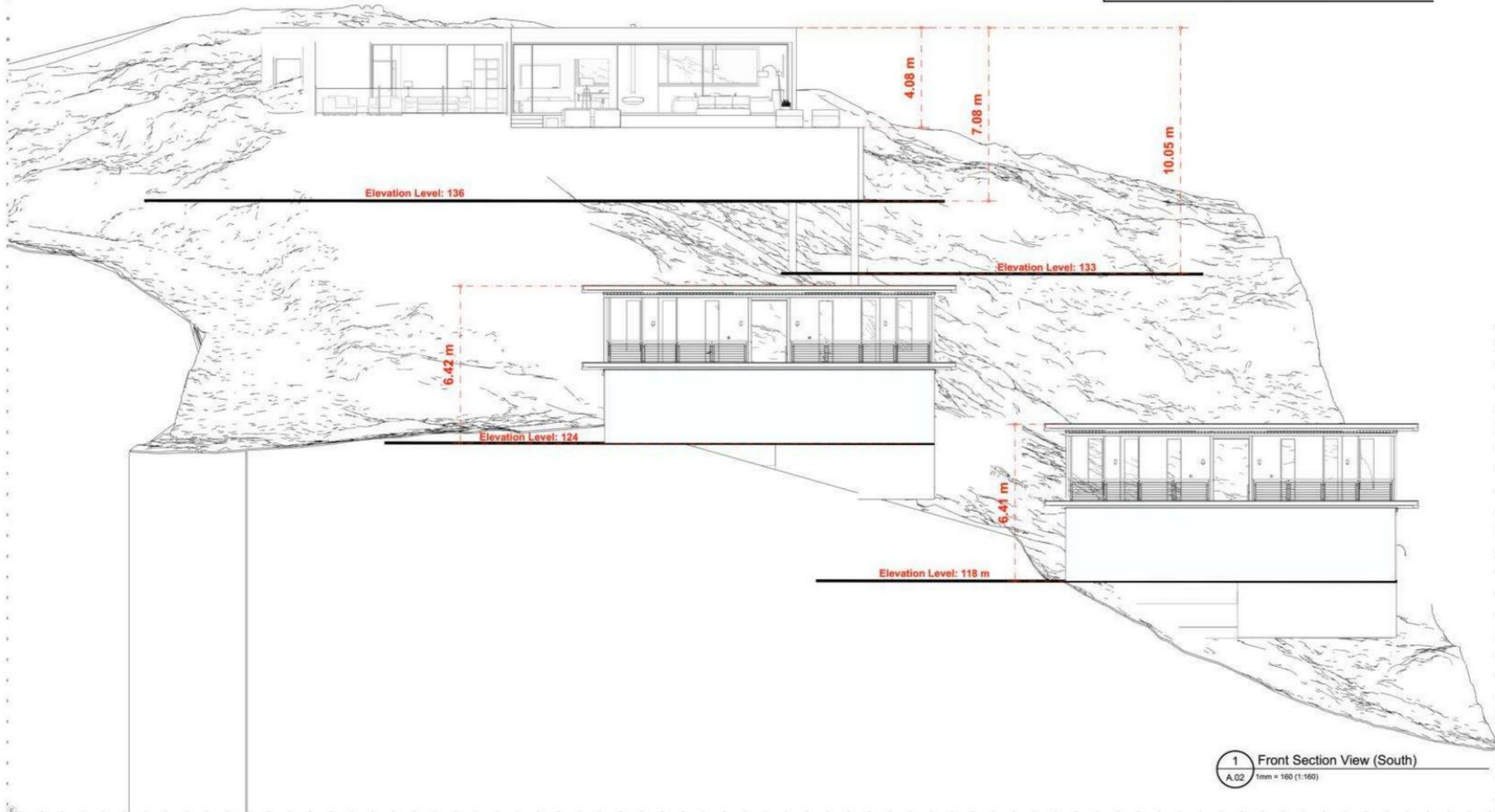
The vertical spacing maintains clear view lines across the site, preserving open outlooks from each level.

SITE FEASIBILITY

The section confirms that the site can support a stepped hillside development, providing a practical and buildable foundation for further design and engineering.



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Front Section
View (South)

A.02

ROCK FORMATION ANALYSIS

This view highlights the natural rock formations across the site and their relationship to the proposed development. The design responds to the terrain, integrating with existing features while minimizing disruption to the natural landscape.



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Rock Formation
(South)

A.03

1 Rock Formation (South)
A.03 1mm = 160 (1:160)

SECTION ANALYSIS

This section illustrates the proposed placement of the development along the natural slope of the land. The diagram shows how each built element is positioned across stepped elevations, following the terrain while maintaining appropriate vertical spacing

ELEVATION STRATEGY

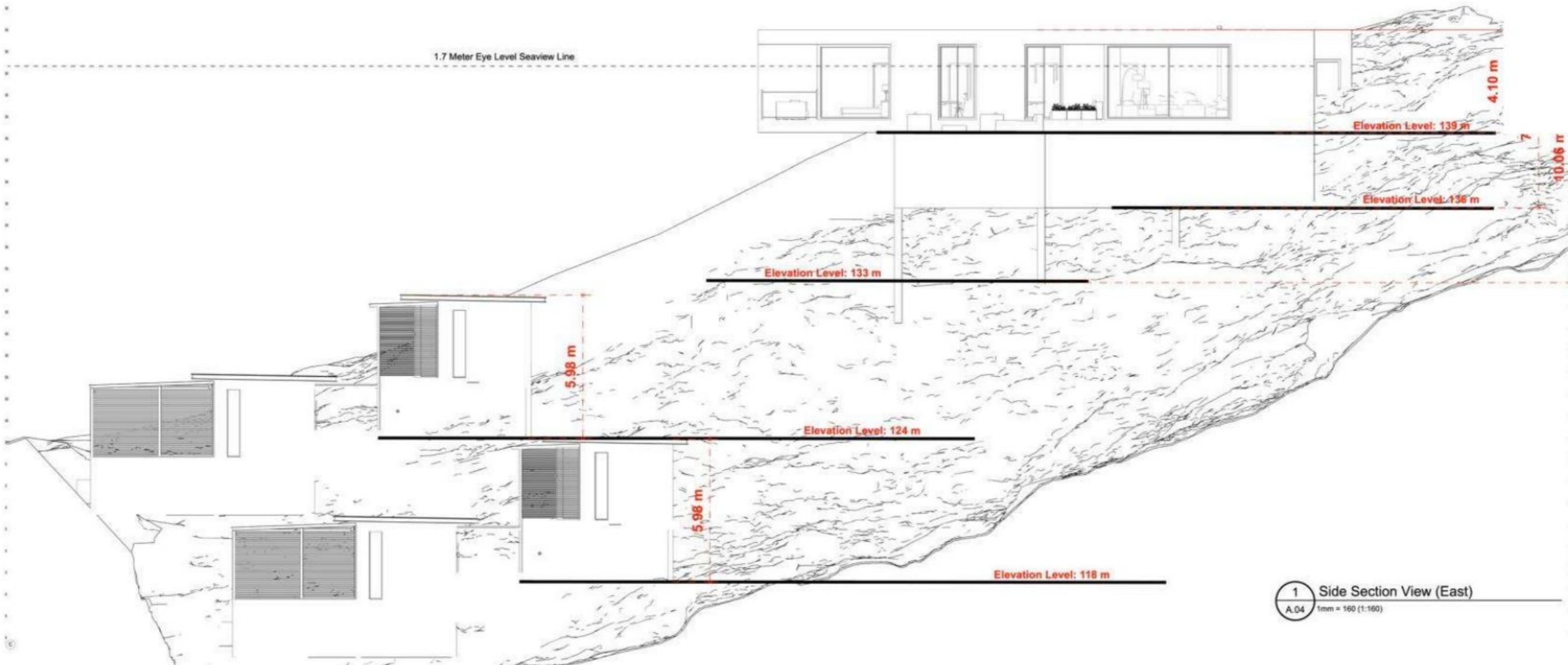
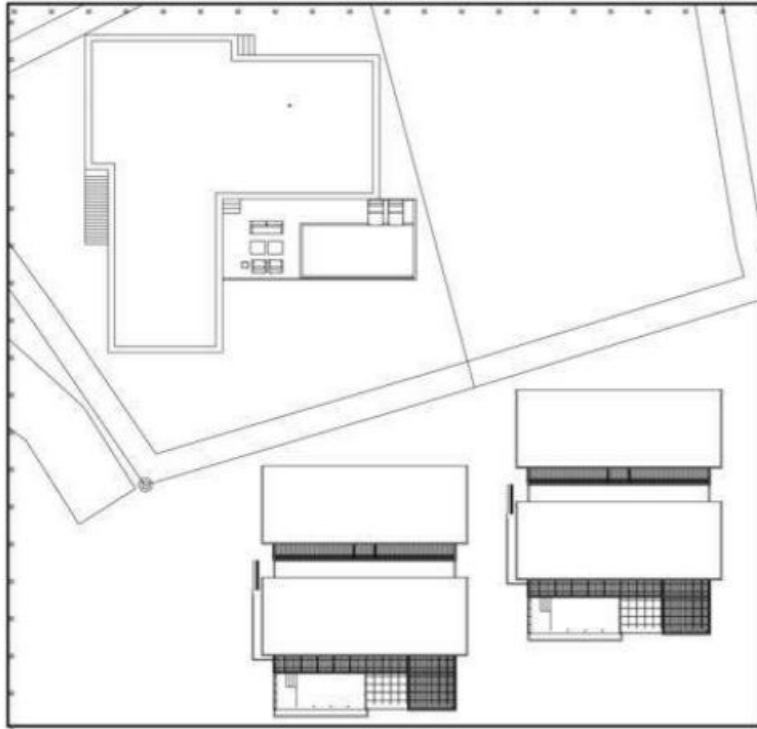
Each level is arranged on a separate terrace to adapt to the hillside topography. This approach minimizes excessive land cutting or filling while allowing the development to integrate naturally with the terrain.

VIEW CORRIDORS

The section demonstrates that the vertical spacing between levels allows for clear view lines across the site. The arrangement preserves open outlooks while avoiding visual obstruction between structures.

SITE FEASIBILITY

This analysis confirms that the natural slope of the site can accommodate a stepped hillside development. The configuration provides a practical and buildable solution, forming a strong foundation for further architectural design and detailed engineering



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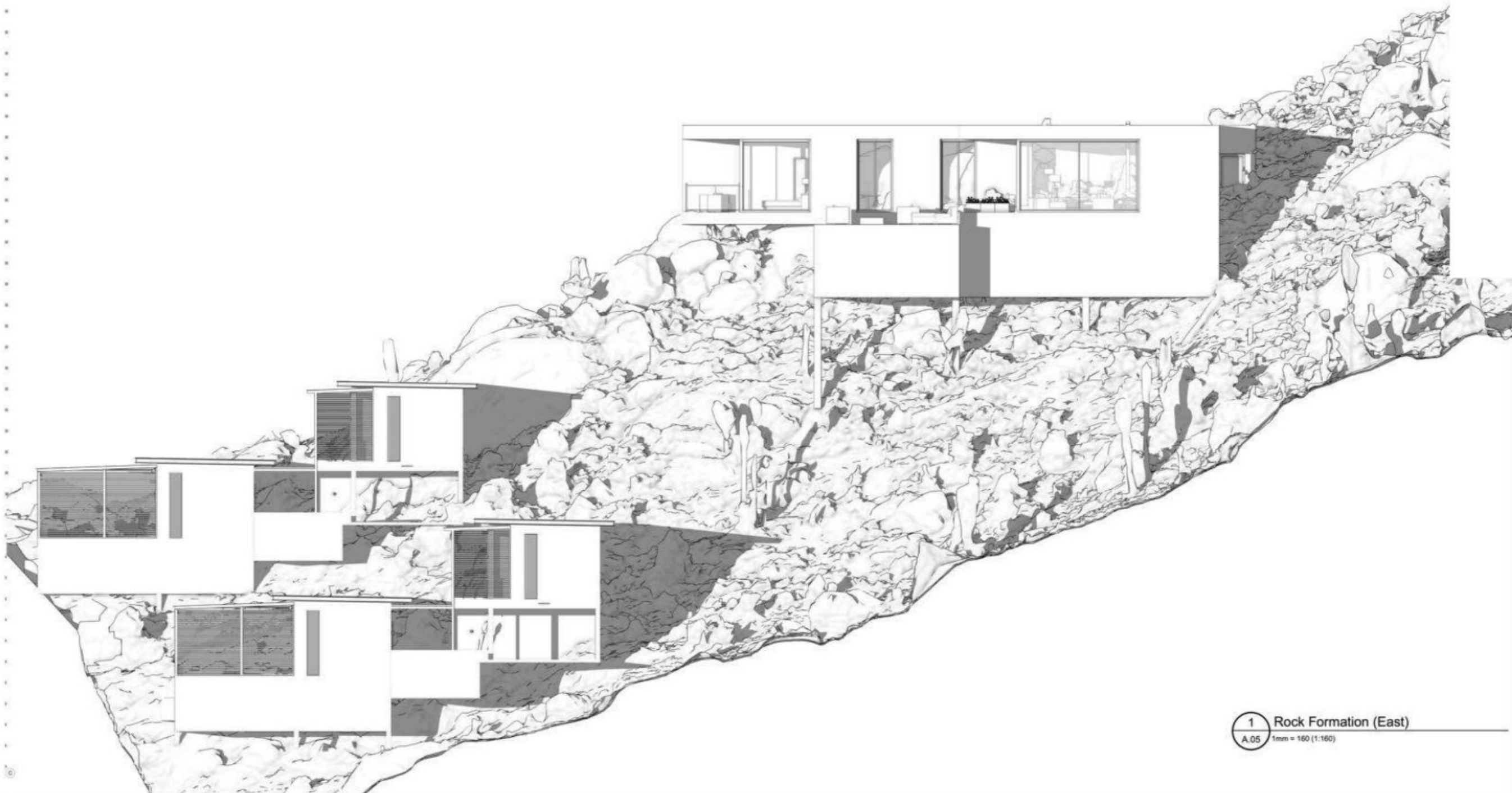
Side Section
View (East)

A.04

1 Side Section View (East)
A.04 1mm = 160 (1:160)

ROCK FORMATION ANALYSIS

This view highlights the natural rock formations across the site and their relationship to the proposed development. The design responds to the terrain, integrating with existing features while minimizing disruption to the natural landscape.



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Rock Formation
(East)

A.05

1 Rock Formation (East)
A.05 1mm = 160 (1:160)

TOPOGRAPHIC CONTOUR MAP

PROJECT DETAILS

Date: 19 March 2026
Survey: Drone Photogrammetry (Metashape)
CRS: EPSG-32647
Contour Interval: 1.0m
Index Interval: 5.0m
Elevation: 80.2m - 110.8m
Relief: 30.5m
Total Contours: 163
Index: 30 | Intermediate: 133

LEGEND

-  Land Boundary
-  Contours



Coordinate System: EPSG:32647
Contour Interval: 1.0m



SLOPE ANALYSIS

PROJECT DETAILS

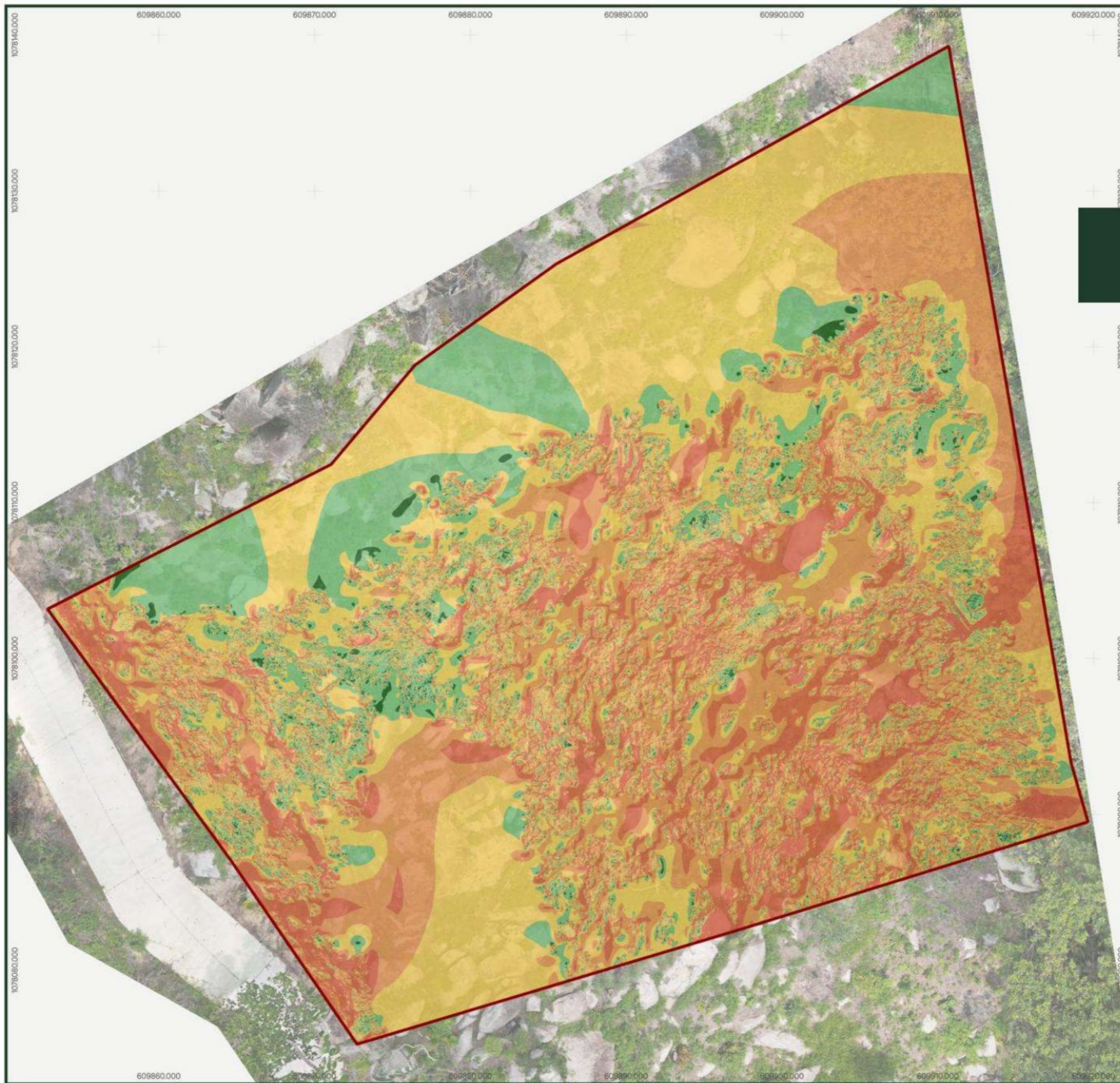
Date: 20 March 2026
Survey: Drone Photogrammetry (Metashape)
CRS: EPSG-32647
Elevation: 80.2m - 110.8m
Relief: 30.5m

LEGEND

- Flat / Buildable (0-5°)
- Gentle Slope (5-15°)
- Moderate Slope (15-25°)
- Steep (25-35°)
- Very Steep (35°+)



Coordinate System: EPSG:32647
Grid Interval: 10 m



SLOPE PROFILE ANALYSIS

PROJECT DETAILS

Date: 19 March 2026
CRS: EPSG:32647
Source: DTM (Bare Earth)
Profiles: 3 cross-sections
Sample step: 0.5 m

PROFILE SUMMARY

Section A:
Length: 47.5 m
Elev: 120m-140m
Max slope: 28.6°

Section B:
Length: 43.0 m
Elev: 120m-140m
Max slope: 26.4°

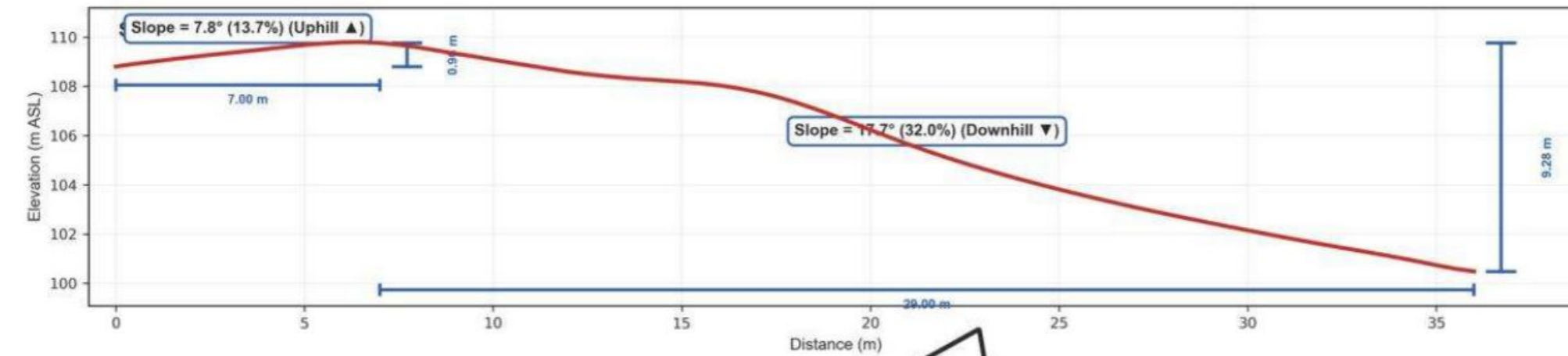
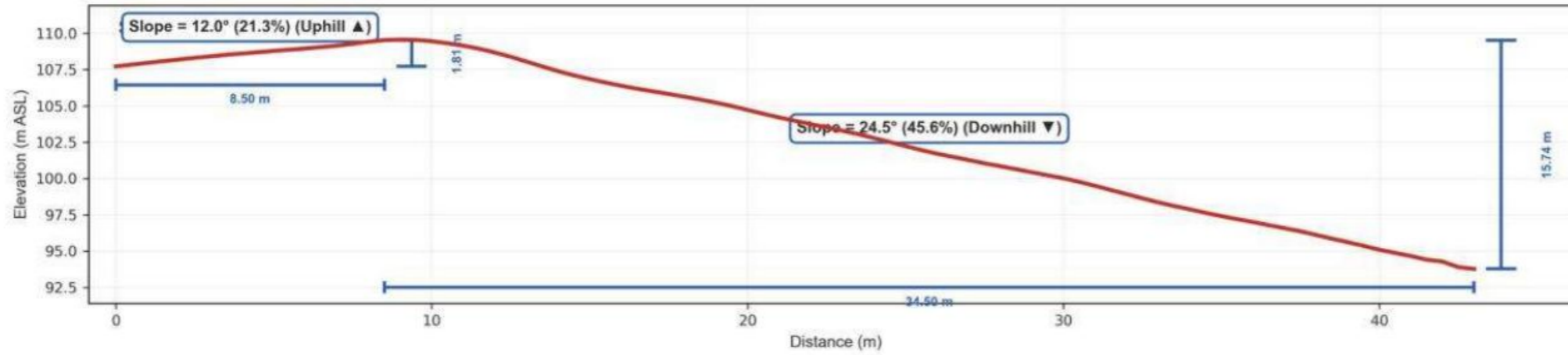
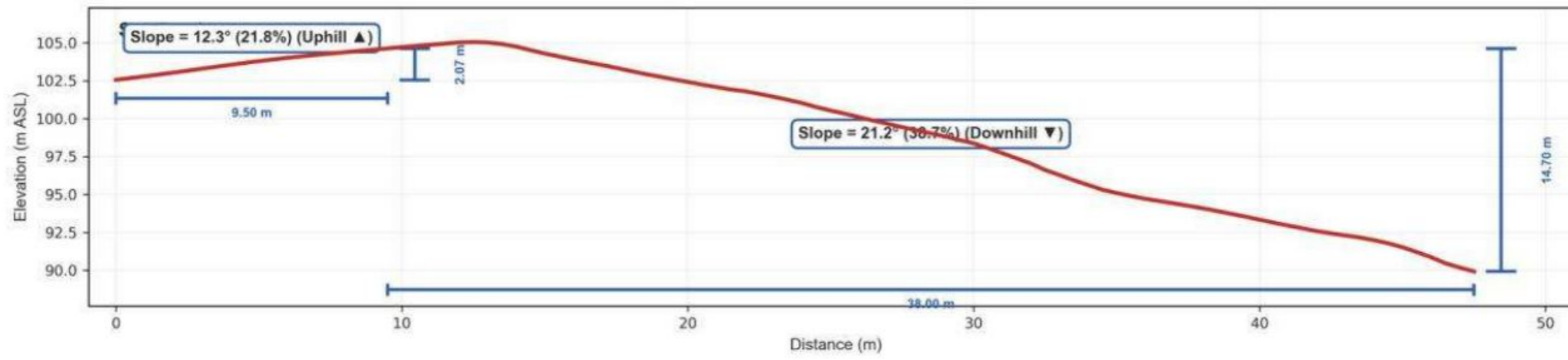
Section C:
Length: 36.0 m
Elev: 120m-140m
Max slope: 25.1°

DATA SOURCE

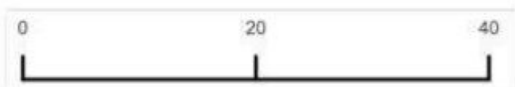
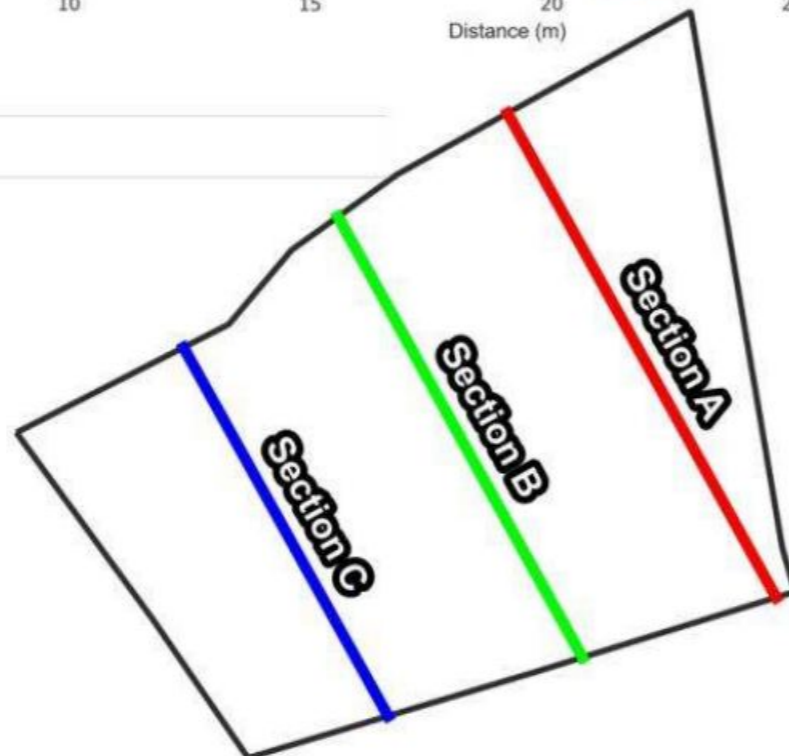
Drone-derived DTM
(Photogrammetry)

Elevations are relative and
for planning analysis only.

Survey confirmation required
for final design.



PROFILE LOCATION MAP

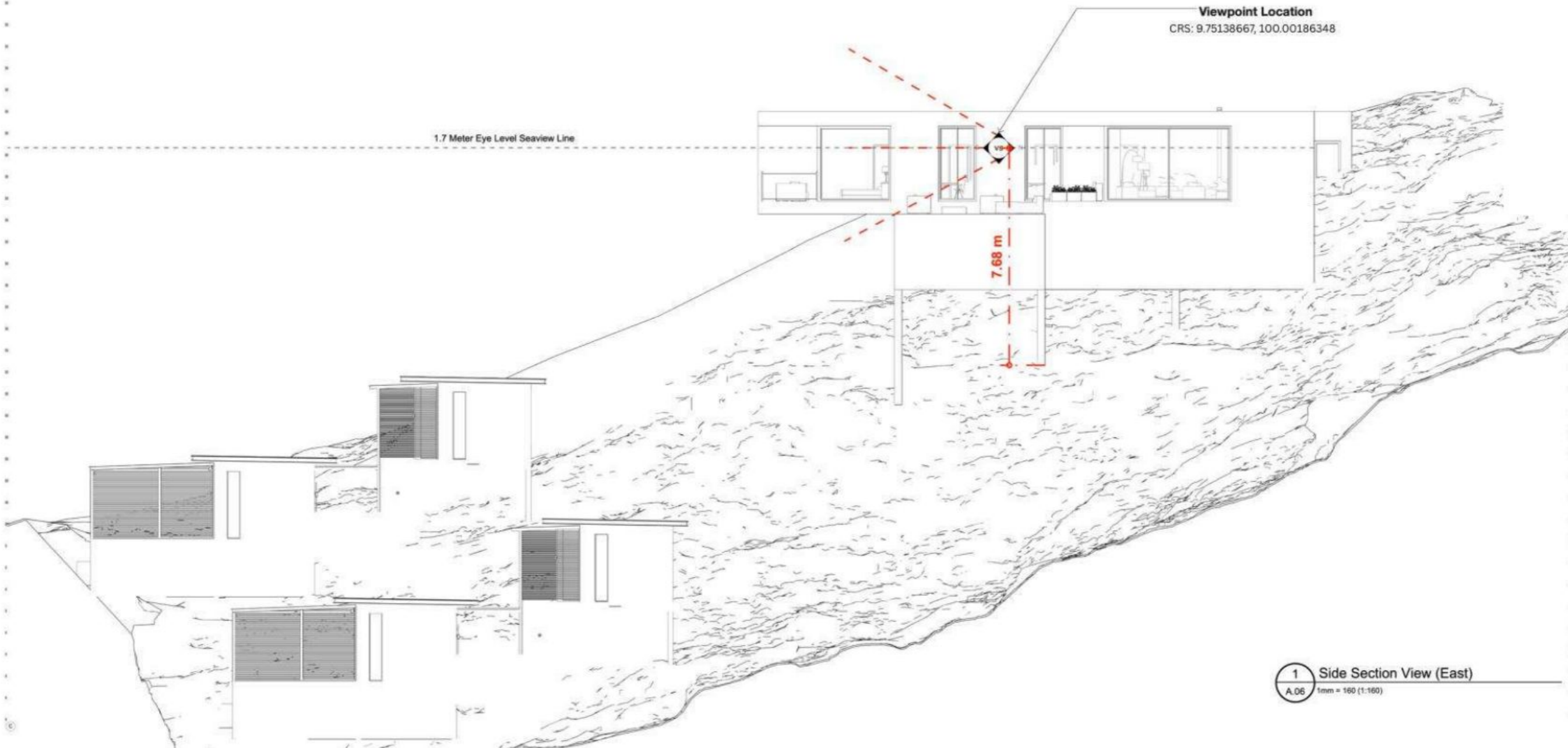


Red=A Green=B Blue=C



SEAVIEW VIEWSHED ANALYSIS

This analysis illustrates the primary viewpoint location and corresponding sightlines, demonstrating how the proposed design aligns with and preserves key seaview orientations.



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Side Section
View (East)

A.06

1 Side Section View (East)
A.06 1mm = 160 (1:160)

Real Site View + Real Terrain 3d Model

On-site photographic reference (1.70 m eye level) integrated with the terrain-based massing model to verify real-world view alignment, elevation relationship, and design positioning.



Raw Terrain + Massing Model

Preliminary visualization used for analysis and positioning.



LANDWISE — REPORT SUMMARY

This report was prepared to evaluate the development potential of the site, with a primary focus on view quality and potential obstruction from neighbouring properties, alongside t

The analysis included:

- Drone-based terrain modelling and orthophoto mapping
 - Terrain slope and longitudinal profile analysis
 - Feasibility testing for a stepped hillside villa layout
- Sea view visibility assessment from the primary viewpoint
- Neighbouring building comparison to assess potential view obstruction
 - Real-site view alignment with terrain-based modelling

Key Findings

- The site follows a steep hillside profile suitable for stepped development.
- Terrain and section analysis confirm the land can accommodate a terraced villa layout aligned with the natural slope.
 - Viewpoint analysis indicates strong, clear outward views from the primary living level.
- Neighbouring structures are positioned lower on the slope and are unlikely to significantly obstruct the main views.

Recommendations

- Position main living areas at the identified primary viewpoint level.
 - Maintain elevation advantage to protect long-term views.
 - Align design with the natural terrain to reduce earthworks.

LANDWISE — REPORT SUMMARY

Thank you for choosing LANDWISE — Land Intelligence Services.

This report provides clear analysis of terrain, slope, and visibility, confirming that the site can support a well-positioned hillside development with strong and protected view corridors.

Terms, Limitations & Disclaimer (Important)

This report is provided for conceptual planning, visualization, and decision-support purposes only.
All analysis is based on available survey data, drone models, terrain processing, and interpreted regulations at the time of reporting.
LANDWISE does not provide legal, architectural, engineering, or certified surveying services.
This report must not be used as a legal document, construction approval document, or regulatory submission.
Final design, legal verification, structural design, and compliance approvals must be completed by licensed professionals and relevant authorities.
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