

Planters at plot limit max. 60cm height only.

نكهيل  
NAKHEEL

Urban Management  
Development Control and Planning Approval

PD

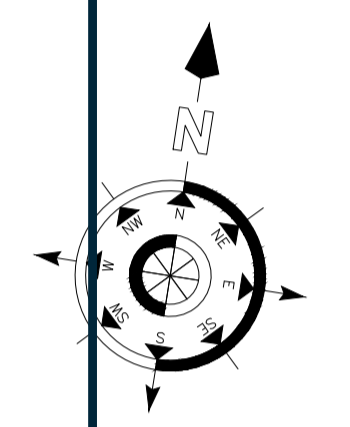
Preliminary Design  
Approval



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NOTES:

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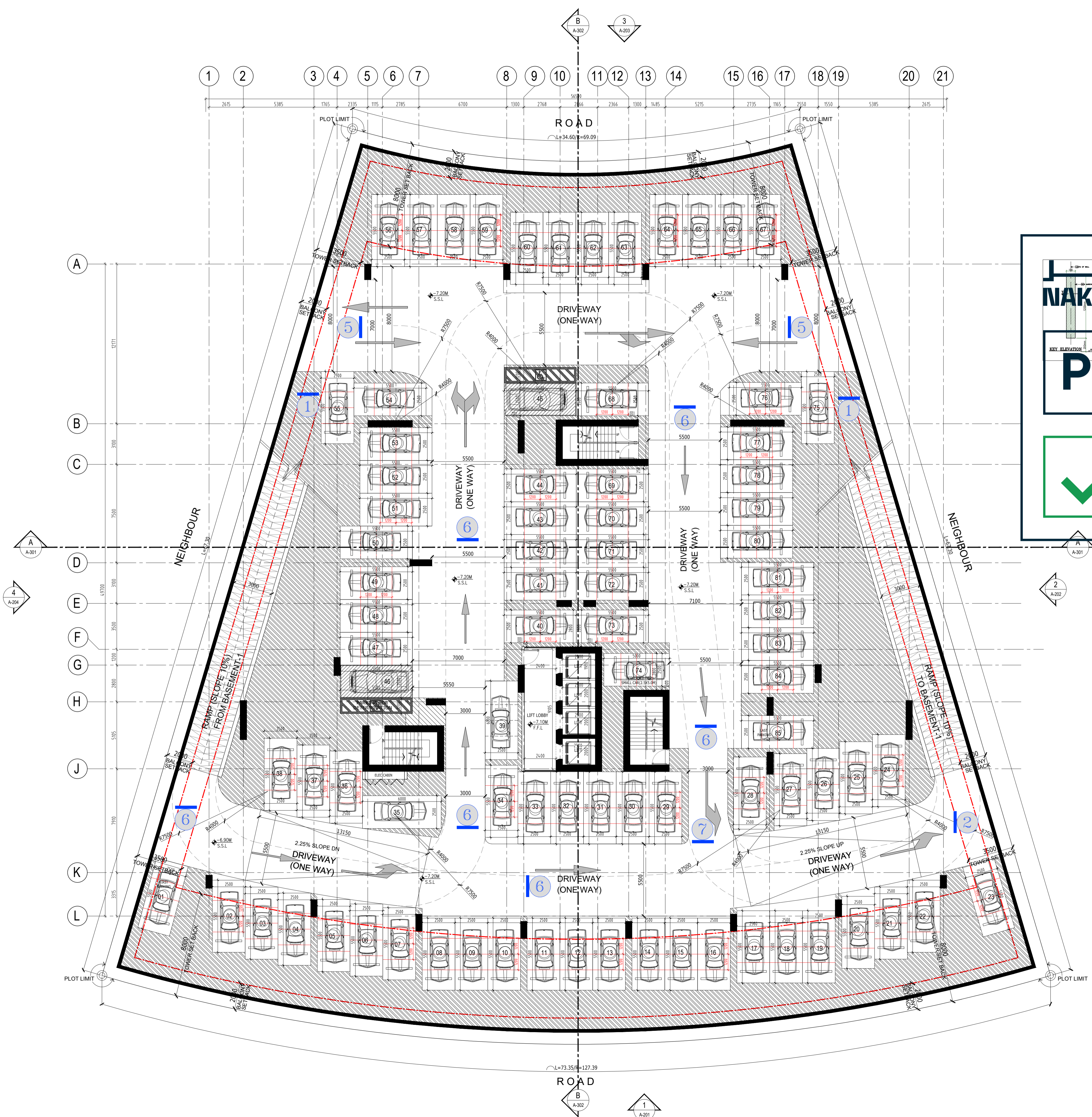


DocuSigned by:  
Meera AlMarmali



SETTINGOUT PLAN 1

DATE	DESCRIPTION	BY
CONSULTANT :		
<b>EMSQUARE</b> ENGINEERING CONSULTANTS Architects & Civil Engineers TEL. NO. +971 4 2729099 FAX NO. +971 4 2729334 P.O. Box 181903 Dubai, e-mail: emsquare@emsquare.net.ae		
OWNER :		
AIG HOLDINGS LLC FZ		
JOB TITLE :		
PROPOSED RETAIL/RESIDENTIAL BUILDING (2B+G+3P+15+ROOF)		
PLOT NO. / PARCEL ID	BLOCK / COMMUNITY	
IC3-T-08	WARSAN FOURTH-624	
DRAWING TITLE :		
SETTING OUT PLAN		
ARCHITECT :	STRUCTURAL ENGR. :	DRAWN :
SMITHA	SYED	VINOD
SCALE :	DATE :	CHECKED BY :
1:150	MAY-2025	BABU
JOB NO. :	DRAWING NO. :	REVISION NO. :
-	A-100	-



- 1 CLEAR HEIGHT - 2.4m
- 2 EXIT
- 3 TO BASEMENT FLOOR
- 4 TO GROUND
- 5 DEAD END
- 6 ONE WAY
- 7 NO ENTRY
- 8 TO PODIUM

**Urban Management**  
**Development Control and Planning Approval**

**PD** Preliminary Design Approval

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NOTES:

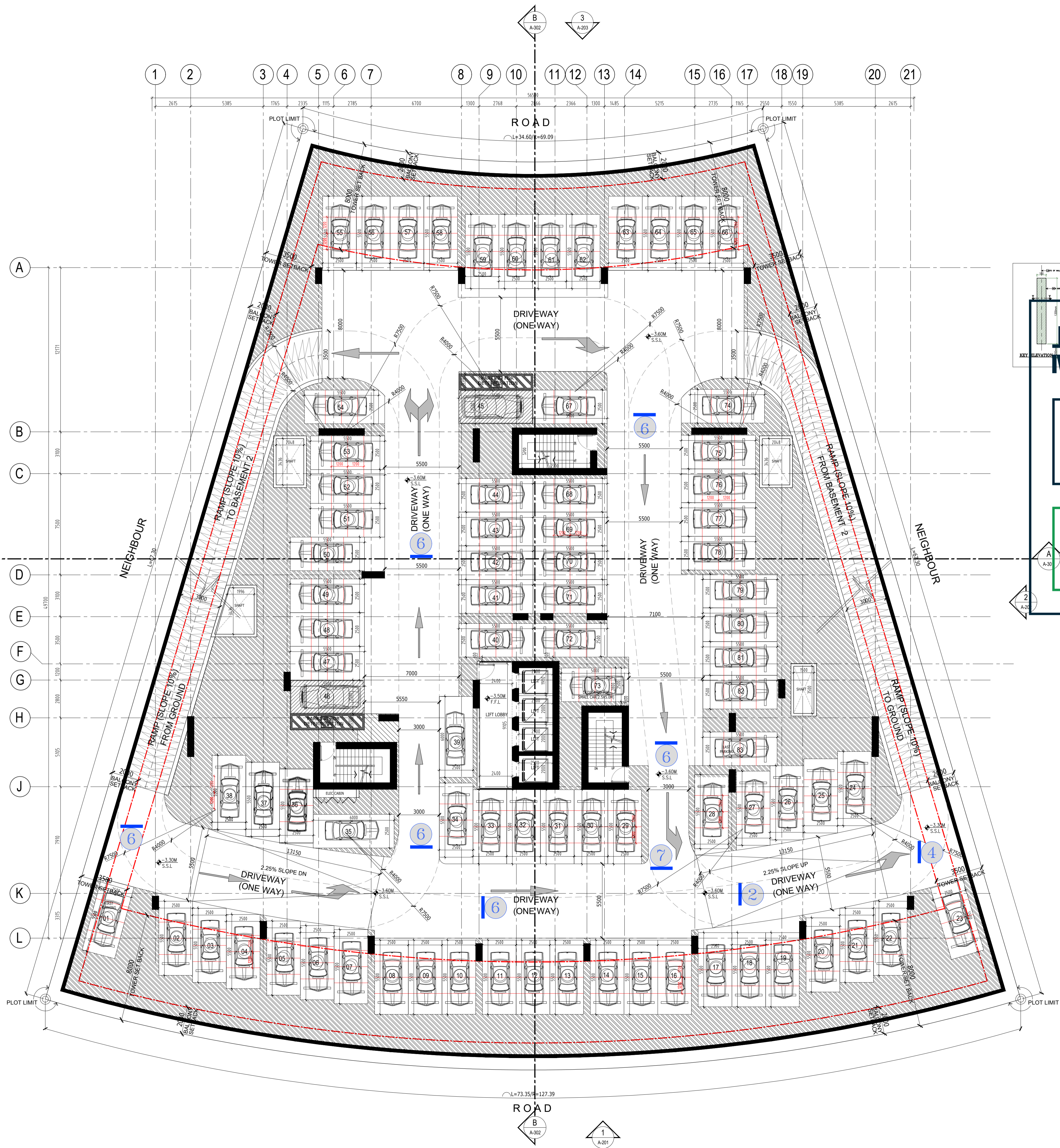
- THIS DRAWING MAY NOT BE REPRODUCED BY ANY MEANS WITHOUT PRIOR APPROVAL FROM EMSQUARE.
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DocuSigned by:  
**Muhammad Almamaki**  
 TC59A39C8A8E6D



**BASEMENT-2 FLOOR PLAN** 1  
 TOTAL NO.OF PARKING - 85 NO.S


DATE	DESCRIPTION	BY
CONSULTANT :		
<b>EMSQUARE</b> ENGINEERING CONSULTANTS Architects & Civil Engineers TEL. NO. +971 4 2729009 FAX NO. +971 4 2729334 P.O. Box: 181903 Dubai e-mail: emsquare@emirates.net.ae		
OWNER :		
AIG HOLDINGS LLC FZ		
JOB TITLE :		
PROPOSED RETAIL/RESIDENTIAL BUILDING (2B+G+3P+15+ROOF)		
PLOT NO. / PARCEL ID	BLOCK / COMMUNITY	
IC3-T-08	WARSAN FOURTH-624	
DRAWING TITLE :		
BASEMENT FLOOR PLAN-2		
ARCHITECT :	STRUCTURAL ENGR. :	DRAWN :
SMITHA	SYED	VINOD
SCALE :	DATE :	CHECKED BY :
1:150	MAY-2025	BABU
JOB NO :	DRAWING NO. :	REVISION NO. :
-	A-101	-




- 1 CLEAR HEIGHT - 2.4m
- 2 EXIT
- 3 TO BASEMENT FLOOR
- 4 TO GROUND
- 5 DEAD END
- 6 ONE WAY
- 7 NO ENTRY
- 8 TO PODIUM

NOTES:

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**Urban Management**  
Development Control and Planning Approval



PD

## Preliminary Design Approval

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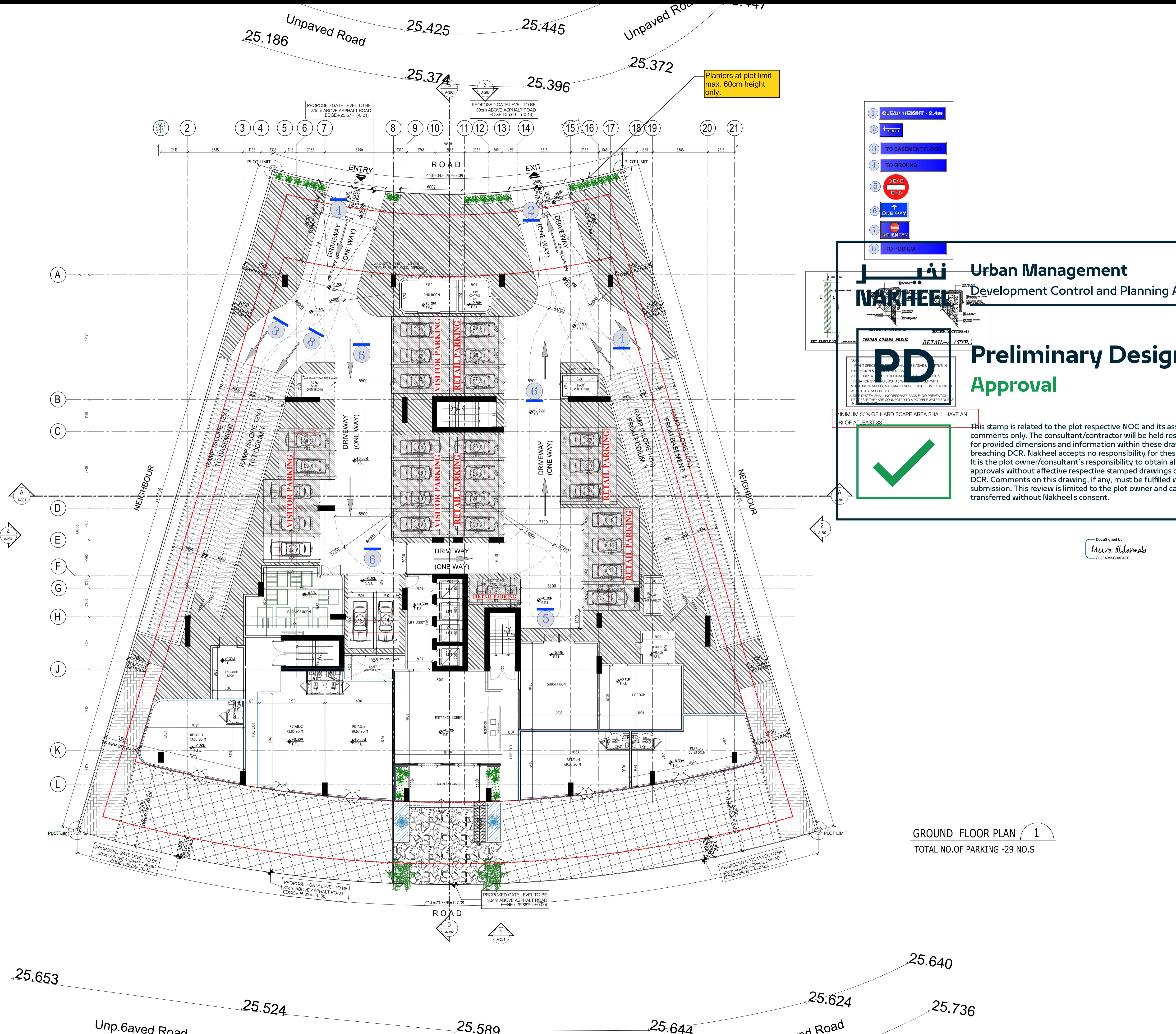
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DocuSigned by:  
*Muira Almamaki*  
7C93A399CBABE0

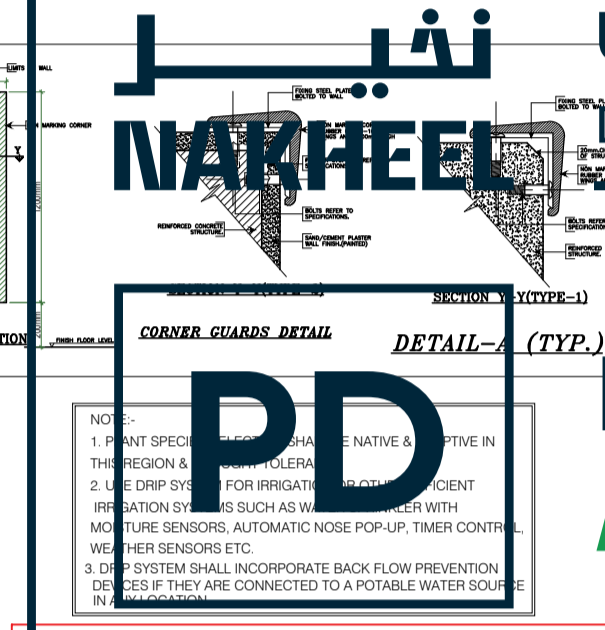


DATE	DESCRIPTION	BY
CONSULTANT :		
<b>EMSQUARE</b> ENGINEERING CONSULTANTS Architects & Civil Engineers TEL. NO. +971 4 2729009 FAX NO. +971 4 2729334 P.O. Box 181903 Dubai e-mail: emsquare@emirates.net.ae		
OWNER :		
<b>AIG HOLDINGS LLC FZ</b>		
JOB TITLE :		
<b>PROPOSED RETAIL/RESIDENTIAL BUILDING (2B+G+3P+15+ROOF)</b>		
PLOT NO. / PARCEL ID	BLOCK / COMMUNITY	
IC3-T-08	WARSAN FOURTH-624	
DRAWING TITLE :		
<b>BASEMENT FLOOR PLAN-1</b>		
ARCHITECT :	STRUCTURAL ENGR. :	DRAWN :
SMITHA	SYED	VINOD
SCALE :	DATE :	CHECKED BY :
1:150	MAY-2025	BABU
JOB NO. :	DRAWING NO. :	REVISION NO. :
-	A-102	-

**BASEMENT-1 FLOOR PLAN** 1  
TOTAL NO.OF PARKING -83 NO.S



- 1. CLEAR HEIGHT - 2.4m
- 2. TO BASEMENT FLOOR
- 3. TO GROUND
- 4. TO PODIUM
- 5. ONE WAY
- 6. ONE WAY
- 7. ENTRY
- 8. TO PODIUM



Urban Management  
Development Control and Planning Approval

Preliminary Design  
Approval

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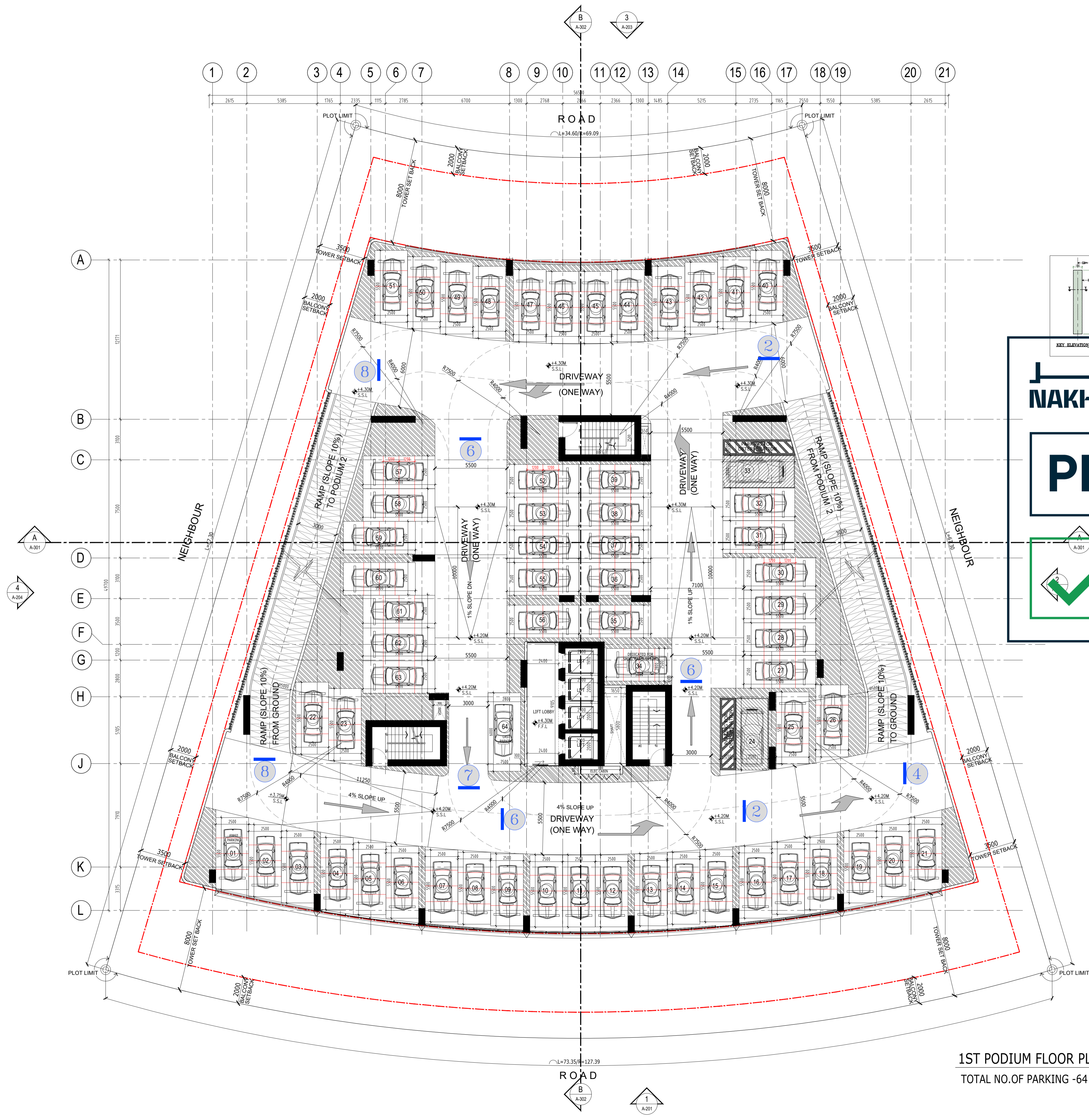
NOTES:  
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Designed by:  
Meera Alkarmaki  
7C8A39C8A8AED...

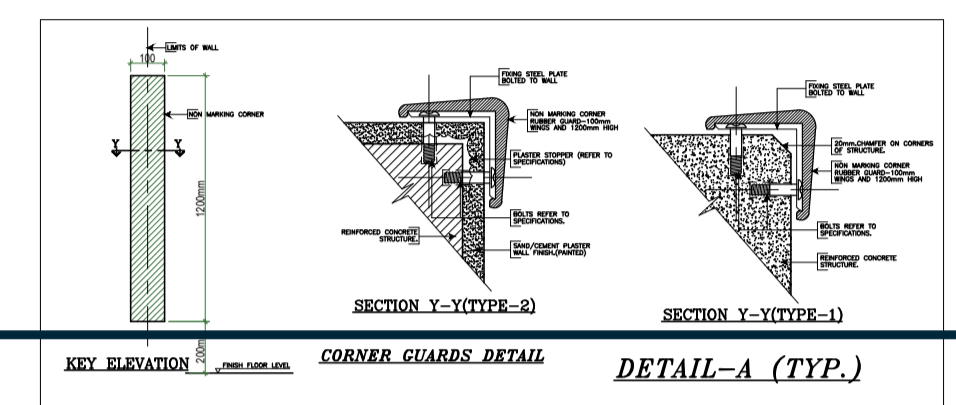


GROUND FLOOR PLAN 1  
TOTAL NO.OF PARKING - 29 NO.S

DATE	DESCRIPTION	BY
CONSULTANT :		
<b>EMSQUARE</b> ENGINEERING CONSULTANTS Architects & Civil Engineers TEL. NO. +971 4 2729009 FAX NO. +971 4 2729334 P.O. Box: 181903 Dubai e-mail: emsquare@emirates.net.ae		
OWNER :		
AIG HOLDINGS LLC FZ		
JOB TITLE :		
PROPOSED RETAIL/RESIDENTIAL BUILDING (2B+G+3P+15+ROOF)		
PLOT NO. / PARCEL ID		BLOCK / COMMUNITY
IC3-T-08		WARSAN FOURTH-624
DRAWING TITLE :		
GROUND FLOOR PLAN		
ARCHITECT :	STRUCTURAL ENGR. :	DRAWN :
SMITHA	SYED	VINOD
SCALE :	DATE :	CHECKED BY :
1:175	MAY-2025	BABU
JOB NO. :	DRAWING NO. :	REVISION NO. :
-	A-103	-



- 1 CLEAR HEIGHT - 2.4m
- 2 EXIT
- 3 TO BASEMENT FLOOR
- 4 TO GROUND
- 5 DEAD END
- 6 ONE WAY
- 7 NO ENTRY
- 8 TO PODIUM



**نخيل**  
**NAKHEEL**

**Urban Management**  
Development Control and Planning Approval

**PD** Preliminary Design Approval

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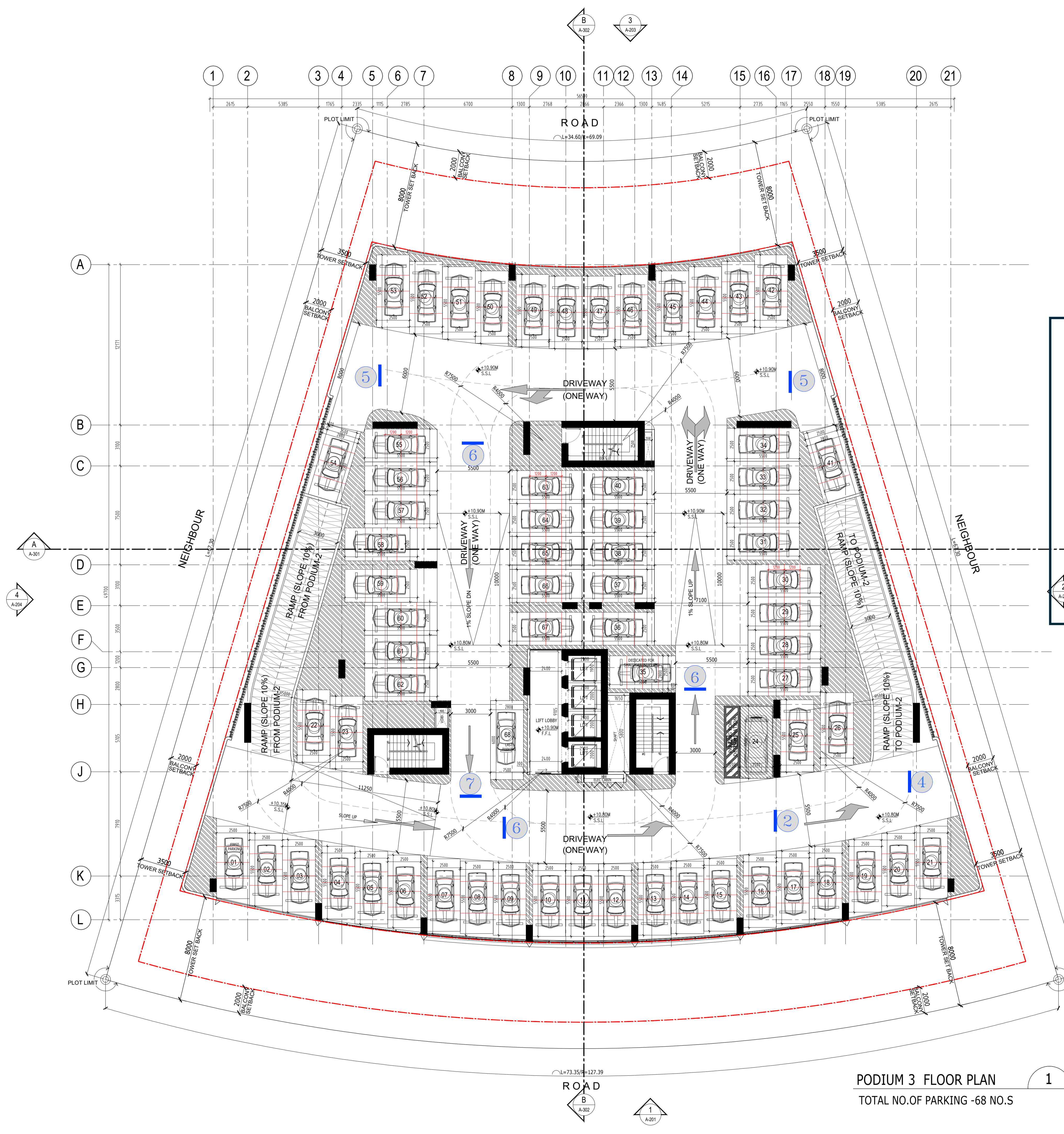
DocuSigned by:  
*Muhammad Alhamdi*  
7C3A399C8AB4E0...



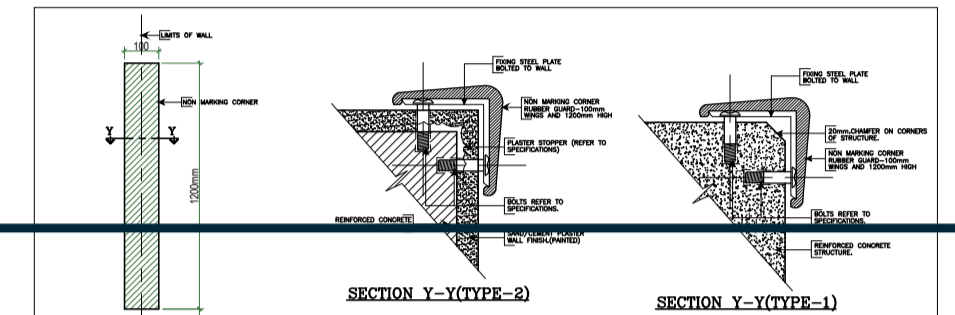
DATE	DESCRIPTION	BY
CONSULTANT :		
<b>EMSQUARE</b> ENGINEERING CONSULTANTS Architects & Civil Engineers TEL. NO. +971 4 2729009 FAX NO. +971 4 2729334 P.O. Box: 181903 Dubai e-mail: emsquare@emirates.net.ae		
OWNER :		
<b>AIG HOLDINGS LLC FZ</b>		
JOB TITLE :		
<b>PROPOSED RETAIL/RESIDENTIAL BUILDING (2B+G+3P+15+ROOF)</b>		
PLOT NO. / PARCEL ID	BLOCK / COMMUNITY	
IC3-T-08	WARSAN FOURTH-624	
DRAWING TITLE :		
<b>1ST PODIUM FLOOR PLAN</b>		
ARCHITECT :	STRUCTURAL ENGR. :	DRAWN :
SMITHA	SYED	VINOD
SCALE :	DATE :	CHECKED BY :
1:150	MAY-2025	BABU
JOB NO. :	DRAWING NO. :	REVISION NO. :
	A-104	

**1ST PODIUM FLOOR PLAN** 1  
TOTAL NO.OF PARKING -64 NO.S





- 1 CLEAR HEIGHT - 2.4m
- 2 EXIT
- 3 TO BASEMENT FLOOR
- 4 TO GROUND
- 5 DEPT. END
- 6 ONE WAY
- 7 NO ENTRY
- 8 TO PODIUM



**Urban Management**  
**NAKHEEL** Development Control and Planning Approval

**PD** Preliminary Design Approval

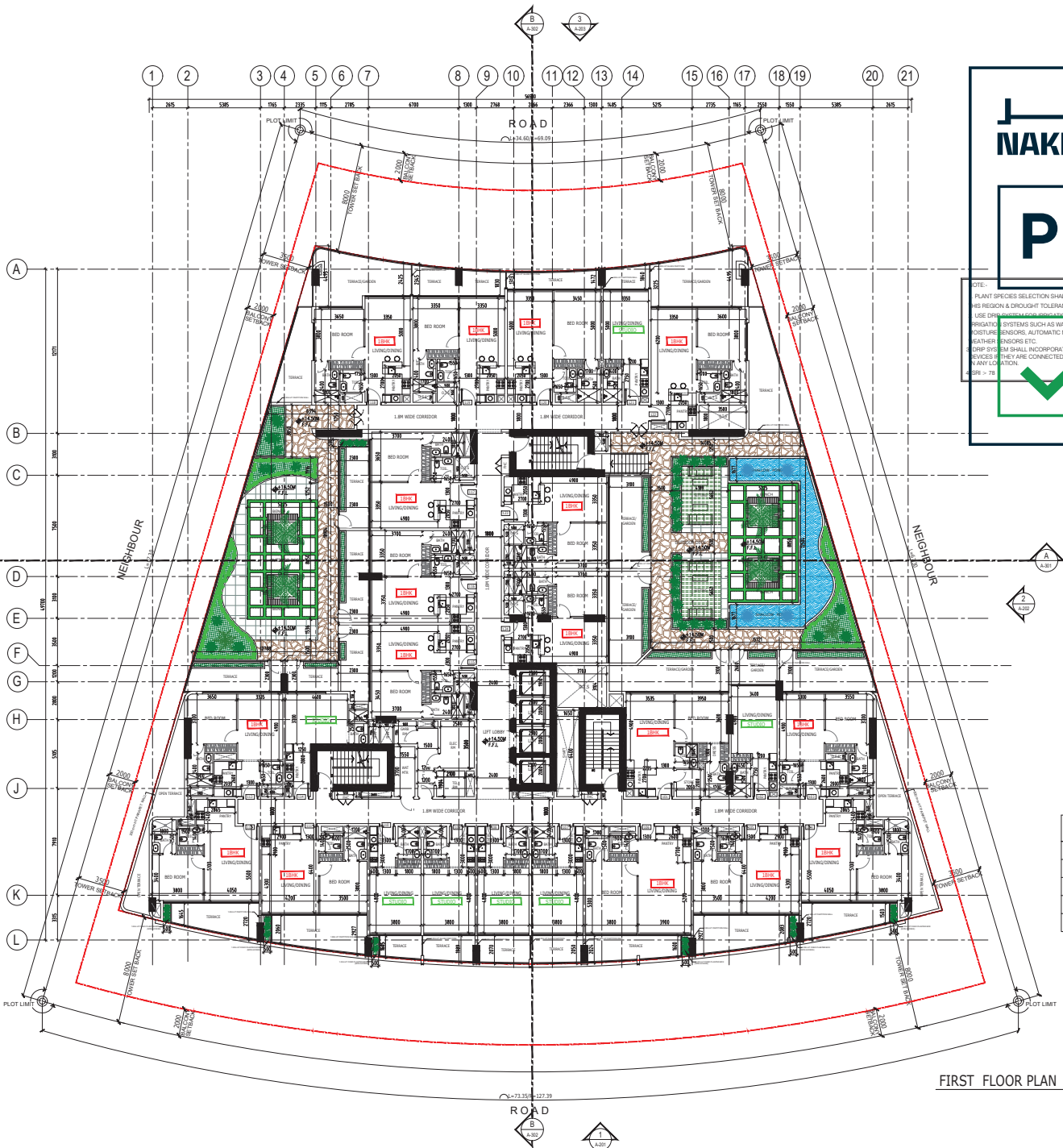
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DATE	DESCRIPTION	BY
CONSULTANT :		
<b>EMSQUARE</b> ENGINEERING CONSULTANTS Architects & Civil Engineers TEL. NO. +971 4 2729009 FAX NO. +971 4 2729334 P.O. Box: 181903 Dubai e-mail: emsquare@emirates.net.ae		
OWNER :		
AIG HOLDINGS LLC FZ		
JOB TITLE :		
PROPOSED RETAIL/RESIDENTIAL BUILDING (2B+G+3P+15+ROOF)		
PLOT NO. / PARCEL ID	BLOCK / COMMUNITY	
IC3-T-08	WARSAN FOURTH-624	
DRAWING TITLE :		
3RD PODIUM FLOOR PLAN		
ARCHITECT :	STRUCTURAL ENGR. :	DRAWN :
SMITHA	SYED	VINOD
SCALE :	DATE :	CHECKED BY :
1:150	MAY-2025	BABU
JOB NO. :	DRAWING NO. :	REVISION NO. :
-	A-106	-

PODIUM 3 FLOOR PLAN  
 TOTAL NO.OF PARKING -68 NO.S





**Urban Management**  
Development Control and Planning Approval

PD

Preliminary Design  
Approval

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DocuSigned by:  
*Meera Aldamaki*  
7C83A399C9A84E0...

TYPE OF FLAT	NO. OF FLATS
STUDIO FLAT	07 NOS.
1 BHK FLAT (WITHOUT STORE)	16 NOS.
1 BHK FLAT (WITH STORE)	01 NOS.
<b>TOTAL</b>	<b>24 NOS.</b>



DATE	DESCRIPTION	BY

CONSULTANT:

**EMSQUARE**  
ENGINEERING CONSULTANTS  
Architects & Civil Engineers  
TEL: 971 4 220888 FAX: 971 4 220814  
P.O. BOX 191903 DUBAI  
E-MAIL: info@emsq.com@arabian.ae

OWNER:

**AIG HOLDINGS LLC FZ**

JOB TITLE:  
**PROPOSED RETAIL/RESIDENTIAL BUILDING (2B+G+3P+15+ROOF)**

PLOT NO./ PARCEL ID: IC3-T-08      BLOCK/ COMMUNITY: WARSAN FOURTH-624

DRAWING TITLE:  
**FIRST FLOOR PLAN**

ARCHITECT	STRUCTURAL ENGR.	DRAWN
SMITHA	SYED	WINOD
SCALE:	DATE:	CHECKED BY:
1:150	MAY-2023	BABU
JOB NO:	DRAWING NO.	REVISION NO.
—	A-107	—

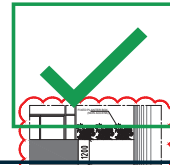
FIRST FLOOR PLAN 1

ناكيل  
NAKHEEL

Urban Management  
Development Control and Planning Approval

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Preliminary Design  
Approval



- NOTES:
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DocuSigned by:  
Meera AlDarmaki  
7C93A3990A84E0..



DATE DESCRIPTION BY

CONSULTANT:  
EMSQUARE ENGINEERING CONSULTANTS  
Architects & Civil Engineers  
TEL: 051 422888 FAX: 051 422884  
P.O. BOX: 195 19003 DUBLIN  
E-MAIL: info@emsquare.ie

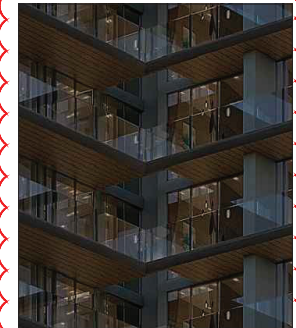
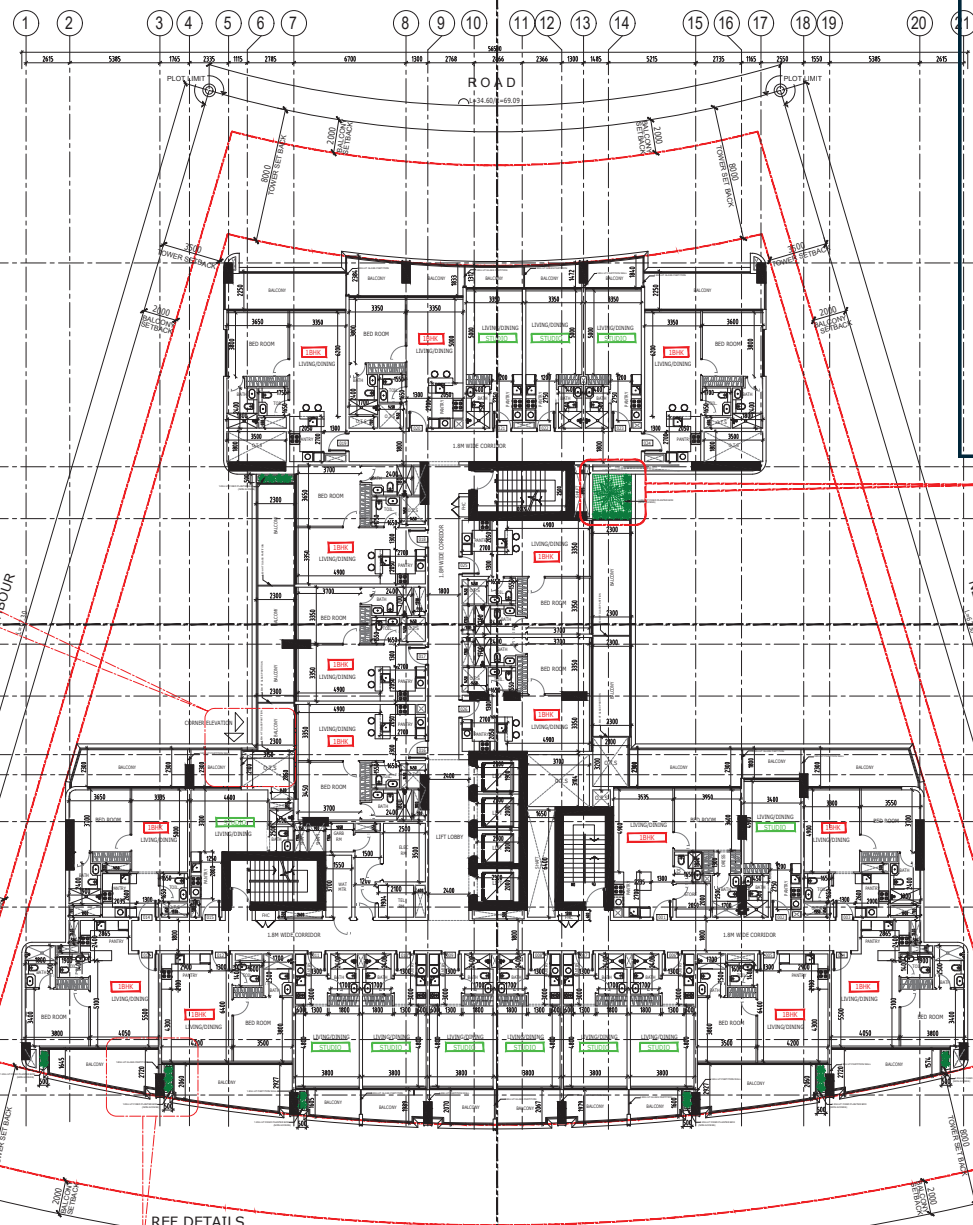
OWNER:  
AIG HOLDINGS LLC FZ

JOB TITLE:  
PROPOSED RETAIL/RESIDENTIAL  
BUILDING (2B+G+3P+15+ROOF)

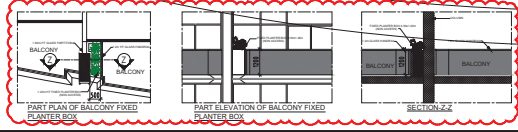
PLOT NO./ PARCEL ID: IC3-T-08  
BLOCK/ COMMUNITY: WARSAN FOURTH-624

DRAWING TITLE:  
TYPICAL(2-4-6-7) FLOOR PLAN

ARCHITECT:	STRUCTURAL ENGR.:	DRAWN:
SMITHA	SYED	WNOG
SCALE:	DATE:	CHECKED BY:
1:150	MAY-2025	BABU
JOB NO.:	DRAWING NO.:	REVISION NO.:
-	A-108	-



CORNER ELEVATION TYPICAL FLOOR (2ND TO 15TH)



REF. DETAILS

TYPICAL (2,4,6,7) FLOOR PLAN 1

TYPE OF FLAT	NO. OF FLATS
STUDIO FLAT	11 NOS.
1 BHK FLAT (WITHOUT STORE)	14 NOS.
1 BHK FLAT (WITH STORE)	01 NOS.
<b>TOTAL</b>	<b>26 NOS.</b>

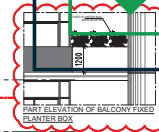
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Preliminary Design  
Approval

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DocuSigned by:  
Meera Darmali  
7C93A399C80A4E0...



TYPE OF FLAT	NO. OF FLATS
STUDIO FLAT	09 NOS.
1 BHK FLAT (WITHOUT STORE)	15 NOS.
1 BHK FLAT (WITH STORE)	01 NOS.
TOTAL	25 NOS.

DATE	DESCRIPTION	BY

CONSULTANT:  
**EMSQUARE**  
ENGINEERING CONSULTANTS  
ARCHITECTS & CIVIL ENGINEERS  
P.O. BOX 181903, DUBAI, U.A.E.

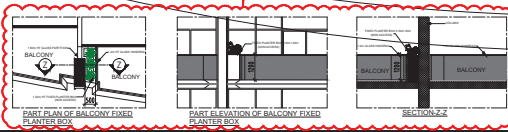
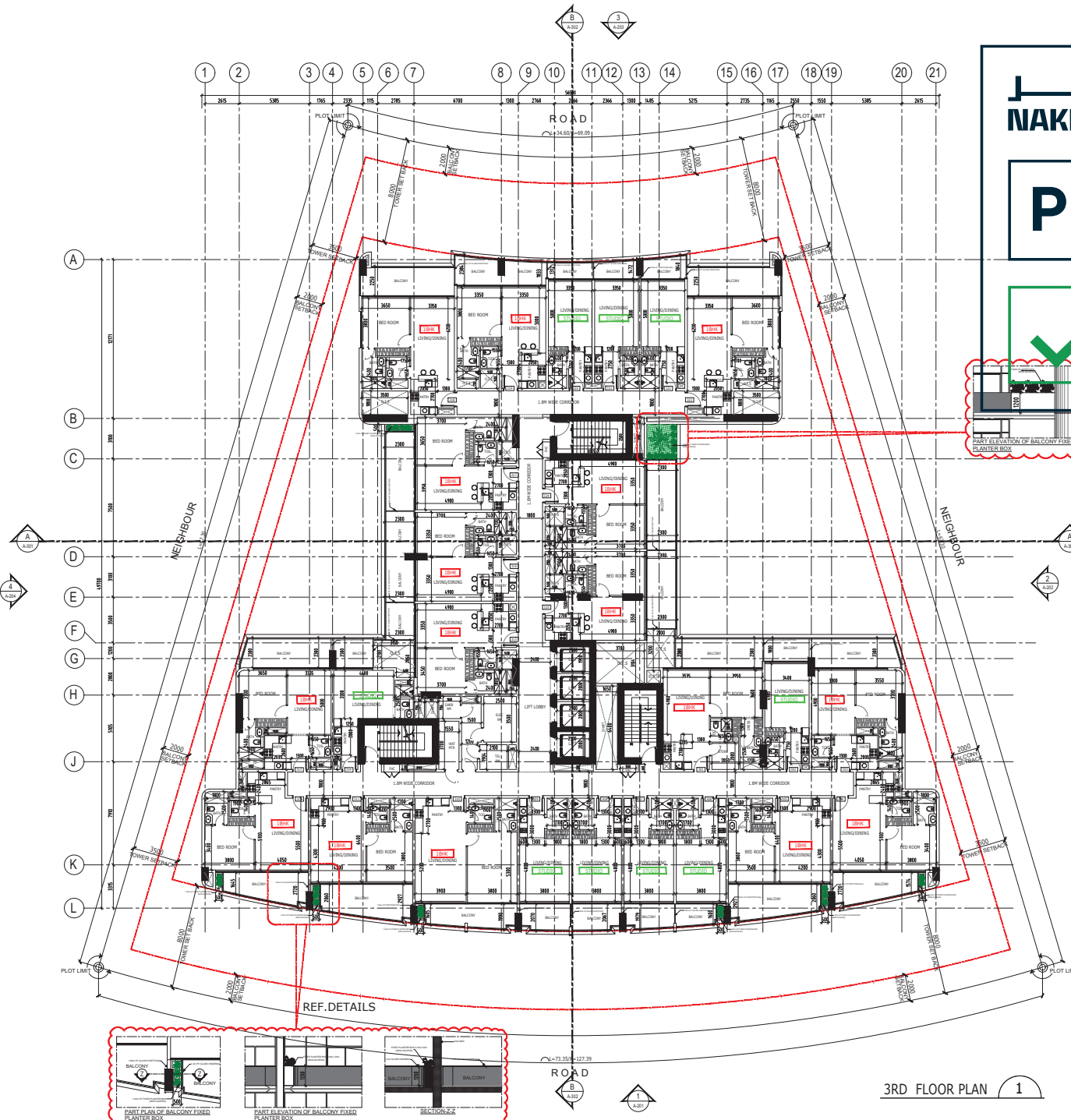
OWNER:  
AIG HOLDINGS LLC FZ

JOB TITLE:  
PROPOSED RETAIL/RESIDENTIAL  
BUILDING (2B+G+3P+15+ROOF)

PLOT NO. / PARCEL ID: IC3-T-08  
BLOCK: COMMUNITY WARSAN FOURTH-624

DRAWING TITLE:  
3RD FLOOR PLAN

ARCHITECT	STRUCTURAL ENGR.	DRAWN
SMITHA	SYED	WINOD
SCALE:	DATE:	CHECKED BY:
1:150	MAY-2025	BABU
JOB NO:	DRAWING NO:	REVISION NO:
—	A-109	—



3RD FLOOR PLAN 1

21  
**NAKHEEL**

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 Development Control and Planning Approval

**PD**

**Preliminary Design Approval**



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DocuSigned by:  
**Meera AlJarmali**  
 7C8A3A39C8ABED...



TYPE OF FLAT	NO. OF FLATS
STUDIO FLAT	09 NOS.
1 BHK FLAT (WITHOUT STORE)	15 NOS.
1 BHK FLAT (WITH STORE)	01 NOS.
<b>TOTAL</b>	<b>25 NOS.</b>

DATE	DESCRIPTION	BY

CONSULTANT:  
**EMSQUARE ENGINEERING CONSULTANTS**  
 ARCHITECTS & CIVIL ENGINEERS  
 TEL: +971 4 2208800 FAX: No. 42 2208214  
 P.O. BOX 33485, 151 FOUJILAH STREET  
 41-CRISTAL, OFFICE 101, P.O. BOX 127700, DUBAI, UAE

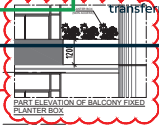
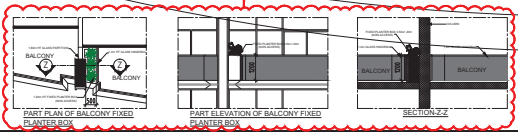
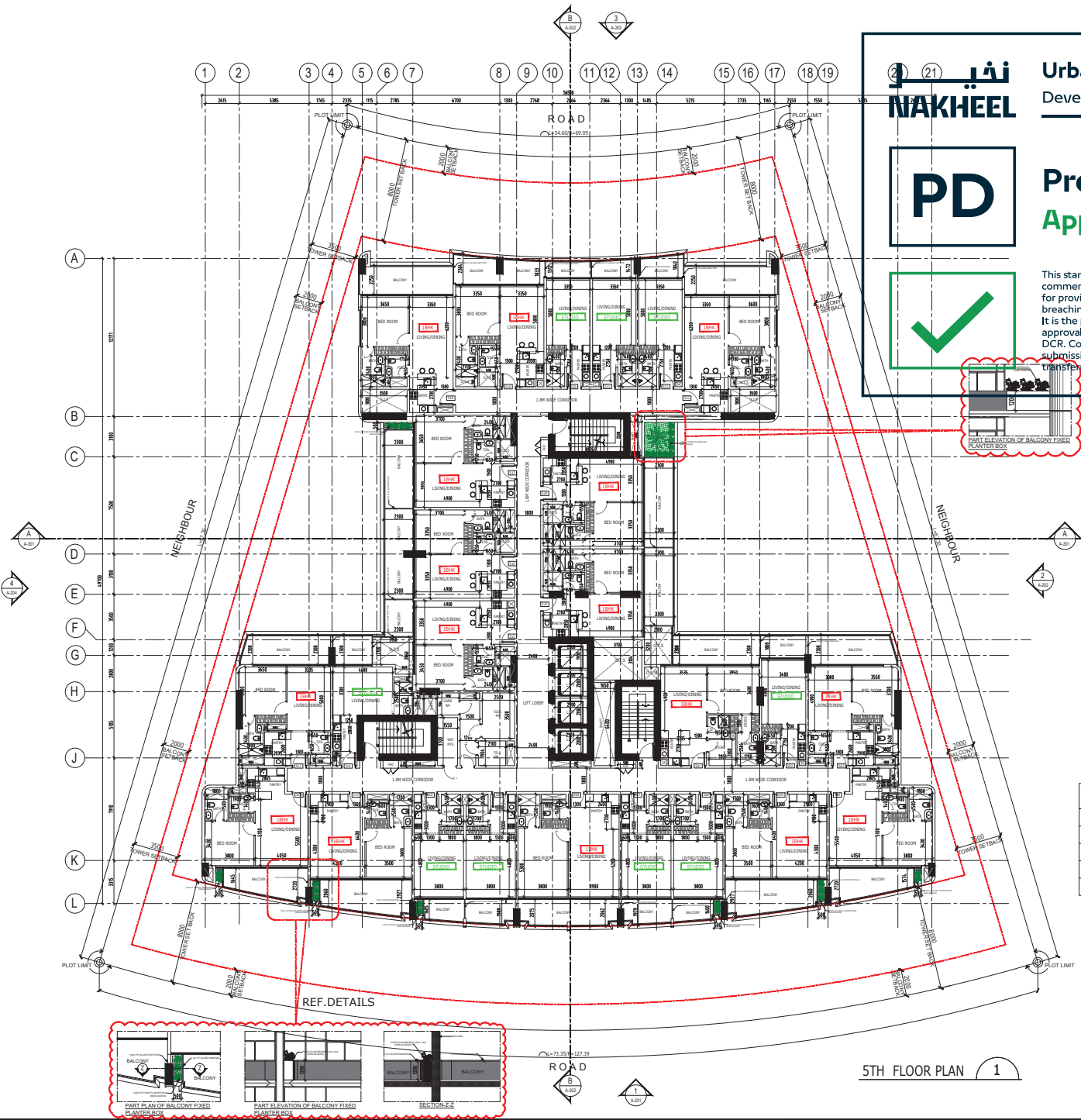
OWNER:  
**AIG HOLDINGS LLC FZ**

JOB TITLE:  
**PROPOSED RETAIL/RESIDENTIAL BUILDING (2B+G+3P+15+ROOF)**

PLOT NO./ PARCEL ID: **IC3-T-08** BLOCK/ COMMUNITY: **WARSAN FOURTH-624**

DRAWING TITLE:  
**5TH FLOOR PLAN**

ARCHITECT	STRUCTURAL ENGR.	DRAWN
SMITHA	SYED	WINOD
SCALE:	DATE:	CHECKED BY:
1:150	MAY-2023	BABU
JOB NO:	DRAWING NO:	REVISION NO:
—	A-110	-



5TH FLOOR PLAN 1

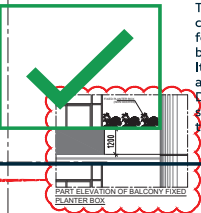
ناكheel  
**NAKHEEL**

**Urban Management**  
Development Control and Planning Approval

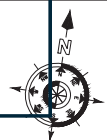
**PD**

**Preliminary Design Approval**

This stamp is related to the plot respective NOC and its associated comments only. The consultant/contractor will be held responsible for provided dimensions and information within these drawings or for breaching DCR. Nakheel accepts no responsibility for these matters. It is the plot owner/consultant's responsibility to obtain all authority approvals without affective respective stamped drawings or breaching DCR. Comments on this drawing, if any, must be fulfilled within next submission. This review is limited to the plot owner and cannot be transferred without Nakheel's consent.



- NOTES:
1. THIS DRAWING MAY NOT BE REPRODUCED BY ANY MEANS WITHOUT PRIOR APPROVAL FROM ENCLOSED.
  2. DRAWINGS ARE NOT TO BE SCALED, STATED DIMENSIONS ONLY ARE TO BE TAKEN.
  3. ANY INCONSISTENCY OR DISCREPANCY IS TO BE BROUGHT TO THE ATTENTION OF & RESOLVED BY THE ARCHITECT/ENGINEER BEFORE THE WORK IS PUT IN HAND.



DocuSigned by:  
*Muira AlJarmaki*  
7C93A399C9A84E0...



TYPE OF FLAT	NO. OF FLATS
STUDIO FLAT	07 NOS.
1 BHK FLAT (WITHOUT STORE)	16 NOS.
1 BHK FLAT (WITH STORE)	01 NOS.
<b>TOTAL</b>	<b>24 NOS.</b>

DATE	DESCRIPTION	BY

CONSULTANT :

**EMSQUARE**  
ENGINEERING CONSULTANTS  
Architects & Civil Engineers  
P.O. Box 181428, Dubai, U.A.E.  
Tel: +971 4 2208888 Fax: +971 4 2208814  
E-mail: info@emsquare.ae

OWNER :

**AIG HOLDINGS LLC FZ**

JOB TITLE :

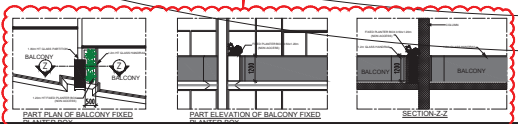
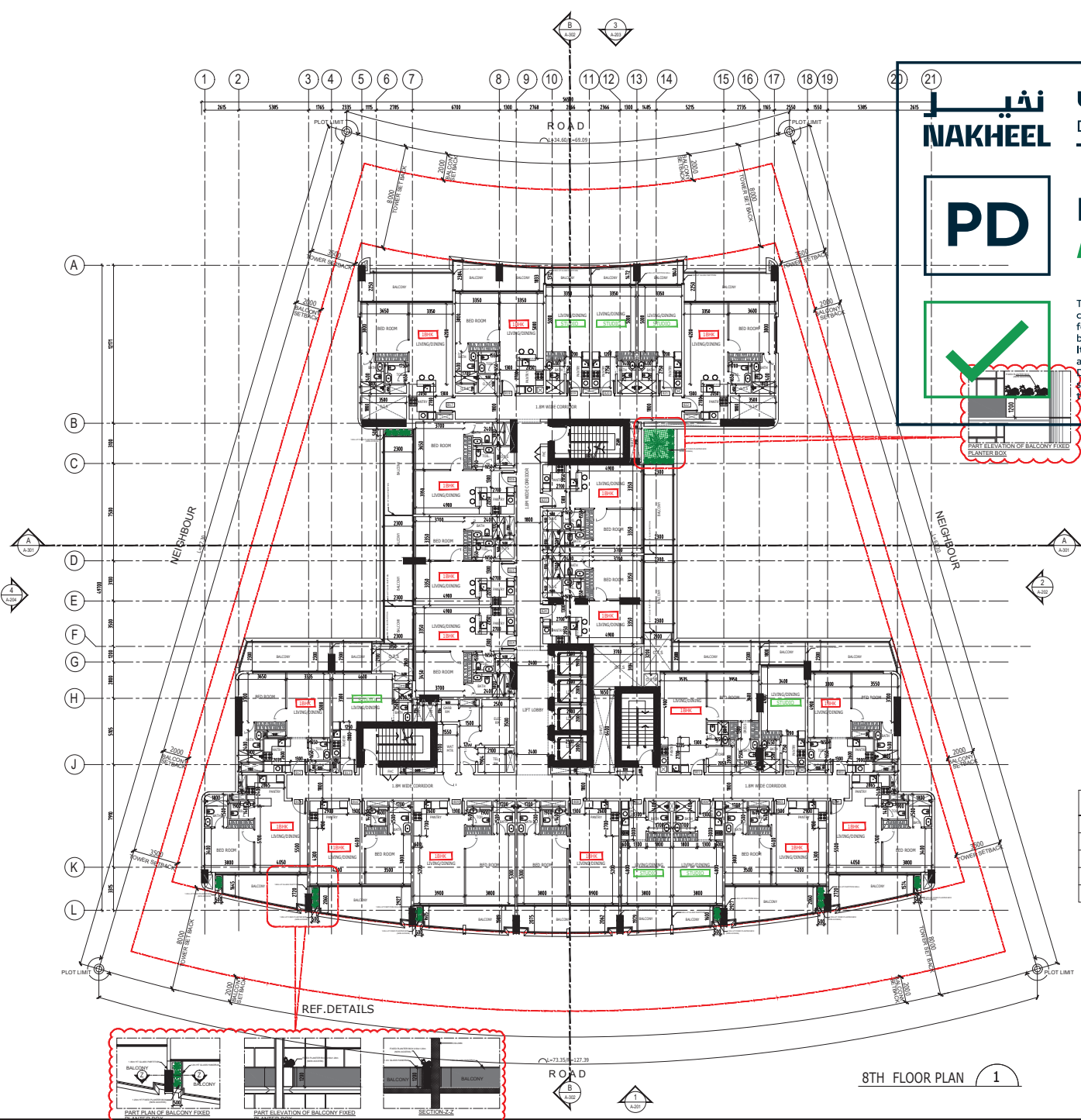
**PROPOSED RETAIL/RESIDENTIAL BUILDING (2B+G+3P+15+ROOF)**

PLOT NO. / PARCEL ID : IC3-T-08      BLOCK: COMMUNITY WARSAN FOURTH-624

DRAWING TITLE :

**8TH FLOOR PLAN**

ARCHITECT	STRUCTURAL ENGR.	DRAWN
SMITHA	SYED	WNOG
SCALE	DATE	CHECKED BY
1:150	MAY-2025	BABU
JOB NO.	DRAWING NO.	REVISION NO.
	A-111	



8TH FLOOR PLAN 1



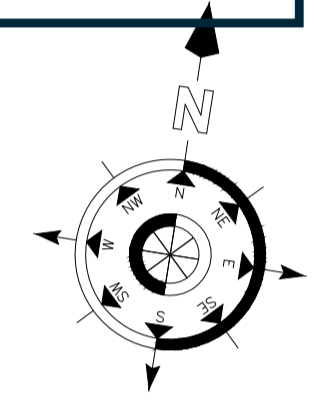
**Preliminary Design Approval**



**NOTES:**  
1. THIS DRAWING MAY NOT BE REPRODUCED BY ANY MEANS WITHOUT PRIOR APPROVAL FROM NAKHEEL. ANY INCONSISTENCY OR DISCREPANCY IS THE RESPONSIBILITY OF THE ARCHITECT/ENGINEER. THIS REVIEW IS LIMITED TO THE PLOT OWNER AND CANNOT BE TRANSFERRED WITHOUT NAKHEEL'S CONSENT.

1. THIS DRAWING MAY NOT BE REPRODUCED BY ANY MEANS WITHOUT PRIOR APPROVAL FROM NAKHEEL. ANY INCONSISTENCY OR DISCREPANCY IS THE RESPONSIBILITY OF THE ARCHITECT/ENGINEER. THIS REVIEW IS LIMITED TO THE PLOT OWNER AND CANNOT BE TRANSFERRED WITHOUT NAKHEEL'S CONSENT.

DocuSigned by:  
*Muhammad Alkhamisi*  
7C83A286C84B4E0



TYPE OF FLAT	NO. OF FLATS
STUDIO FLAT	07 NOS.
1 BHK FLAT (WITHOUT STORE)	16 NOS.
1 BHK FLAT (WITH STORE)	01 NOS.
<b>TOTAL</b>	<b>24 NOS.</b>

DATE	DESCRIPTION	BY

CONSULTANT:  
**EMSQUARE**  
ENGINEERING CONSULTANTS  
Architects & Civil Engineers  
TEL. NO. +971 4 2729009 FAX NO. +971 4 2729334  
P.O. Box 181903 Dubai  
e-mail: emsquare@emirates.net.ae

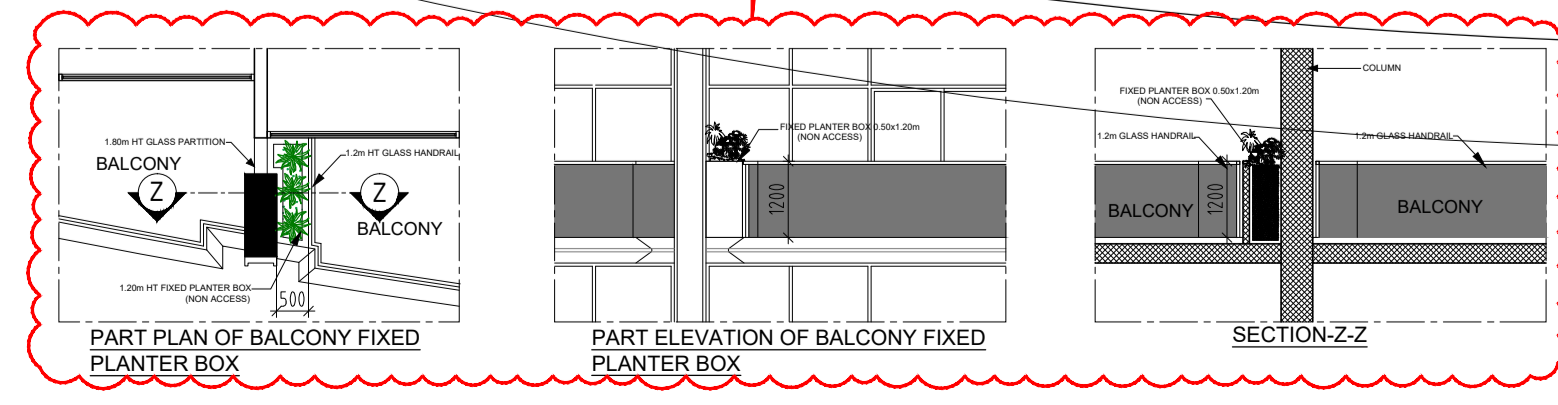
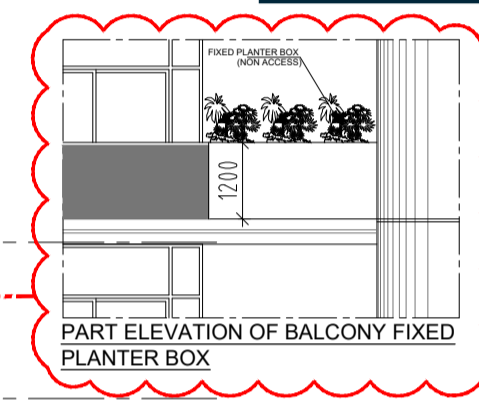
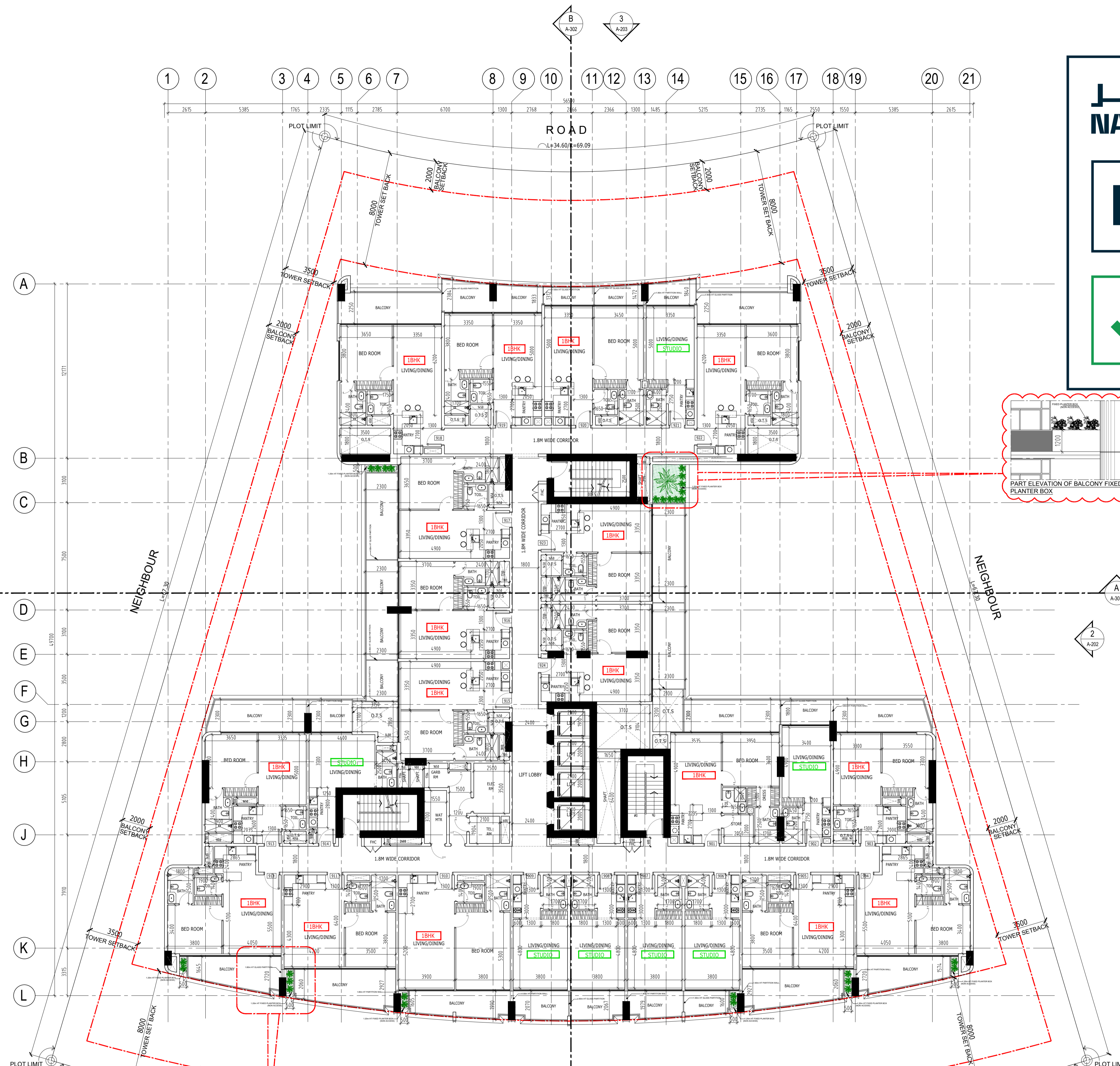
OWNER:  
**AIG HOLDINGS LLC FZ**

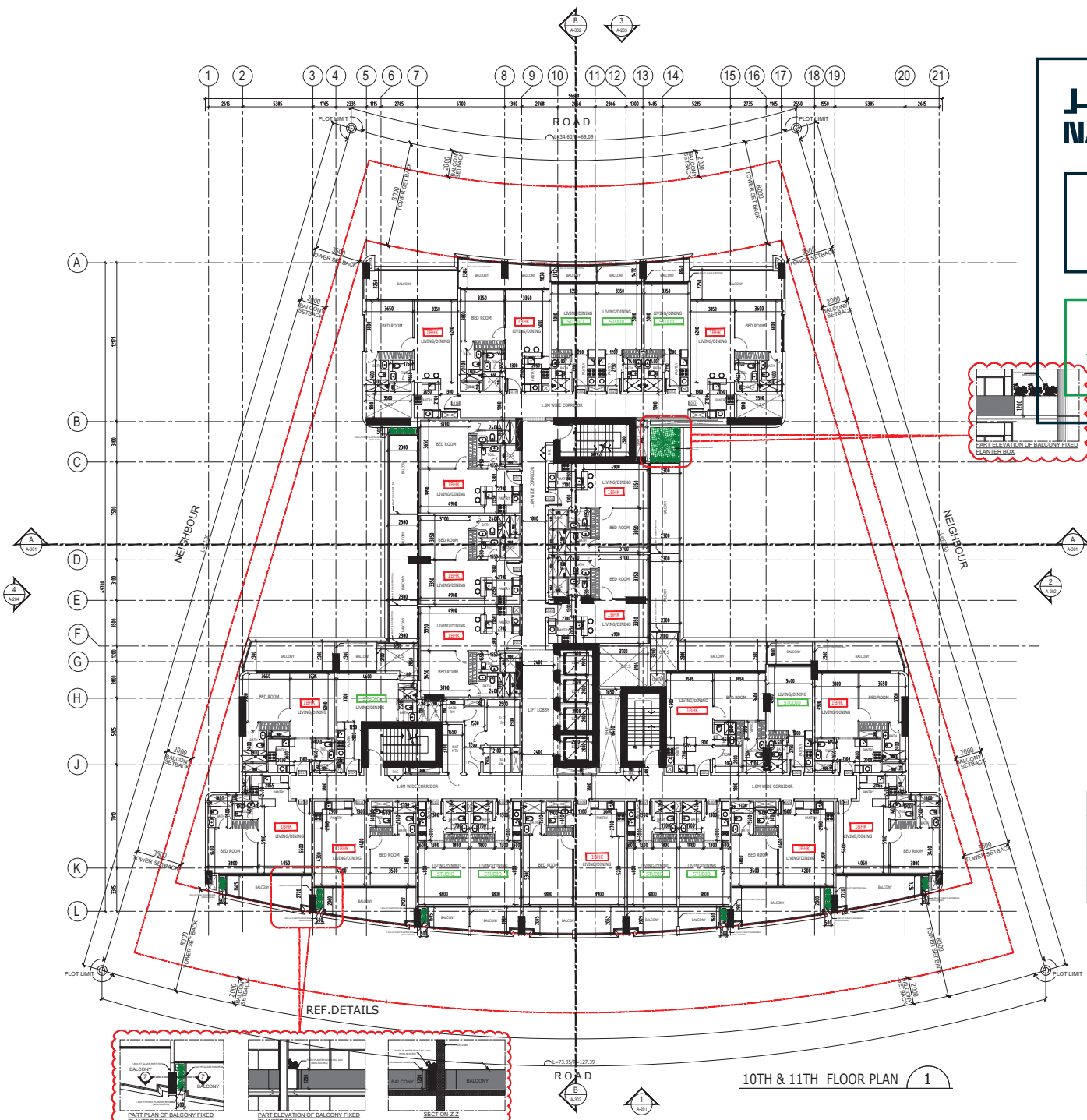
JOB TITLE:  
**PROPOSED RETAIL/RESIDENTIAL BUILDING (2B+G+3P+15+ROOF)**

PLOT NO. / PARCEL ID: IC3-T-08  
BLOCK / COMMUNITY: WARSAN FOURTH-624

DRAWING TITLE:  
**9TH FLOOR PLAN**

ARCHITECT:	STRUCTURAL ENGR.:	DRAWN:
SMITHA	SYED	VINOD
SCALE:	DATE:	CHECKED BY:
1:150	MAY-2025	BABU
JOB NO.:	DRAWING NO.:	REVISION NO.:
-	A-112	-





**ناكheel**  
**NAKHEEL**

**Urban Management**  
Development Control and Planning Approval

**PD**

**Preliminary Design Approval**



1. THIS DRAWING MAY NOT BE REPRODUCED BY ANY MEANS WITHOUT PRIOR APPROVAL FROM ENDSQUARE.
2. DRAWINGS ARE NOT TO BE SCALED, STATED DIMENSIONS ONLY ARE TO BE TAKEN.
3. ANY INCONSISTENCY OR DISCREPANCY IS TO BE BROUGHT TO THE ATTENTION OF & RESOLVED BY THE ARCHITECT/ENGINEER

This stamp is related to the plot respective NCC and its associated comments only. The consultant/contractor will be held responsible for provided dimensions and information within these drawings or breaching DCR. Nakheel accepts no responsibility for these matters. It is the plot owner/consultant's responsibility to obtain all authority approvals without affective respective stamped drawings or breaching DCR. Comments on this drawing, if any, must be fulfilled within next submission. This review is limited to the plot owner and cannot be transferred without Nakheel's consent.

DocuSigned by:  
*Muira Alkarmaki*  
7C93A399C9A84E0...



TYPE OF FLAT	NO. OF FLATS
STUDIO FLAT	09 NOS.
1 BHK FLAT (WITHOUT STORE)	15 NOS.
1 BHK FLAT (WITH STORE)	01 NOS.
<b>TOTAL</b>	<b>25 NOS.</b>



DATE	DESCRIPTION	BY

CONSULTANT:  
**EMSQUARE**  
ENGINEERING CONSULTANTS  
ARCHITECTS & CIVIL ENGINEERS  
TEL: 04 22080000 FAX: 04 2207014  
P.O. BOX 34445, J.B. ROAD, DUBAI, U.A.E.  
E-MAIL: [enquiry@emsquare.ae](mailto:enquiry@emsquare.ae)

OWNER:  
**AIG HOLDINGS LLC FZ**

JOB TITLE:  
**PROPOSED RETAIL/RESIDENTIAL BUILDING (2B+G+3P+15+ROOF)**

PLOT NO. / PARCEL ID: **IC3-T-08** BLOCK/COMMUNITY: **WARSAW FOURTH-624**

DRAWING TITLE:  
**10TH & 8TH FLOOR PLAN**

ARCHITECT	STRUCTURAL ENGR.	DRAWN
SMITHA	SYED	WINGO
SCALE: 1:150	DATE: MAY-2025	CHECKED BY: BABU
JOB NO:	DRAWING NO:	REVISION NO:
	A-113	

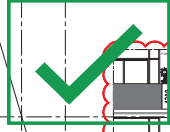
10TH & 11TH FLOOR PLAN 1

**ناخيل**  
**NAKHEEL**

**Urban Management**  
Development Control and Planning Approval

**PD**

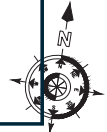
**Preliminary Design**  
**Approval**



This stamp is related to the plot respective NOC and its associated comments only. The consultant/contractor will be held responsible for provided dimensions and information within these drawings or for breaching DCR. Nakheel accepts no responsibility for these matters. It is the plot owner/consultant's responsibility to obtain all authority approvals without affective respective stamped drawings or breaching DCR. Comments on this drawing, if any, must be fulfilled within next submission. This review is limited to the plot owner and cannot be transferred without Nakheel's consent.

NOTES:

1. THIS DRAWING MAY NOT BE REPRODUCED BY ANY MEANS WITHOUT PRIOR APPROVAL FROM ENCLUSE.
2. DRAWINGS ARE NOT TO BE SCALED, STATED DIMENSIONS ONLY ARE TO BE TAKEN.
3. ANY INCONSISTENCY OR DISCREPANCY IS TO BE BROUGHT TO THE ATTENTION OF & RESOLVED BY THE ARCHITECT/ENGINEER BEFORE THE WORK IS PUT IN HAND.



DocuSigned by:  
*Meera Aldamaki*  
7C9A399C8A84E0...



TYPE OF FLAT	NO. OF FLATS
STUDIO FLAT	11 NOS.
1 BHK FLAT (WITHOUT STORE)	14 NOS.
1 BHK FLAT (WITH STORE)	01 NOS.
<b>TOTAL</b>	<b>26 NOS.</b>

DATE	DESCRIPTION	BY

CONSULTANT:  
**EMSQUARE**  
ENGINEERING CONSULTANTS  
ARCHITECTS & CIVIL ENGINEERS  
TEL: 051 422888 FAX: 051 422884  
P.O. BOX 19485 J.S. 19003 DUBAI  
e-mail: [info@emsquare.ae](mailto:info@emsquare.ae)

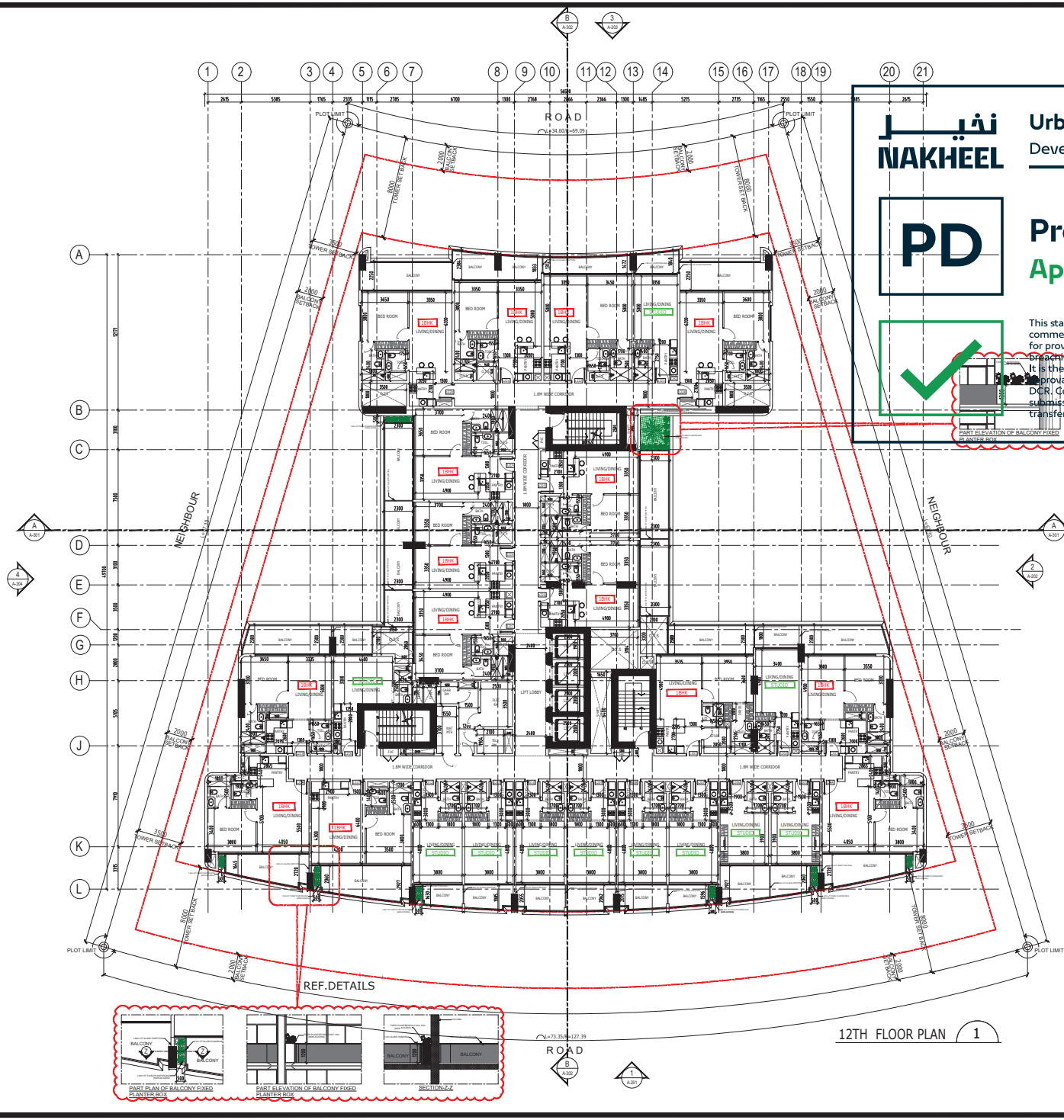
OWNER:  
**AIG HOLDINGS LLC FZ**

JOB TITLE:  
**PROPOSED RETAIL/RESIDENTIAL BUILDING (2B+G+3P+15+ROOF)**

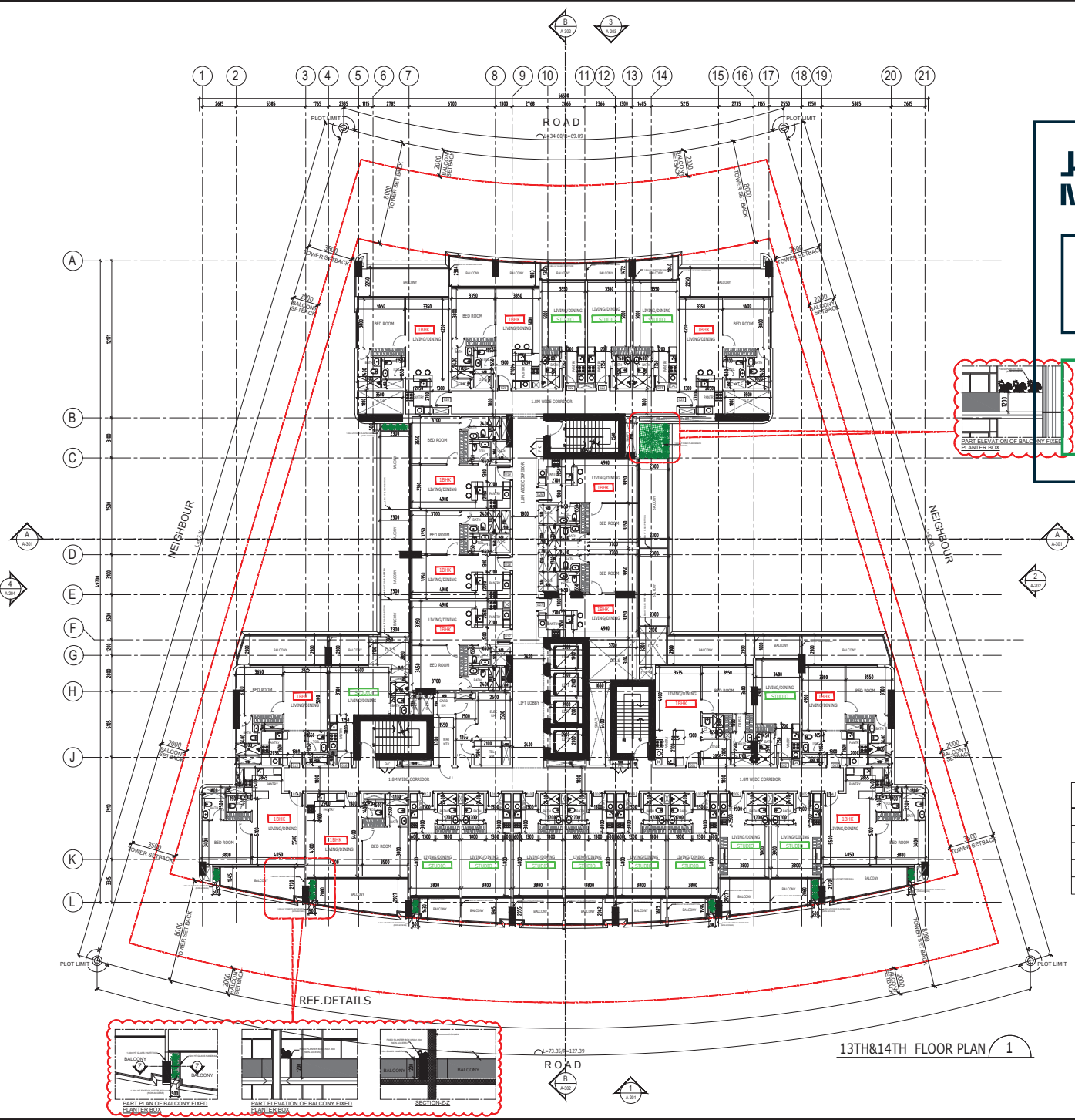
PLOT NO./ PARCEL ID: **IC3-T-08** BLOCK/ COMMUNITY: **WARSAN FOURTH-624**

DRAWING TITLE:  
**12TH FLOOR PLAN**

ARCHITECT	STRUCTURAL ENGR.	DRAWN
SMITHA	SYED	WINGO
SCALE:	DATE:	CHECKED BY:
1:150	MAY-2025	BABU
JOB NO:	DRAWING NO:	REVISION NO:
—	A-114	—



12TH FLOOR PLAN 1

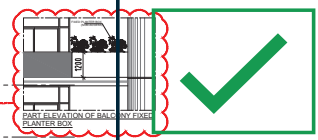


**ناكheel**  
**NAKHEEL**

**Urban Management**  
Development Control and Planning Approval

**PD**

**Preliminary Design**  
Approval



NOTES:  
1. THIS DRAWING MAY NOT BE REPRODUCED BY ANY MEANS WITHOUT PRIOR APPROVAL FROM ENCLASURE.  
2. DRAWINGS ARE TO BE SCALE STATED.  
3. ANY DIMENSION ONLY TO BE USED TO BE BROUGHT TO THE ATTENTION & RESOLVED BY THE ARCHITECT/ENGINEER BEFORE THE WORK IS PUT IN HAND.

This stamp is related to the plot respective N/C and its associated comments only. The consultant/contractor will be held responsible for provided dimensions and information within these drawings or for breaching DCR. Nakheel accepts no responsibility for these matters. It is the plot owner/consultant's responsibility to obtain all authority approvals without affecting respective drawings or breaching DCR. Comments on this drawing, if any, must be fulfilled within the next submission. This review is limited to the plot owner and cannot be transferred without Nakheel's consent.

DocuSigned by:  
*Meera Aldamari*  
7C93A399C96A84E0...



TYPE OF FLAT	NO. OF FLATS
STUDIO FLAT	13 NOS.
1 BHK FLAT (WITHOUT STORE)	13 NOS.
1 BHK FLAT (WITH STORE)	01 NOS.
<b>TOTAL</b>	<b>27 NOS.</b>

DATE	DESCRIPTION	BY

CONSULTANT:  
**EMSQUARE**  
ENGINEERING CONSULTANTS  
P.O. Box 18190 Dubai - U.A.E.

OWNER:  
**AIG HOLDINGS LLC FZ**

JOB TITLE:  
**PROPOSED RETAIL/RESIDENTIAL BUILDING (2B+G+3P+15+ROOF)**

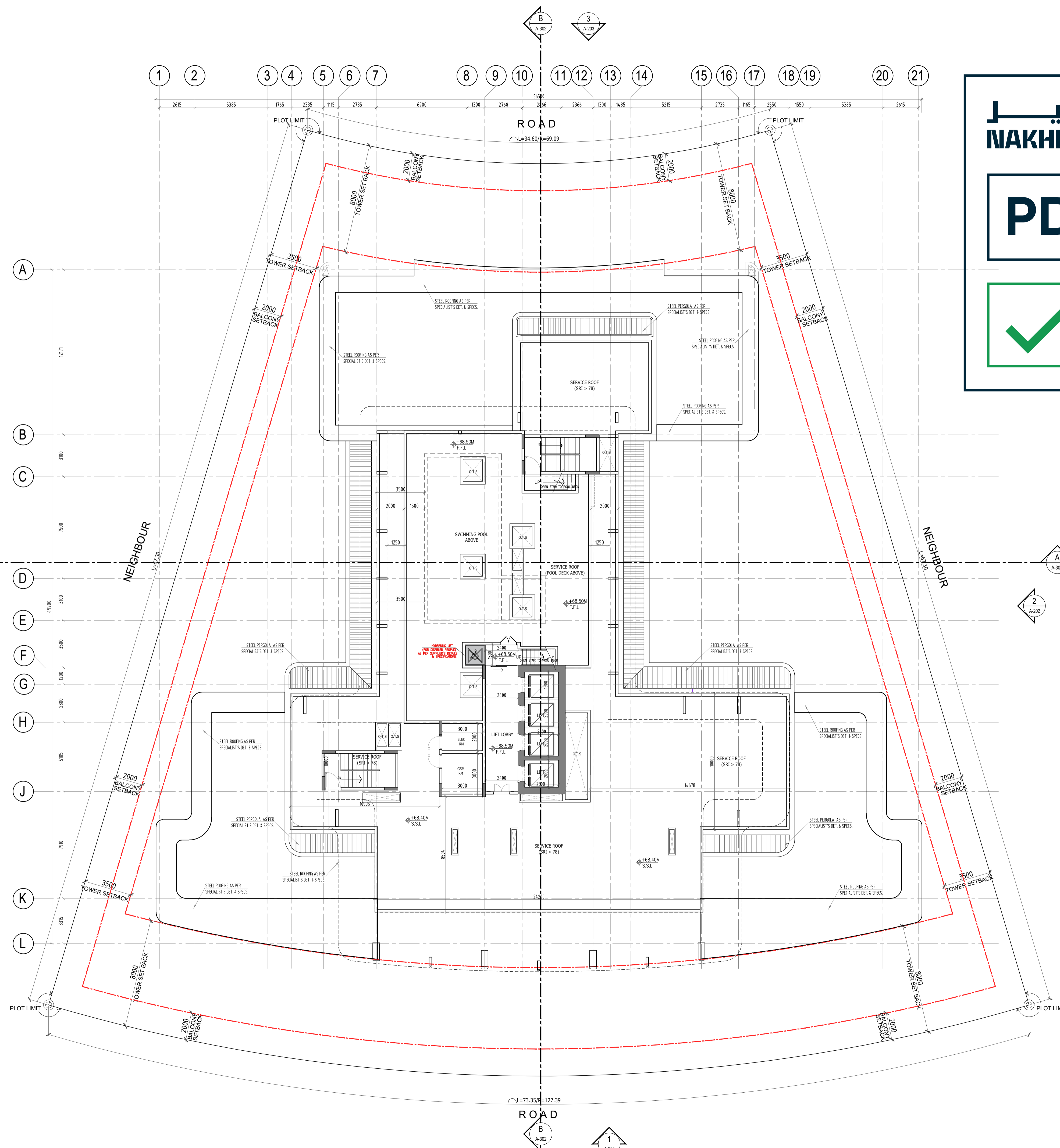
PLOT NO. / PARCEL ID: **IC3-T-08**      BLOCK: COMMUNITY  
**WARSAN FOURTH-624**

DRAWING TITLE:  
**13TH&14TH FLOOR PLAN**

ARCHITECT	STRUCTURAL ENGR.	DRAWN:
SMITHA	SYED	WINGO
SCALE:	DATE:	CHECKED BY:
1:150	MAY-2023	BABU
JOB NO:	DRAWING NO:	REVISION NO:
-	A-115	-

**13TH&14TH FLOOR PLAN 1**





**نخبيل**  
**NAKHEEL**

**Urban Management**  
Development Control and Planning Approval

**PD**

**Preliminary Design**  
Approval

NOTES:

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DocuSigned by:  
**Meera Alarmaki**  
7C6A389C8A84ED



DATE	DESCRIPTION	BY
CONSULTANT :		
<b>EMSQUARE</b> ENGINEERING CONSULTANTS Architects & Civil Engineers TEL. NO. +971 4 2729009 FAX NO. +971 4 2729334 P.O. Box 181903 Dubai, e-mail: emsquare@emsquare.net.ae		
OWNER :		
AIG HOLDINGS LLC FZ		
JOB TITLE :		
PROPOSED RETAIL/RESIDENTIAL BUILDING (2B+G+3P+15+ROOF)		
PLOT NO. / PARCEL ID		BLOCK / COMMUNITY
IC3-T-08		WARSAN FOURTH-624
DRAWING TITLE :		
LOWER FLOOR PLAN		
ARCHITECT :	STRUCTURAL ENGR. :	DRAWN :
SMITHA	SYED	VINOD
SCALE :	DATE :	CHECKED BY :
1:150	MAY-2025	BABU
JOB NO. :	DRAWING NO. :	REVISION NO. :
	A-117	

LOWER ROOF PLAN 1

**Urban Management**  
Development Control and Planning Approval

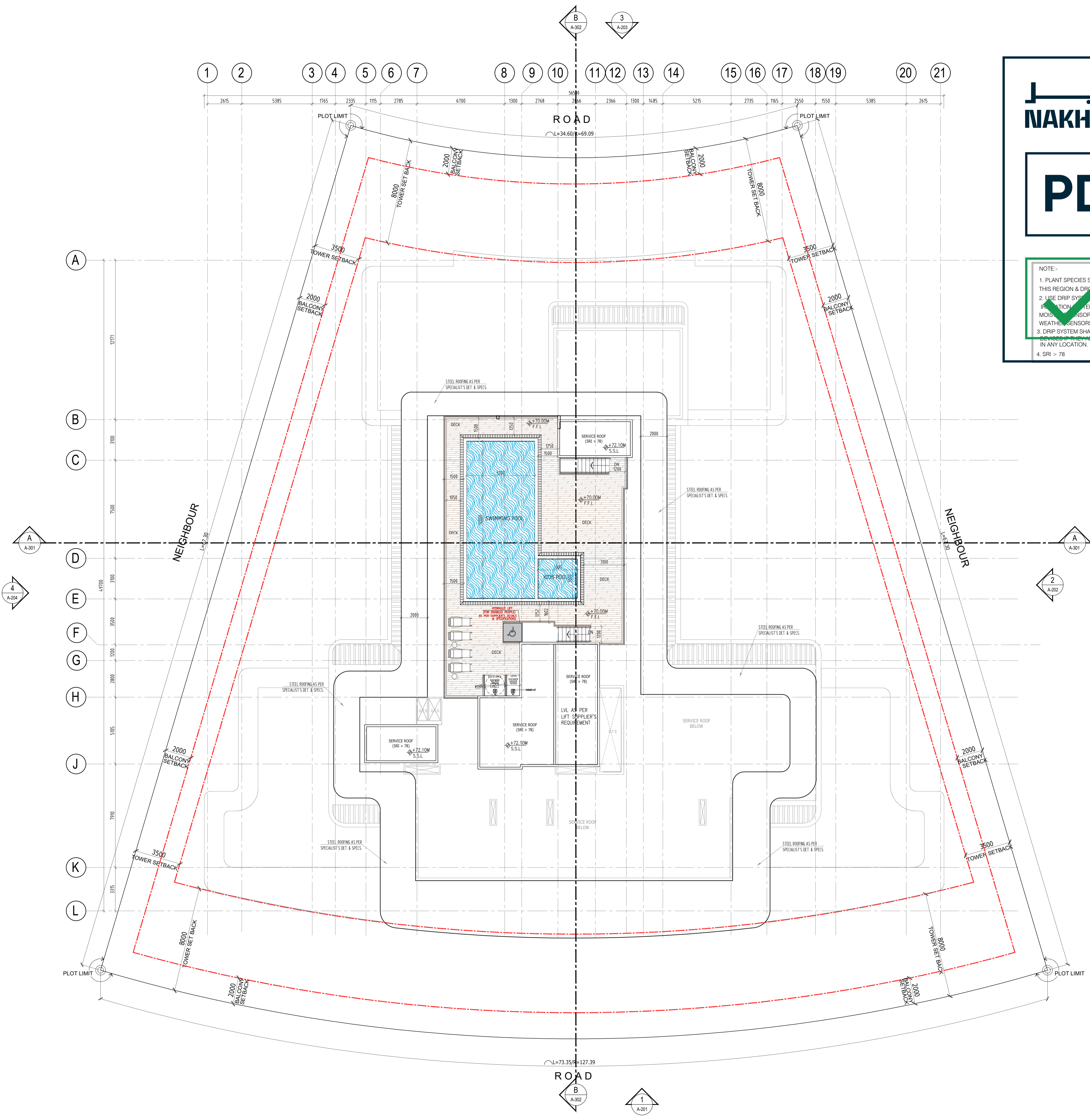
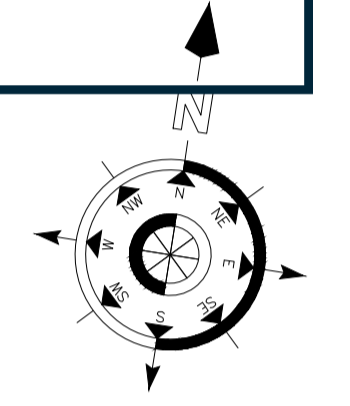
**PD** **Preliminary Design Approval**

NOTES:  
 1. THIS DRAWING MAY NOT BE REPRODUCED BY ANY MEANS WITHOUT PRIOR APPROVAL FROM EMSQUARE.  
 2. DRAWINGS ARE NOT TO BE SCALED, STATED DIMENSIONS ONLY ARE TO BE TAKEN.  
 3. THIS DRAWING IS FOR INFORMATION ONLY. ANY DISCREPANCY OR DISPARITY IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER & RESOLVED BY THE ARCHITECT/ENGINEER.  
 4. THIS DRAWING IS PUT IN HAND, AND CANNOT BE TRANSFERRED TO ANY OTHER PROJECT WITHOUT NAKHEEL'S CONSENT.

This stamp is related to the plot respective NOC and its associated comments only. The consultant/contractor will be held responsible for any breach of DCR. Nakheel accepts no responsibility for these drawings or for the plot owner/consultant's responsibility to obtain all authority approvals without affective respective stamped drawings or breaching DCR. Comments on this drawing, if any, must be filled within next submission. This review is limited to the plot owner and cannot be transferred without Nakheel's consent.

NOTE:-  
 1. PLANT SPECIES SELECTION SHALL BE IN ACCORDANCE WITH THE DCR OF THIS REGION & DRAINAGE TOLERANT.  
 2. USE DRIP SYSTEM FOR IRRIGATION OR FERTIGATION SYSTEMS SUCH AS WATER SENSORS, AUTOMATIC NOSE PIPES, WEATHER SENSORS ETC.  
 3. DRIP SYSTEM SHALL INCORPORATE BACKFLOW PREVENTION DEVICES AT THE PLOT CONNECTED TO A MAIN WATER MAIN IN ANY LOCATION.  
 4. SRI > 78

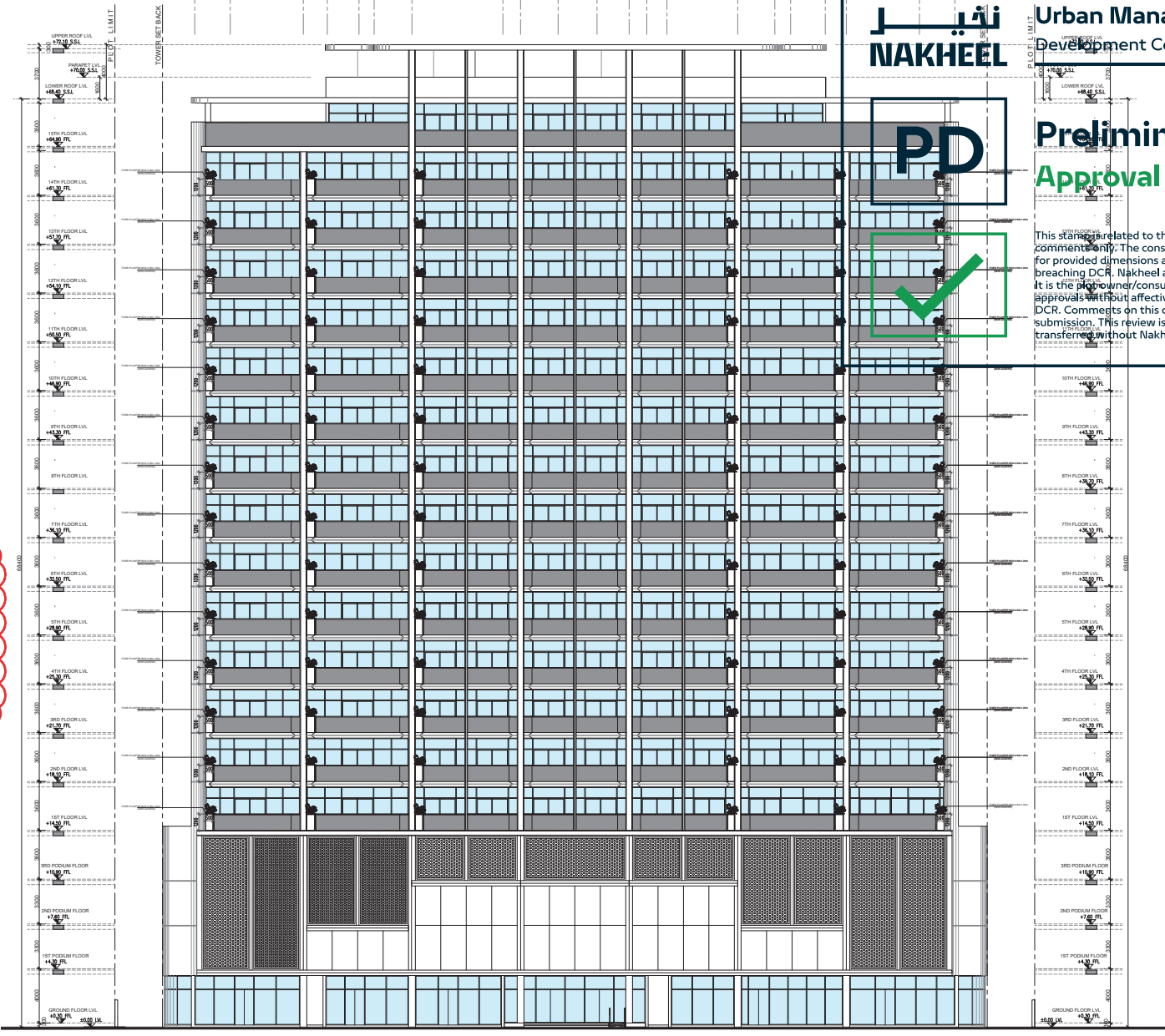
DocuSigned by:  
 Mura Alkarmali  
 7C83A39C5A84E0



UPPER ROOF PLAN 1

DATE	DESCRIPTION	BY
CONSULTANT :		
<b>EMSQUARE</b> ENGINEERING CONSULTANTS Architects & Civil Engineers TEL. NO. +971 4 2729009 FAX NO. +971 4 2729334 P.O. Box: 181903 Dubai e-mail: emsquare@emsquare.net.ae		
OWNER :		
AIG HOLDINGS LLC FZ		
JOB TITLE :		
PROPOSED RETAIL/RESIDENTIAL BUILDING (2B+G+3P+15+ROOF)		
PLOT NO. / PARCEL ID	BLOCK / COMMUNITY	
IC3-T-08	WARSAN FOURTH-624	
DRAWING TITLE :		
UPPER ROOF PLAN		
ARCHITECT :	STRUCTURAL ENGR. :	DRAWN :
SMITHA	SYED	VINOD
SCALE :	DATE :	CHECKED BY :
1:150	MAY-2025	BABU
JOB NO. :	DRAWING NO. :	REVISION NO. :
-	A-118	-

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21



نابك  
NAKHEEL

PD



Urban Management  
Development Control and Planning Approval

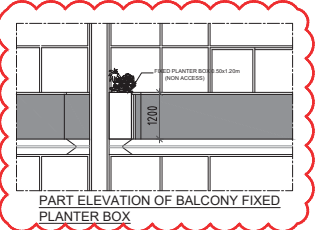
Preliminary Design  
Approval

- NOTES:
1. THIS DRAWING MAY NOT BE PRODUCED BY ANY MEANS WITHOUT THEIR APPROVAL FROM EMSQUARE.
  2. DRAWINGS ARE NOT TO BE SCALED, STATED DIMENSIONS ONLY ARE TO BE TAKEN.
  3. ANY INCONSISTENCY OR DISCREPANCY IS TO BE BROUGHT TO THE ATTENTION OF & RESOLVED BY THE ARCHITECT/ENGINEER BEFORE THE WORK IS PUT IN HAND.

This stamp is related to the plot respective NOC and its associated comments only. The consultant/contractor will be held responsible for provided dimensions and information within these drawings or for breaching DCR. Nakheel accepts no responsibility for these matters. It is the plot owner/consultant's responsibility to obtain all authority approvals without affective respective stamped drawings or breaching DCR. Comments on this drawing, if any, must be fulfilled within next submission. This review is limited to the plot owner's name cannot be transferred without Nakheel's consent.




DocuSigned by:  
Meera Adnani  
7C93A399C9AB4E0...



NOTE:  
1. External Wall finish materials shall have minimum SRI of 29

ELEVATION-1 1

DATE	DESCRIPTION	BY
CONSULTANT :		
 <b>EMSQUARE</b> ENGINEERING CONSULTANTS Architects & Civil Engineers 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000		
OWNER:		
AIG HOLDINGS LLC FZ		
JOB TITLE:		
PROPOSED RETAIL/RESIDENTIAL BUILDING (2B+G+3P+15+ROOF)		
PLOT NO. / PARCEL ID		BLOCK / COMMUNITY
IC3-T-08		WARSAN FOURTH-624
DRAWING TITLE:		
ELEVATION-1		
ARCHITECT:	STRUCTURAL ENGR.	DRAWN:
SMITHA	SYED	VINOD
SCALE:	DATE:	CHECKED BY:
1:150	MAY-2025	BABU
JOB NO:	DRAWING NO:	REVISION NO:
-	A-201	-

L K J H G F E D C B A

UPPER ROOF LVL +70.00 S.S.L.  
 PARAPET LVL +70.00 S.S.L.  
 LOWER ROOF LVL +68.40 S.S.L.  
 15TH FLOOR LVL +64.50 F.F.L.  
 14TH FLOOR LVL +63.30 F.F.L.  
 13TH FLOOR LVL +62.10 F.F.L.  
 12TH FLOOR LVL +60.90 F.F.L.  
 11TH FLOOR LVL +59.70 F.F.L.  
 10TH FLOOR LVL +58.50 F.F.L.  
 9TH FLOOR LVL +57.30 F.F.L.  
 8TH FLOOR LVL +56.10 F.F.L.  
 7TH FLOOR LVL +54.90 F.F.L.  
 6TH FLOOR LVL +53.70 F.F.L.  
 5TH FLOOR LVL +52.50 F.F.L.  
 4TH FLOOR LVL +51.30 F.F.L.  
 3RD FLOOR LVL +50.10 F.F.L.  
 2ND FLOOR LVL +48.90 F.F.L.  
 1ST FLOOR LVL +47.70 F.F.L.  
 3RD PODIUM FLOOR +10.50 F.F.L.  
 2ND PODIUM FLOOR +7.50 F.F.L.  
 1ST PODIUM FLOOR +4.50 F.F.L.  
 GROUND FLOOR LVL +0.00 F.F.L.

TOWER SET BACK

TOWER SET BACK

UPPER ROOF LVL +70.00 S.S.L.  
 LOWER ROOF LVL +68.40 S.S.L.  
 15TH FLOOR LVL +64.50 F.F.L.  
 14TH FLOOR LVL +63.30 F.F.L.  
 13TH FLOOR LVL +62.10 F.F.L.  
 12TH FLOOR LVL +60.90 F.F.L.  
 11TH FLOOR LVL +59.70 F.F.L.  
 10TH FLOOR LVL +58.50 F.F.L.  
 9TH FLOOR LVL +57.30 F.F.L.  
 8TH FLOOR LVL +56.10 F.F.L.  
 7TH FLOOR LVL +54.90 F.F.L.  
 6TH FLOOR LVL +53.70 F.F.L.  
 5TH FLOOR LVL +52.50 F.F.L.  
 4TH FLOOR LVL +51.30 F.F.L.  
 3RD FLOOR LVL +50.10 F.F.L.  
 2ND FLOOR LVL +48.90 F.F.L.  
 1ST FLOOR LVL +47.70 F.F.L.  
 3RD PODIUM FLOOR +10.50 F.F.L.  
 2ND PODIUM FLOOR +7.50 F.F.L.  
 1ST PODIUM FLOOR +4.50 F.F.L.  
 GROUND FLOOR LVL +0.00 F.F.L.

**Urban Management**  
 Development Control and Planning Approval

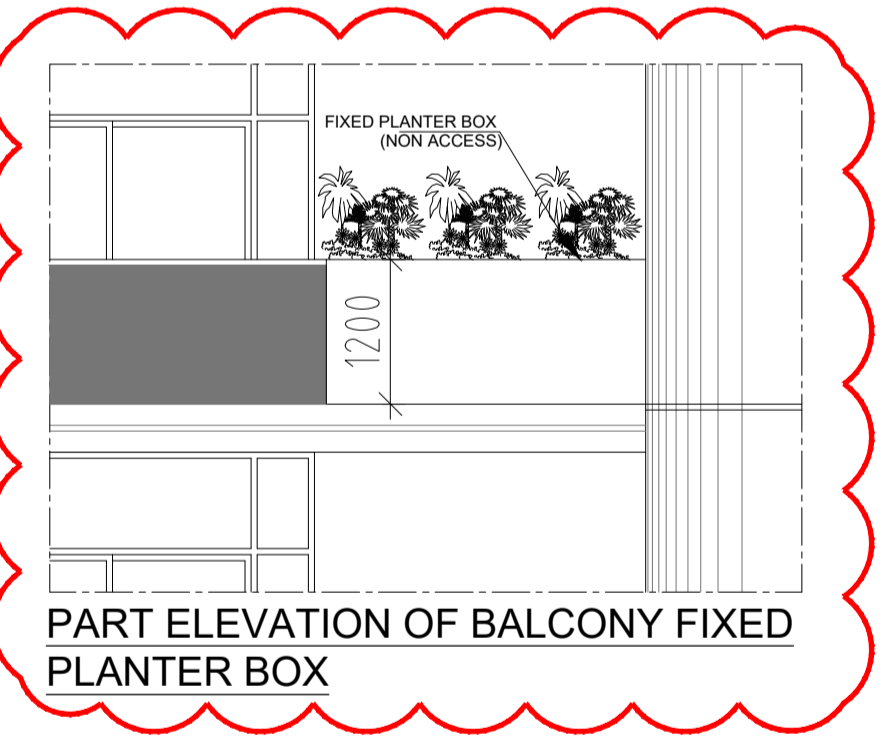
**PD**

**Preliminary Design Approval**

This stamp is related to the plot respective NOC and its associated comments only. The consultant/contractor will be held responsible for provided dimensions and information within these drawings or for breaching DCR. Nakheel accepts no responsibility for these matters. It is the plot owner/consultant's responsibility to obtain all authority approvals without affecting respective stamped drawings or breaching DCR. Comments on this drawing, if any, must be fulfilled within next submission. This review is limited to the plot owner and cannot be transferred without Nakheel's consent.

NOTES:  
 1. THIS DRAWING MAY NOT BE REPRODUCED BY ANY MEANS WITHOUT PRIOR APPROVAL FROM EMSQUARE.  
 2. DRAWINGS ARE NOT TO BE SCALED, STATED DIMENSIONS ONLY ARE TO BE TAKEN.  
 3. ANY INCONSISTENCY OR DISCREPANCY IS TO BE BROUGHT TO THE ATTENTION OF & RESOLVED BY THE ARCHITECT/ENGINEER BEFORE THE WORK IS PUT IN HAND.

DocuSigned by:  
 Mera Alkhamali  
 7C3A39C8A84E0

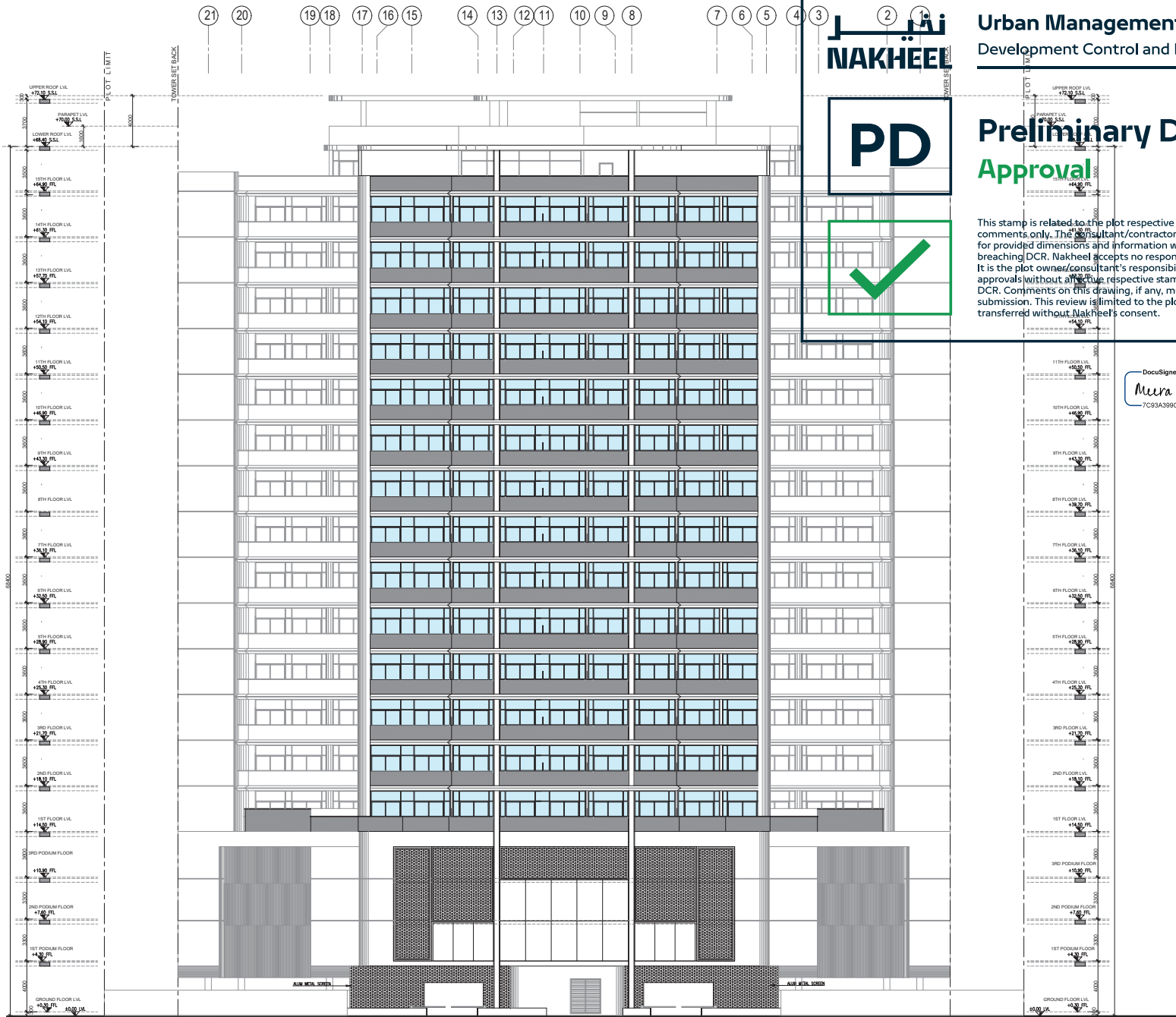


NOTE:  
 1-External Wall final materials shall have minimum SRI of 29

ELEVATION-2 1



DATE	DESCRIPTION	BY
CONSULTANT :		
<b>EMSQUARE</b> ENGINEERING CONSULTANTS Architects & Civil Engineers TEL. NO. +971 4 2729009 FAX NO. +971 4 2729334 P.O. Box: 181903 Dubai, e-mail: emsquare@emsquare.net.ae		
OWNER :		
AIG HOLDINGS LLC FZ		
JOB TITLE :		
PROPOSED RETAIL/RESIDENTIAL BUILDING (2B+G+3P+15+ROOF)		
PLOT NO. / PARCEL ID	BLOCK / COMMUNITY	
IC3-T-08	WARSAN FOURTH-624	
DRAWING TITLE :		
ELEVATION-2		
ARCHITECT :	STRUCTURAL ENGR. :	DRAWN :
SMITHA	SYED	VINOD
SCALE :	DATE :	CHECKED BY :
1:150	MAY-2025	BABU
JOB NO. :	DRAWING NO. :	REVISION NO. :
-	A-202	-



Urban Management  
Development Control and Planning Approval

**PD**

NAKHEE

✓

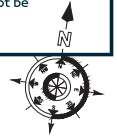
## Preliminary Design Approval


This stamp is related to the plot respective NOC and its comments only. The consultant/contractor will be held responsible for provided dimensions and information within these drawings for breaching DCR. Nakheel accepts no responsibility for the accuracy of the drawings if the ARCHITECT/ENGINEER CONTRACTOR WORK IS PUT IN HAND. It is the plot owner/consultant's responsibility to obtain all authority approvals without affecting the respective stamped drawings or breaching DCR. Comments on this drawing, if any, must be fulfilled within next submission. This review is limited to the plot owner and cannot be transferred without Nakheel's consent.

**NOTES:**

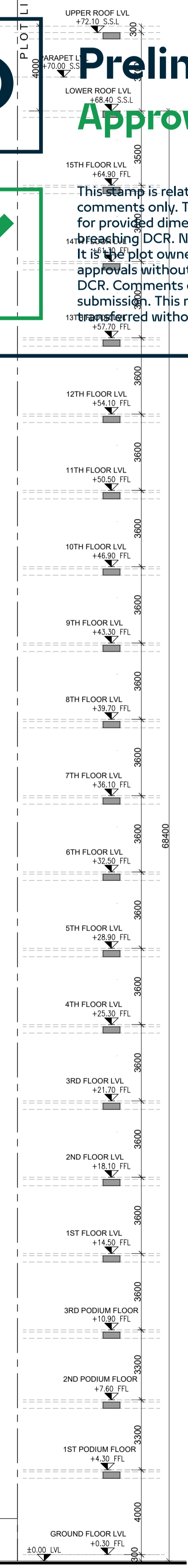
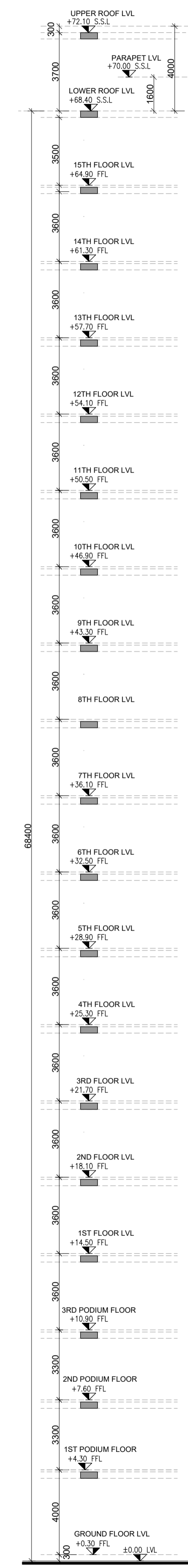
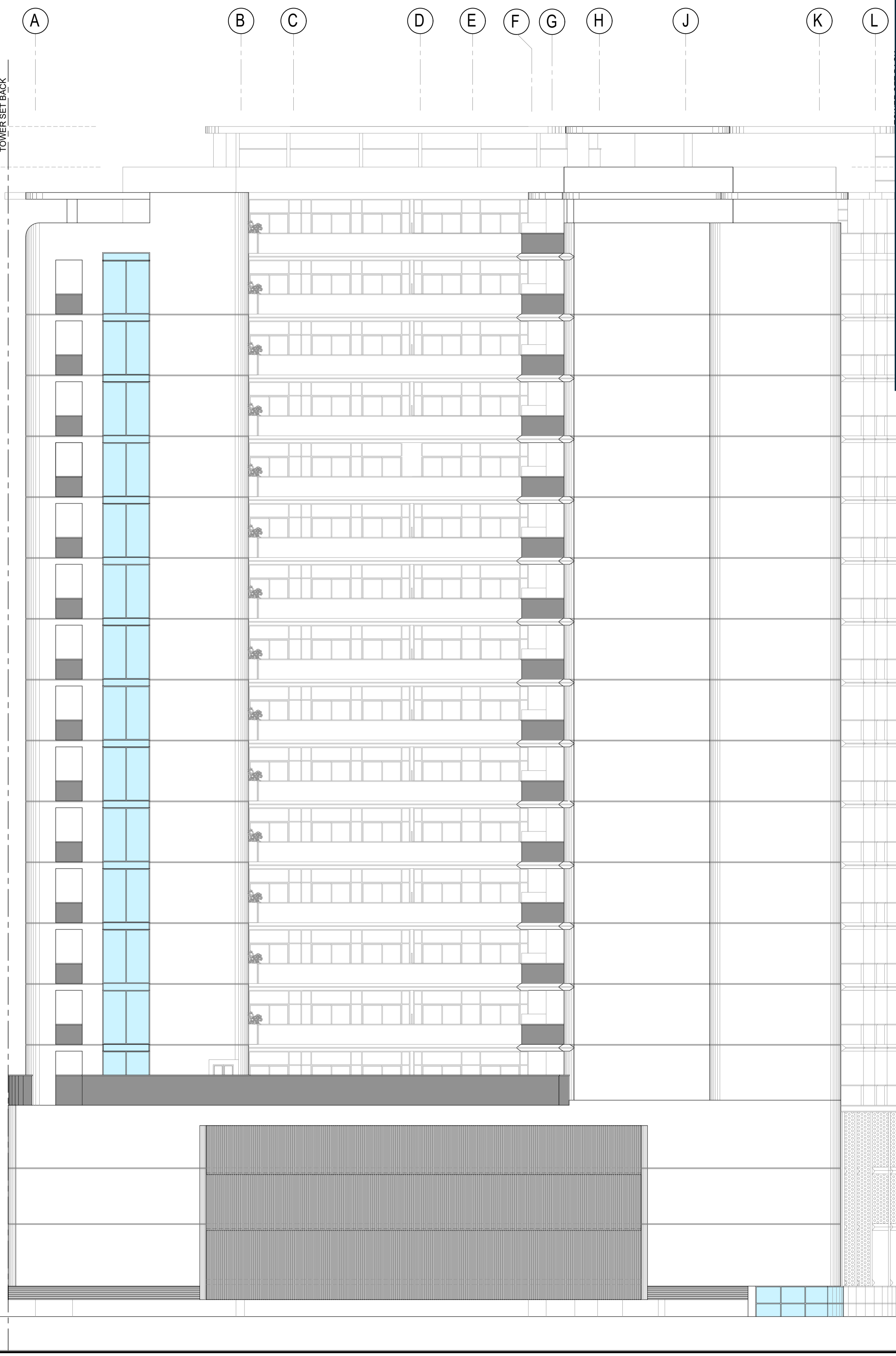
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2. DRAWINGS ARE NOT TO BE SCALED. STATED DIMENSIONS ONLY ARE TO BE TAKEN.

DocuSigned by:  
*Neera Almamaki*  
7C93A399C9AB4E0



DATE	DESCRIPTION	BY
CONSULTANT :		
 <b>EMSQUARE</b> ENGINEERING CONSULTANTS Architects & Civil Engineers TEL: 02 291 42000 FAX: 02 272014 P.O. BOX 194 19003 DUBAI e-mail: info@emsq.com/office@emsq.com		
OWNER :		
AIG HOLDINGS LLC FZ		
JOB TITLE :		
PROPOSED RETAIL/RESIDENTIAL BUILDING (2B+G+3P+15+ROOF)		
PLOT NO. / PARCEL ID		BLOCK: COMMUNITY
IC3-T-08	WARSAN FOURTH-624	
DRAWING TITLE :		
ELEVATION-3		
ARCHITECT :	STRUCTURAL ENGR. :	DRAWN :
SMITHA	SYED	WINOQ
SCALE :	DATE :	CHECKED BY :
1:150	MAY-2023	BABU
JOB NO. :	DRAWING NO. :	REVISION NO. :
---	A-203	-

Boundary wall facing road is not permitted. Next stage to show correct location of 3.5m setback.



**Urban Management**  
Development Control and Planning Approval

**PD** Preliminary Design Approval

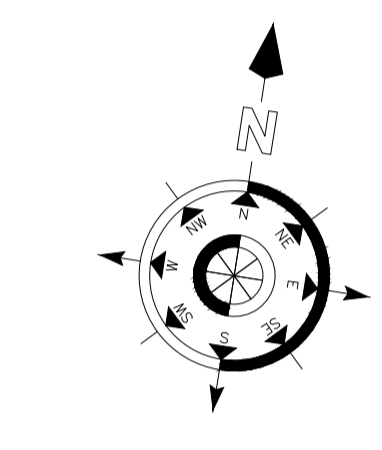
**NOTES:**

1. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PRIOR APPROVAL OF THE ARCHITECT/ENGINEER.

2. THIS DRAWING IS TO BE SCALED, STATED AND USED AS SUCH. ANY DISCREPANCY IS TO BE TAKEN INTO ACCOUNT BY THE ARCHITECT/ENGINEER BEFORE THE WORK IS PUT IN HAND.

3. THIS STAMP IS RELATED TO THE PLOT RESPECTIVE NOC AND ITS ASSOCIATED COMMENTS ONLY. THE CONSULTANT/CONTRACTOR WILL BE HELD RESPONSIBLE FOR PROVIDED DIMENSIONS AND INFORMATION WITHIN THESE DRAWINGS OR FOR BREACHING DCR. NAKHEEL ACCEPTS NO RESPONSIBILITY FOR THESE MATTERS. IT IS THE PLOT OWNER/CONSULTANT'S RESPONSIBILITY TO OBTAIN ALL AUTHORITY APPROVALS WITHOUT AFFECTIVE RESPECTIVE STAMPED DRAWINGS OF BREACHING DCR. COMMENTS ON THIS DRAWING, IF ANY, MUST BE FULFILLED WITHIN NEXT SUBMISSION. THIS REVIEW IS LIMITED TO THE PLOT OWNER AND CANNOT BE TRANSFERRED WITHOUT NAKHEEL'S CONSENT.

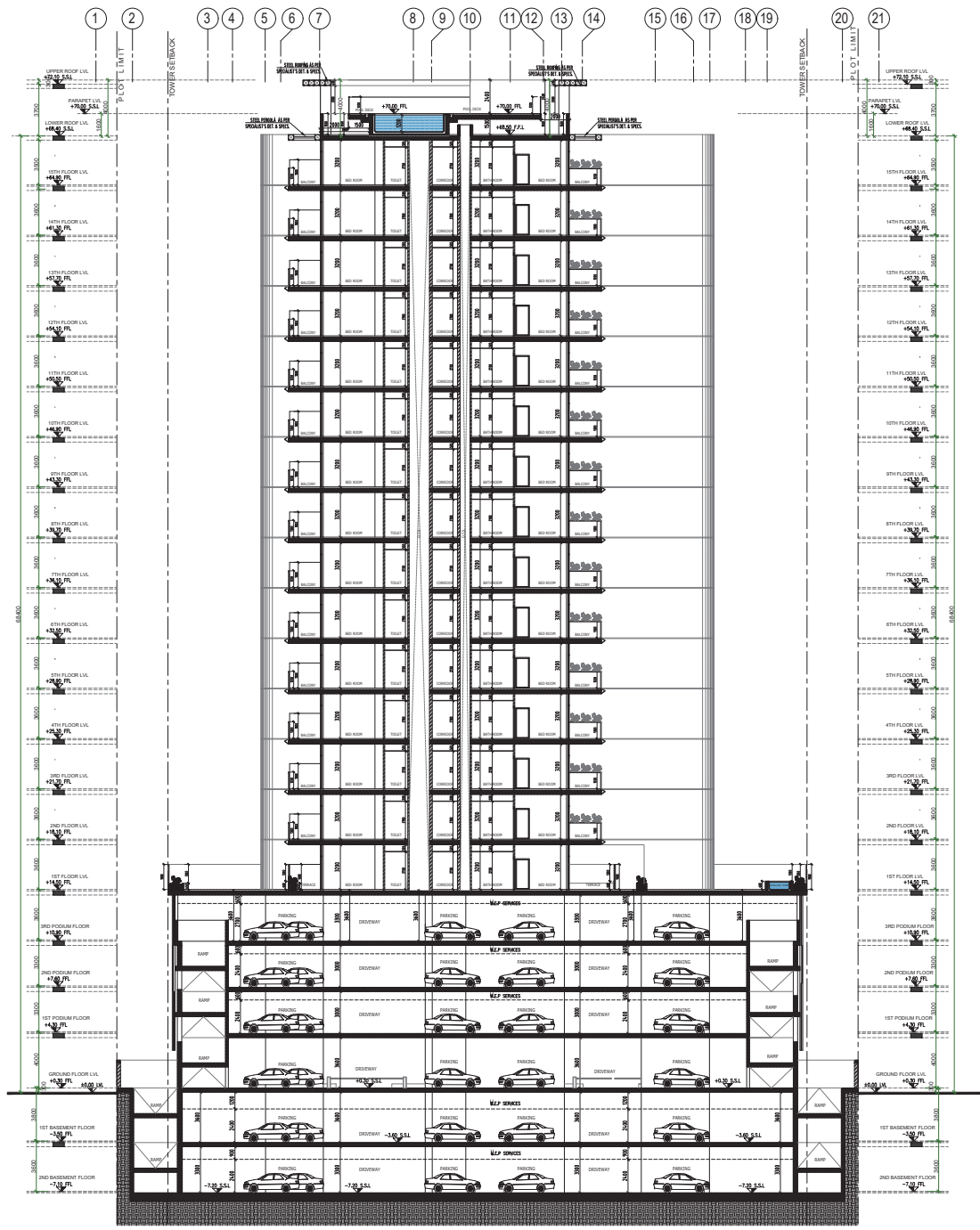
DocuSigned by:  
*Muira Almamali*  
7C8A399C8AB4EE...



DATE	DESCRIPTION	BY
CONSULTANT :		
<b>EMSQUARE</b> ENGINEERING CONSULTANTS Architects & Civil Engineers TEL. NO. +971 4 2729099 FAX NO. +971 4 2729334 P.O. Box: 181903 Dubai, e-mail: emsquare@emsquare.net.ae		
OWNER :		
AIG HOLDINGS LLC FZ		
JOB TITLE :		
PROPOSED RETAIL/RESIDENTIAL BUILDING (2B+G+3P+15+ROOF)		
PLOT NO. / PARCEL ID	BLOCK / COMMUNITY	
IC3-T-08	WARSAN FOURTH-624	
DRAWING TITLE :		
ELEVATION-4		
ARCHITECT :	STRUCTURAL ENGR. :	DRAWN :
SMITHA	SYED	VINOD
SCALE :	DATE :	CHECKED BY :
1:150	MAY-2025	BABU
JOB NO :	DRAWING NO. :	REVISION NO. :
-	A-204	-

NOTE:  
1 -External Wall final materials shall have minimum SRI of 29

ELEVATION-4 1



SECTION-A-A

**ناكheel**  
**NAKHEEL**

**Urban Management**  
Development Control and Planning Approval

**PD**

**Preliminary Design**  
**Approval**




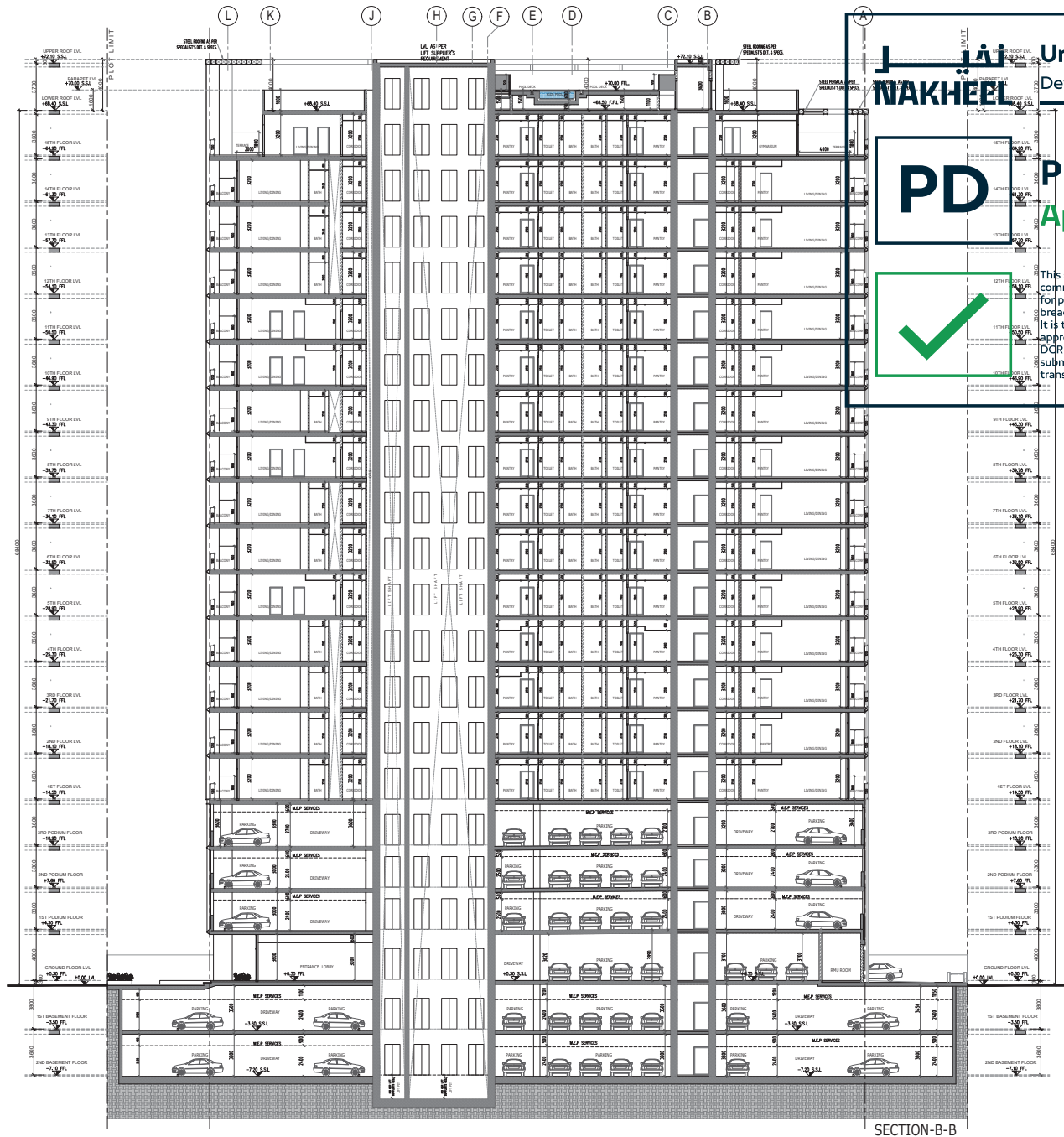
This stamp is related to the plot owner/consultant's associated comments only. The consultant/contractor will be held responsible for provided dimensions and information within these drawings or for breaching DCR. Nakheel accepts no responsibility for these matters. It is the plot owner/consultant's responsibility to obtain all authority approvals without affecting respective stamped drawings or breaching DCR. Comments on this drawing, if any, must be fulfilled within next submission. This review is limited to the plot owner and cannot be transferred without Nakheel's consent.



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*Muira Alkarmaki*  
7C93A39C948A4E0

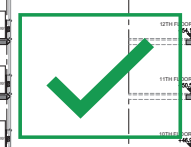


DATE	DESCRIPTION	BY
CONSULTANT :		
 <b>EMSQUARE</b> ENGINEERING CONSULTANTS Architects & Civil Engineers TEL: 051 422888 FAX: 051 422814 P.O. BOX 84489 J.S. 15003 DUBAI e-mail: enq@emsq.com get@emsq.com		
OWNER :		
AIG HOLDINGS LLC FZ		
JOB TITLE :		
PROPOSED RETAIL/RESIDENTIAL BUILDING (2B+G+3P+15+ROOF)		
PLOT NO./ PARCEL ID		BLOCK/ COMMUNITY
IC3-T-08		WARSAN FOURTH-624
DRAWING TITLE :		
SECTION-A-A		
ARCHITECT	STRUCTURAL ENGR.	DRAWN:
SMITHA	SYED	WINOD
SCALE:	DATE:	CHECKED BY:
1:160	MAY-2025	BABU
JOB NO:	DRAWING NO.	REVISION NO.
—	A-301	—



Urban Management  
Development Control and Planning Approval

**PD** Preliminary Design Approval



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  2. DRAWINGS ARE NOT TO BE SCALED. STATED DIMENSIONS ONLY ARE TO BE TAKEN.

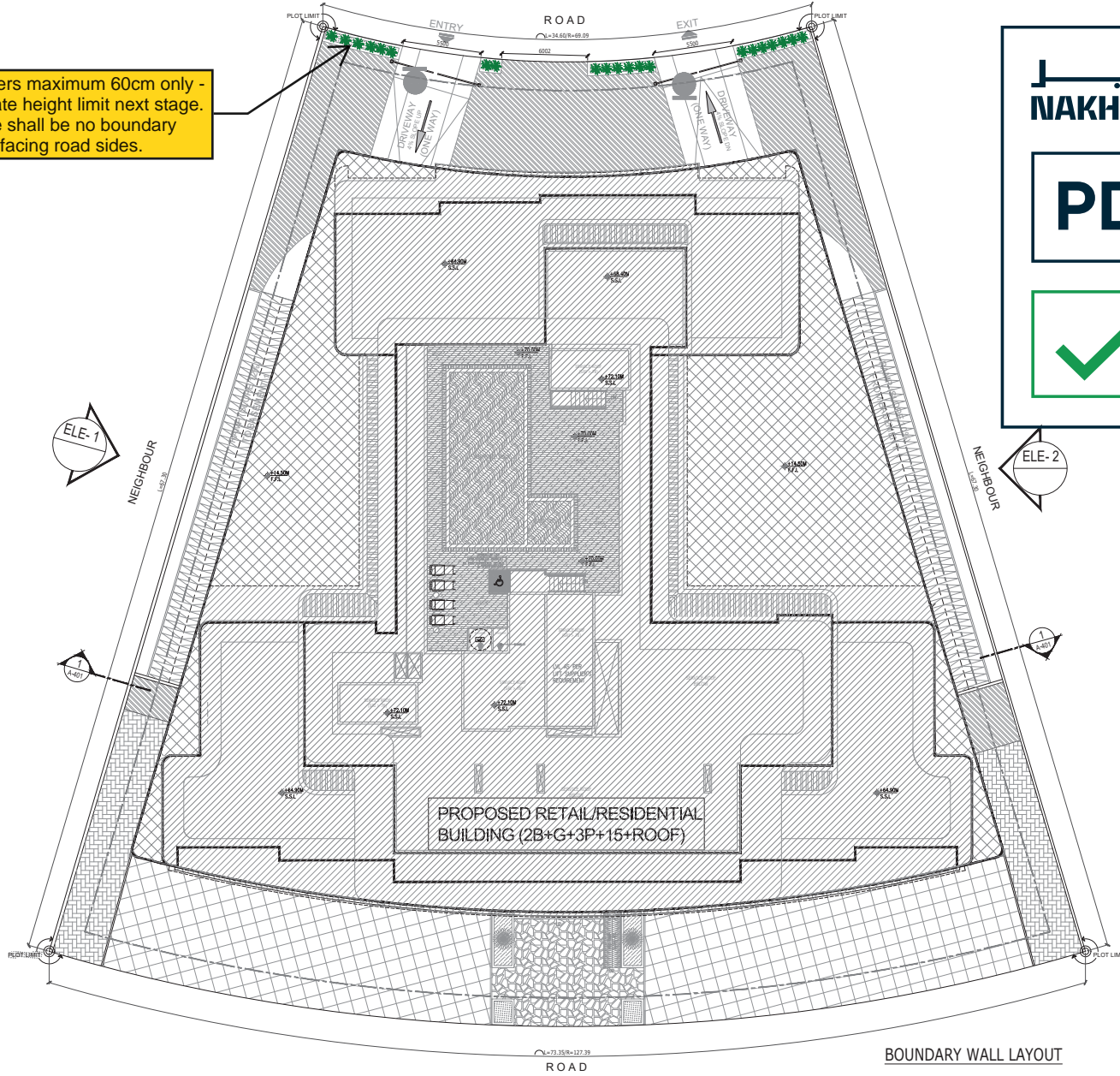
DocuSigned by:  
Mera Aldarmaki  
7C93A396C9A84E0...



DATE	DESCRIPTION	BY
CONSULTANT :		
<b>EMSQUARE</b> ENGINEERING CONSULTANTS Architects & Civil Engineers 112, 1st ST, KOWBRIDGE ROAD, OFFICE 112 P.O. Box 181903 Dubai - U.A.E. e-mail: info@emsquare.ae; info@emsquare.com.ae		
OWNER:		
AIG HOLDINGS LLC FZ		
JOB TITLE :		
PROPOSED RETAIL/RESIDENTIAL BUILDING (2B+G+3P+15+ROOF)		
PLOT NO. / PARCEL ID		BLOCK / COMMUNITY
IC3-T-08		WARSAN FOURTH-624
DRAWING TITLE :		
SECTION-B-B		
ARCHITECT :	STRUCTURAL ENGR. :	DRAWN :
SMITHA	SYED	VINOD
SCALE :	DATE :	CHECKED BY :
1:160	MAY-2025	BABU
JOB NO. :	DRAWING NO. :	REVISION NO. :
-	A-302	-

SECTION-B-B

Planters maximum 60cm only - indicate height limit next stage. There shall be no boundary walls facing road sides.



BOUNDARY WALL LAYOUT

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NAKHEEL

Urban Management  
Development Control and Planning Approval

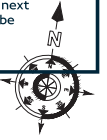
PD

Preliminary Design  
Approval

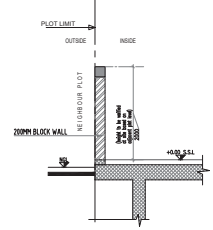


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DocuSigned by:  
Meera Aldamaki  
7C93A396C9A84E0..



SECTION-1  
SCALE: 1:50

DATE	DESCRIPTION	BY

CONSULTANT:  
**EMSQUARE**  
ENGINEERING CONSULTANTS  
Architects & Civil Engineers  
P.O. Box 427088, P.O. Box 427088  
P.O. Box 427088, P.O. Box 427088  
P.O. Box 427088, P.O. Box 427088

OWNER:  
AIG HOLDINGS LLC FZ

JOB TITLE:  
PROPOSED RETAIL/RESIDENTIAL BUILDING (2B+G+3P+15+ROOF)

PLOT NO. / PARCEL ID: IC3-T-08  
BLOCK: COMMUNITY  
WARSAN FOURTH-624

DRAWING TITLE:  
BOUNDARY WALL LAYOUT

ARCHITECT	STRUCTURAL ENGR.	DRAWN:
SMITHA	SYED	WINGO
SCALE:	DATE:	CHECKED BY:
1:150	MAY-2025	BABU
JOB NO:	DRAWING NO.	REVISION NO.
—	A-401	—

ELEVATION-1 & 2  
SCALE: 1:50

