



PROPOSED (G + 4 + R) RESIDENTIAL BUILDING
PLOT NO:-RG-97
DUBAI SOUTH - RESIDENTIAL DISTRICT, DUBAI.

ARCHITECTURAL DRAWINGS
(DUBAI SOUTH PRELIMINARY DESIGN SUBMISSION)
DATE:- 21.02.2025

G-000



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CLIENT :			
GAZELLE PROPERTIES LIMITED			
PROJECT TITLE:			
PROPOSED (G + 4 + R) RESIDENTIAL BUILDING			
PLOT:		LOCATION:	
RG-97		DUBAI SOUTH - RESIDENTIAL DISTRICT	
SCALE	DRW. BY	CKD. BY	
	NOOR	AR.ZEESHAN	
DATE	PROJ. NO.	P-604	
FEB. 2025			
TITLE :			
G001			
LIST OF DRAWINGS			

NAME OF THE CONSULTING OFFICE :

AL GAFRY

الغافري

CONSULTING ARCHITECTS ENGINEERS

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تفاصيل المبنى / BUILDING DETAILS		
مساحة طوابق المواقف / PARKING FLOORS AREA	/	ق م / sq.ft
صافي مساحة التجاري / NET COMMERCIAL AREA	/	ق م / sq.ft
صافي مساحة مركز التسوق / NET SHPP. CENTER AREA	/	ق م / sq.ft
صافي مساحة المكاتب / NET OFFICES AREA	/	ق م / sq.ft
صافي مساحة السكن / NET RESIDENTIAL ARE	/	ق م / sq.ft
No. OF APARTMENT sq. /		عدد الشقق اقل من ١٠٠ ق م
No. OF APARTMENT sq. /		عدد الشقق اكثر من ١٠٠ ق م
عدد الاستوديوهات / NUMBER OF STUDIOS		عدد المكاتب
عدد المكاتب / NUMBER OF OFFICES		عدد المحلات و المعارض / NUMBER OF SHOPS / SHOWROOMS
عدد المصاعد / NUMBER OF LIFTS		
ارتفاع المبنى الاجمالي		قدم / ft
TOTAL BUILDING HEIGHT		

BUILDING NOTES / ملاحظات المبنى

المبنى مزود بالتهوية الميكانيكية حسب المواصفات الامريكية ASHRAE	✓
MECHANICAL VENTILATION TO BE PROVIDED AS PER ASHRAE STANDARDS	
المبنى مزود بآلة تنظيف الزجاج حسب لائحة البنا	
GLASS CLEANING CRADLE TO BE PROVIDED AS PER DM RULES	
المبنى مزود بحاويات القمامة و ضاغطة ميكانيكية حسب لائحة البنا	✓
GAR. RM'S COMP'S & CONTAINERS TO BE PROVIDED AS PER DM REGULATIONS	

LOCATION / BLOCK NAME	DUBAI SOUTH - RESIDENTIAL DISTRICT	الموقع - اسم المنطقة		PLOT No.	RG-97	رقم الارض
PROPERTY TITLE	PRIVATE	نوع الحيازة		AREA OF PLOT	4233.04 SQ.MT	مساحة القطعة
No. OF FLOORS PROPOSED	G+4+R	عدد الطوابق المقترحة		No. OF FLOORS ALLOWED	5	عدد الطوابق المصرح بها
LAND USE PROPOSED	RESIDENTIAL	استعمال الارض المقترح		LAND USE ALLOWED	RESIDENTIAL	استعمال الارض المصرح بها
PLOT COVERAGE PROPOSED	60.42 %	نسبة التغطية المقترحة		PLOT COVERAGE ALLOWED	- - -	نسبة التغطية المصرح بها
FLOOR AREA RATIO PROPOSED	7619.44 SQ.MT.	النسبة الطابقية المقترحة		FLOOR AREA RATIO ALLOWED	7619.47 SQ.MT.	النسبة الطابقية المصرح بها

FLR. AREA RAT. نسبة طابقية	MULTI STOREY	OTHER منشآت	INDUST. صناعى	INVEST VILLA	PRIV. VILLA	فيلات خاصة	نوع المبنى
	✓						Buildg Type
URGENT عاجل	ADDITION	REVISION	NEW	FINAL	PRELIMINARY	اولى	نوع التقديم
					✓		Sub. Type

PROPOSED (G + 4 + R) RESIDENTIAL BUILDING

EXISTING BUILTUP AREA	-----	PARKING REQUIRED	108	المواقف المطلوبة
APPROVED AREA	-----	المساحة المعتمدة		
NOT APPROVED AREA	-----	EXISTING PARKING	-----	المواقف القائمة
DEMOLISHED AREA	-----	المساحة التي تم ازالتها		
ADDITIONAL AREA	-----	ADDITIONAL PARKING	-----	المواقف الاضافية
PROPOSED BUILT- UP AREA	12043.98 SQ.MT.			
TOTAL BUILTUP AREA	12043.98 SQ.MT.	TOTAL PARKING PROPOSED	111	مجموع المواقف المقترحة
		مساحة البنا الكلية		

المساحة	رقم التسجيل	الاسم	المصمم	توقيع الاستشارى و التاريخ	اسم المالك والتوقيع
AREA	REGISTER	NAME	DESIGN ENG.	CONSULTANT'S SIGNATURE & DATE	OWNER'S NAME & SIGNATURE
			المعماري / Architect		
			المعماري / Architect		
			الانشاء / Structural		
			الانشاء / Structural		
			الانشاء / Structural		
			الخدمات / Services		
				AL GAFRY CONSULTING ARCHITECTS ENGINEERS	GAZELLE PROPERTIES LIMITED

NOTE:-



Self Assessment sheet

Architectural Comments		
#		checked
1	cover page- general presentation	
	Verification of the Owner's signature on the drawings cover and the consultant's assignment	✓
	Documents and drawings arrangement according to the followed procedures	✓
	Plot utilization is according to the affection plan (regulations)	✓
2	Area and building percentage sheet & rooms' dimensions	
	Area sheet attached is according to the circular #	✓
	Gym building percentage should not exceed 50% of the roof area	
	Building percentage to comply with the building regulations	✓
	Office building percentage should not exceed 10% of the total area	
	Minimum area of the rooms and kitchens should comply with the building regulations	✓
	Minimum rooms' dimensions and heights should comply with the building regulations	✓
	Corridors' dimensions and heights should comply with the building regulations	
	Service room complying with the building regulations	
3	Attached documents	
	Valid NOC' s	
	Check with the industrial unit concerning the land ownership	
	DEWA approval for the location and are of the substation	
	Official Authorization attached in case of multiple owners	
	Environment approval for the proposed swimming pool	
	Civil Defence approval	
	Concerned (related) party approval	
	Owner's undertaken not to sell the land subdivided	
	Owner's undertaken not to rent	
4	Fencing and building plate	
	Fence according to the approved design in Jebel Ali area	
	Temporary fencing dimensions comply with the building regulations	✓
	details of building number plate	✓
5	Site Plan	
	Main gate dimensions clearly shown on the site plan and complying with building regulations	✓
	Plot dimension and boundaries clearly shown on the site plan	✓
	Plot dimension comply with the affection plan (Demarcation plan)	✓
	Plot area complying to what is stated in the information sheet	✓
	Gate level on the plans & site plan & relating it to the building level	✓
	Number of villas according to the permitted number	
	Using the standard colour code for pointing out the existing and proposed	
	Pointing out the relation ship between the existing and proposed	
	Commercial area depth complying with the building regulations	
6	Plans	
	Staircase dimensions and qualifications complying with the building regulations	✓
	Industrial- showing the production line on the plans	
	Mosques- Sanitary units proportional to the number of users	
	Acoustics plan in the prayers hall	
	Apatment for the Imam and Mu'athen and a studio for the servant	

Engineer number :

Architectural Comments		
#		checked
	Service utilities according to the building regulations	
	Structures on the roof according to the building regulations	
	Services for the disabled	
7	Elevations	
	Glass facades complying with the industrial area system	
	Ground floor follows the mezzanine in the elevation	
	Harmonization of the facades with the surrounding environment	
8	Sections	
	Longitudinal and detailed sections attached	✓
9	Details	
	Detailed sections	✓
	Details of car shed and swimming pool	✓
	details of chute and garbage room attached	
10	Setbacks	
	Setback complying with the regulations(street, sikka, neighbouring plot, service block)	✓
11	Parking	
	Parking and parking lanes dimensions according to the building regulations	✓
	Number of parking according to the building regulations	✓
	Villa complex parking	
	Availability of at least one parking for each villa	✓
	Avoid direct access of parking from roads according to the building regulations	
	Parking distance from the chamfer edge	
	Clear height above the car ramp according to the building regulations	
12	Garbage room	
	Garbage room according to the building regulations	
	Garbage containers and dimensions according to the building regulations	
	Chute and its details	
	Corridor for the garbage room	
13	Entrances and exits	
	Car entrance 45 feet minimum from the chamfer	
	Avoid direct access of parking from roads according to the building regulations	
	Access from sikka is not allowed	
	Re- study the pedestrians' entrance & its relation with the parking	
	Loading and unloading	
14	Staircase	
	Spiral staircase according to the building regulations (dimensions and details)	
	Detailed section for the service staircase	
	Clear head height under the stair flight (run) according to the building regulations	✓
	Steps number complying with the building regulations	✓
	Staircase dimensions and measurements according to the building regulations	✓
	Relation of the staircase location with the rest of the building elements	
15	Ventilation	
	Ventilation and natural lighting of all spaces according to the building regulations	✓
	Ventilation and natural lighting of corridors and staircases according to the building regulations	
	Ventilation for all Sanitary utilities according to the building regulations	✓

Engineer number:

Architectural Comments		
#		checked
16	Courts and air wells	
	Internal court dimensions comply with the building regulations	
	Covering the internal court should comply with the building regulations	
17	Projections	
	Maximum projections according to the street width	
	Used projections should not exceed 50 % of the building façade	
	Projections in the mezzanine according to the building regulations	
	Setback 3 foot from the neighbouring plot in case of projection	
18	Heights	
	Total height according to the building regulations	✓
	External fence height according to the building regulations	✓
	Internal heights according to the building regulations	✓
	Heights on the roof according to the building regulations	✓
	Clear height on the details of the staircase according to the building regulations	✓
	Window sill 6 foot height for windows overlooking streets according to building regulations	
	Rooms' height in all floors according to the building regulations	✓
	Service block height according to the building regulations	✓
	Parapet height according to the building regulations	✓
19	Levels	
	Ground floor level according to the building regulations	✓
	Relating gate level with the proposed building levels	✓
	Levels to be shown on the siteplan and plans and the relationship between them	✓
20	Usage	
	Usage in the ground floor complies with the building regulations	
	Usage in the mezzanine complies with the building regulations	
	Usage in the typical floor complies with the building regulations	

Engineer's signature:

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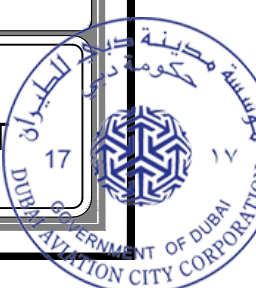
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PLOT: RG-97 LOCATION: DUBAI SOUTH - RESIDENTIAL DISTRICT
SCALE: DRW. BY: CKD. BY:
NOOR ARZEESHAN
DATE: FEB 2025 PROJ. NO: P-604

TITLE :
G003
SELF ASSESSMENT SHEET





RG-97 - DUBAI SOUTH

FRONT SIDE VIEW -02

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CONSULTING ARCHITECTS ENGINEERS

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DATE	PROJ. NO.	
FEB 2025	P-604	

TITLE :
G004
PERSPECTIVE VIEW-01





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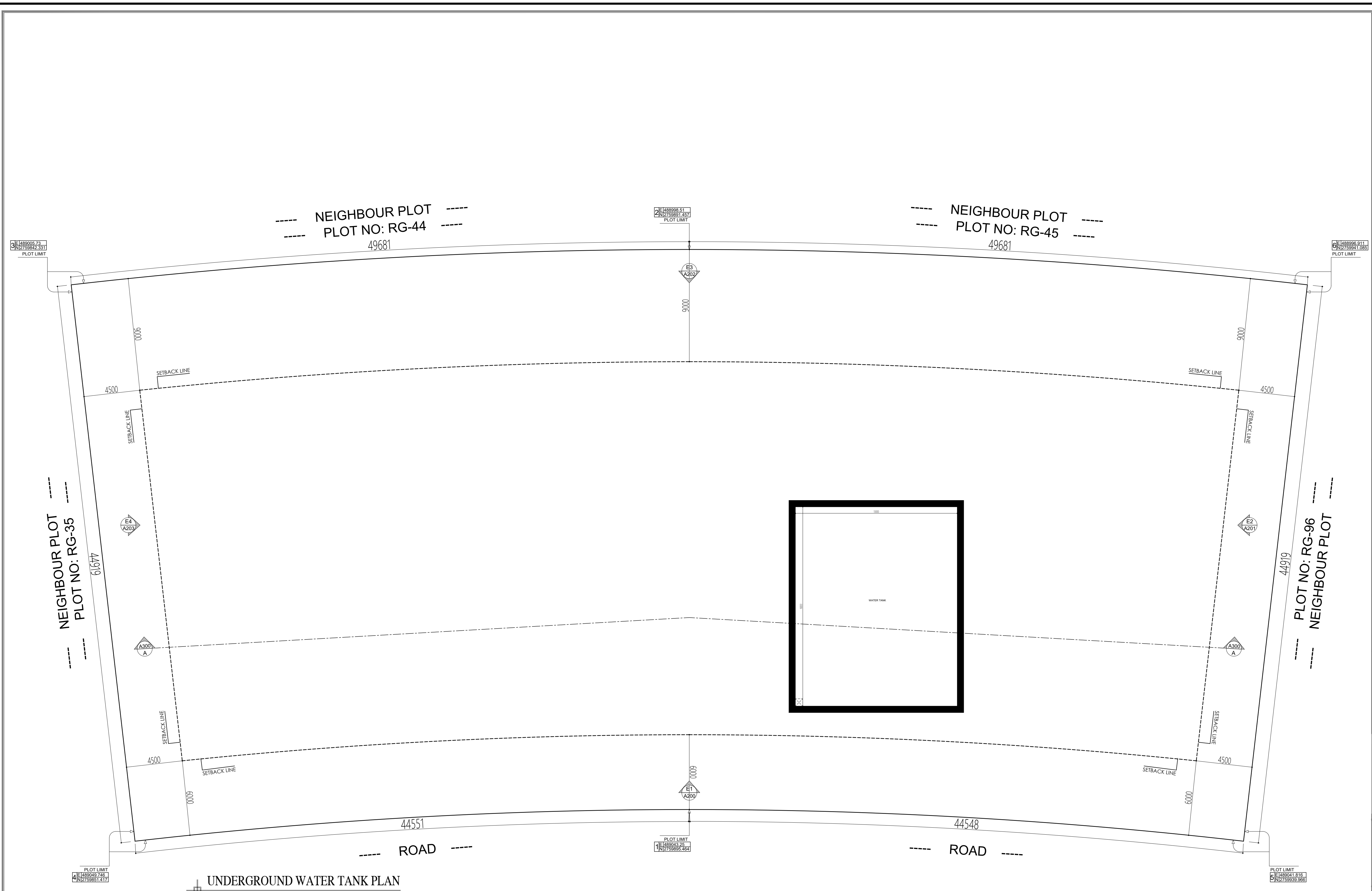
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TITLE :

G004
PERSPECTIVE VIEW-01





UNDERGROUND WATER TANK PLAN

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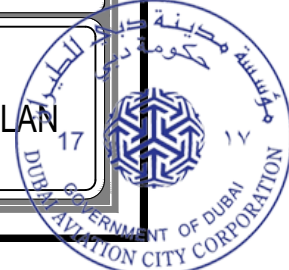
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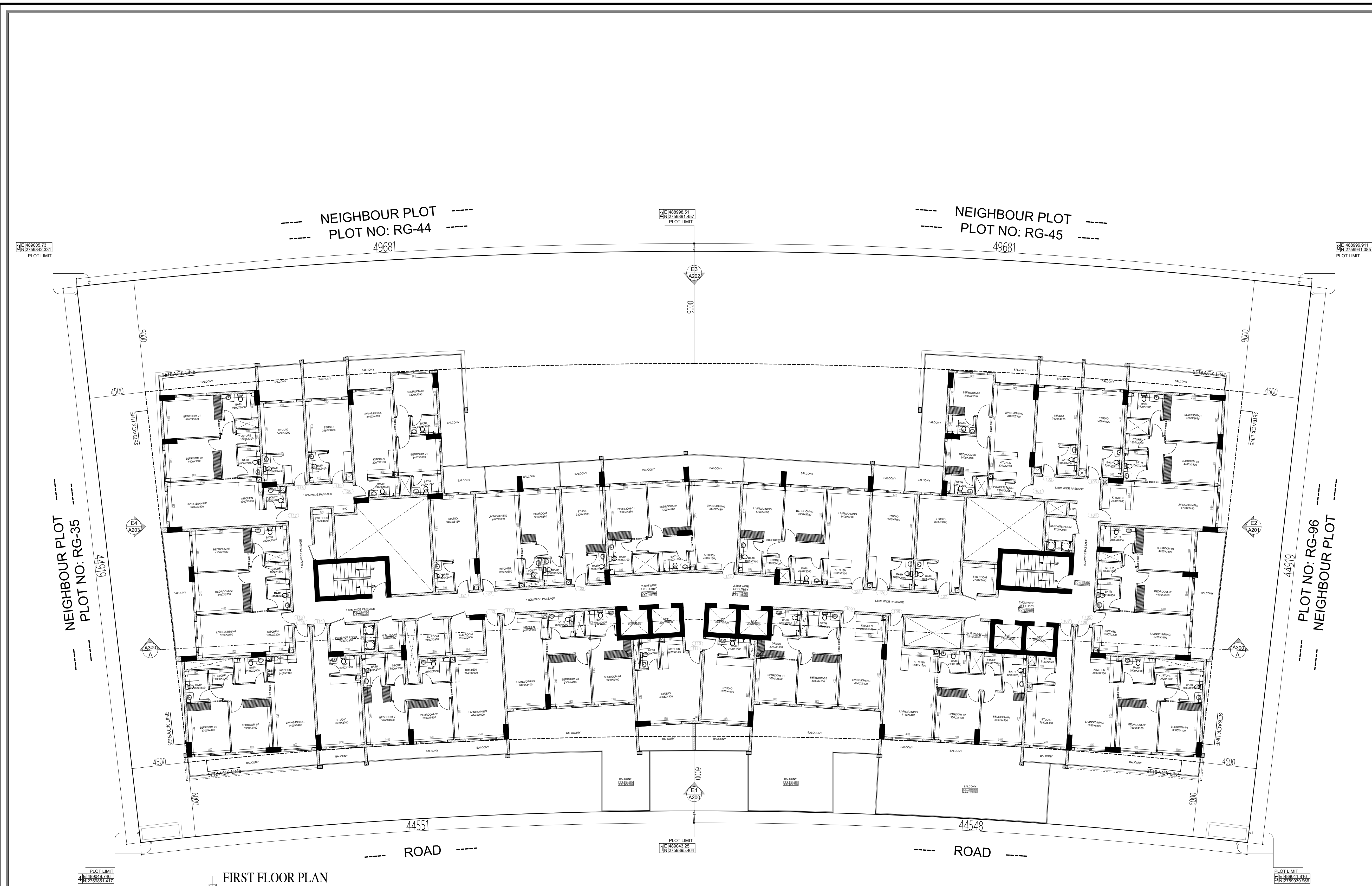
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TITLE :
A101
UNDERGROUND WATER TANK PLAN





FIRST FLOOR PLAN

ARCHITECTURAL

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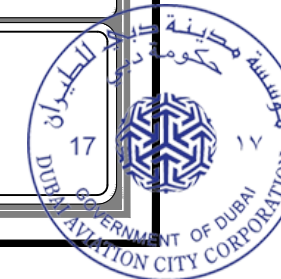
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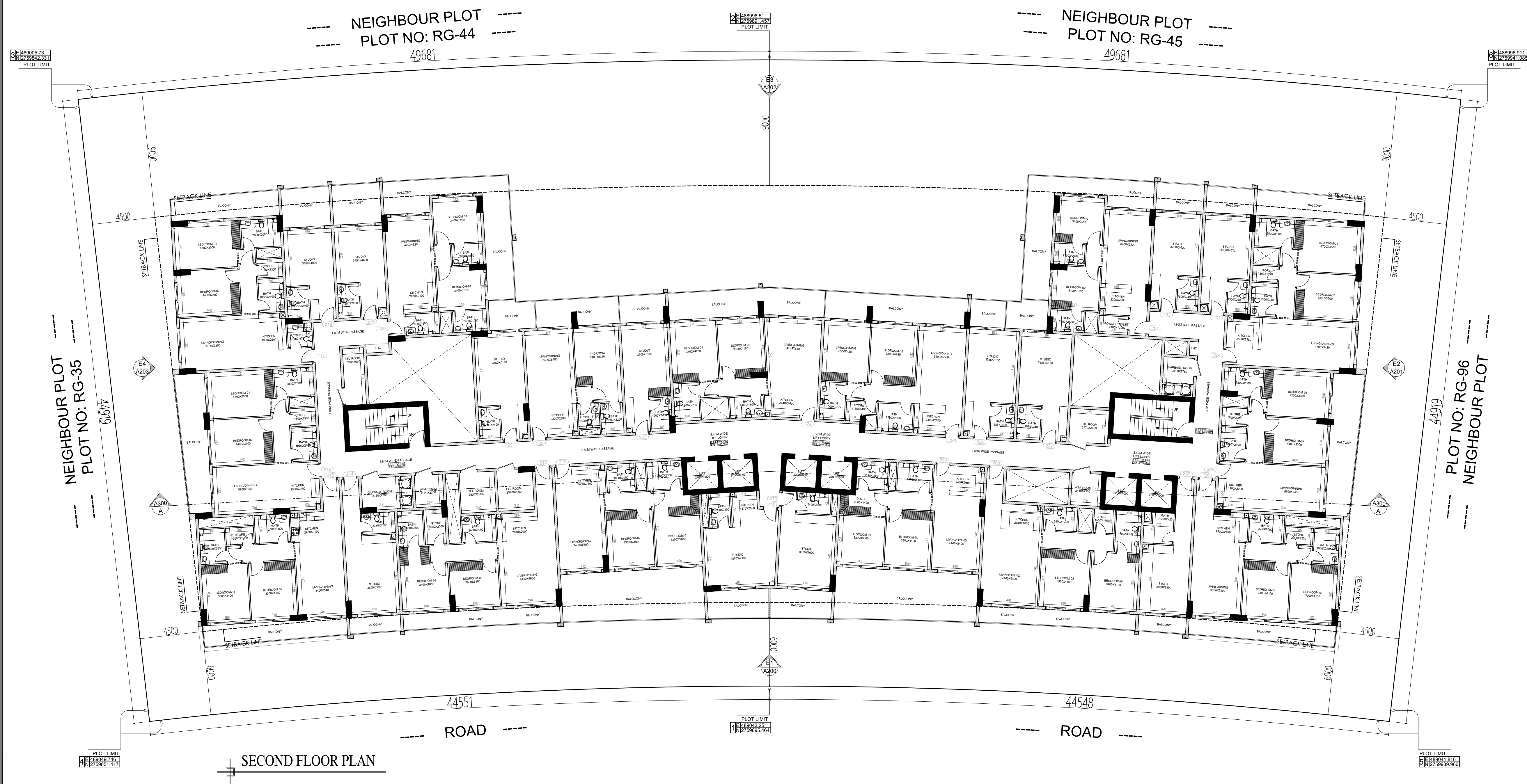
CKD BY

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TITLE:

A103
FIRST FLOOR PLAN





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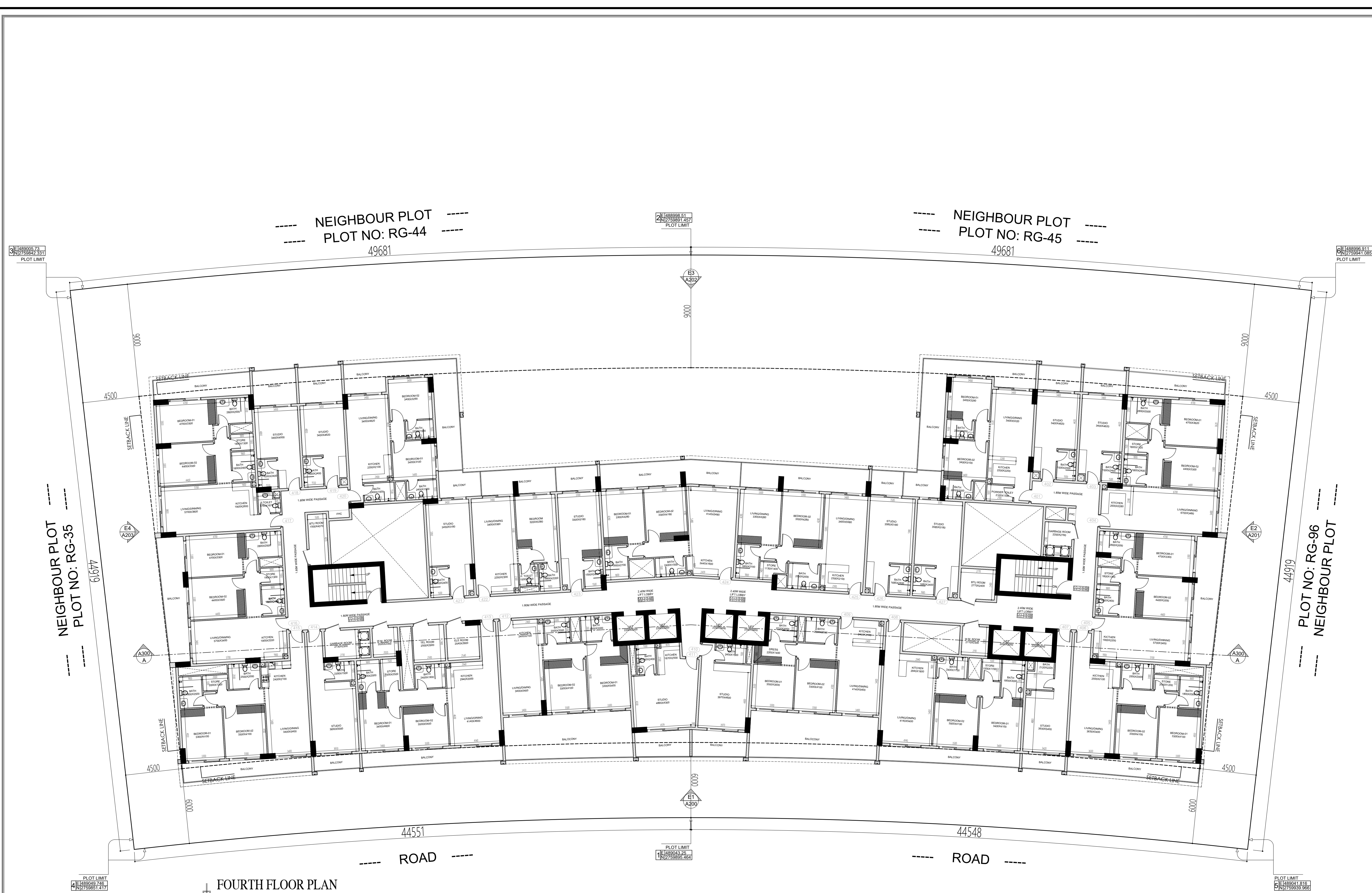
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TITLE : A104
SECOND FLOOR PLAN





ARCHITECTURAL

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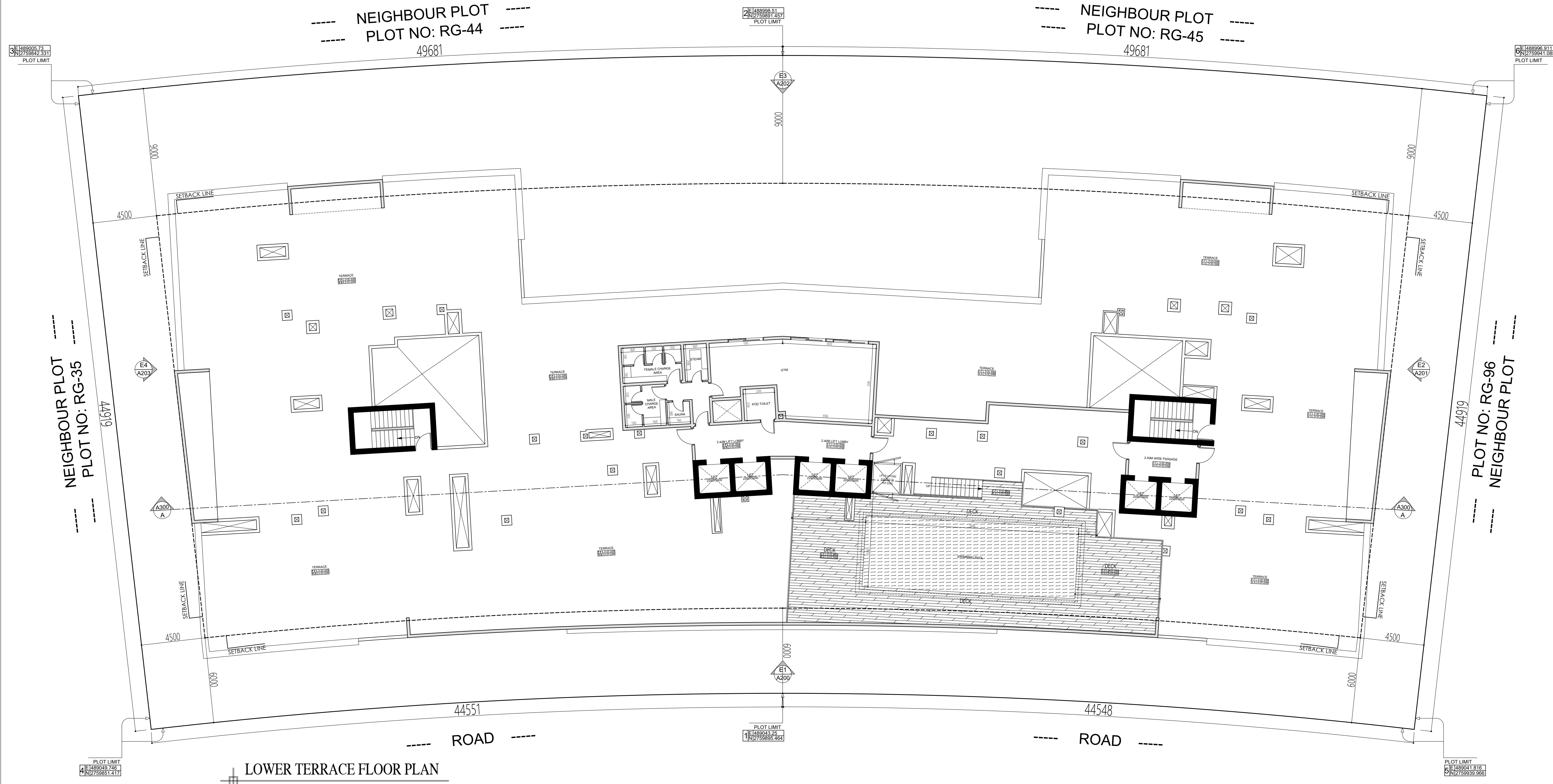
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TITLE :

A106
FOURTH FLOOR PLAN





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NO	DATE	ENG.	REVISIONS
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CLIENT:

GAZELLE PROPERTIES LIMITED

PROJECT TITLE:

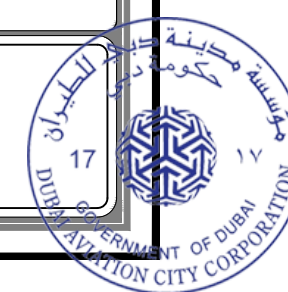
PROPOSED (G + 4 + R) RESIDENTIAL BUILDING

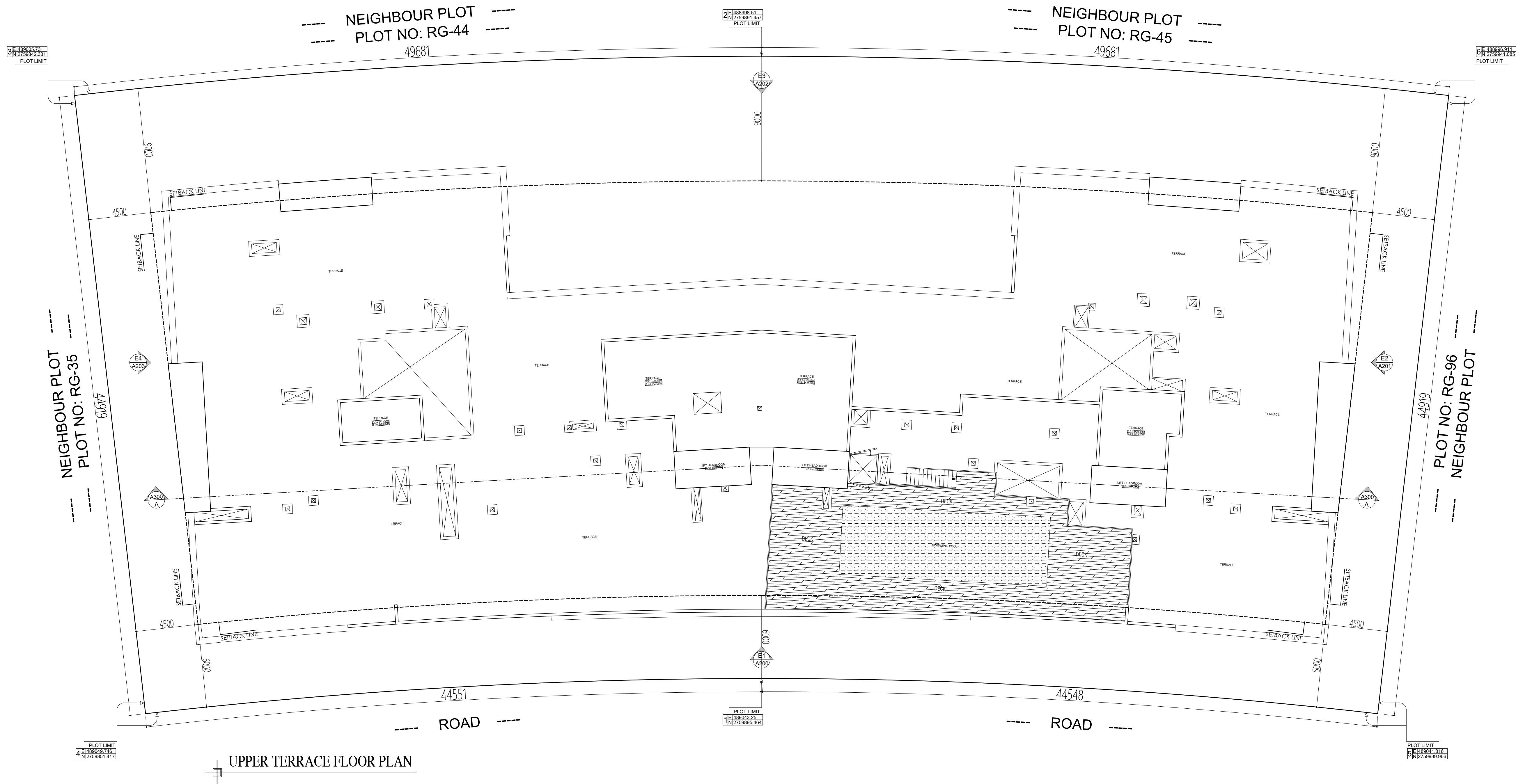
PLOT:	LOCATION:
RG-97	DUBAI SOUTH - RESIDENTIAL DISTRICT

SCALE	DRW. BY	CKD. BY
	NOOR	ARZEEHAN
DATE	PROJ. NO.	
FEB. 2025	P-604	

TITLE :

A107
LOWER FLOOR PLAN





ARCHITECTURAL

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ELEVATION - 01

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PLOT:	LOCATION:
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SCALE	DRW. BY	CKD. BY
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TITLE :

A200
ELEVATION - 01





ELEVATION - 02

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PROJECT TITLE:

PROPOSED (G + 4 + R) RESIDENTIAL BUILDING

PLOT:

RG-97

LOCATION:

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SCALE

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TITLE :

A201
ELEVATION - 02





ELEVATION - 03

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PROJECT TITLE:

PROPOSED (G + 4 + R) RESIDENTIAL BUILDING

PLOT:

RG-97

LOCATION:

DUBAI SOUTH -
RESIDENTIAL DISTRICT

SCALE

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TITLE :

A202
ELEVATION - 03





ELEVATION - 04

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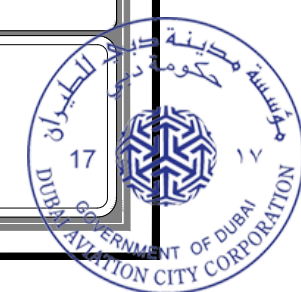
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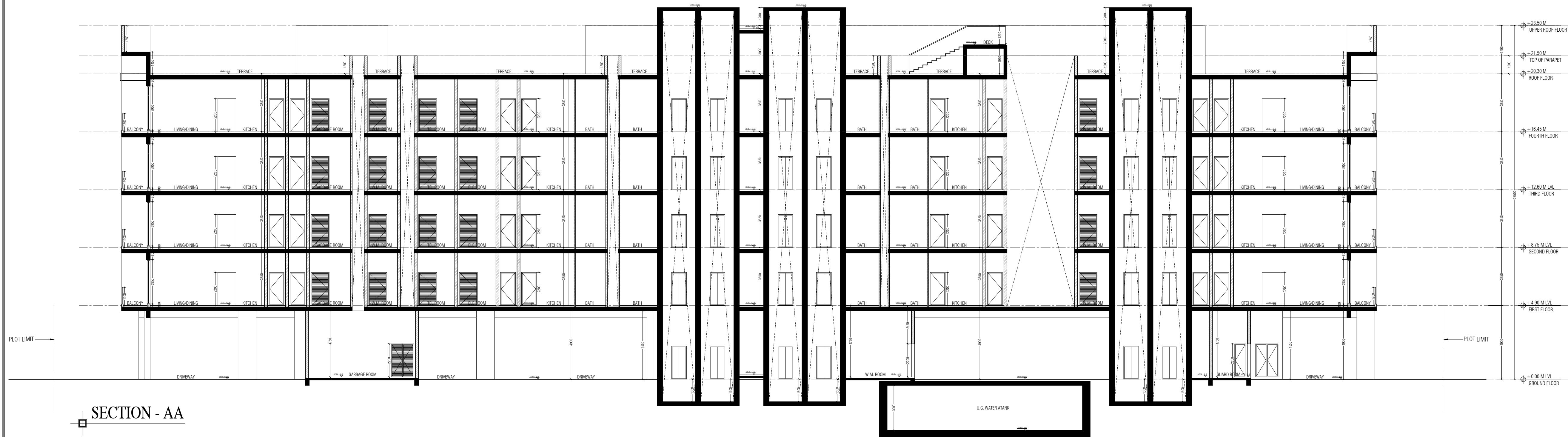
PROJECT TITLE:
PROPOSED (G + 4 + R) RESIDENTIAL BUILDING

PLOT: RG-97 LOCATION: DUBAI SOUTH - RESIDENTIAL DISTRICT

SCALE	DRW. BY NOOR	CKD. BY ARZEESHAN
DATE FEB. 2025	PROJ. NO: P-604	

TITLE :
A203
ELEVATION - 04





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PROPOSED (G + 4 + R) RESIDENTIAL BUILDING

PLOT:

RG-97

LOCATION:

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SCALE

DATE

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P-604

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ARZEESHAN

TITLE :

A300
SECTION - AA

