



BINGHATTI ONYX

B + G + 4P + 36 RESIDENTIAL FLOORS + ROOF FLOOR.

AL BARSHA SOUTH FOURTH 681





BINGHATTI ONYX

PRESPECTIVE SHEET

سلفستون
للاستشارات الهندسية



SILVER STONE
ENGINEERING CONSULTANTS

SUMMARY OF AREA						
	ALLOWED		PROPOSED		BALANCE +EXTRA / - SHORTAGE	
	(sq.m)	(sq.ft)	(sq.m)	(sq.ft)	(sq.m)	(sq.ft)
RESIDENTIAL LAND USE (7.70 RATIO)	36212.95	389792.5	36303.84	390770.89	90.89	978.36
RETAIL LAND USE (0.30 RATIO) OF PLOT AREA	1410.89	15186.72	1281.91	13798.35	-128.99	-1388
OFFICE USE (1.00 RATIO) OF PLOT AREA	4702.98	50622.41	4671.51	50283.68	-31.47	-339
TOTAL GROSS FLOOR AREA (9.00 RATIO)	42326.82	455601.7	42257.26	454852.90	-69.56	-748.76

SUMMARY FOR GFA (RESIDENTIAL)		
FLOOR LEVELS	SQ.M	SQ.FT
GROUND FLOOR	589.79	6348.43
PODIUM 1 FLOOR	92.52	995.87
PODIUM 2&3 FLOOR	185.04	1991.74
PODIUM 4 FLOOR	92.52	995.87
1ST FLOOR	635.45	6839.94
5TH-35TH FLOORS (16FLOORS)	17614.96	189605.64
20TH MECHANICAL FLOOR	555.25	5976.64
6TH-36TH FLOORS (15 FLOORS)	16515.93	177775.86
ROOF FLOOR	22.38	240.90
TOTAL PROPOSED GFA	36303.84	390770.89
TOTAL ALLOWED GFA	36212.95	389792.53
PLOT AREA	4702.98	50622.41
ALLOWED FLOOR AREA RATIO	7.70	
PROPOSED FLOOR AREA RATIO	7.72	
EXTRA FLOOR AREA EXTRA(+) SHORTAGE(-)	90.89	

SUMMARY FOR GFA (RETAIL)		
FLOOR LEVELS	SQ.M	SQ.FT
GROUND FLOOR	1281.91	13798.34
TOTAL PROPOSED GFA	1281.91	13798.34
TOTAL ALLOWED GFA	1410.89	15186.72
PLOT AREA	4702.98	50622.41
ALLOWED FLOOR AREA RATIO	0.30	
PROPOSED FLOOR AREA RATIO	0.27	
EXTRA FLOOR AREA EXTRA(+) SHORTAGE(-)	-128.99	

CAR PARKING CALCULATION AS PER DBC			
Type of Units	No. Unit	Multiplier	Total No Car Park Req.
1-BED	310	1	310
2-BED	128	1.00	128
3-BED	0	2.00	0
TOTAL			438.00
RETAIL (1car park / 70. sqm.)	18.31	SHOP AREA=1281.91 / 70.00	
OFFICES (1car park / 50. sqm.)	74.83	OFFICE AREA= 3741.42/ 50.00	
PARKING REQ.	531		
RESIDENTIAL (VISITORS PARKING) (1car park / 35 BAY)	12.51		
RETAIL (VISITORS PARKING) (1car park / 35 BAY)	0.52		
OFFICES (VISITORS PARKING) (10% of Total Car Parking)	7.48		
TOTAL PARKING REQ.	552		
TOTAL PROPOSED PARKING	666		
EXTRA	114		

BICYCLE PROVISION	
BICYCLE REQUIRED = 656X5/100 (MINIMUM 5% OF TOTAL NO. OF CAR PARKING AVAILABLE)	33
BICYCLE PROVIDED	33
PREFERRED PARKING PROVISION	
PREFERRED PARKING REQUIRED = 656X5/100 (MINIMUM 5% OF TOTAL NO. OF CAR PARKING AVAILABLE)	33
PREFERRED PARKING PROVIDED	33
CAR PARKING FOR PEOPLE OF DETERMINATION	
CAR PARKING REQUIRED = 531X2/100 (MINIMUM 2% OF TOTAL NO. OF CAR PARKING AVAILABLE)	10.62
CAR PARKING PROVIDED	16

RESIDENTIAL UNIT TABULATION SUMMARY				
FLOORS	1-BED	2-BED	3-BED	TOTAL
1ST FLOOR	0	0	0	0
5TH FLOOR	4	8	0	12
6TH FLOOR	16	0	0	16
7TH FLOOR	4	8	0	12
8TH FLOOR	16	0	0	16
9TH FLOOR	4	8	0	12
10TH FLOOR	16	0	0	16
11TH FLOOR	4	8	0	12
12TH FLOOR	16	0	0	16
13TH FLOOR	4	8	0	12
14TH FLOOR	16	0	0	16
15TH FLOOR	4	8	0	12
16TH FLOOR	16	0	0	16
17TH FLOOR	4	8	0	12
18TH FLOOR	16	0	0	16
19TH FLOOR	4	8	0	12
20TH FLOOR (MECH.FLOOR)	6	0	0	6
21ST FLOOR	4	8	0	12
22ND FLOOR	16	0	0	16
23RD FLOOR	4	8	0	12
24TH FLOOR	16	0	0	16
25TH FLOOR	4	8	0	12
26TH FLOOR	16	0	0	16
27TH FLOOR	4	8	0	12
28TH FLOOR	16	0	0	16
29TH FLOOR	4	8	0	12
30ST FLOOR	16	0	0	16
31ST FLOOR	4	8	0	12
32ND FLOOR	16	0	0	16
33RDFLOOR	4	8	0	12
34TH FLOOR	16	0	0	16
35TH FLOOR	4	8	0	12
36TH FLOOR	16	0	0	16
TOTAL	310	128	0	438

OFFICE TABULATION	
FLOORS	OFFICES
1ST FLOOR	6
2ND FLOOR	11
3RD FLOOR	11
4TH FLOOR	11
TOTAL	39

RETAIL TABULATION	
FLOORS	RETAILS
GROUND FLOOR	11

PROPOSED PARKING	
FLOORS	NO.
BASEMENT	116
GROUND	44
PODIUM-1	124
PODIUM-2	124
PODIUM-3	124
PODIUM-4	124
STREET	10
TOTAL	666

PROPOSED PARKING IN BUILDING	656
PROPOSED PARKING IN STREET	10

VISITORS PARKING (RESIDENTIAL)	
CAR PARKING REQUIRED =438/35 (1 SPACE PER 35 BAY)	12.51
VISITOR CAR PARKING PROVIDED ON STREET	2
VISITOR CAR PARKING PROVIDED IN BUILDING	9
VISITORS PARKING (OFFICES)	
CAR PARKING REQUIRED =75X10/100 (MINIMUM 10%OF TOTAL NO.OF CAR PARKING AVAILABLE)	7.48
VISITOR CAR PARKING PROVIDED ON STREET	7
VISITORS PARKING (RETAIL)	
CAR PARKING REQUIRED =51/35 (1 SPACE PER 35 BAY)	1.47
VISITOR CAR PARKING PROVIDED ON STREET	1

CAR PARKING CALCULATION AS PER DCR			
Type of Units	No. Unit	Multiplier	Total No Car Park Req.
1-BED	310	1	310
2-BED	128	1.50	192
3-BED	0	2.00	0
TOTAL			502.00
RETAIL (1car park / 25. sqm.)	51.28	SHOP AREA=1281.91 / 25.00	
OFFICES (1car park / 50. sqm.)	74.83	OFFICE AREA= 3741.42/ 50.00	
PARKING REQ.	628		
RESIDENTIAL (VISITORS PARKING) (1car park / 35 BAY)	14.34		
RETAIL (VISITORS PARKING) (1car park / 35 BAY)	1.47		
OFFICES (VISITORS PARKING) (10% of Total Car Parking)	7.48		
TOTAL PARKING REQ.	651		
TOTAL PROPOSED PARKING	666		
EXTRA	15		

SUMMARY FOR FLOOR AREA RATIO FOR (OFFICE)		
FLOOR LEVELS	SQ.M	SQ.FT
GROUND FLOOR	107.54	7646.970820
1ST FLOOR	710.43	7646.97
2ND FLOOR	1284.51	13826.39
3RD FLOOR	1284.51	13826.39
4TH FLOOR	1284.51	13826.39
TOTAL PROPOSED GFA	4671.51	50283.67
TOTAL ALLOWED GFA	4702.98	50622.41
PLOT AREA	4702.98	50622.41
ALLOWED FLOOR AREA RATIO	1.00	
PROPOSED FLOOR AREA RATIO	0.99	
EXTRA FLOOR AREA EXTRA(+) SHORTAGE(-)	-31.47	



BINGHATTI ONYX

BASEMENT FLOOR PLAN

سلفستون
لإستشارات الهندسية



SILVER STONE
ENGINEERING CONSULTANTS



INTERNAL ROAD

INTERNAL ROAD

INTERNAL ROAD

NEIGHBOR

43 CAR PARKING





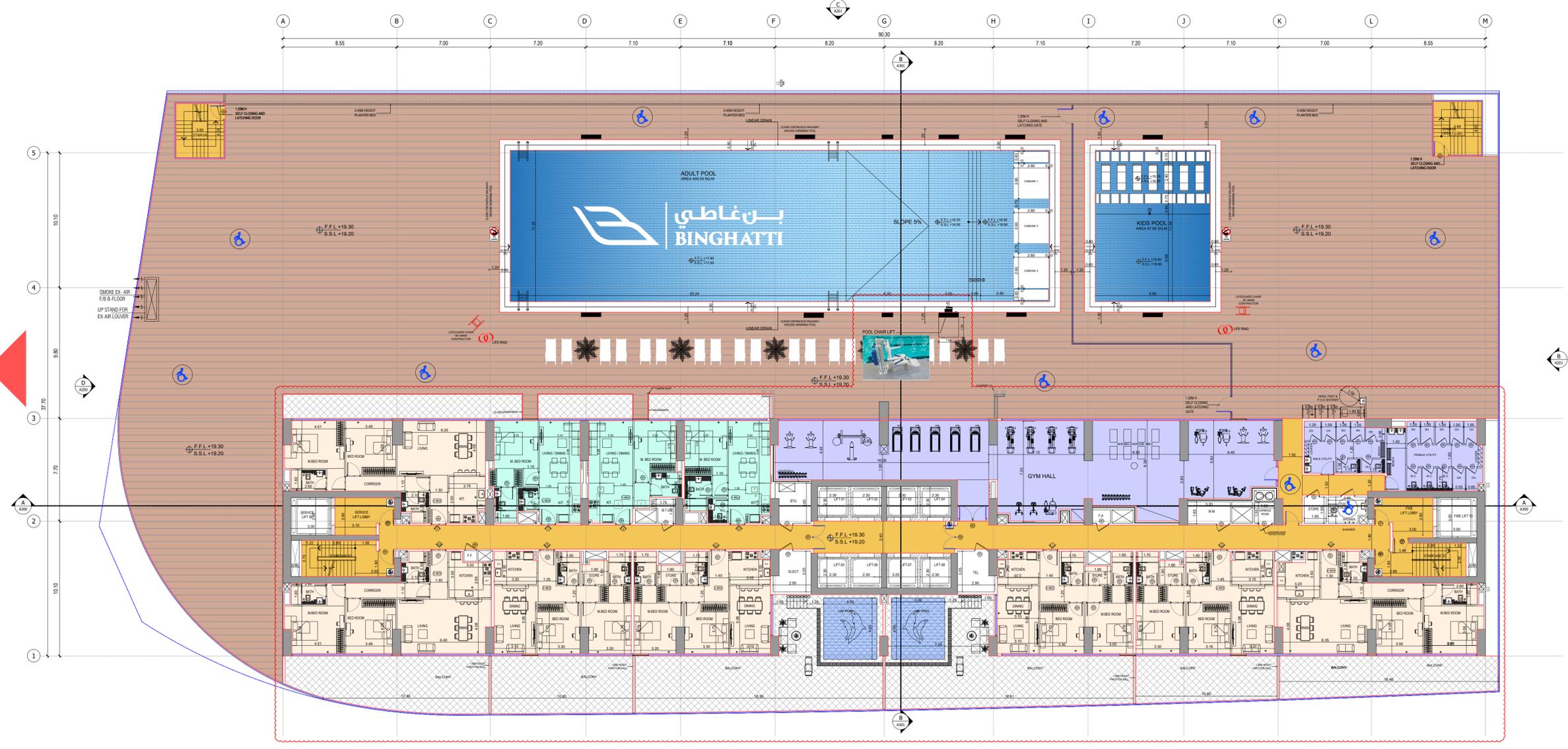
AMENITY VIEW
JVC COMMUNITY

10 UNITS / FLOOR
3 : 1 BEDROOM
7 : 2 BEDROOM

AL KHAIL ROAD
JVC COMMUNITY

AL KHAIL ROAD
JVC COMMUNITY

AL KHAIL ROAD



BINGHATTI ONYX

FIRST FLOOR PLAN

سلفرستون
للإستشارات الهندسية



SILVER STONE
ENGINEERING CONSULTANTS

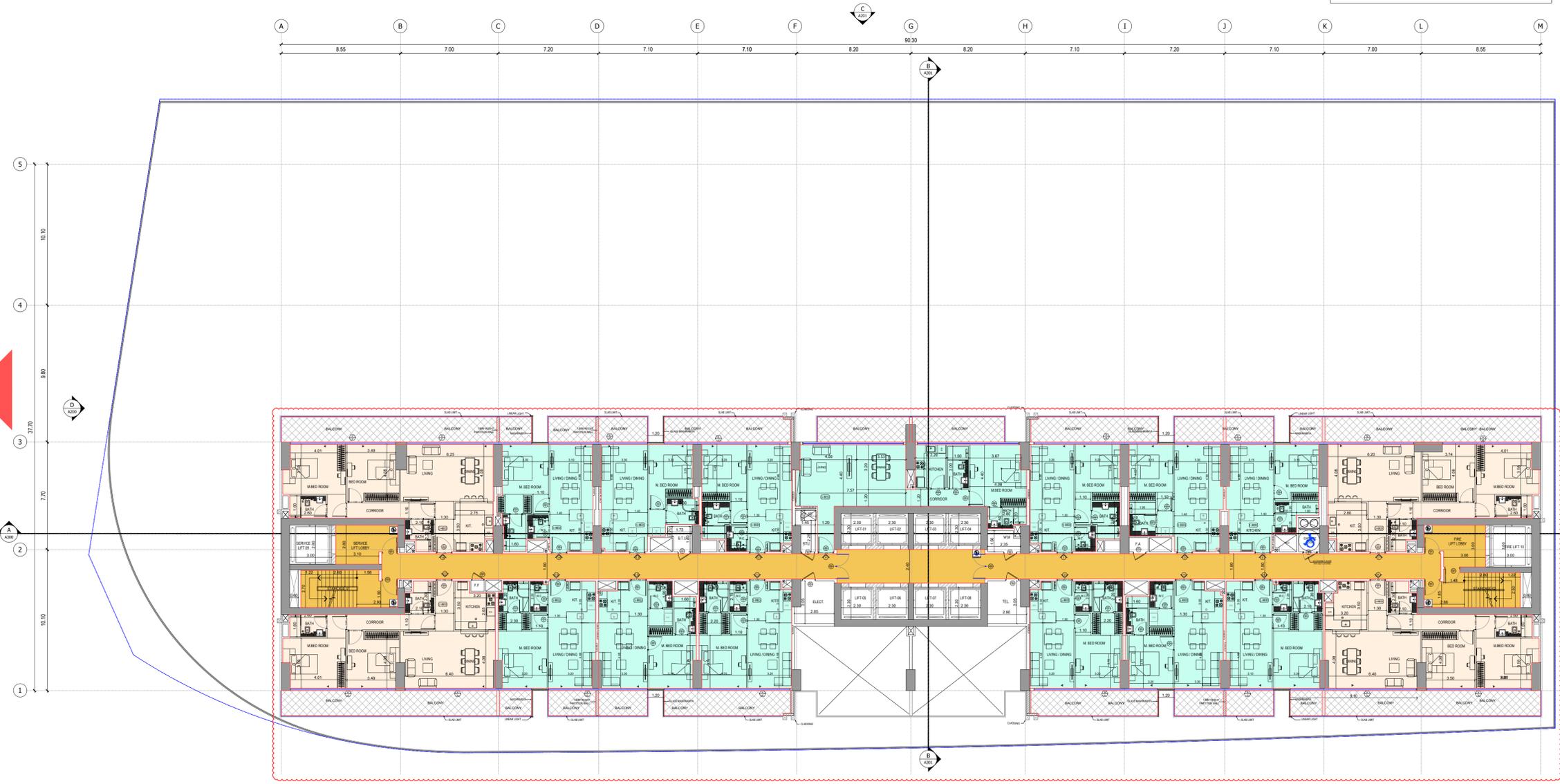
AMENITY VIEW
JVC COMMUNITY

17 UNITS / FLOOR
13 : 1 BEDROOM
04 : 2 BEDROOM

AL KHAIL ROAD
JVC COMMUNITY

AL KHAIL ROAD
JVC COMMUNITY

AL KHAIL ROAD



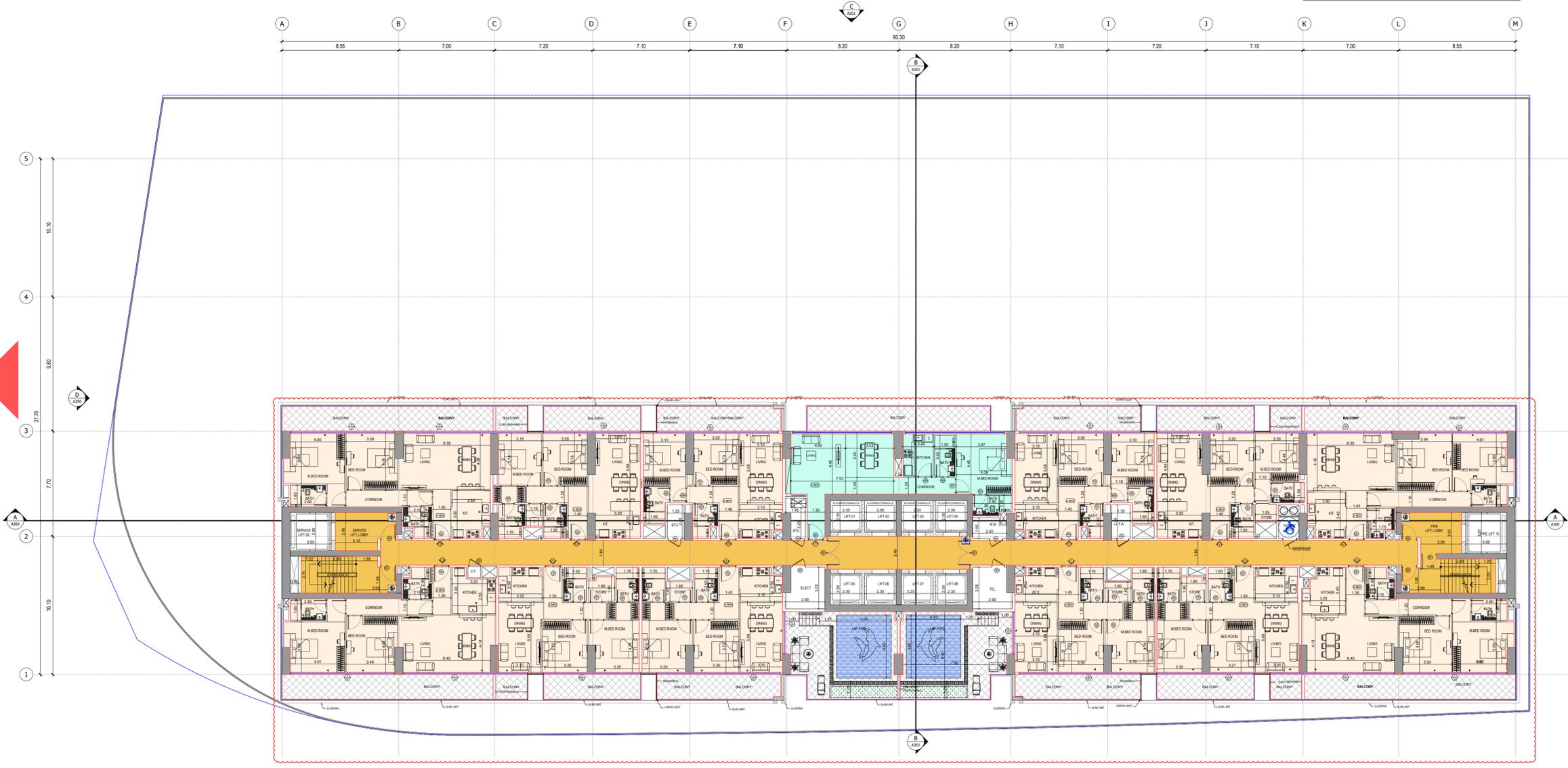
AMENITY VIEW
JVC COMMUNITY

13 UNITS / FLOOR
1 : 1 BEDROOM
12 : 2 BEDROOM

AL KHAIL ROAD
JVC COMMUNITY

AL KHAIL ROAD
JVC COMMUNITY

AL KHAIL ROAD



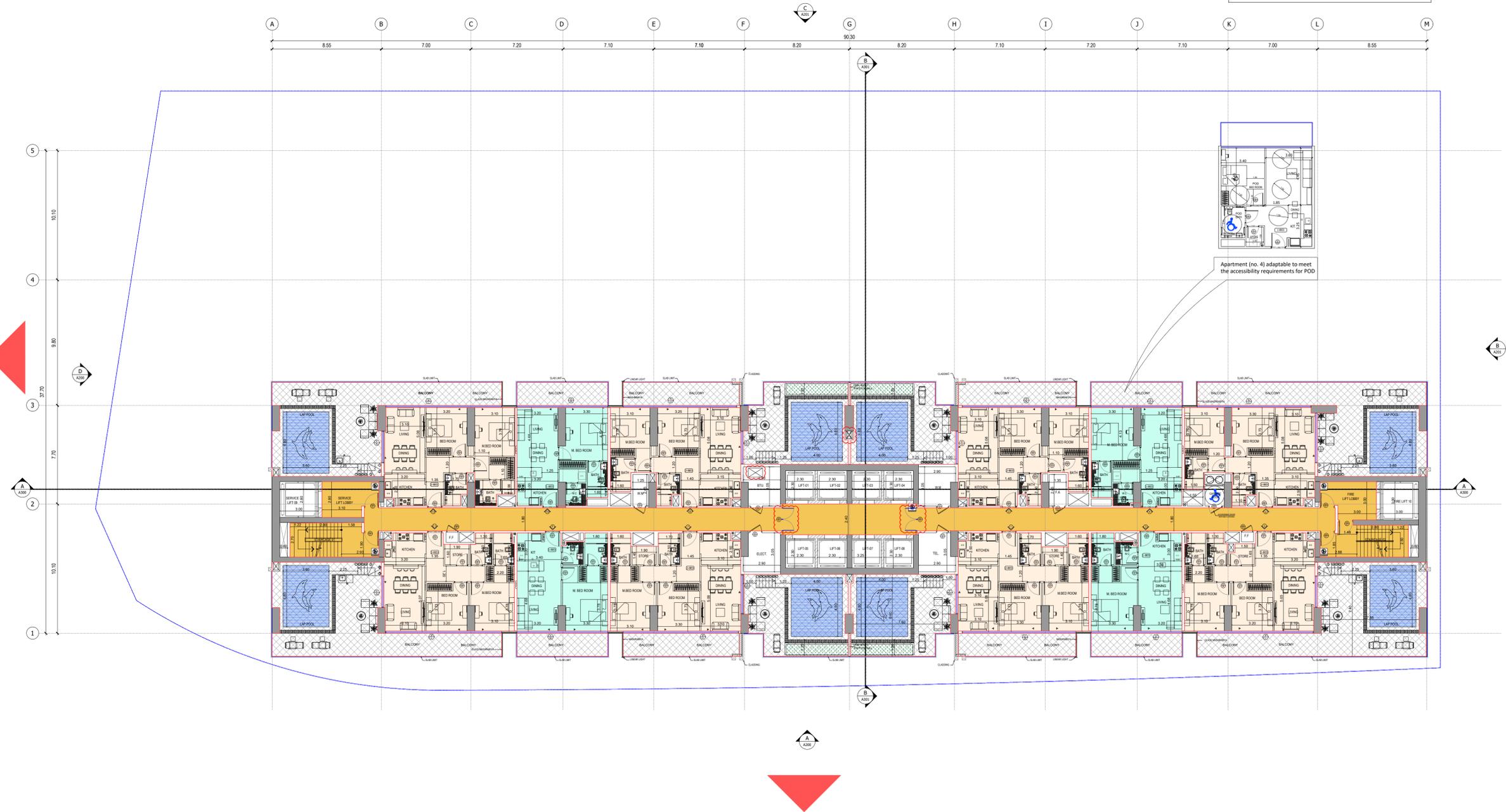
1:175

AMENITY VIEW
JVC COMMUNITY

12 UNITS / FLOOR
4 : 1 BEDROOM
8 : 2 BEDROOM

AL KHAIL ROAD
JVC COMMUNITY

AL KHAIL ROAD
JVC COMMUNITY



AL KHAIL ROAD

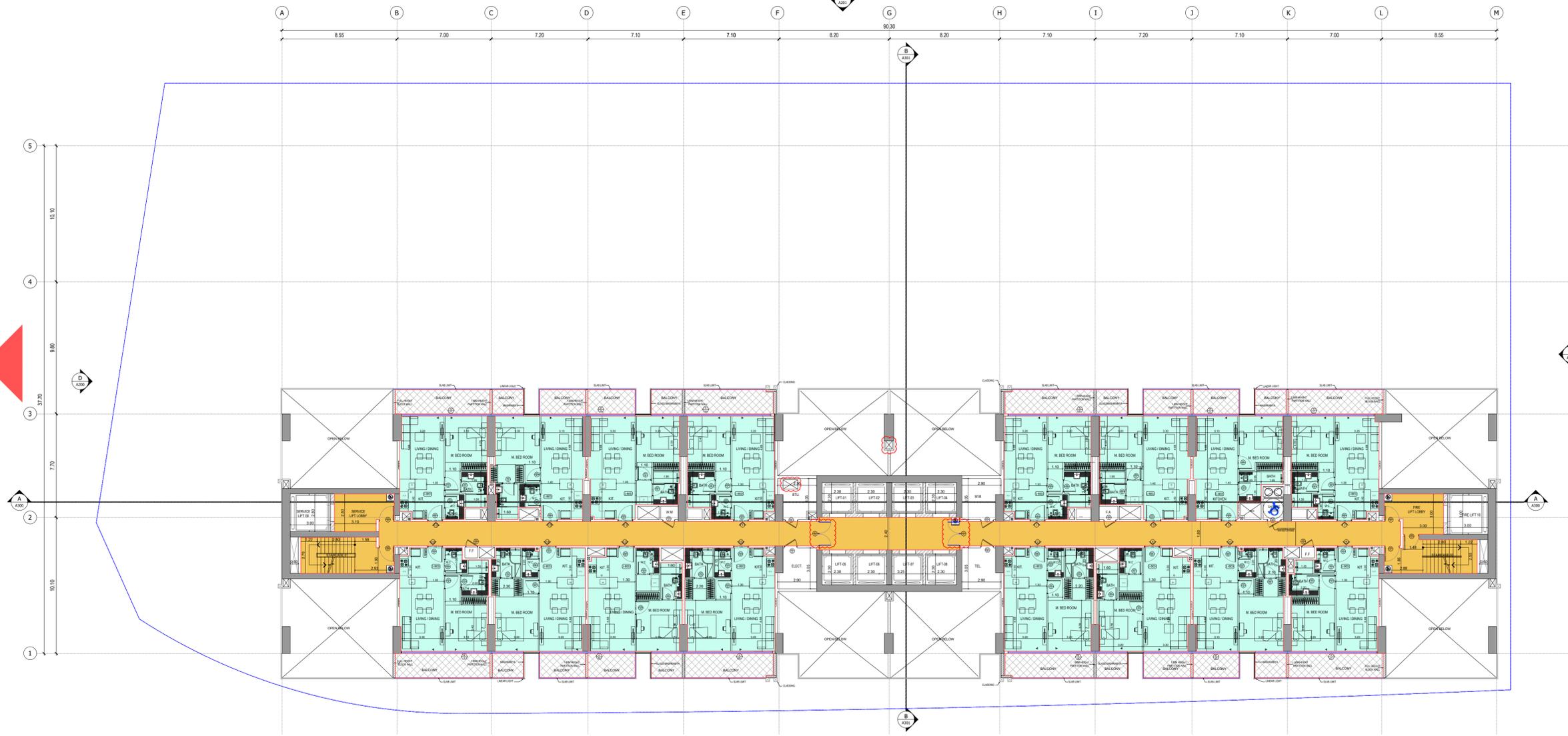
AMENITY VIEW
JVC COMMUNITY

16 UNITS / FLOOR
16 : 1 BEDROOM
00 : 2 BEDROOM

AL KHAIL ROAD
JVC COMMUNITY

AL KHAIL ROAD
JVC COMMUNITY

AL KHAIL ROAD



BINGHATTI ONYX

6TH, 8TH, 10TH, 12TH, 14TH, 16TH FLOOR PLAN

سلفرستون
للمشاورات الهندسية



SILVER STONE
ENGINEERING CONSULTANTS

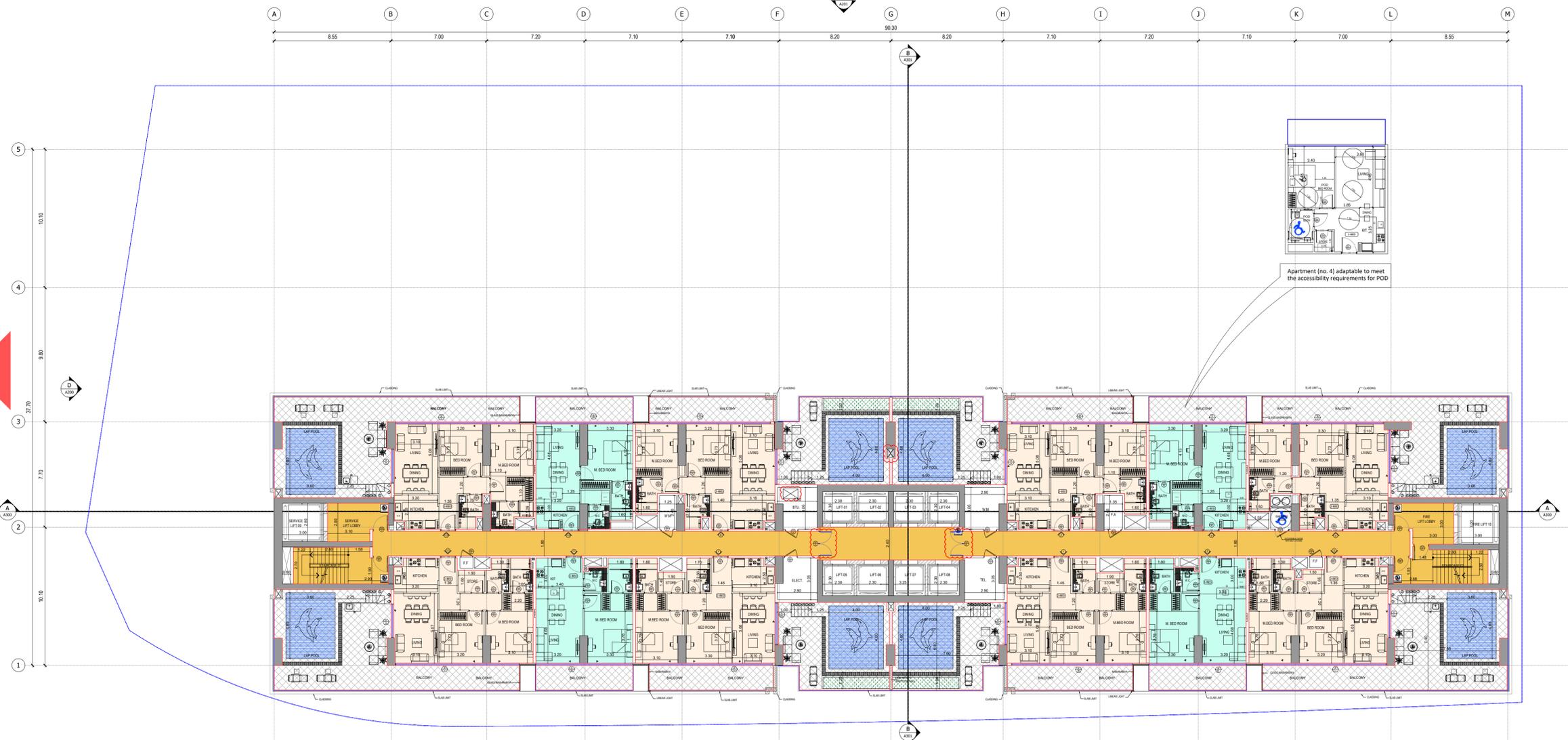
AMENITY VIEW
JVC COMMUNITY

12 UNITS / FLOOR
4 : 1 BEDROOM
8 : 2 BEDROOM

AL KHAJIL ROAD
JVC COMMUNITY

AL KHAJIL ROAD
JVC COMMUNITY

AL KHAJIL ROAD



AMENITY VIEW
JVC COMMUNITY

12 UNITS / FLOOR
4 : 1 BEDROOM
8 : 2 BEDROOM

AL KHAIL ROAD
JVC COMMUNITY

AL KHAIL ROAD
JVC COMMUNITY

AL KHAIL ROAD



BINGHATTI ONYX

17TH FLOOR PLAN



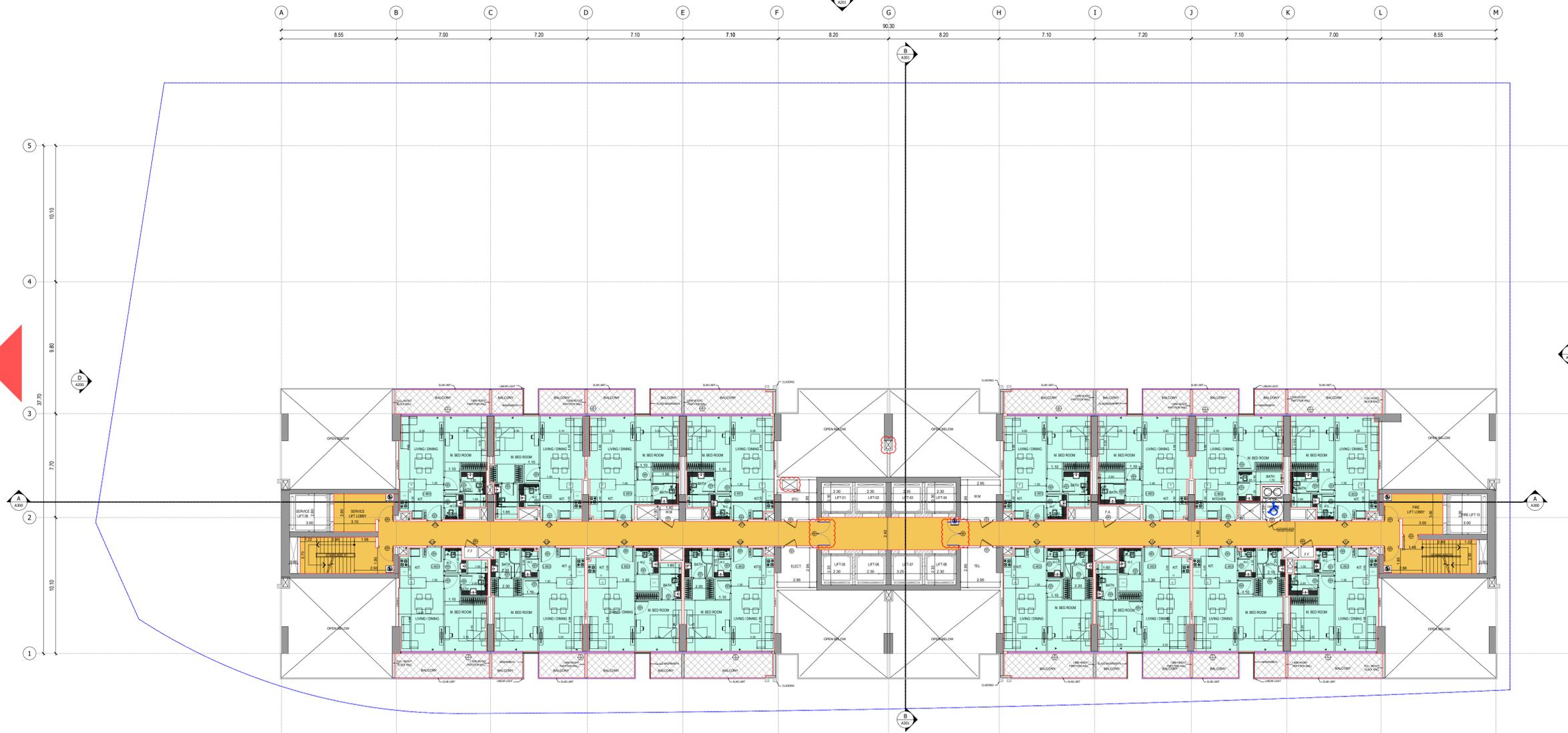
AMENITY VIEW
JVC COMMUNITY

16 UNITS / FLOOR
16 : 1 BEDROOM
00 : 2 BEDROOM

AL KHAIL ROAD
JVC COMMUNITY

AL KHAIL ROAD
JVC COMMUNITY

AL KHAIL ROAD



BINGHATTI ONYX

18TH FLOOR PLAN

سلفستون
الاستشارات الهندسية



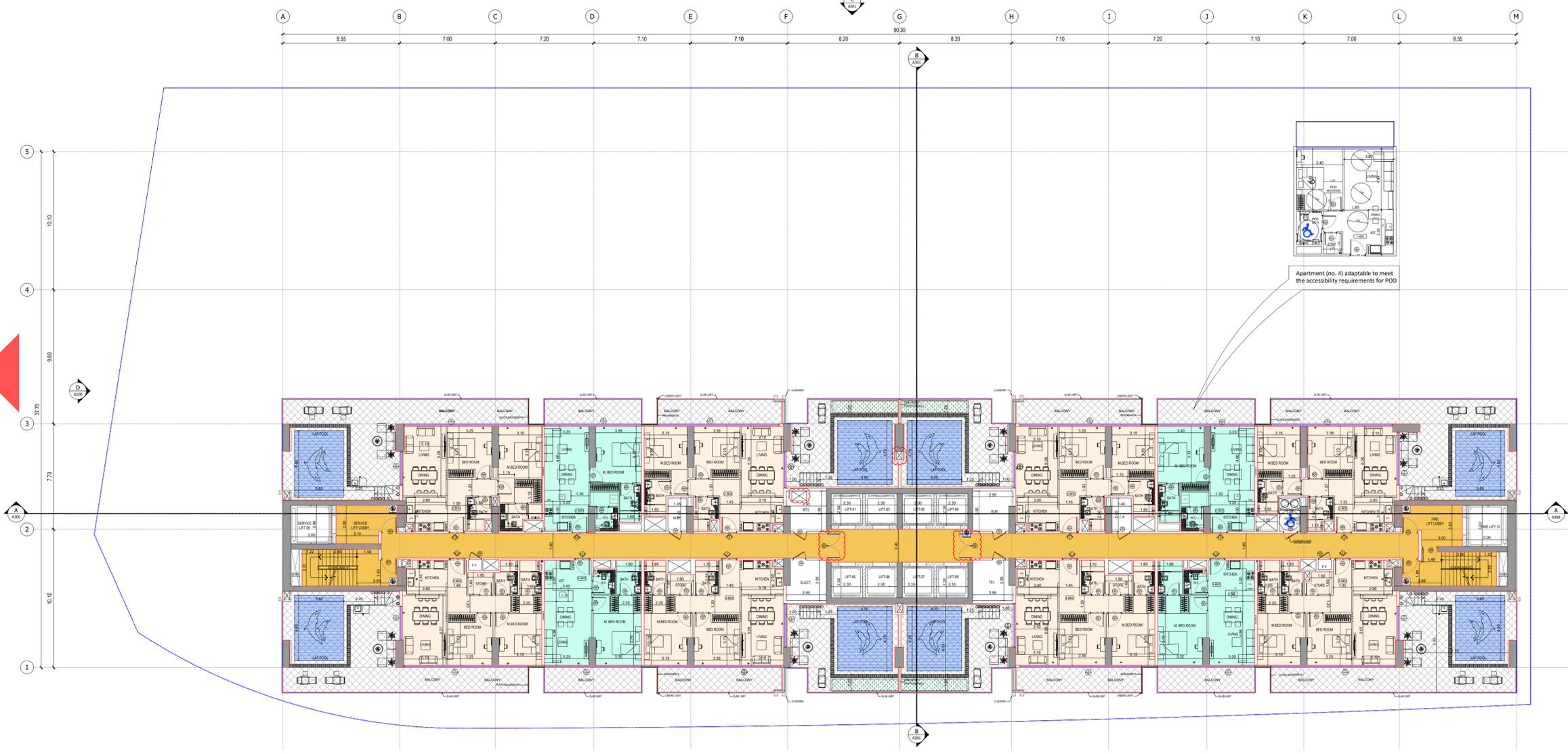
SILVER STONE
ENGINEERING CONSULTANTS

AMENITY VIEW
JVC COMMUNITY

12 UNITS / FLOOR
4 : 1 BEDROOM
8 : 2 BEDROOM

AL KHAIL ROAD
JVC COMMUNITY

AL KHAIL ROAD
JVC COMMUNITY



AL KHAIL ROAD



BINGHATTI ONYX

19TH FLOOR PLAN

سلفستون
الاستشارات الهندسية

SILVER STONE
ENGINEERING CONSULTANTS

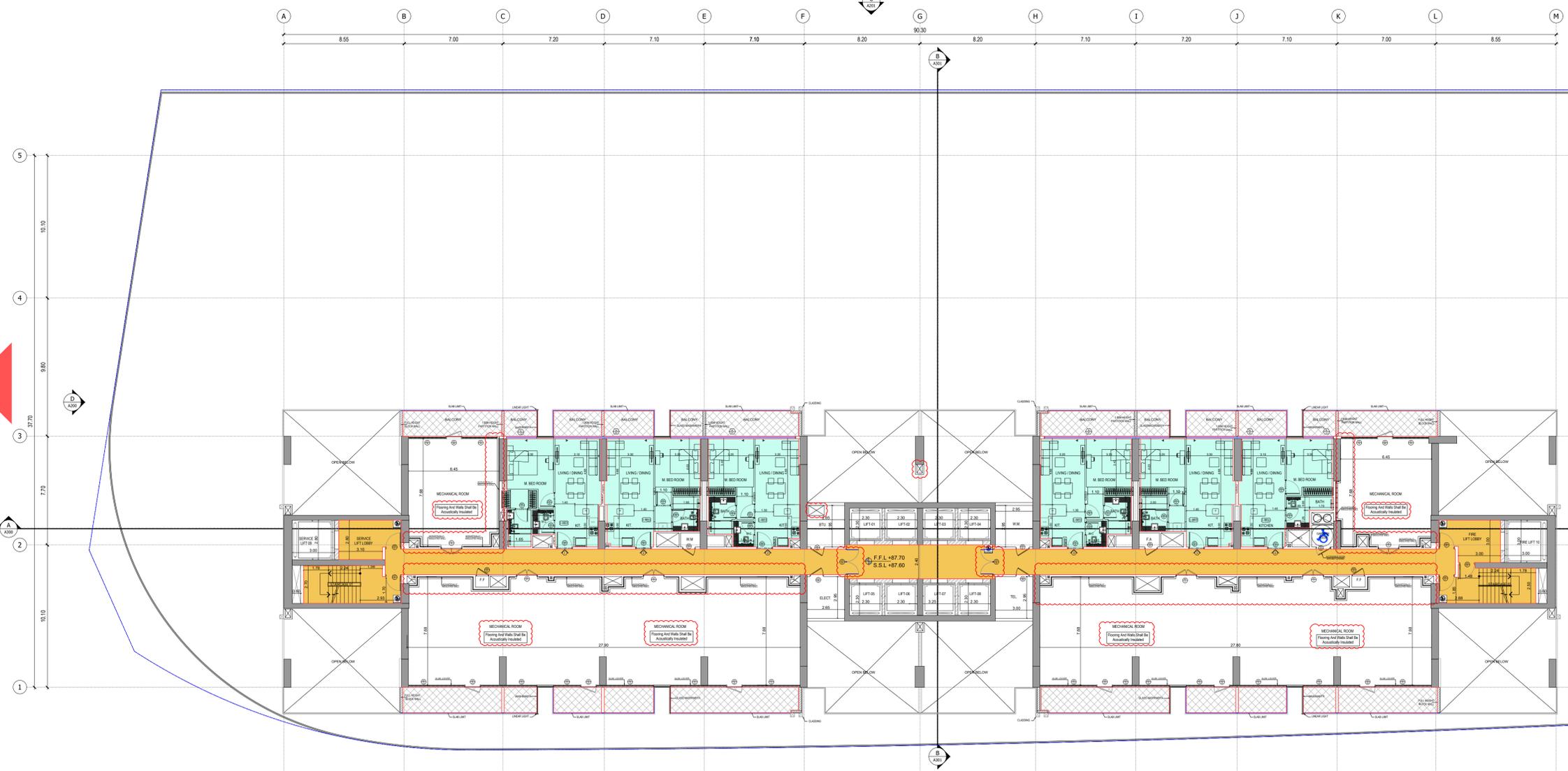
AMENITY VIEW
JVC COMMUNITY

6 UNITS / FLOOR
6 : 1 BEDROOM
00 : 2 BEDROOM

AL KHAIL ROAD
JVC COMMUNITY

AL KHAIL ROAD
JVC COMMUNITY

AL KHAIL ROAD



BINGHATTI ONYX

20TH RESIDENTIAL & MECHANICAL FLOOR PLAN

سلفستون
الاستشارات الهندسية



SILVER STONE
ENGINEERING CONSULTANTS

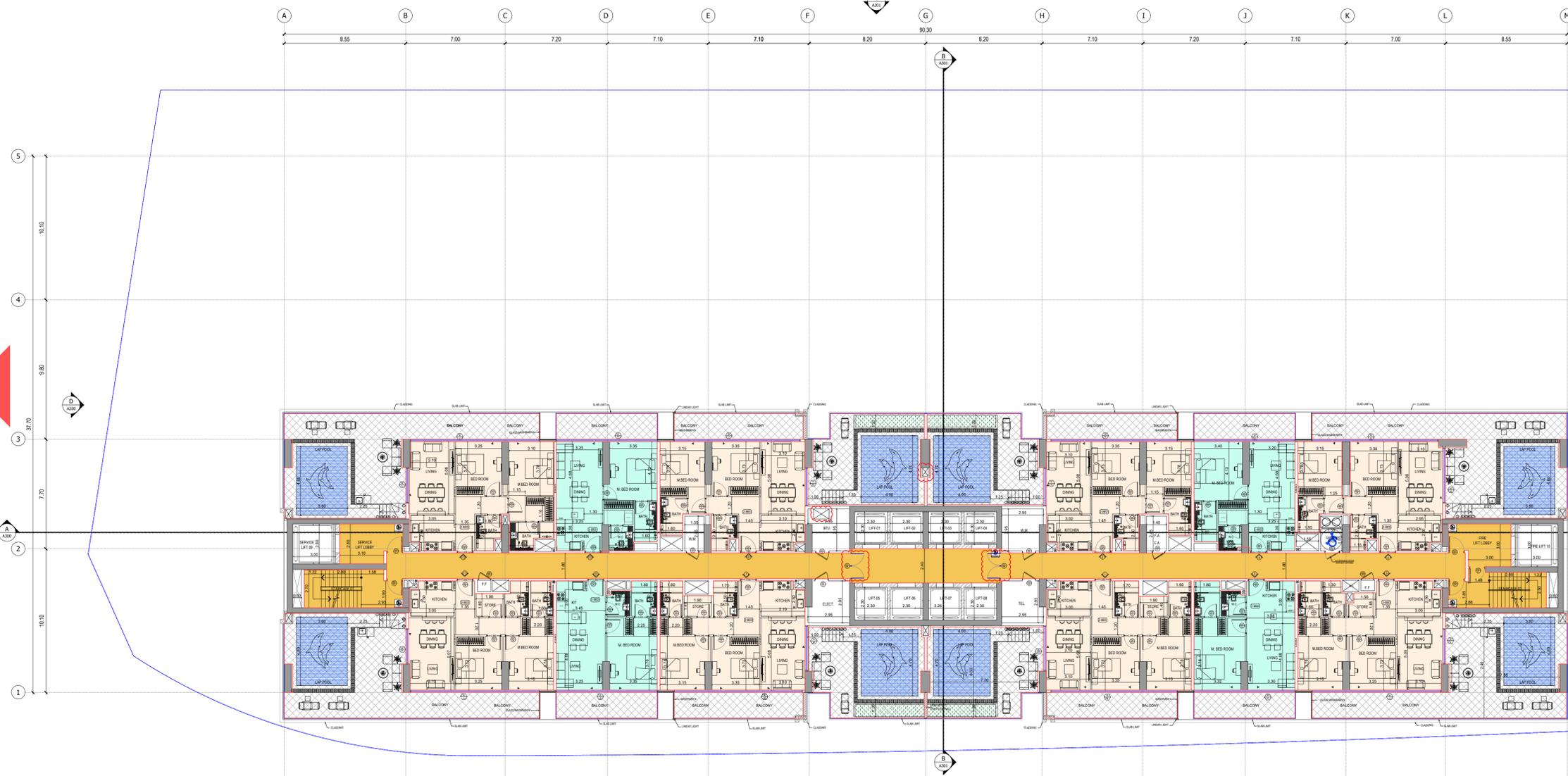
AMENITY VIEW
JVC COMMUNITY

12 UNITS / FLOOR
4 : 1 BEDROOM
8 : 2 BEDROOM

AL KHAIL ROAD
JVC COMMUNITY

AL KHAIL ROAD
JVC COMMUNITY

AL KHAIL ROAD



BINGHATTI ONYX

21ST FLOOR PLAN

سلفستون
للمستشارات الهندسية



SILVER STONE
ENGINEERING CONSULTANTS

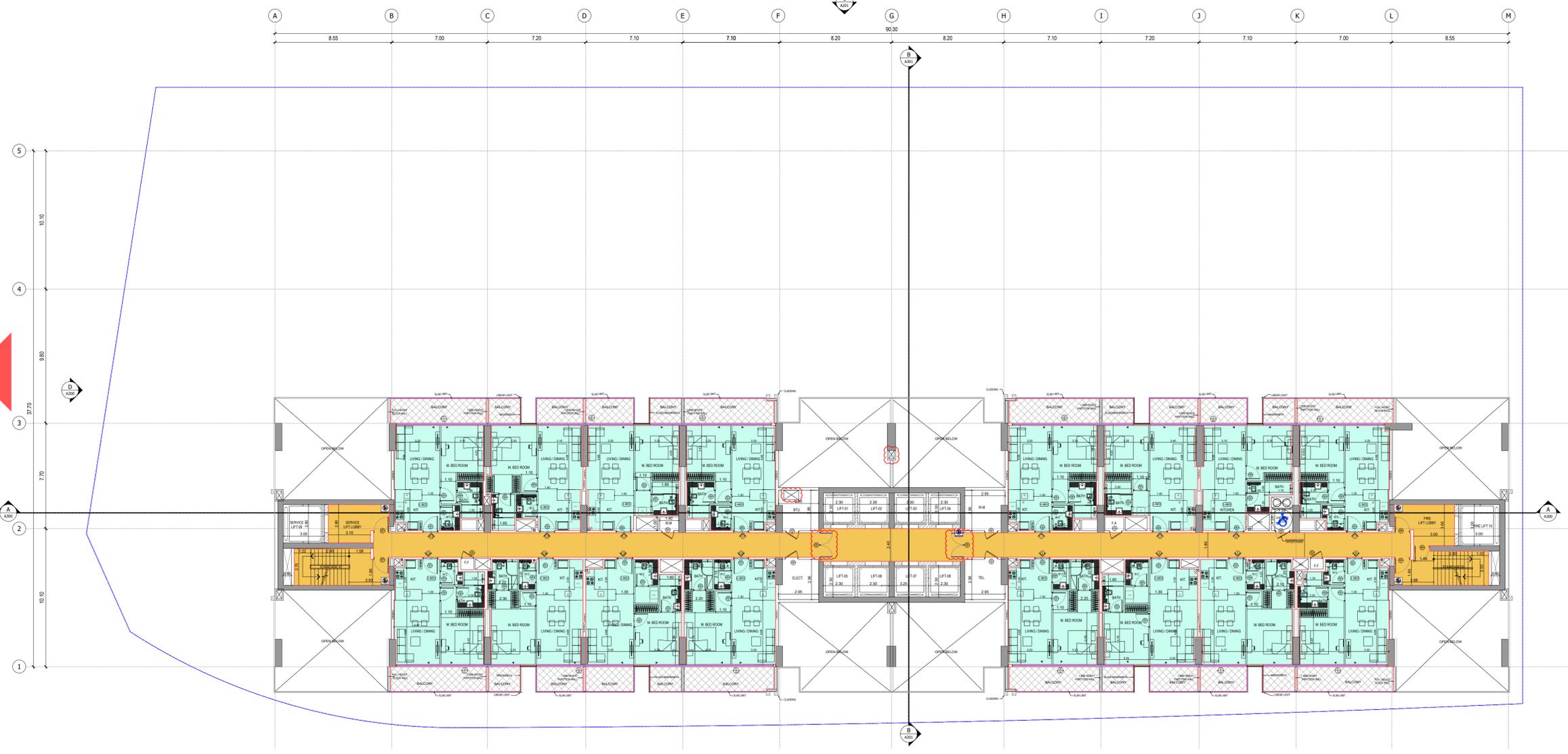
AMENITY VIEW
JVC COMMUNITY

16 UNITS / FLOOR
16 : 1 BEDROOM
00 : 2 BEDROOM

AL KHAIL ROAD
JVC COMMUNITY

AL KHAIL ROAD
JVC COMMUNITY

AL KHAIL ROAD



BINGHATTI ONYX

22ND, 24TH & 26TH FLOOR PLAN



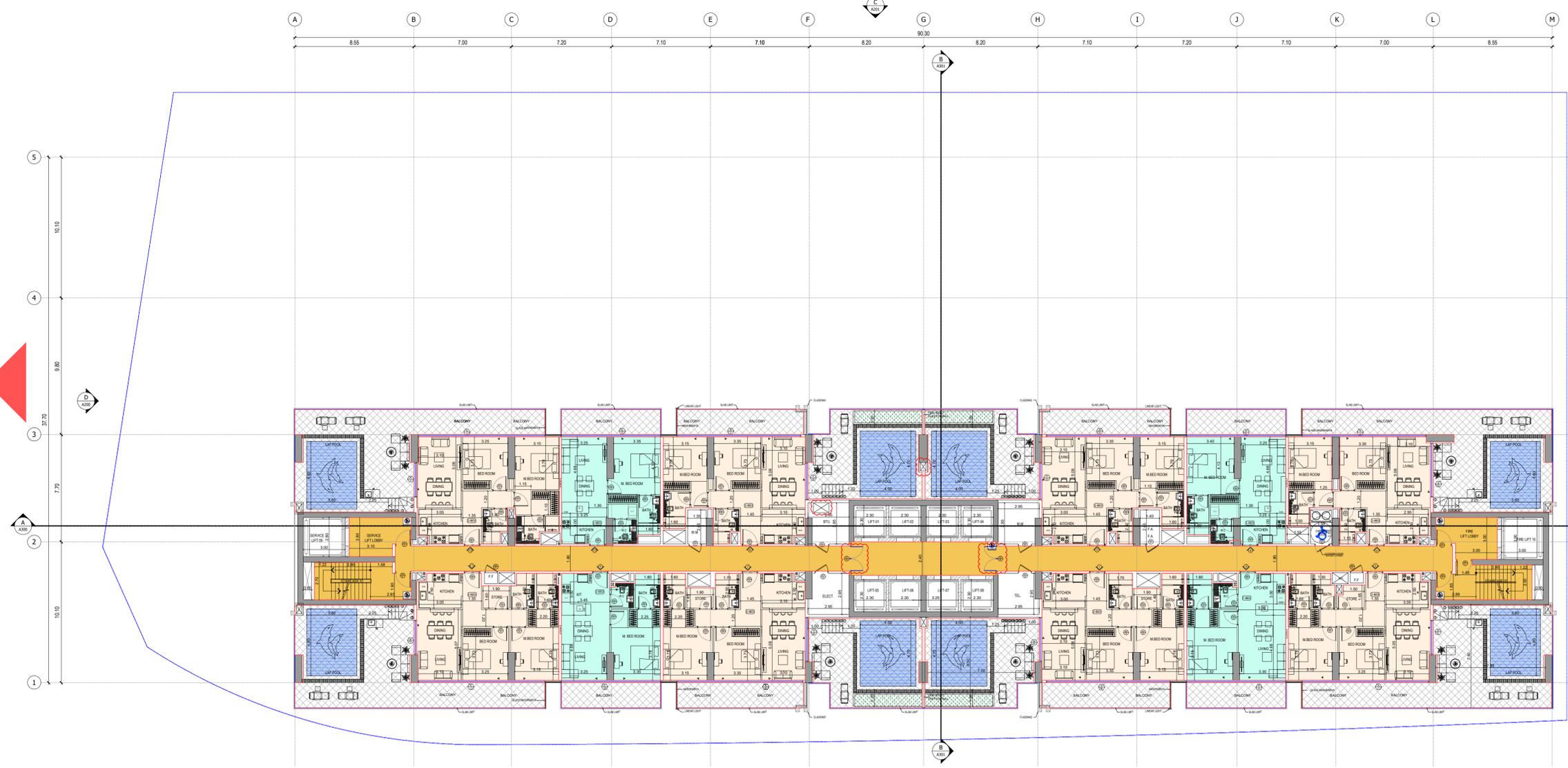
AMENITY VIEW
JVC COMMUNITY

12 UNITS / FLOOR
4 : 1 BEDROOM
8 : 2 BEDROOM

AL KHAIL ROAD
JVC COMMUNITY

AL KHAIL ROAD
JVC COMMUNITY

AL KHAIL ROAD



BINGHATTI ONYX

23RD & 25TH FLOOR PLAN



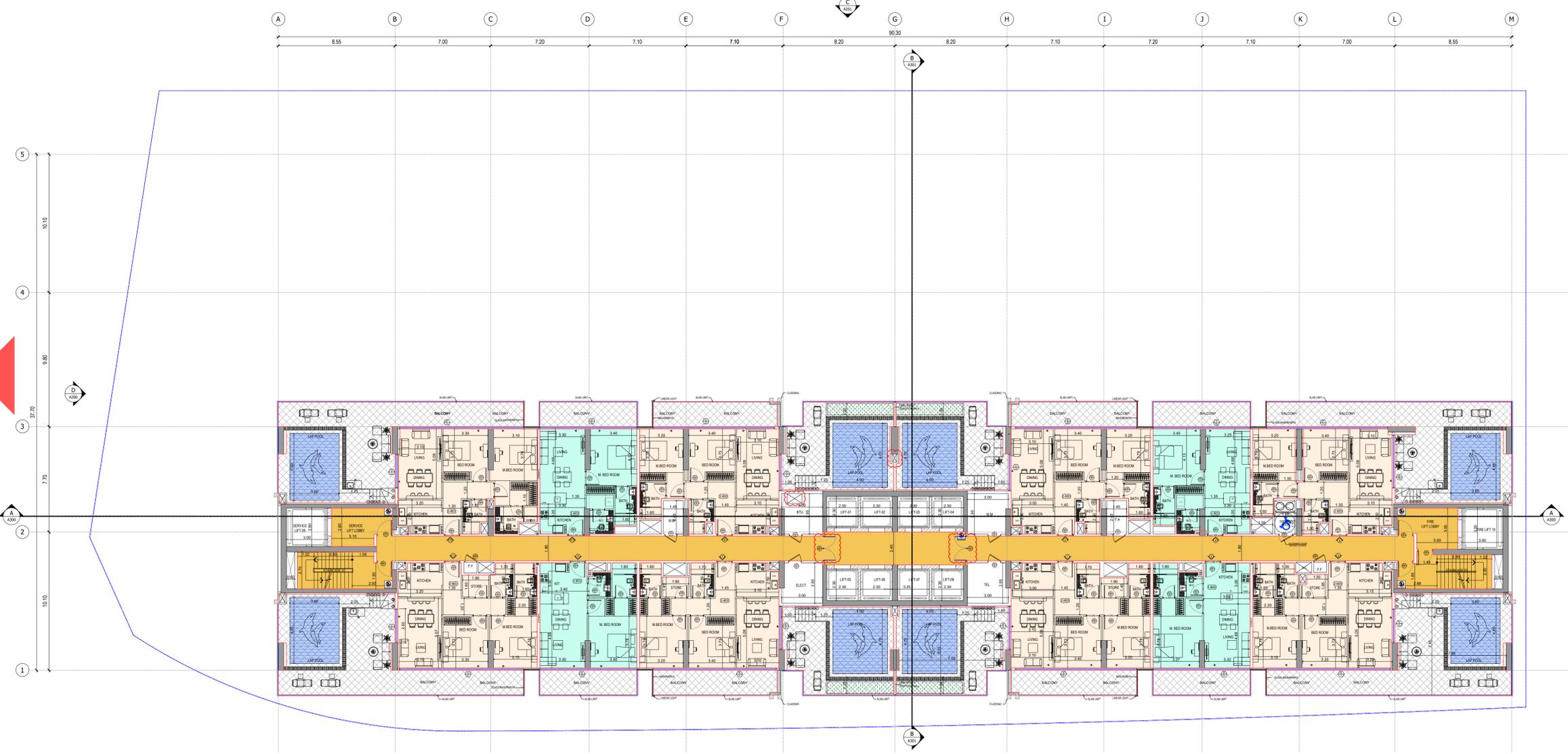
AMENITY VIEW
JVC COMMUNITY

12 UNITS / FLOOR
4 : 1 BEDROOM
8 : 2 BEDROOM

AL KHAIL ROAD
JVC COMMUNITY

AL KHAIL ROAD
JVC COMMUNITY

AL KHAIL ROAD



BINGHATTI ONYX

27TH, 31ST, 33RD, 35TH FLOOR PLAN

سلفستون
للمستشارات الهندسية



SILVER STONE
ENGINEERING CONSULTANTS

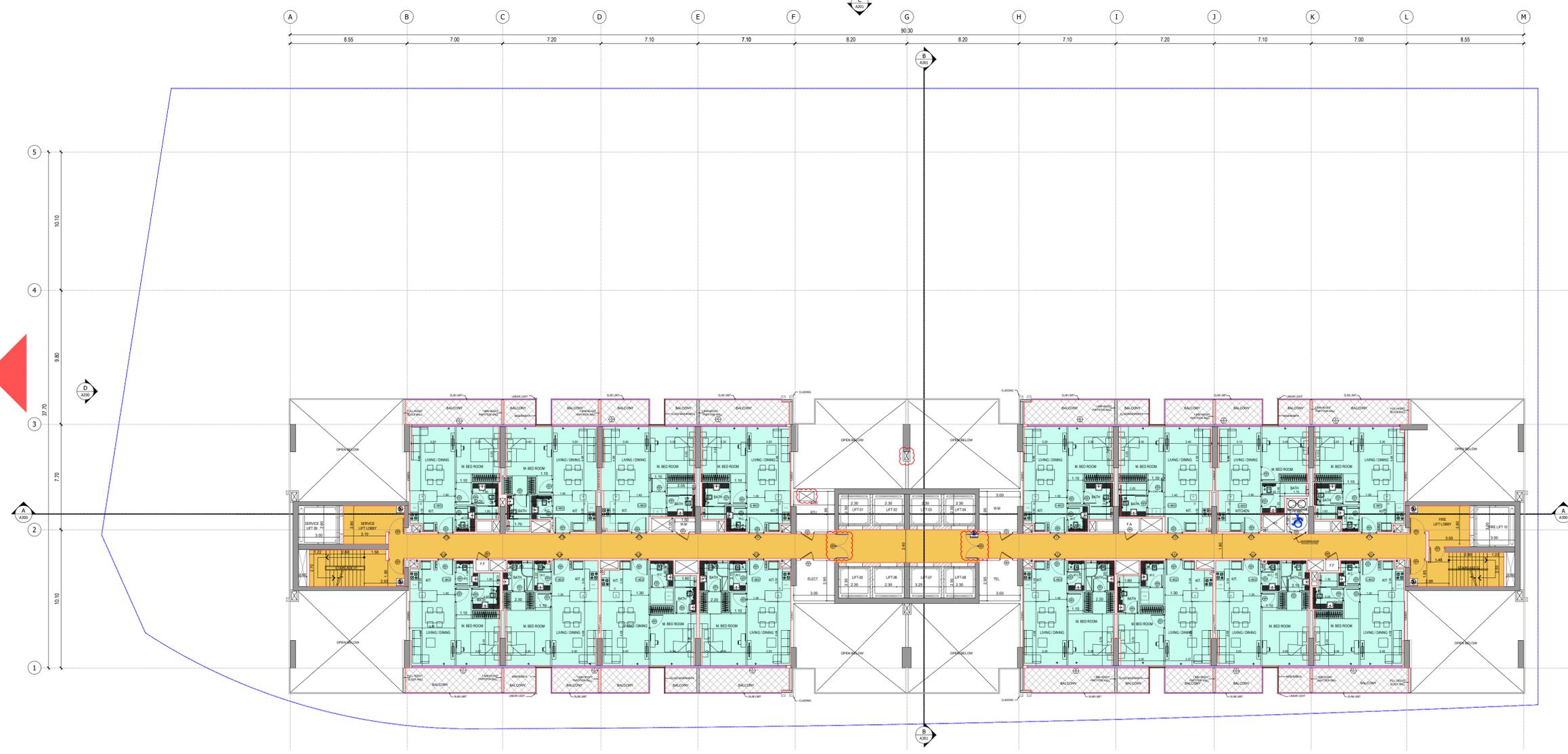
AMENITY VIEW
JVC COMMUNITY

16 UNITS / FLOOR
16 : 1 BEDROOM
00 : 2 BEDROOM

AL KHAIL ROAD
JVC COMMUNITY

AL KHAIL ROAD
JVC COMMUNITY

AL KHAIL ROAD



BINGHATTI ONYX

28TH, 30TH, 32ND, 34TH, 36TH FLOOR PLAN

سلفستون
للمستشارات الهندسية



SILVER STONE
ENGINEERING CONSULTANTS

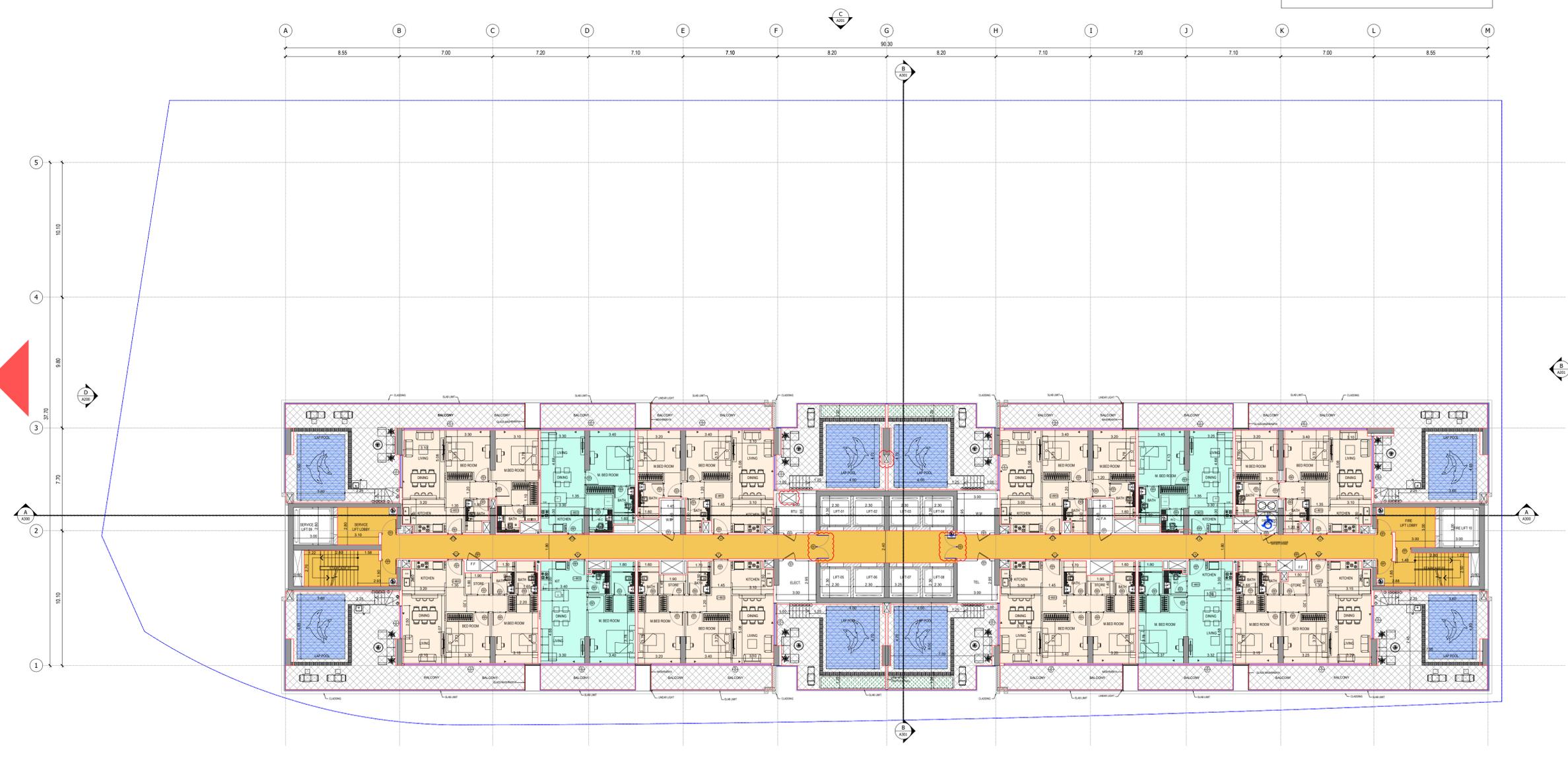
AMENITY VIEW
JVC COMMUNITY

12 UNITS / FLOOR
4 : 1 BEDROOM
8 : 2 BEDROOM

AL KHAIL ROAD
JVC COMMUNITY

AL KHAIL ROAD
JVC COMMUNITY

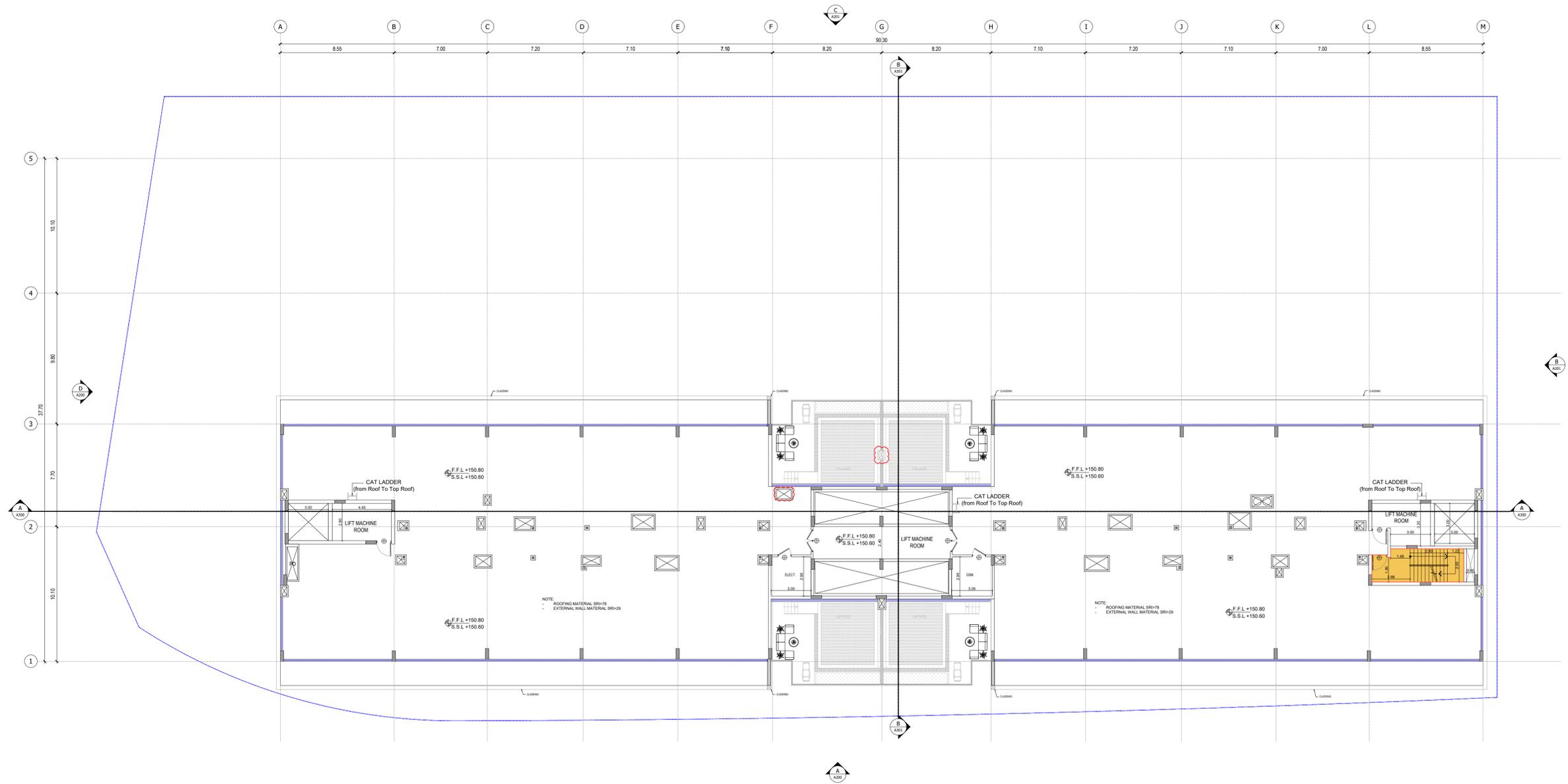
AL KHAIL ROAD



BINGHATTI ONYX

29TH FLOOR PLAN





BINGHATTI ONYX

ROOF FLOOR PLAN

سلفستون
للمستشارات الهندسية



SILVER STONE
ENGINEERING CONSULTANTS