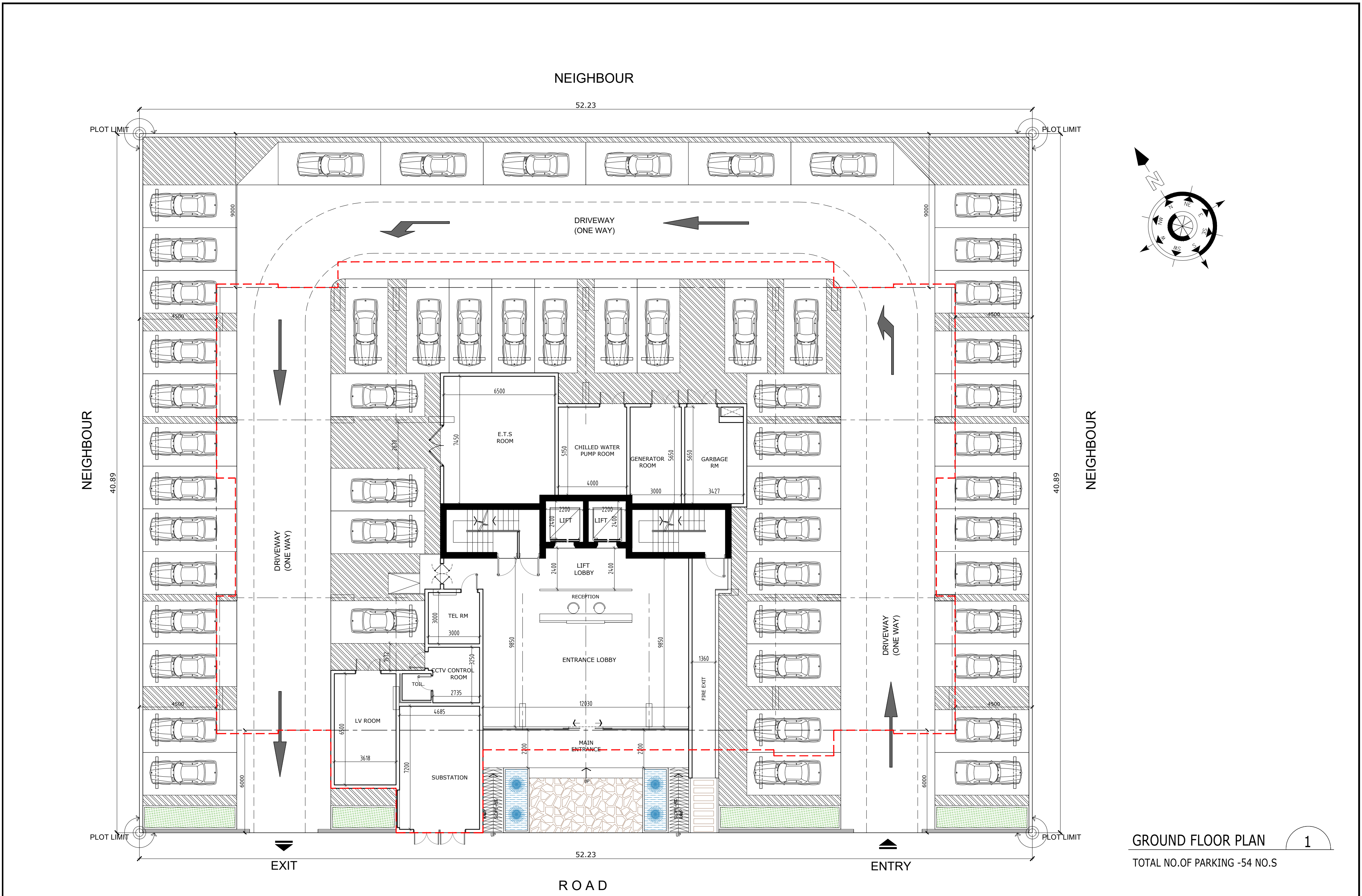
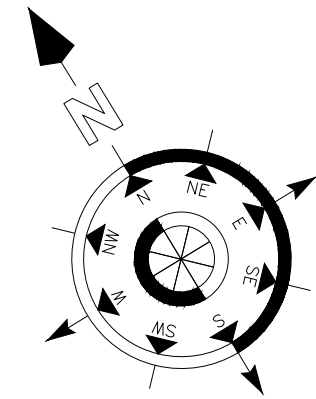


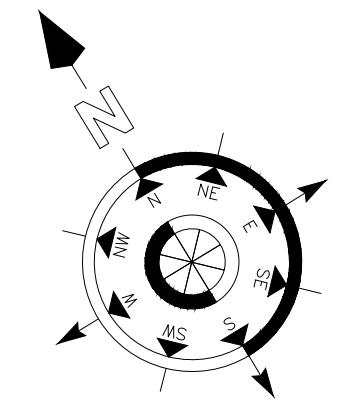


52.23



1

TYPE OF FLAT	TOTAL
STUDIO FLAT	12 NOS.
1 BHK FLAT	---
2 BHK FLAT	06 NOS.
TOTAL	18 NOS.



APARTMENT DETAILS

TYPE OF FLAT	TOTAL
STUDIO FLAT	----
1 BHK FLAT (WITH STORE)	03 NOS.
2 BHK FLAT	08 NOS.
TOTAL	11 NOS.

TYPICAL (2-4) FLOOR PLAN 1

PROJECT:
PROPOSED RESIDENTIAL BUILDING (G+4+ROOF) ON PLOT NO. RB-49 @ DUBAI SOUTH

NOTE.	
* DIMENSIONS ARE GIVEN FOR CONCEPT APPROVAL ONLY	
* ALL DRAWINGS ARE SUBJECTED TO AUTHORITY APPROVAL	
* FINAL NO. OF PARKING IS SUBJECTED TO STRUCTURAL DESIGN REQUIREMENT	

DATE:	AUGUST-2025
REV.0	

CONSULTANT:

 **EMSQUARE**
ENGINEERING CONSULTANTS
ARCHITECTS-CIVIL ENGINEERS-INTERIORS
P.O. Box 181903, Tel: +971 4 2729009, Fax: +971 4 2729334
Email: emsquare@emirates.net.ae

52.23

PLOT LIMIT

PLOT LIMIT

NEIGHBOUR

NEIGHBOUR

LOWER ROOF PLAN

52.23

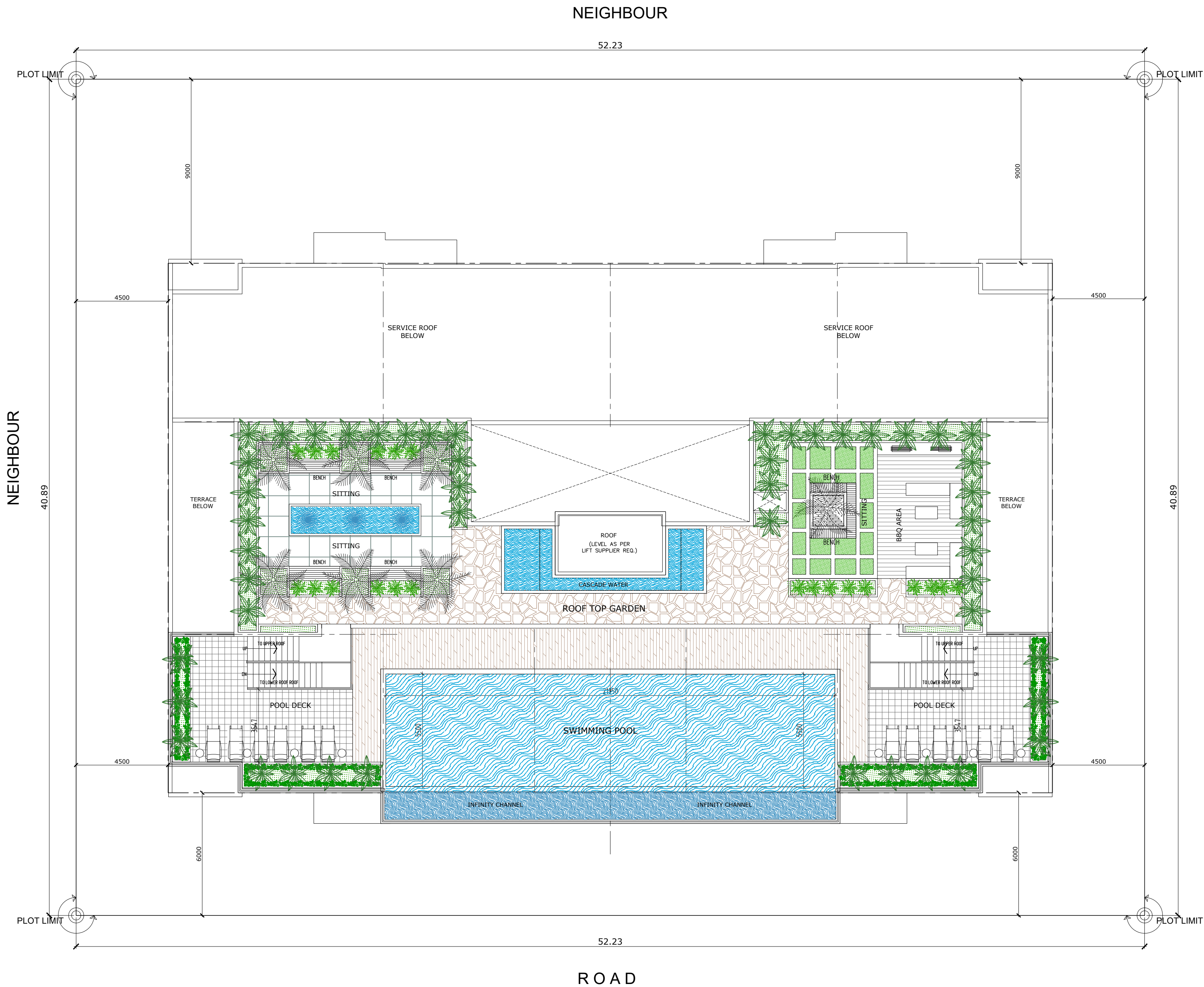
PROPOSED RESIDENTIAL BUILDING (G+4+ROOF) ON PLOT NO. RB-49 @ DUBAI SOUTH

- * DIMENSIONS ARE GIVEN FOR CONCEPT APPROVAL ONLY
- * ALL DRAWINGS ARE SUBJECTED TO AUTHORITY APPROVAL
- * FINAL NO. OF PARKING IS SUBJECTED TO STRUCTURAL DESIGN REQUIREMENT

REV.0



EMSQUARE
ENGINEERING CONSULTANTS
ARCHITECTS-CIVIL ENGINEERS-INTERIORS
P.O. Box 181903, Tel: +971 4 2729009, Fax: +971 4 2729334
Email: emsquare@emirates.net.ae



UPPER ROOF PLAN

PLOT AREA = 2136.02 SQ.M (22992 SQ.FT)

TOTAL GFA
TOTAL GFA ALLOWED = 3844.836 SQ.M (41386 SQ.FT)
TOTAL GFA PROPOSED = 3775.82 SQ.M (40643 SQ.FT)
BALANCE GFA = 69.02 SQ.M (743 SQ.FT)

SUMMARY OF TOTAL GFA	
FLOORS	SQ.M
GROUND FLOOR	178.50 SQ.M
FIRST FLOOR	892.44 SQ.M
TYPICAL (2-4) FLOORS	840.96 SQ.M X3 = 2522.88 SQ.M
LOWER ROOF (GYM)	182.0 SQ.M
TOTAL GFA	3775.82 SQ.M (40643 SQ.FT)

SUMMARY OF TOTAL CONSTRUCTION AREA	
FLOORS	SQ.M
GROUND FLOOR	1218.11 SQ.M
FIRST FLOOR	1092.44 SQ.M
TYPICAL (2-4) FLOORS	1033.61 SQ.M X 3 = 3100.83 SQ.M
LOWER ROOF	300 SQ.M
SWIMMING POOL & DECK	350 SQ.M
TOTAL AREA	6061.38 sq.m (65245 sq.ft.)

TOTAL SALEABLE AREA = 36711 SQ.FT
EFFICIENCY = 90.33 %

APARTMENT DETAILS

TYPE OF FLAT	NO. OF FLATS/FLR
STUDIO FLAT	12 NOS.
1 BHK FLAT(WITH STORE)	09 NOS.
2 BHK FLAT	30 NOS.
TOTAL	51 NOS.

PARKING CALCULATION		
NO.	CALCULATION	PARKING REQ.
STUDIO FLAT	1 PARKING FOR EACH 1-BHK FLAT<150 SQ.M	12 X 1.0 = 12
1 BHK FLAT	1 PARKING FOR EACH 1-BHK FLAT<150 SQ.M	09 X 1.0 = 09
2 BHK FLAT	1 PARKING FOR EACH 2-BHK FLAT<150 SQ.M	30 X 1.0 = 30
VISITOR PARKING	5% OF TOTAL REQ. PARKING	03
TOTAL CAR PARKING REQUIRED		54 NO'S
TOTAL CAR PARKING PROVIDED		54 NO'S

NOTE:-

All areas shown are tentative & subjected to change based on approval from Authority, final 3D views , balcony size & shape and development of detail design drawings