

# Report on Ratchaphatsadu Land Development Proposal

Project Name: Siam Square Tower Proposal  
Date: 2026-01-19 10:27

## 1. Executive Summary

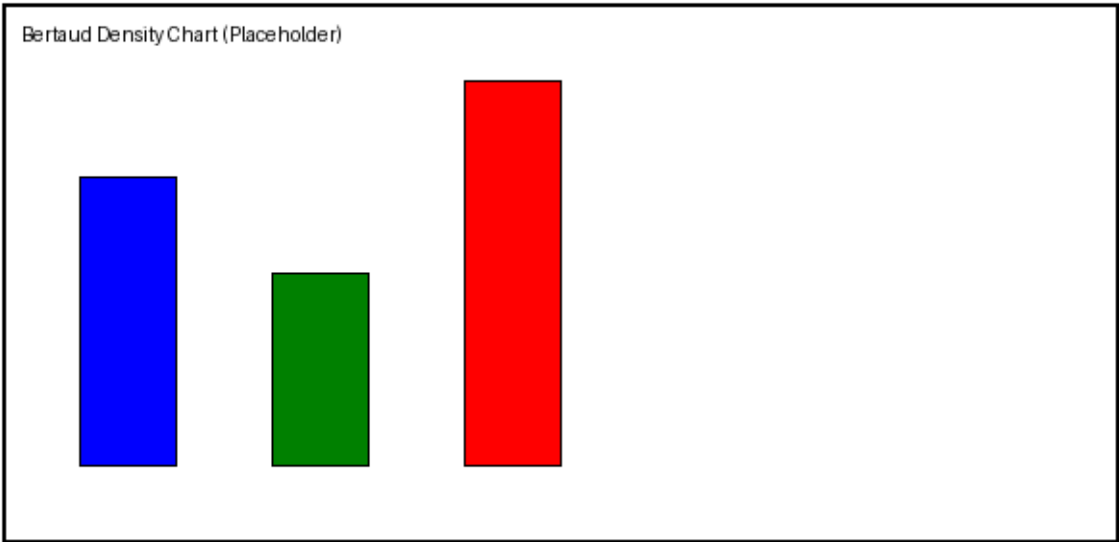
The proposal has been audited against the Bertaud Urban Economic Model and Financial Feasibility regulations.

**Overall Status:** Pass

The proposal for Siam Square Tower has been audited. The calculated Efficiency Index is 0.95, indicating Optimal density usage. Financial indicators suggest a positive return for the State with compliant construction costs.

## 2. Spatial Analysis

**Bertaud Efficiency Index:** 0.95  
**Density Status:** Optimal



## 3. Financial Analysis

Metric	Value	Status
State NPV (30 Years)	1,250,000,000.00 THB	Positive
Return on Asset (ROA)	12.50%	On Target
Construction Cost Validation	5.20% Deviation	Pass