

MASTER DEVELOPER : DHAM COMMERCIAL INVESTMENTS L.L.C

OWNER : GFS

PROJECT : PROPOSED RESIDENTIAL BUILDING (B+G+6+ROOF)

PLOT NO : 5310302 @ SAIH SHUAIB -2,DUBAI INDUSTRIAL CITY

DESIGNED BY





BASEMENT FLOOR PLAN 1

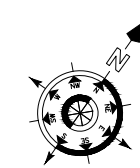
TOTAL NO.OF PARKING - 192 NO.S

PROJECT:	PROPOSED RESIDENTIAL BUILDING (B+G+6+ROOF) ON PLOT NO. 5310302 @ SAIH SHUAIB 2
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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:	30-JULY-2025
	REV.0

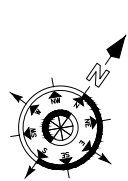


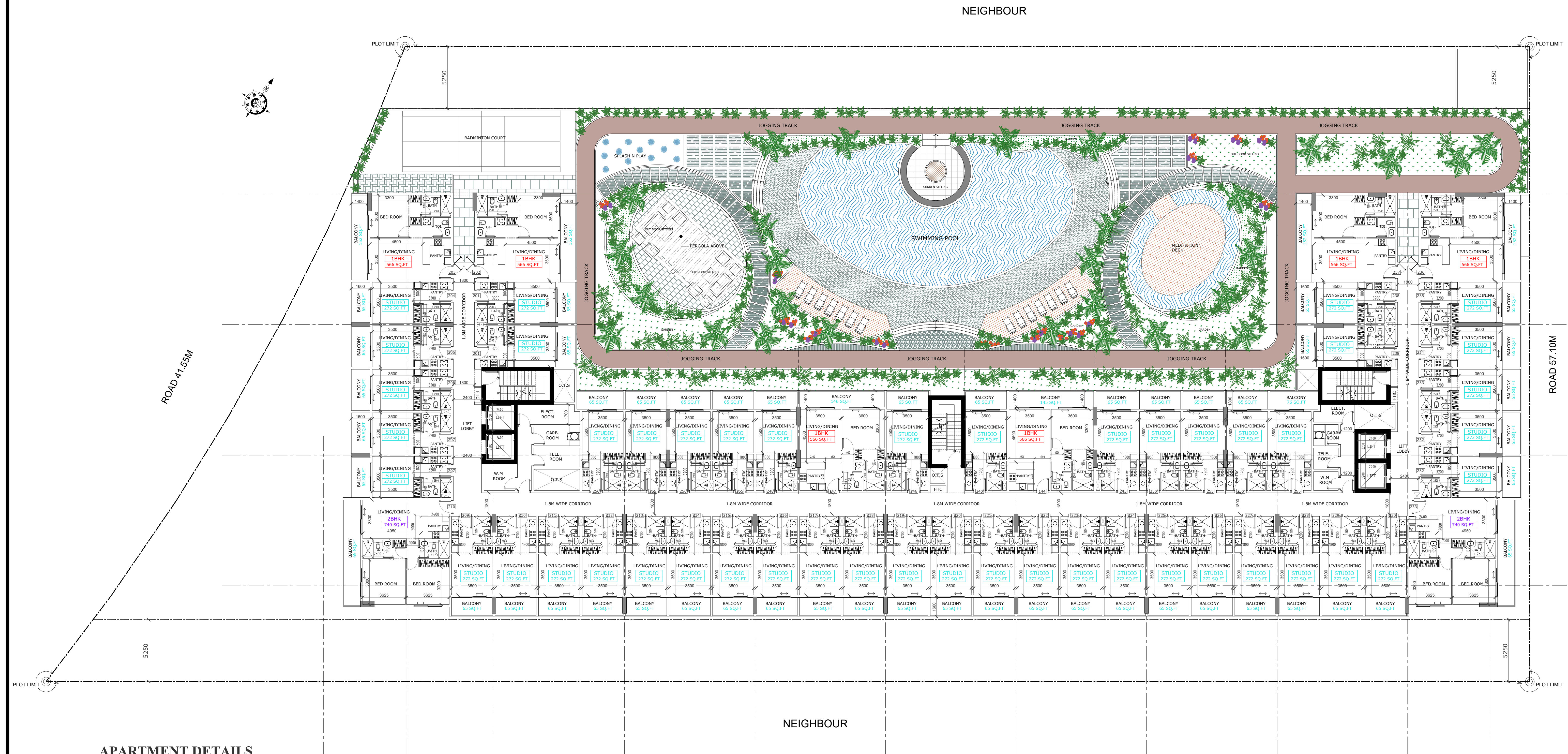
CONSULTANT:

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



GROUND FLOOR PLAN 1
TOTAL NO.OF PARKING - 146 NO.S



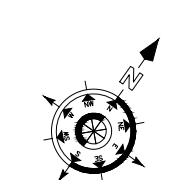


APARTMENT DETAILS

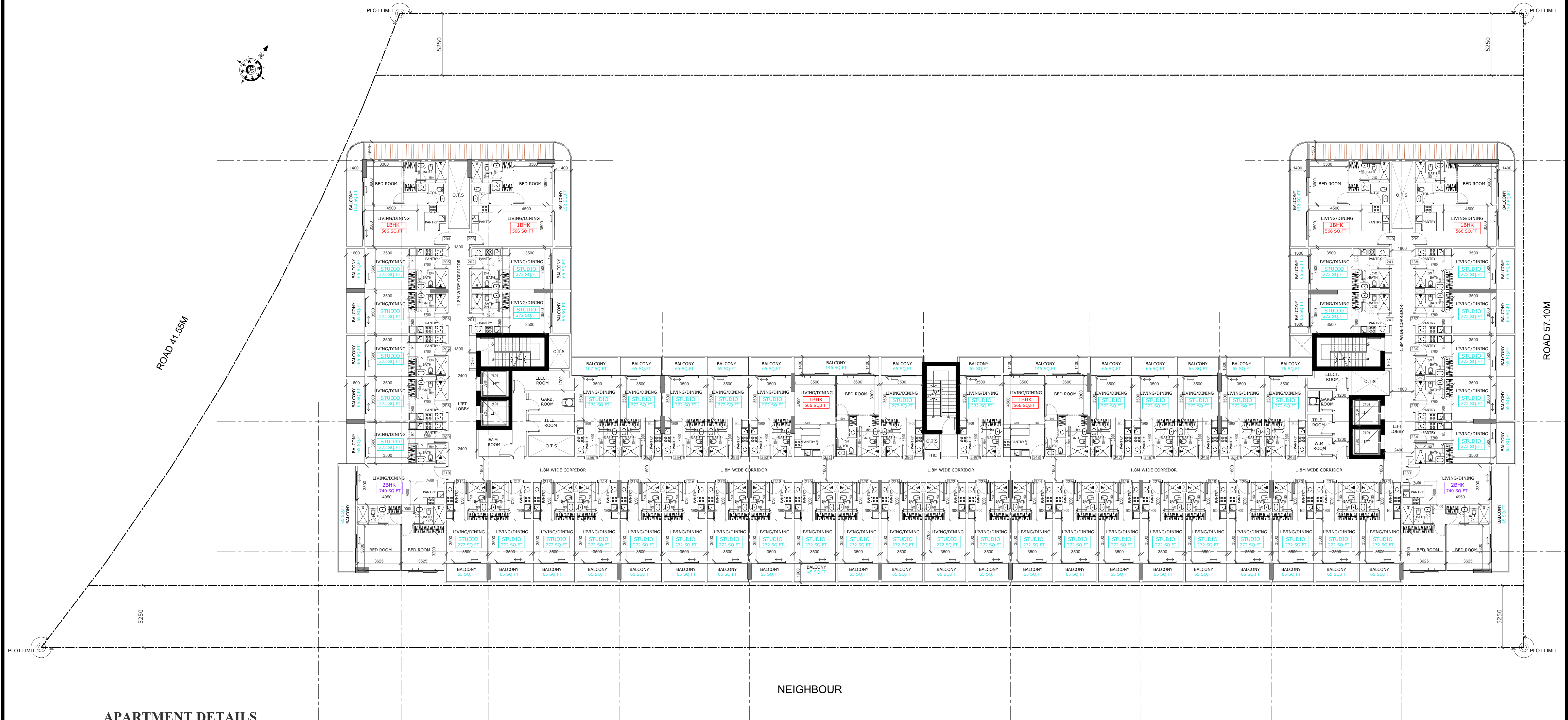
TYPE OF FLAT	NO. OF FLATS 2nd TO 6TH FLOOR)
STUDIO	48 NOS.
1 BHK FLAT	06 NOS.
2 BHK FLAT	02 NOS.
TOTAL	56 NOS.

2ND TO 06TH FLOOR PLAN

1



NEIGHBOUR



APARTMENT DETAILS

TYPE OF FLAT	NO. OF FLATS 2nd TO 6TH FLOOR
STUDIO	48 NOS.
1 BHK FLAT	06 NOS.
2 BHK FLAT	02 NOS.
TOTAL	56 NOS.

2ND TO 06TH FLOOR PLAN

1

PROJECT.

PROPOSED RESIDENTIAL BUILDING (B+G+6+ROOF) ON PLOT NO. 5310302 @ SAIH SHUAIB 2

	NOTE.
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DATE:	
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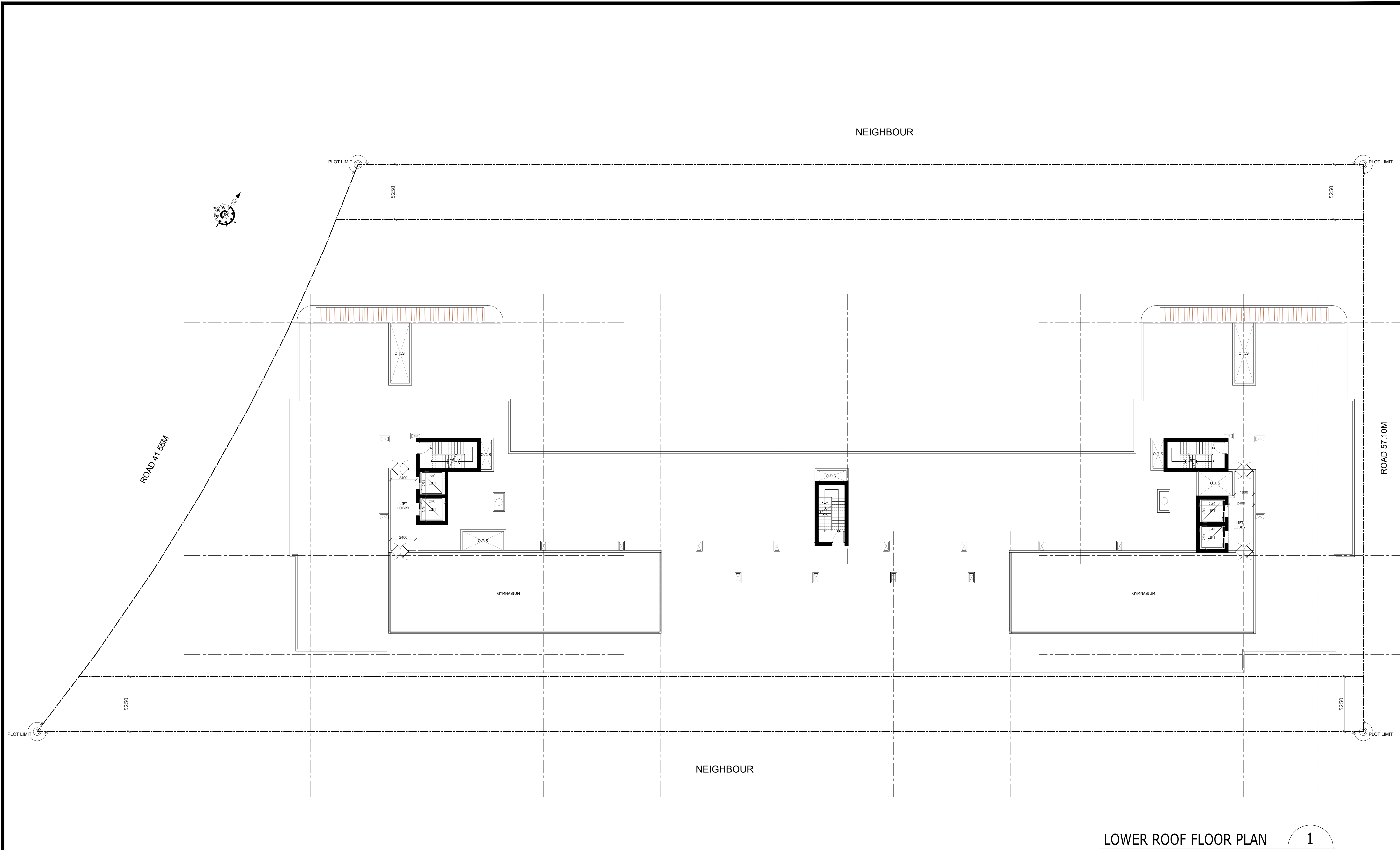
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F.A.R CALCULATION

PLOT NO. 5310302
PLOT AREA - 5,887.00 M2 (63,367.13 FT2)
ALLOWED FLOOR AREA RATIO = 2.099
F.A.R AREA ALLOWED = 12,358.50 M2 (133,025.79 FT2)
F.A.R AREA ACHIEVED = 12,358.50 M2 (133,025.79 FT2)

SUMMARY OF TOTAL FLOOR AREA RATIO	
FLOORS	Sqft
GROUND FLOOR	3729 Sq. ft
FIRST FLOOR PLAN	21523 Sq. ft
2ND TO 06TH FLOOR PLAN (21523 SQ. FT X 05)	107615 Sq. ft
TOTAL FLOOR AREA	132867 Sq.ft

CONSTRUCTION AREA	
FLOORS	Sqft
BASEMENT FLOOR	63367 SQ.FT
GROUND FLOOR	46254 SQ.FT
FIRST FLOOR	27137 SQ.FT
2ND FLOOR TO 06TH FLOOR (27137 X05)	135685 SQ.FT
LOWER ROOF	5376 Sq. ft
TOTAL FLOOR AREA	277819 SQ.FT

APARTMENT DETAILS

TYPE OF FLAT	TOTAL
STUDIO	288 NOS.
1 BHK FLAT	36 NOS.
2 BHK FLAT	12 NOS.
TOTAL	336 NOS.

SUMMARY OF CAR PARKING		
NO.	CALCULATION	PARKING REQUIRED
STUDIO	1.0 PARKING FOR EACH STUDIO	288 X 1.0 = 288
NO.OF 1 BHK	1.0 PARKING FOR EACH 1-BHK	36 X 1.0 = 36
NO.OF 2 BHK	1.5 PARKING FOR EACH 2-BHK	12 X 1.0 = 12
NO.OF 3 BHK	2.0 PARKING FOR EACH 2-BHK	--
P.O.D PARKING	2% OF THE TOTAL REQUIRED PARKING	2% OF 336 = 6.72 NOS.
	TOTAL CAR PARKING REQUIRED	336 NO'S
	TOTAL CAR PARKING PROPOSED	338 NO'S

PEOPLE OF DETERMINATION - CAR PARKING CALCULATION
PARKING REQUIRED FOR P.O.D = 2% OF THE TOTAL REQUIRED PARKING = 2% OF 336 = 6.72 NOS.