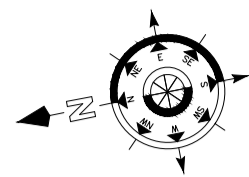


CONSULTANT:



PROJECT : PROPOSED RESIDENTIAL BUILDING 2B+G+4P+27+ROOF  
PLOT : PLOT NO.JVC10AHRG001A



NEIGHBOR

38503

PLOT LIMIT

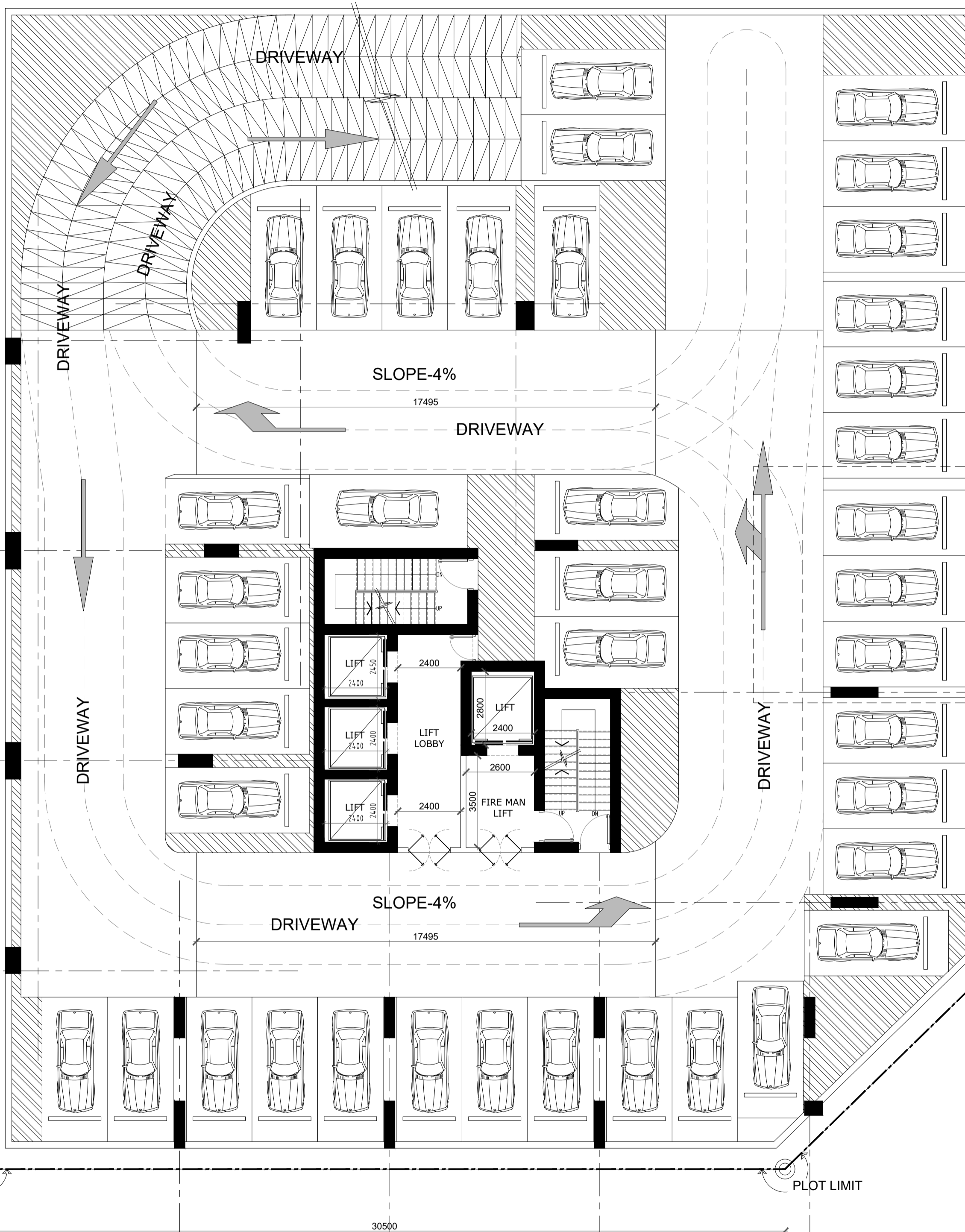
PLOT LIMIT

SIKKA

45000

NEIGHBOR

37194



LOWER BASEMENT FLOOR PLAN

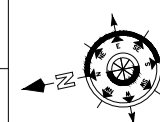
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TOTAL NO. OF PARKING - 40 NO.S

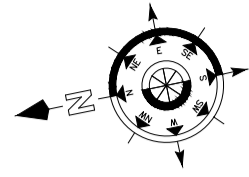
PROJECT:  
 PROPOSED RESIDENTIAL BUILDING 2B+G+4P+27+ROOF ON PLOT NO.JVC10AHRG001A

NOTE:  
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 \* FINAL NO. OF PARKING IS SUBJECTED TO STRUCTURAL DESIGN REQUIREMENT

DATE:  
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 ENGINEERING CONSULTANT  
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 P.O. Box 181903 Dubai, Tel: +971 4 2729099 Fax: +971 4 2729334  
 email: emsquare@emirates.net.ae

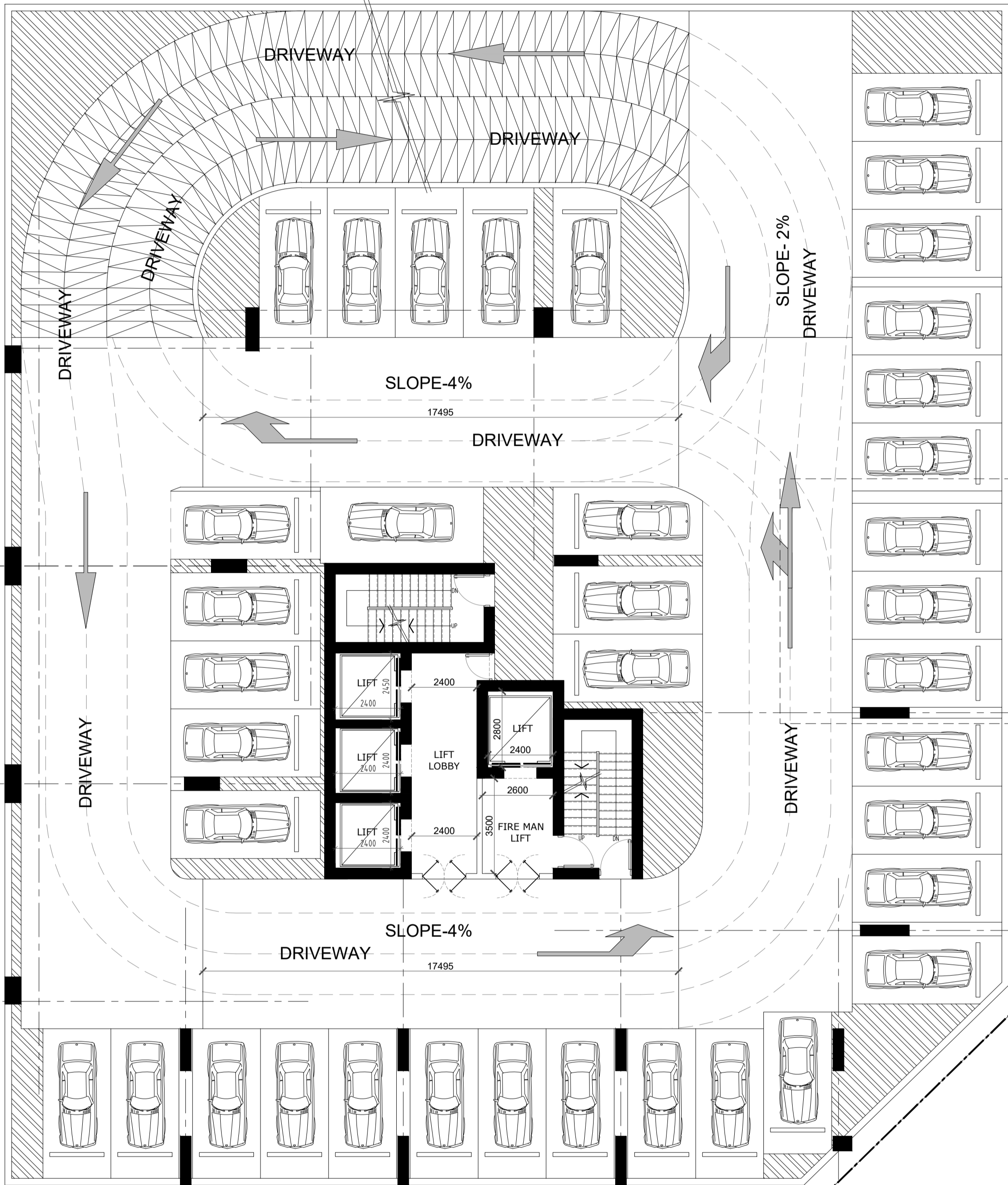


NEIGHBOR

38503

PLOT LIMIT

PLOT LIMIT



SIKKA

45000

NEIGHBOR

37194

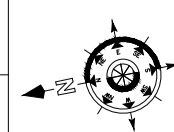
ROAD SIDE

UPPER BASEMENT FLOOR PLAN 1  
 TOTAL NO. OF PARKING - 38 NO.S

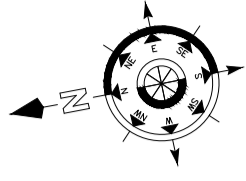
PROJECT:  
 PROPOSED RESIDENTIAL BUILDING 2B+G+4P+27+ROOF ON PLOT NO.JVC10AHRG001A

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**m<sup>2</sup> EMSQUARE**  
 ENGINEERING CONSULTANT  
 ARCHITECTS-CIVIL ENGINEERS-INTERIORS  
 P.O. Box 181903 Dubai, Tel: +971 4 2729009 Fax: +971 4 2729334  
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NEIGHBOR  
38503

PLOT LIMIT

PLOT LIMIT

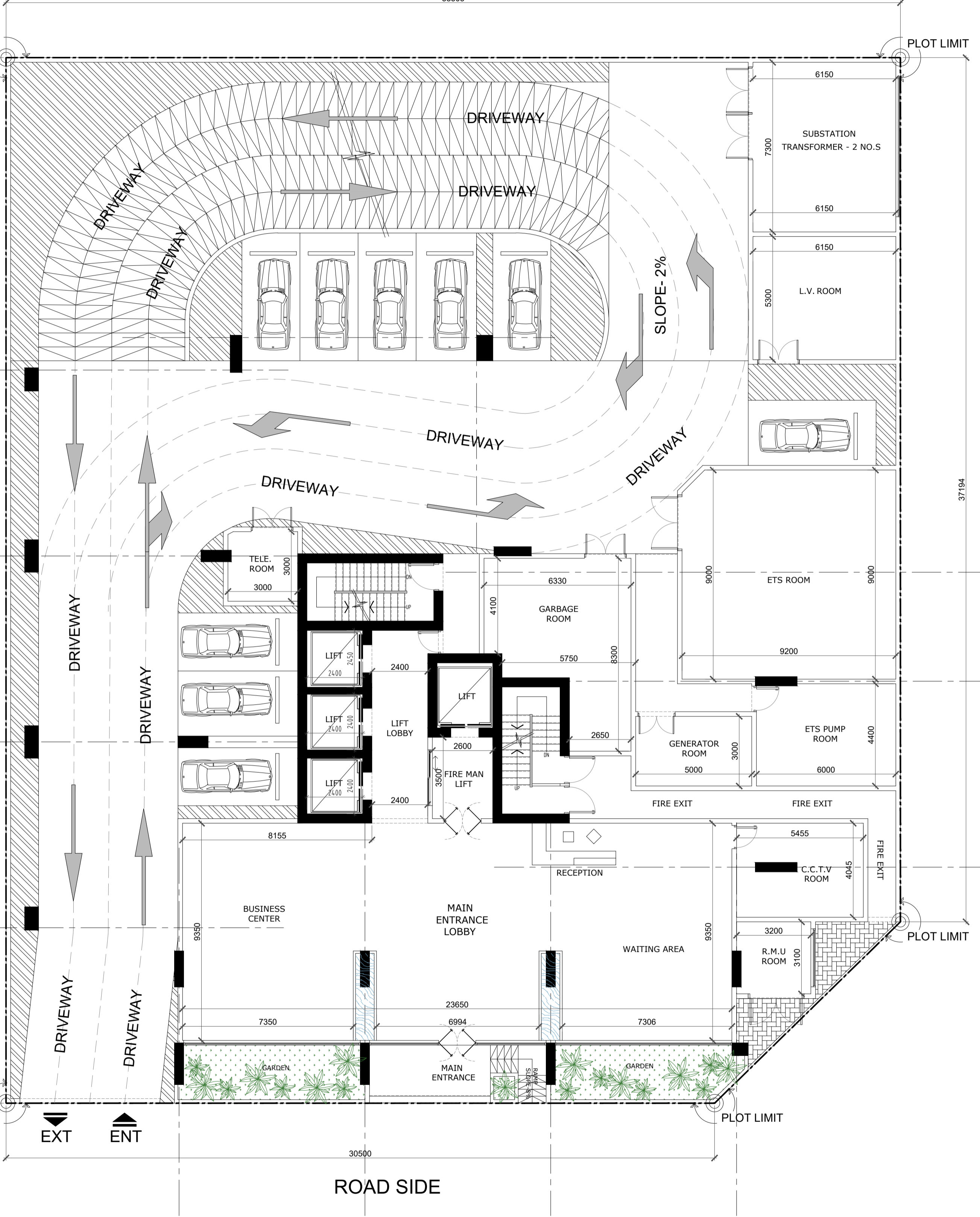
SIKKA  
45000

NEIGHBOR  
37194

PLOT LIMIT

PLOT LIMIT

ROAD SIDE

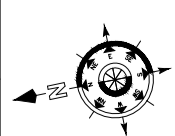


GROUND FLOOR PLAN 1  
TOTAL NO. OF PARKING - 09 NO.S

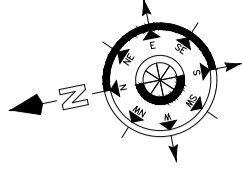
PROJECT:  
PROPOSED RESIDENTIAL BUILDING 2B+G+4P+27+ROOF ON PLOT NO.JVC10AHRG001A

NOTE:  
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**EMSQUARE**  
ENGINEERING CONSULTANT  
ARCHITECTS-CIVIL ENGINEERS-INTERIORS  
P.O. Box: 181993 Dubai, UAE - +971 4 2729099 Fax: +971 4 2729334  
email: emsquare@emirates.net.ae



NEIGHBOR

38503

PLOT LIMIT

PLOT LIMIT

SIKKA

45000

NEIGHBOR

37194

PLOT LIMIT

PLOT LIMIT

ROAD SIDE

30500

FIRST PODIUM FLOOR PLAN

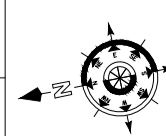
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TOTAL NO. OF PARKING - 34 NO.S

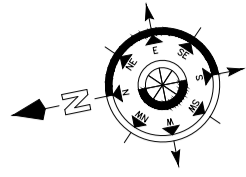
PROJECT:  
PROPOSED RESIDENTIAL BUILDING 2B+G+4P+27+ROOF ON PLOT NO.JVC10AHRG001A

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P.O. Box 181903 Dubai, Tel: +971 4 2729099 Fax: +971 4 2729334  
email: emsquare @ emirates.net.ae



NEIGHBOR

38503

PLOT LIMIT

PLOT LIMIT

DRIVEWAY

DRIVEWAY

DRIVEWAY

DRIVEWAY

SLOPE-2%  
DRIVEWAY

SLOPE-4%

DRIVEWAY

SIKKA

45000

DRIVEWAY

DRIVEWAY

SLOPE-4%

DRIVEWAY

NEIGHBOR

37194

PLOT LIMIT

PLOT LIMIT

PLOT LIMIT

30500

ROAD SIDE

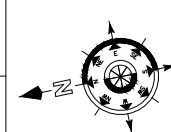
2ND TO 3RD PODIUM FLOOR PLAN 1

TOTAL NO. OF PARKING - 40 NO.S

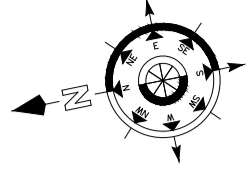
PROJECT:  
PROPOSED RESIDENTIAL BUILDING 2B+G+4P+27+ROOF ON PLOT NO.JVC10AHRG001A

NOTE:  
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P.O. Box 181903 Dubai, Tel: +971 4 2729009 Fax: +971 4 2729334  
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NEIGHBOR

38503

PLOT LIMIT

PLOT LIMIT

DRIVEWAY

DRIVEWAY

SLOPE-2%  
DRIVEWAY

SLOPE-4%

DRIVEWAY

SIKKA

45000

DRIVEWAY

DRIVEWAY

DRIVEWAY

SLOPE-4%

PLOT LIMIT

PLOT LIMIT

PLOT LIMIT

30500

ROAD SIDE

NEIGHBOR

37194

4TH PODIUM FLOOR PLAN

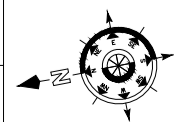
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TOTAL NO. OF PARKING - 42 NO.S

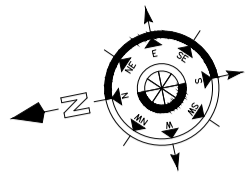
PROJECT:  
PROPOSED RESIDENTIAL BUILDING 2B+G+4P+27+ROOF ON PLOT NO.JVC10AHRG001A

NOTE:  
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**EMSQUARE**  
ENGINEERING CONSULTANT  
ARCHITECTS-CIVIL ENGINEERS-INTERIORS  
P.O. Box 183903 Dubai, UAE - 4714 272809 Fax: +971-4-272534  
email: emsquare@emirates.net.ae



NEIGHBOR

38503

PLOT LIMIT

PLOT LIMIT



NEIGHBOR

37194

SIKKA

45000

ROAD SIDE

30500

**APARTMENT DETAILS**

TYPE OF FLAT	NO. OF FLATS (1ST FLOOR)
STUDIO	--
1 BHK FLAT (WITH STUDY)	01 NOS.
1 BHK FLAT	02 NOS.
2 BHK FLAT	02 NOS.
TOTAL	05 NOS.

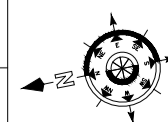
FIRST FLOOR PLAN 1

SETBACKS ARE SUBJECT TO AUTHORITY APPROVAL

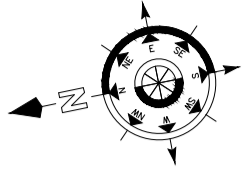
PROJECT: PROPOSED RESIDENTIAL BUILDING 2B+G+4P+27+ROOF ON PLOT NO.JVC10AHRG001A

NOTE:  
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DATE: JUN-2025-02ND  
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 ENGINEERING CONSULTANT  
 ARCHITECTS-CIVIL ENGINEERS-INTERIORS  
 P.O. Box 181903 Dubai, Tel: +971 4 2729099 Fax: +971 4 2729334  
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NEIGHBOR



**APARTMENT DETAILS**

TYPE OF FLAT	NO. OF FLATS (2ND TO 17TH FLOOR)
STUDIO	02 NOS.
1 BHK FLAT (WITH STUDY)	04 NOS.
1 BHK FLAT	03 NOS.
2 BHK FLAT	--
TOTAL	09 NOS.

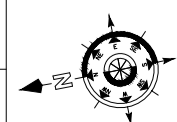
**2ND TO 17TH FLOOR PLAN 1**

SETBACKS ARE SUBJECT TO AUTHORITY APPROVAL

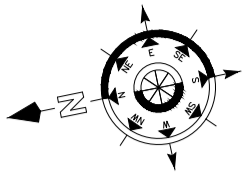
PROJECT: PROPOSED RESIDENTIAL BUILDING 2B+G+4P+27+ROOF ON PLOT NO.JVC10AHRG001A

NOTE:  
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DATE: JUN-2025-02ND  
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**EMSQUARE**  
 ENGINEERING CONSULTANT  
 ARCHITECTS-CIVIL ENGINEERS-INTERIORS  
 P.O. Box 331993 Dubai, Tel: +971 4 2729997 Fax: +971 4 2729334  
 email: emsquare@emirates.net.ae



NEIGHBOR

38503

PLOT LIMIT

PLOT LIMIT

SIKKA

45000

37194

PLOT LIMIT

PLOT LIMIT

ROAD SIDE

30500

**APARTMENT DETAILS**

TYPE OF FLAT	NO. OF FLATS (18TH TO 25TH FLOOR)
STUDIO	--
1 BHK FLAT (WITH STUDY)	03 NOS.
1 BHK FLAT	02 NOS.
2 BHK FLAT	02 NOS.
TOTAL	07 NOS.

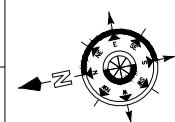
**18TH TO 25TH FLOOR PLAN 1**

SETBACKS ARE SUBJECT TO AUTHORITY APPROVAL

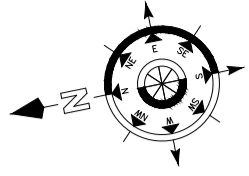
PROJECT:  
PROPOSED RESIDENTIAL BUILDING 2B+G+4P+27+ROOF ON PLOT NO.JVC10AHRG001A

NOTE:  
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ENGINEERING CONSULTANT  
ARCHITECTS-CIVIL ENGINEERS-INTERIORS  
P.O. Box 181993 Dubai, UAE +971 4 2226909 Fax: +971 4 2725334  
email: emsquare@emirates.net.ae



NEIGHBOR

38503

PLOT LIMIT

PLOT LIMIT

SIKKA

45000

37194

NEIGHBOR

PLOT LIMIT

PLOT LIMIT

ROAD SIDE

30500

APARTMENT DETAILS

TYPE OF FLAT	NO. OF FLATS 26TH FLOOR)
STUDIO	--
1 BHK FLAT	--
2 BHK FLAT	--
3 BHK DUPLEX FLAT	03 NOS.
5 BHK DUPLEX FLAT	01 NOS.
TOTAL	04 NOS.

26TH FLOOR PLAN

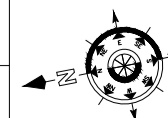
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SETBACKS ARE SUBJECT TO AUTHORITY APPROVAL

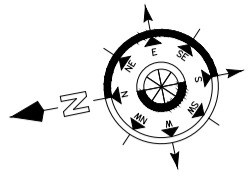
PROJECT: PROPOSED RESIDENTIAL BUILDING 2B+G+4P+27+ROOF ON PLOT NO.JVC10AHRG001A

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 ENGINEERING CONSULTANT  
 ARCHITECTS-CIVIL ENGINEERS-INTERIORS  
 P.O. Box 18363 Dubai, Tel: +971 4 2726009 Fax: +971 4 2726304  
 email: emsquare @ emirates.net.ae



NEIGHBOR

38503

PLOT LIMIT

PLOT LIMIT

SIKKA

45000

37194

NEIGHBOR

PLOT LIMIT

PLOT LIMIT

PLOT LIMIT

ROAD SIDE

30500

**APARTMENT DETAILS**

TYPE OF FLAT	NO. OF FLATS (27TH FLOOR)
STUDIO	--
1 BHK FLAT (WITH STUDY)	--
1 BHK FLAT	--
2 BHK FLAT	--
3 BHK DUPLEX FLAT	--
TOTAL	--

27TH FLOOR PLAN

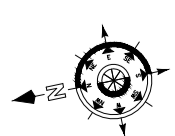
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SETBACKS ARE SUBJECT TO AUTHORITY APPROVAL

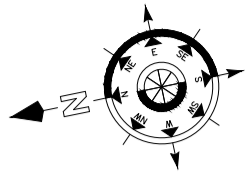
PROJECT:  
PROPOSED RESIDENTIAL BUILDING 2B+G+4P+27+ROOF ON PLOT NO.JVC10AHRG001A

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ENGINEERING CONSULTANT  
ARCHITECTS-CIVIL ENGINEERS-INTERIORS  
P.O. Box 181903 Dubai, Tel: +971 4 2729091 Fax: +971 4 2729334  
email: emsquare@emirates.net.ae



NEIGHBOR

38503

PLOT LIMIT

PLOT LIMIT

SIKKA

45000

NEIGHBOR

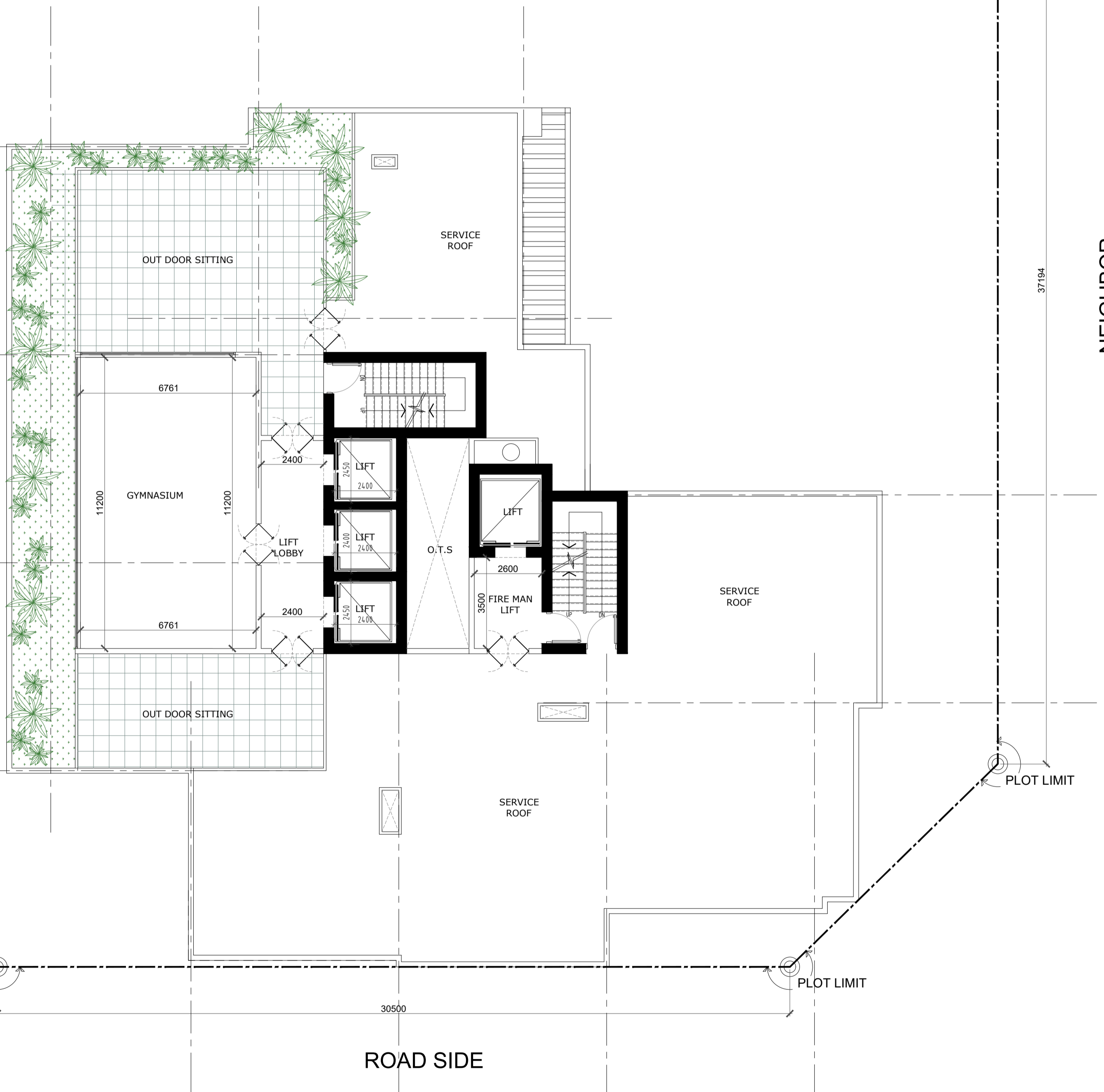
37194

PLOT LIMIT

PLOT LIMIT

ROAD SIDE

30500



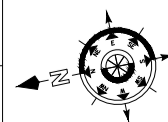
LOWER ROOF FLOOR PLAN 1

SETBACKS ARE SUBJECT TO AUTHORITY APPROVAL

PROJECT:  
 PROPOSED RESIDENTIAL BUILDING 2B+G+4P+27+ROOF ON PLOT NO.JVC10AHRG001A

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**EMSQUARE**  
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 ARCHITECTS-CIVIL ENGINEERS-INTERIORS  
 P.O. Box 181903 Dubai, UAE. TEL: +971 4 2729099 Fax: +971 4 2728334  
 email: emsquare@emirates.net.ae

## F.A.R CALCULATION

PLOT NO. JVC10AHRG001A
PLOT AREA - 1701.29 SQ.M (18312.68 SQ.FT)
ALLOWED FLOOR AREA RATIO = 10.11
F.A.R AREA ALLOWED = 17213.07 SQ.M (185280 SQ.FT)
F.A.R AREA ACHIEVED = 17213.07 SQ.M (185280 SQ.FT)

RETAIL ALLOWED FLOOR AREA RATIO = 516.38 SQ.M (5558.40 SQ.FT)

RESIDENTIAL ALLOWED FLOOR AREA RATIO = 16696.69 SQ.M (179721.60 SQ.FT)

### SUMMARY OF CAR PARKING

NO.	CALCULATION	PARKING REQUIRED
STUDIO	1.0 PARKING FOR EACH STUDIO	32 X 1.0 = 32
NO.OF 1 BHK	1.0 PARKING FOR EACH 1-BHK	155 X 1.0 = 155
NO.OF 2 BHK	1.5 PARKING FOR EACH 2-BHK	18 X 1.5 = 27
NO.OF 3 BHK	2.0 PARKING FOR EACH 3-BHK	03 X 2.0 = 06
NO.OF 5 BHK	3.0 PARKING FOR EACH 5-BHK	01 X 3.0 = 03
RETAIL	1.0 PARKING FOR EACH 25 SQ.M	--
VISITOR	PARKING -10% OF THE TOTAL NO. OF UNIT	209 /10 = 20.90
	TOTAL CAR PARKING REQUIRED	243.90 NO'S
	TOTAL CAR PARKING PROPOSED	243 NO'S

### PEOPLE OF DETERMINATION - CAR PARKING CALCULATION

PARKING REQUIRED FOR P.O.D = 2% OF THE TOTAL REQUIRED PARKING  
= 2% OF 243 = 4.86 NOS.

## APARTMENT DETAILS

TYPE OF FLAT	TOTAL
STUDIO	32 NOS.
1 BHK FLAT (WITH STUDY)	89 NOS.
1 BHK FLAT	66 NOS.
2 BHK FLAT	18 NOS.
3 BHK DUPLEX FLAT	03 NOS.
5 BHK DUPLEX FLAT	01 NOS.
TOTAL	209 NOS.

## SUMMARY OF TOTAL FLOOR AREA RATIO

FLOORS	Sqft
GROUND FLOOR	3645 Sq. ft
1ST TO 4TH PODIUM FLOOR (917 SQ.FT X4)	3668 Sq. ft
FIRST FLOOR PLAN	5325 Sq. ft
2ND TO 20TH FLOOR PLAN (6666 SQ. FT X 19)	126654 Sq. ft
21TH TO 23RD FLOOR PLAN (6621 SQ. FT X 03)	19863 Sq. ft
24TH TO 25TH FLOOR PLAN (6621 SQ. FT X 02)	13242 Sq. ft
26TH FLOOR PLAN	5759 Sq. ft
27TH FLOOR PLAN	5277 Sq. ft
LOWER ROOF FLOOR PLAN	1847 Sq. ft
TOTAL FLOOR AREA	185280 Sq.ft

### CONSTRUCTION AREA

FLOORS	Sqft
LOWER BASEMENT FLOOR	18313 SQ.FT
UPPER BASEMENT FLOOR	18054 SQ.FT
GROUND FLOOR	18054 SQ.FT
1ST TO 4TH PODIUM FLOOR (18054 SQFT X 4)	72216 SQ.FT
FIRST FLOOR	8530 SQ.FT
2ND FLOOR TO 20TH FLOOR (8530 X19)	162070 SQ.FT
21ST FLOOR TO 23RD FLOOR (8530 X03)	25590 SQ.FT
24TH FLOOR TO 25TH FLOOR (8530 X02)	17060 SQ.FT
26TH FLOOR	8543 SQ.FT
27TH FLOOR	6948 SQ.FT
LOWER ROOF	1847 Sq. ft
TOTAL FLOOR AREA	357225 SQ.FT

PROJECT:

PROPOSED RESIDENTIAL BUILDING 2B+G+4P+27+ROOF ON PLOT NO.JVC10AHRG001A

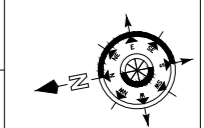
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P.O. Box 181903 Dubai, Tel: +971 4 2729009 Fax: +971 4 2729334  
email: emsquare@emirates.net.ae