

LANDSCAPE

NEIGHBOUR

85.65

NEIGHBOUR

90.85

BASEMENT-2 FLOOR PLAN

1

NO.OF PARKING - 126 NO.S

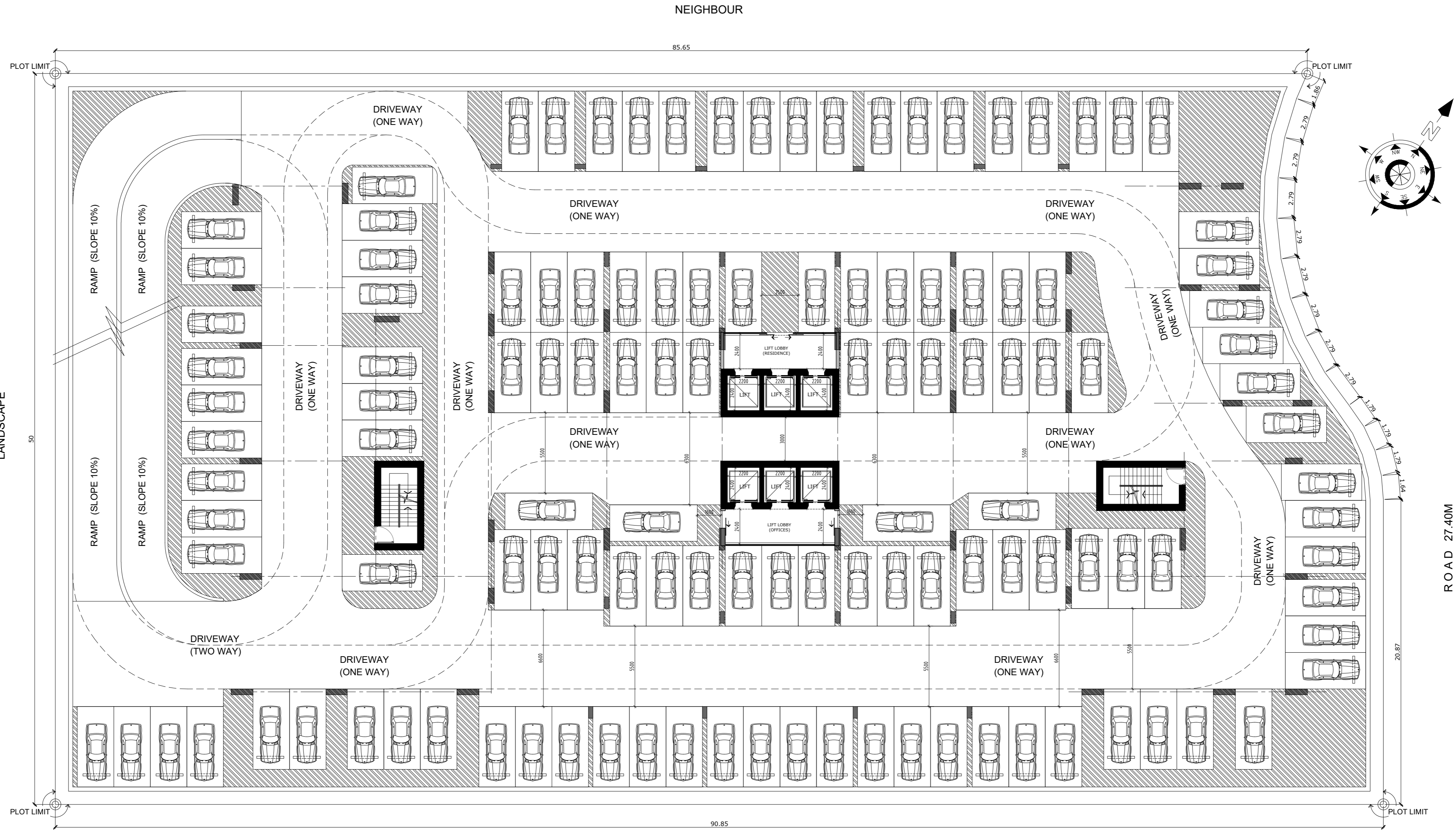
ROAD 27.40M

PROJECT:
 PROPOSED RETAIL, COMM. & RESIDENTIAL BUILDING (2B+G+9+ROOF) ON PLOT NO. 5310286 @ SAH SHUAIB 2

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

DATE:
 JULY - 2025
 REV.0

CONSULTANT:
EMSQUARE
 ENGINEERING CONSULTANTS
 ARCHITECTS-CIVIL ENGINEERS-INTERIORS
 P.O. Box 181903, Tel: +971 4 2729005, Fax: +971 4 2729334
 Email: emsquare@emirates.net.ae



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PLOT LIMIT

PLOT LIMIT

NEIGHBOUR

90.85

LANDSCAPE

ROAD 27.40M

20.87

1

BASEMENT-1 FLOOR PLAN

NO.OF PARKING - 124 NO.S

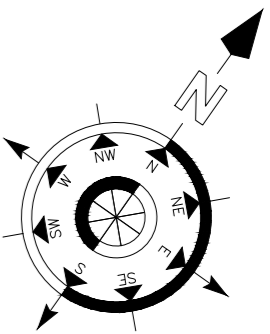
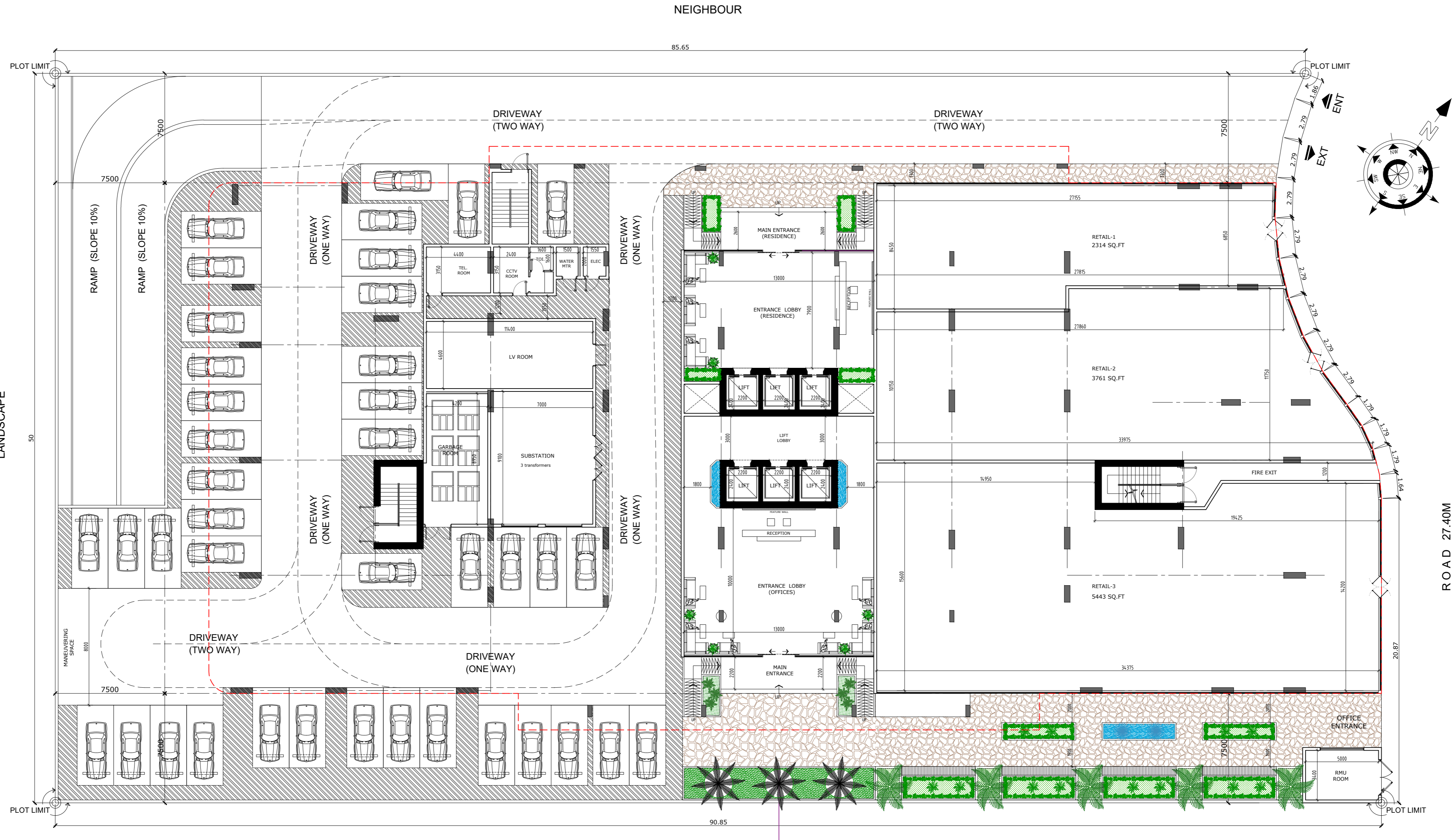
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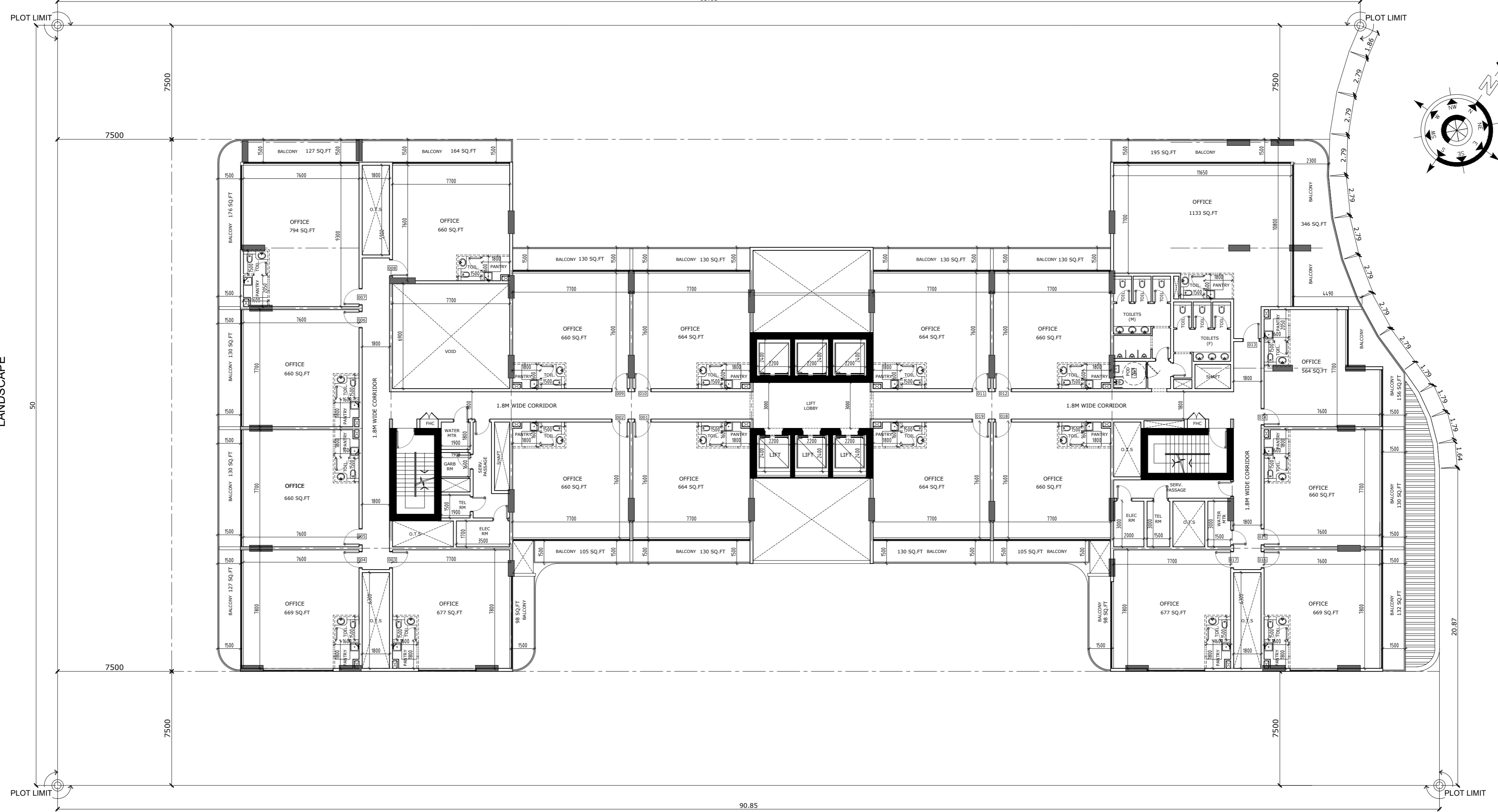
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GROUND FLOOR PLAN 1
NO.OF PARKING - 40 NO.S

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TYP (2&3) FLOOR PLAN 1

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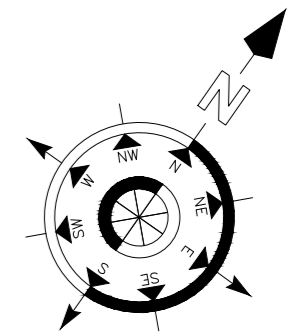
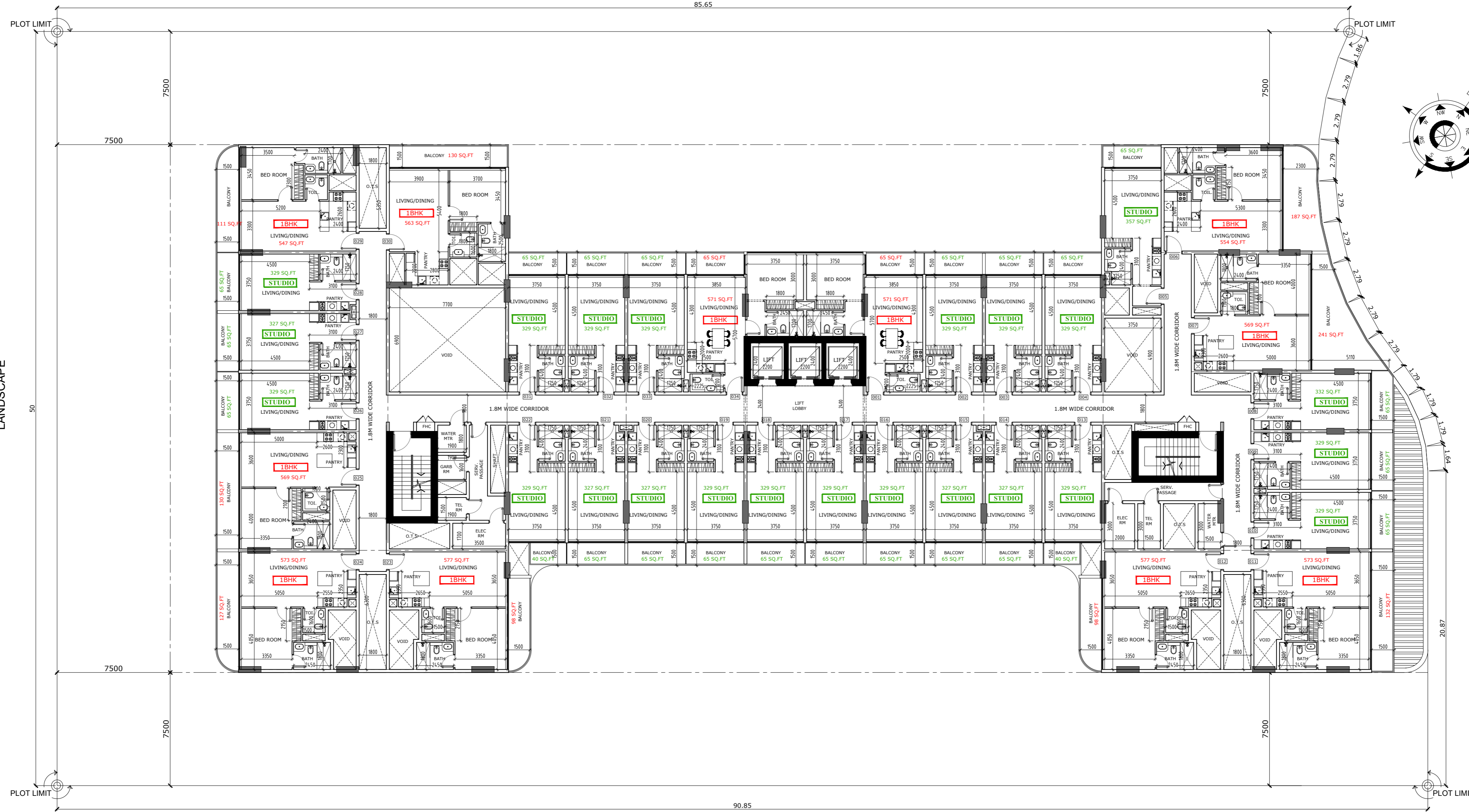
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TYP (4 - 9) FLOOR PLAN 1

TYPE OF FLAT	NO. OF FLATS/FLR
STUDIO FLAT	23
1 BHK FLAT (WITHOUT STORE)	11 NOS.
TOTAL	34 NOS.

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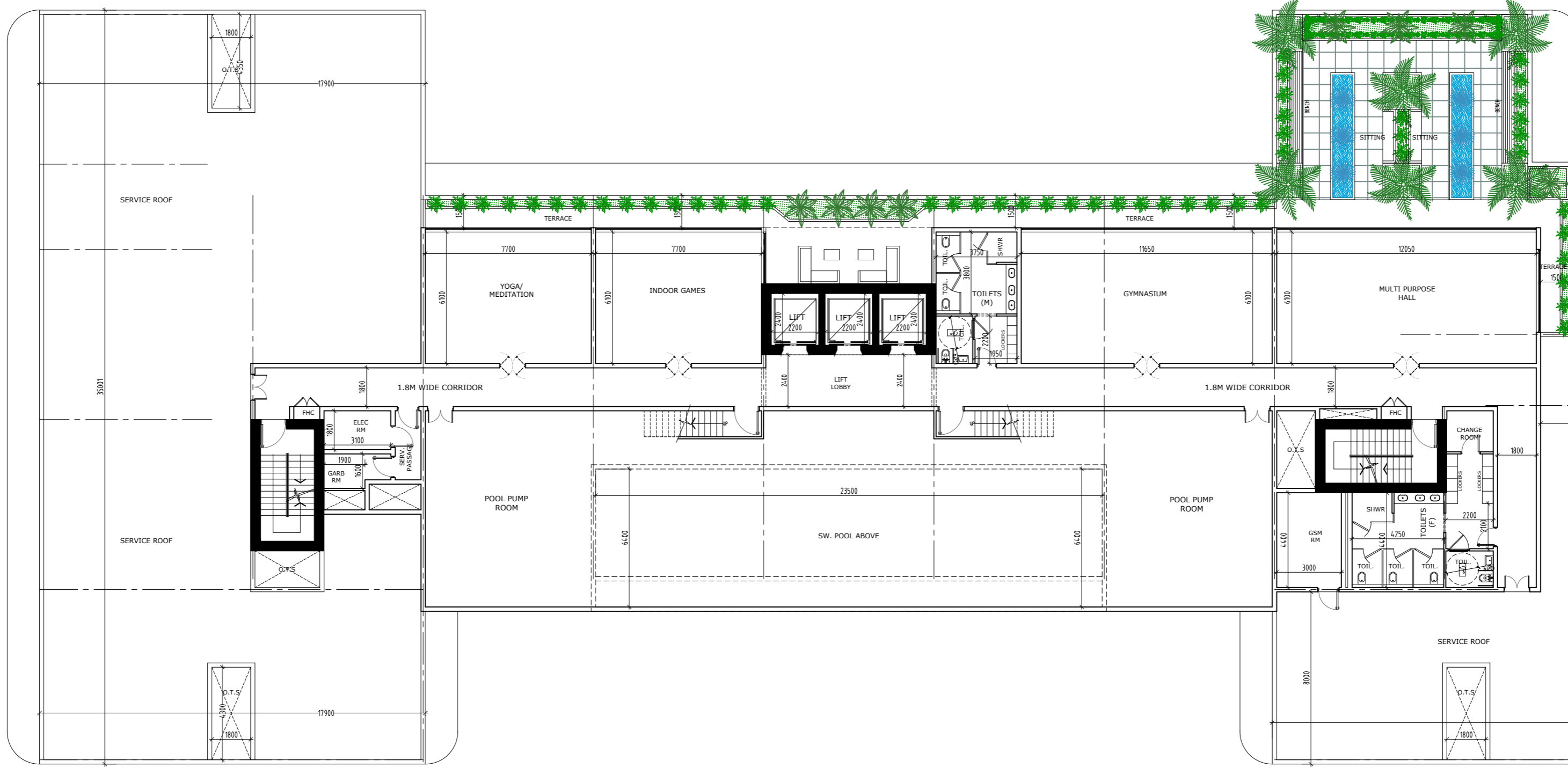
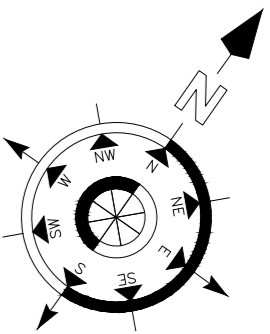
85.65

PLOT LIMIT

PLOT LIMIT

LANDSCAPE

50



ROAD 27.40M

PLOT LIMIT

PLOT LIMIT

90.85

NEIGHBOUR

LOWER ROOF PLAN

1

PROJECT:

PROPOSED RETAIL, COMM. & RESIDENTIAL BUILDING (2B+G+9+ROOF) ON PLOT NO. 5310286 @ SAH SHUAIB 2

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CONSULTANT:



PLOT AREA = 4400.03 SQ.M (47361.50 SQ.FT)

RETAIL GFA

ALLOWED = 1583.64 SQ.M (17046 SQ.FT)

PROPOSED = 1083.33 SQ.M (11661 SQ.FT)

BALANCE = 500.31 SQ.M (5385 SQ.FT)

OFFICE GFA

ALLOWED = 4750.92 SQ.M (51139 SQ.FT)

PROPOSED = 4750.92 SQ.M (51139 SQ.FT)

RESIDENTIAL GFA

ALLOWED = 9501.84 SQ.M (102277 SQ.FT)

PROPOSED = 9501.84 SQ.M (102277 SQ.FT)

TOTAL GFA

TOTAL GFA ALLOWED = 15836.40 SQ.M (170461 SQ.FT)

TOTAL GFA PROPOSED = 15336.09 SQ.M (165077 SQ.FT)

BALANCE = 500.31 SQ.M (5385 SQ.FT)

SUMMARY OF TOTAL CONSTRUCTION AREA

FLOORS	SQ.M
BASEMENT FLOOR	4400.03 SQ.M X 2
GROUND FLOOR	2925.30 SQ.M
1ST FLOOR	1916.40 SQ.M
TYPICAL (2-3)	1896.37 SQ.M X 2
TYPICAL (4-9)	1914.02 SQ.M X 6
LOWER ROOF	580 SQ.M
SW. POOL & DECK	365 SQ.M
TOTAL AREA	29863.62 sq.m (321452 sq.ft.)

APARTMENT DETAILS

TYPE OF FLAT	NO. OF FLATS	
STUDIO FLAT	138	68%
1 BHK FLAT (WITHOUT STORE)	66	32%
TOTAL	204	

PARKING CALCULATION

NO.	CALCULATION	PARKING REQ.
STUDIO FLAT	1 PARKING FOR EACH STUDIO FLAT	138 X 1.0 = 138
1 BHK FLAT	1 PARKING FOR EACH 1-BHK FLAT	66 X 1.0 = 66
RETAILS	1 PARKING FOR EACH 70 SQ.M RETAIL NA	1083.33 /70 = 15.48
OFFICES	1 PARKING FOR EACH 50 SQ.M OFFICE NA	3675.02 /50 = 73.50
TOTAL CAR PARKING REQUIRED		293 NO'S
TOTAL CAR PARKING PROVIDED		290 NO'S
SHORTAGE OF PARKING		03 NO'S (SUBJECTED TO EXCEPTION APPROVAL)

TOTAL SALEABLE AREA = 159652 SQ.FT

EFFICIENCY = 96.71 %

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

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