



BINGHATTI RIVERSIDE

2B + G + 3P + 19 FLOORS + ROOF FLOOR.

BUSINESS BAY





1. BURJ KHALIFA
2. DOWNTOWN DISTRICT

3. DUBAI WATER CANAL
4. BUSINESS BAY DISTRICT
6. AL KHAIL/RAS AL KHOR
ROAD

3. DUBAI WATER CANAL
4. BUSINESS BAY DISTRICT
5. SHK. ZAYED ROAD

BINGHATTI RIVERSIDE

3. DUBAI WATER CANAL
4. BUSINESS BAY DISTRICT
6. AL KHAIL/RAS AL KHOR
ROAD



BINGHATTI RIVERSIDE

VIEWS ANALYSIS

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PRESPECTIVE SHEET

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GFA Summary Sheet					
Floors	COMMERCIAL Usable (sq.m)	RESIDENTIAL Usable (sq.m)	RESIDENTIAL Circulation (sq.m)	GFA (Gross Floor Area) (sq.m)	GFA (Gross Floor Area) (sq.ft)
2ND Basement	0.00	0.00	0.00	0.00	0.00
2ND Basement	0.00	0.00	0.00	0.00	0.00
Ground Floor	934.00	0.00	273.83	1207.83	13000.94
Podium-1	0.00	0.00	0.00	0.00	0.00
Podium-1	0.00	0.00	0.00	0.00	0.00
Podium-2	0.00	0.00	0.00	0.00	0.00
1st Floor	0.00	790.01	216.36	1006.37	10832.47
2nd Floor	0.00	1155.43	188.74	1344.17	14468.54
3rd Floor	0.00	1155.43	188.74	1344.17	14468.54
4th Floor	0.00	1155.43	188.74	1344.17	14468.54
5th Floor	0.00	1155.43	188.74	1344.17	14468.54
6th Floor	0.00	1155.43	188.74	1344.17	14468.54
7th Floor	0.00	1155.43	188.74	1344.17	14468.54
8th Floor	0.00	1155.43	188.74	1344.17	14468.54
9th Floor	0.00	1155.43	188.74	1344.17	14468.54
10th Floor	0.00	875.13	177.28	1052.41	11328.06
11th Floor	0.00	875.37	177.52	1052.89	11333.21
12th Floor	0.00	875.37	177.52	1052.89	11333.21
13th Floor	0.00	875.37	177.52	1052.89	11333.21
14th Floor	0.00	875.37	177.52	1052.89	11333.21
15th Floor	0.00	875.37	177.52	1052.89	11333.21
16th Floor	0.00	875.37	177.52	1052.89	11333.21
17th Floor	0.00	875.37	177.52	1052.89	11333.21
18th Floor	0.00	875.37	177.52	1052.89	11333.21
19th Floor	0.00	875.37	177.52	1052.89	11333.21
Roof Floor	0.00	0.00	0.00	0.00	0.00
TOTAL	934.00	18786.94	3775.06	23496.00	252908.64
GROSS FLOOR AREA SUMMARY					
PROPOSED GROSS FLOOR AREA				23496.00	252908.64
PLOT AREA				4705.32	50648.00
ALLOWED GFA				23526.60	253238.21
BALANCE GFA -EXTRA / + SHORTAGE				-30.60	-329.33

Unit tabulation Summary				
Floors	Studio	1-Bed	2-Bed	TOTAL
1st Floor	11	3	2	16
2nd Floor	16	2	4	22
3rd Floor	16	2	4	22
4th Floor	16	2	4	22
5th Floor	16	2	4	22
6th Floor	16	2	4	22
7th Floor	16	2	4	22
8th Floor	16	2	4	22
9th Floor	16	2	4	22
10th Floor	10	4	3	17
11th Floor	10	4	3	17
12th Floor	10	4	3	17
13th Floor	10	4	3	17
14th Floor	10	4	3	17
15th Floor	10	4	3	17
16th Floor	10	4	3	17
17th Floor	10	4	3	17
18th Floor	10	4	3	17
19th Floor	10	4	3	17
TOTAL	239	59	64	362

CAR PARKING FOR PEOPLE OF DETERMINATION	
CAR PARKING REQUIRED = 375X2/100 (MINIMUM 2% OF TOTAL NO. OF CAR PARKING AVAILABLE)	8
CAR PARKING PROVIDED	7.00

GFA SUMMARY	
RETAIL	934.00 SQ.M
RESIDENTIAL	22562.00 SQ.M
TOTAL	23496.00 SQ.M

BICYCLE PROVISION	
BICYCLE REQUIRED = 375X5/100 (MINIMUM 5% OF TOTAL NO. OF CAR PARKING AVAILABLE)	19
BICYCLE PROVIDED	23

SUMMARY FOR GARBAGE ROOM CALCULATION			
TYPES	AREA	CALCULATION	WEIGHT Kg.
TOTAL RESIDENTIAL AREA	202220.95 SQ.FT.	(AREA SQ.FT. / 1000) X 12	2426.65
TOTAL SHOP AREA @GROUND FLOOR	10053.49 SQ.FT.	(AREA SQ.FT. / 1000) X 5	50.27
TOTAL			2476.92
AS PER D.M REGULATION : GARBAGE ROOM MUST CONTAIN = 2476.92 / 250 =9.91			9.91
NO. OF CONTAINER REQUIRED : 9.91 NO. X 2.5 CUM.			
NO. OF CONTAINER PROVIDED : 13 NO. X 2.5 CUM.			

Car parking (Required)			
Type of Units	No. Unit	Multiplier	Total No Car Park Req.
Studio	239	1	239
1-Bed	59	1	59
2-Bed	64	1	64
Total	362	0	362
Shop (1car park / 70.. sqm.)	13.34	SHOP AREA 934.00/ 70.00	
PARKING REQUIRED FOR RESIDENTIAL &RETAIL	375		
PARKING REQUIRED FOR P.O.D	8		
TOTAL PARKING REQUIRED	383		
PROPOSED PARKING	411		
EXTRA	28		

Proposed Parking			
Floors	Normal	Handicap	TOTAL
Basement-2	54	0	54
Basement-1	113	2	115
Ground Floor	0	1	1
Podium-1	89	2	91
Podium-2	94	1	95
Podium-3	54	1	55
TOTAL	404	7	411

GYM AVERAGE FLOOR AREA		
PROPOSED GYM FLOOR AREA	304.77	3280.57
ROOF FLOOR PLATE AREA	1459.71	15712.15
PROPOSED GYM AVERAGE FLOOR AREA	20.88%	





54 PARKING



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BASEMENT 2 FLOOR PLAN

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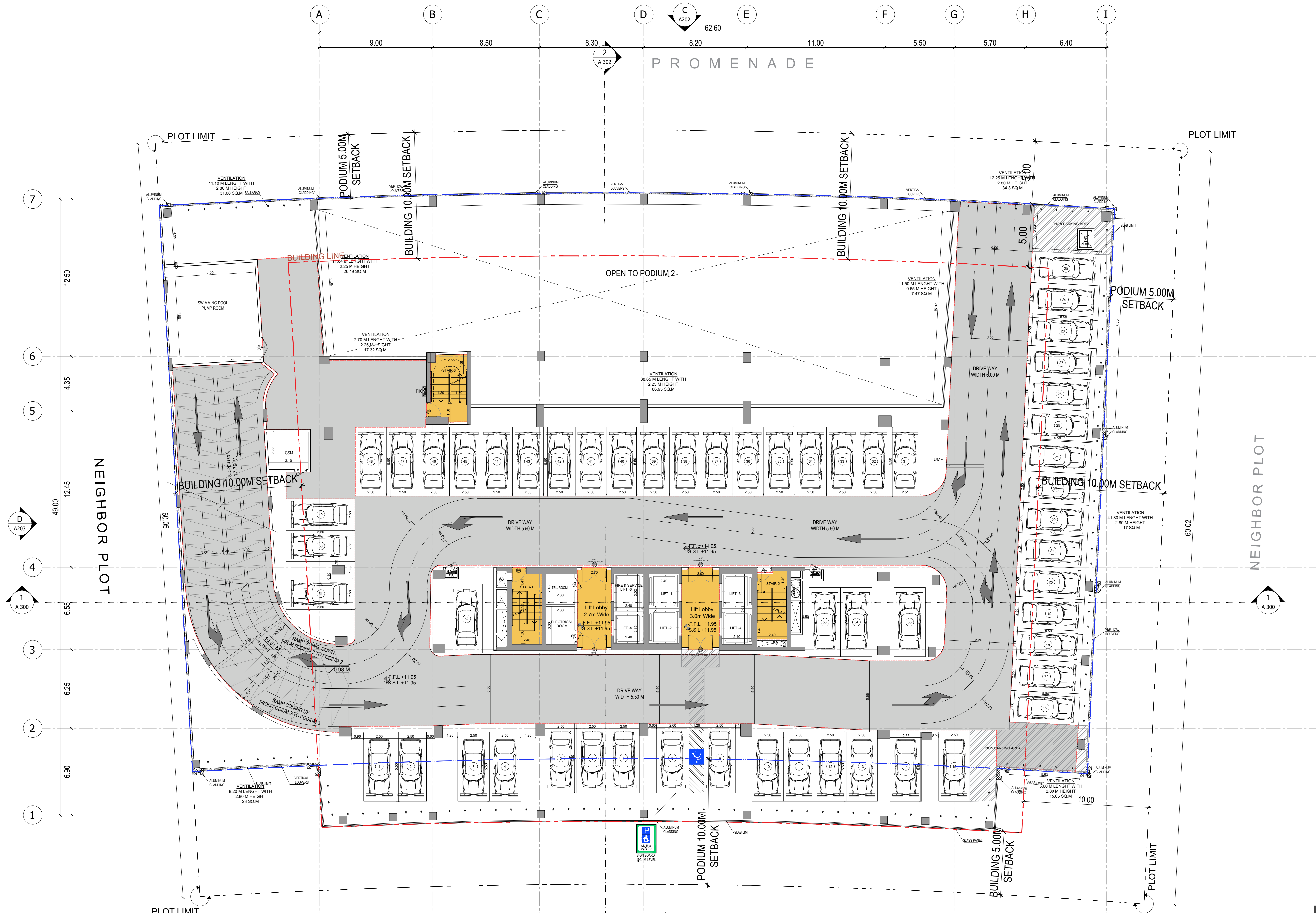






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PODIUM 2 FLOOR PLAN



55 PARKING



BINGHATTI RIVERSIDE

PODIUM 3 FLOOR PLAN

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DUBAI WATER CANAL + BUSINESS BAY DISTRICT
+ ALKHAIL/ RAS AL KHOR ROAD

DUBAI WATER CANAL + BUSINESS BAY
DISTRICT + SHK. ZAYED ROAD

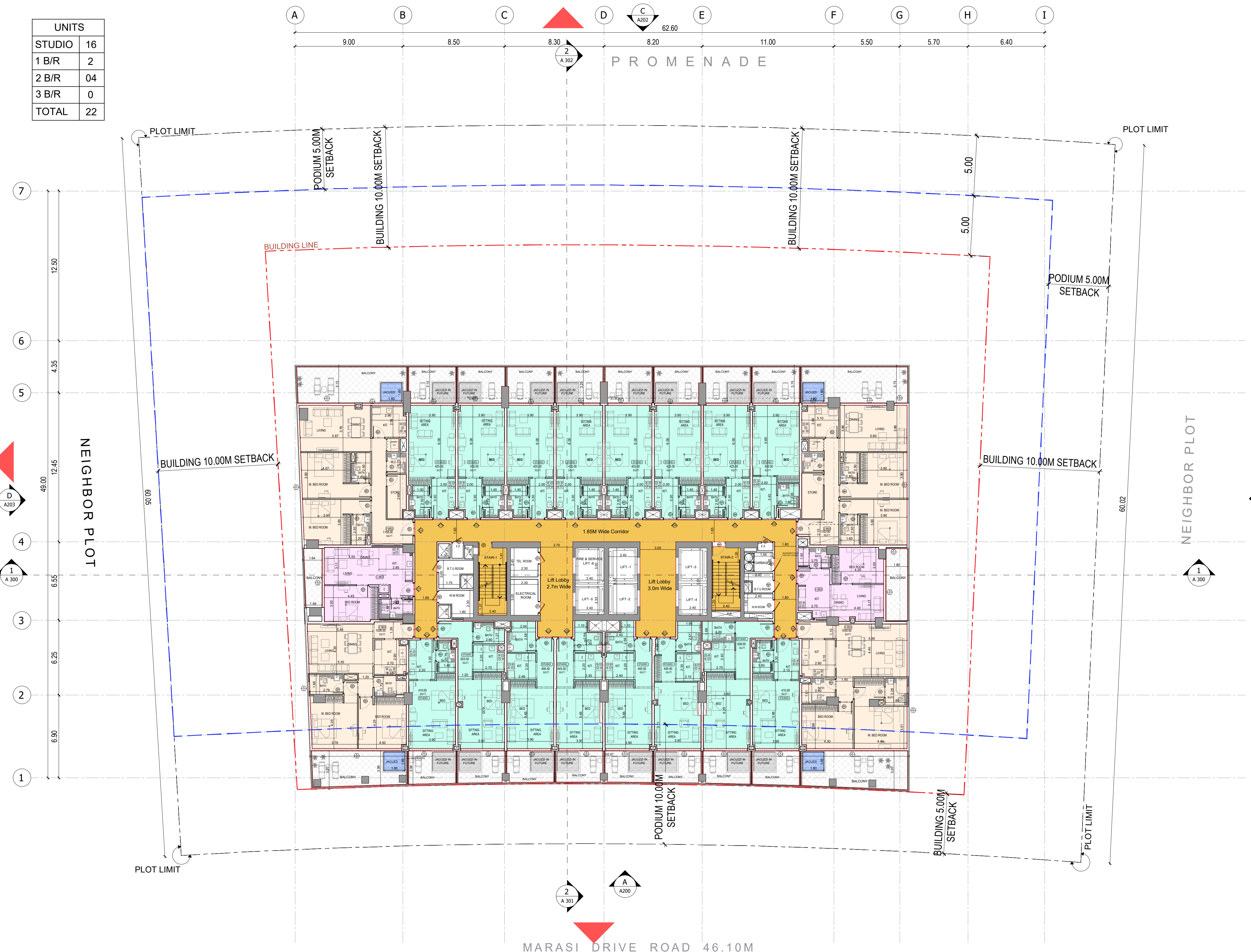


DUBAI WATER CANAL + BUSINESS BAY DISTRICT + AL KHAIL/ RAS
AL KHOR ROAD + MEYDAN DISTRICT + AMENITY VIEW

UNITS	
STUDIO	16
1 B/R	2
2 B/R	04
3 B/R	0
TOTAL	22

DUBAI WATER CANAL + BUSINESS BAY DISTRICT
+ ALKHAIL/ RAS AL KHOR ROAD

DUBAI WATER CANAL + BUSINESS BAY
DISTRICT + SHK. ZAYED ROAD



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2ND -9TH FLOOR PLAN

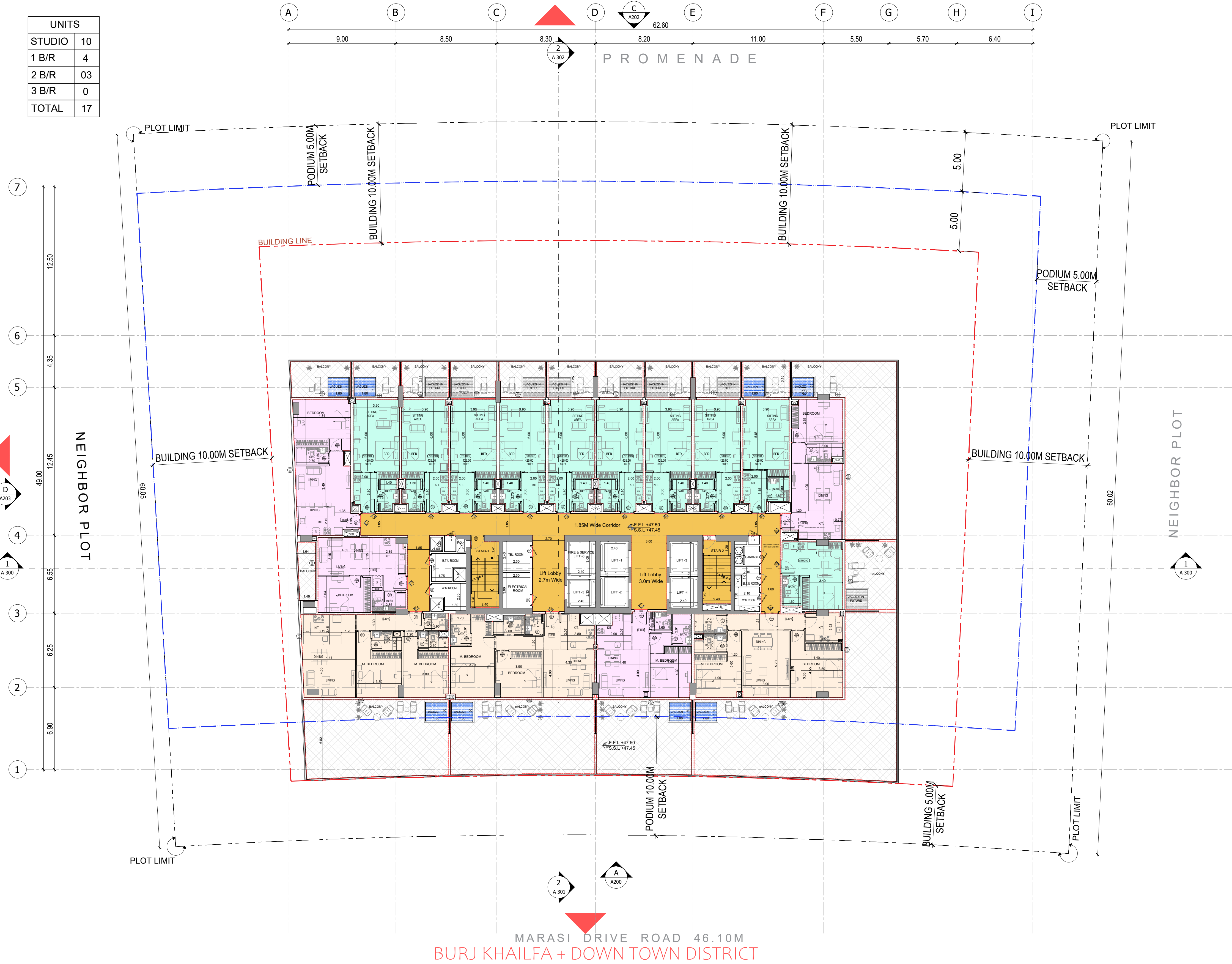
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DUBAI WATER CANAL + BUSINESS BAY DISTRICT + AL KHAIL/ RAS
AL KHOR ROAD + MEYDAN DISTRICT + AMENITY VIEW

UNITS	
STUDIO	10
1 B/R	4
2 B/R	03
3 B/R	0
TOTAL	17

DUBAI WATER CANAL + BUSINESS BAY DISTRICT
+ ALKHAIL/ RAS AL KHOR ROAD



DUBAI WATER CANAL + BUSINESS BAY
DISTRICT + SHK. ZAYED ROAD



BINGHATTI RIVERSIDE

10TH FLOOR PLAN



The diagram illustrates the layout of the Promenade, showing stations A through I and various distances. The stations are represented by circles, and the distances are indicated by horizontal lines with numerical values. The layout is as follows:

- Station A to Station B: 9.00
- Station B to Station C: 8.50
- Station C to Station D: 8.30
- Station D to Station E: 8.20
- Station E to Station F: 11.00
- Station F to Station G: 5.50
- Station G to Station H: 5.70
- Station H to Station I: 6.40

Additional features include a red triangle between stations C and D, a black triangle between stations D and E, and a black circle with a white '2' and 'A.302' between stations D and E. The word 'PROMENADE' is written in large, light blue capital letters across the bottom of the diagram.

The floor plan illustrates a multi-story residential or commercial building layout. Key features include:

- Central Corridor:** A 1.85m wide central corridor runs horizontally through the middle of the building, providing access to multiple lifts and stairs.
- Lifts and Stairs:** The plan shows five lifts (LIFT 1 to LIFT 5) and two staircases (STAIR 1 and STAIR 2) for vertical circulation.
- Room Layout:** The building is divided into several units, each containing a bedroom, living area, dining area, and kitchen. Some units also feature balconies.
- Setbacks and Plot Limits:** The building is surrounded by setbacks: 10.00m Building Setback, 5.00m Podium Setback, and 5.00m Building Setback. The plot limits are indicated by dashed lines.
- Neighboring Plots:** The building is situated within a plot limit, with neighboring plots labeled "NEIGHBOR PLOT" on the left and right sides.

DUBAI WATER CANAL + BUSINESS BAY
DISTRICT + SHK. ZAYED ROAD

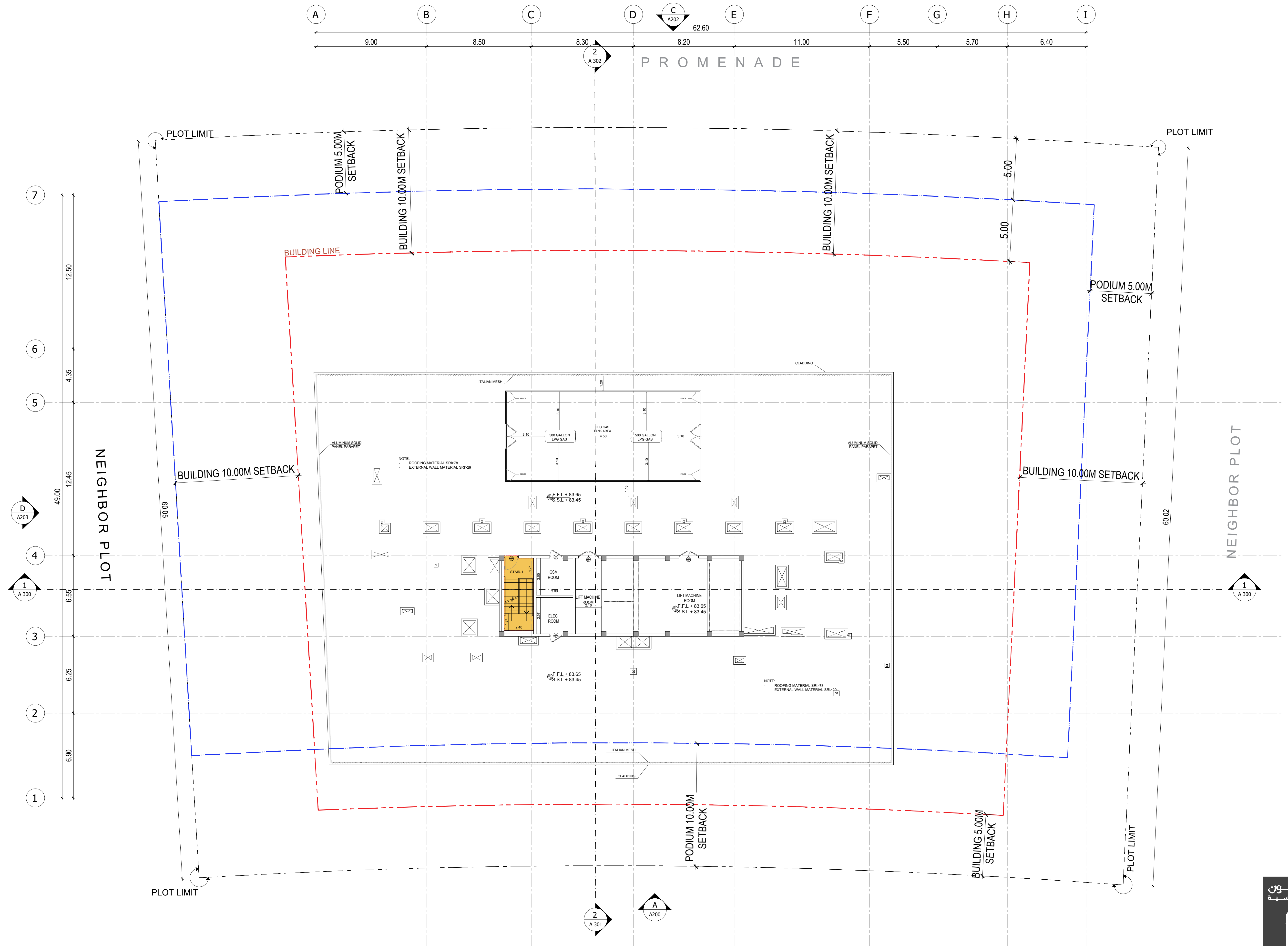
11TH -19TH FLOOR PLAN



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ROOF FLOOR PLAN