

MASTER DEVELOPER : AL ZORAH CITY AJMAN

OWNER : GFS

PROJECT : PROPOSED RESIDENTIAL BUILDING (3B+G+08+ROOF)

PLOT NO : 0038 @ ALZORAH AJAMAN

DESIGNED BY



EMSQUARE

ENGINEERING CONSULTANTS

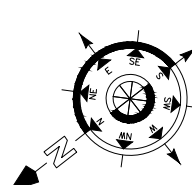
ARCHITECTS-CIVIL ENGINEERS-INTERIORS

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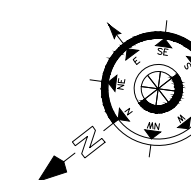


BASEMENT FLOOR PLAN 1
TOTAL NO.OF PARKING - 107 NO.S

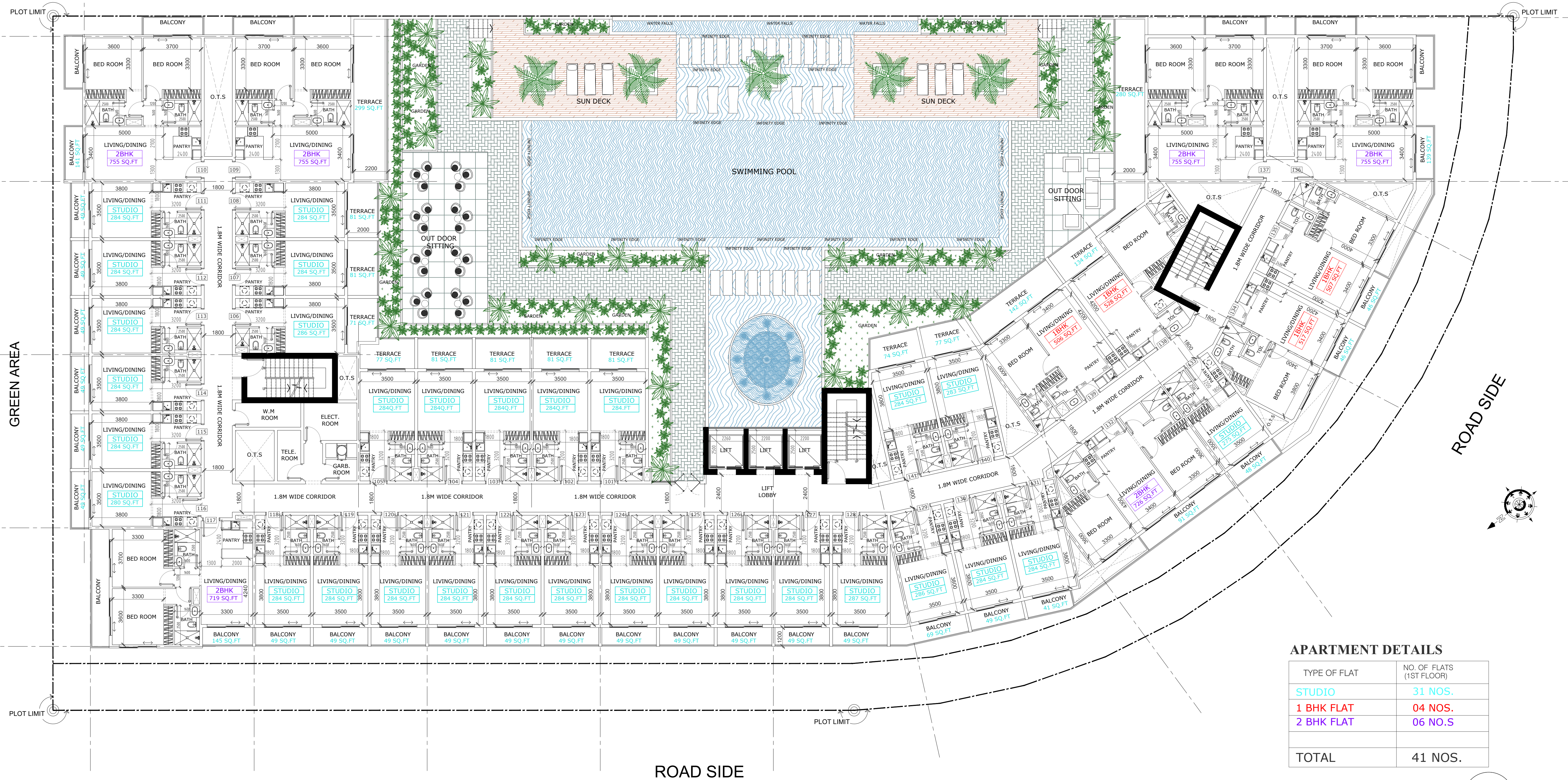




GROUND FLOOR PLAN 11
TOTAL NO.OF PARKING - 45 NO.S



ROAD SIDE



APARTMENT DETAILS

TYPE OF FLAT	NO. OF FLATS (1ST FLOOR)
STUDIO	31 NOS.
1 BHK FLAT	04 NOS.
2 BHK FLAT	06 NO.S
TOTAL	41 NOS.

FIRST TH FLOOR PLAN

1

PROJECT.

PROPOSED RESIDENTIAL BUILDING (3B+G+07+ROOF) ON PLOT NO. 0038 @ ALZORAH AJAMAN

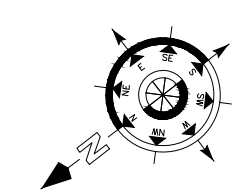
	NOTE.
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- * DIMENSIONS ARE GIVEN FOR CONCEPT APPROVAL ONLY
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- * FINAL NO. OF PARKING IS SUBJECTED TO STRUCTURAL DESIGN REQUIREMENT

DATE:

14-NOV-2025

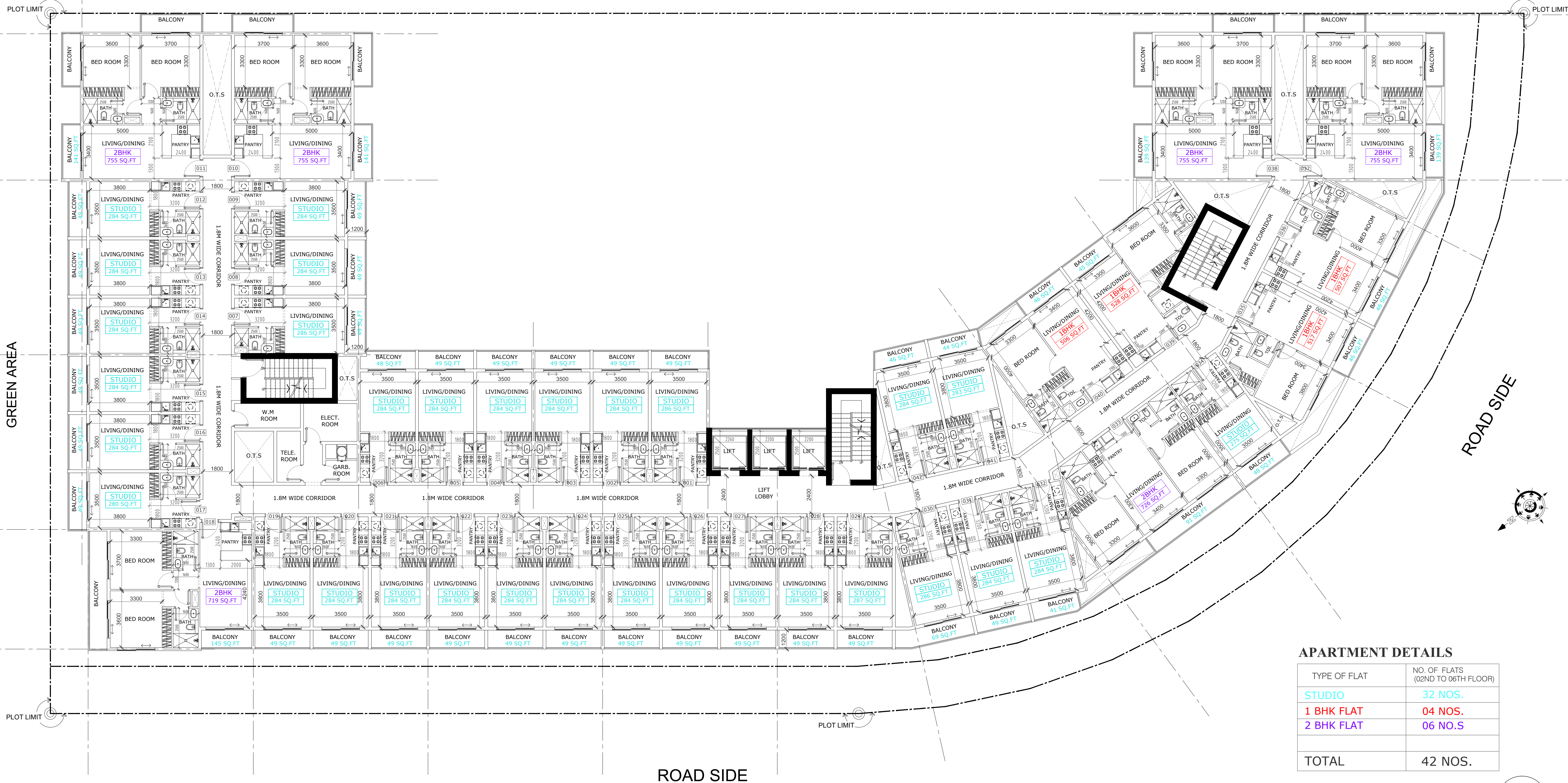
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CONSULTANT:



ROAD SIDE

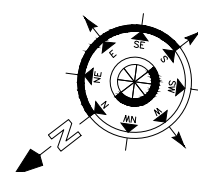


APARTMENT DETAILS

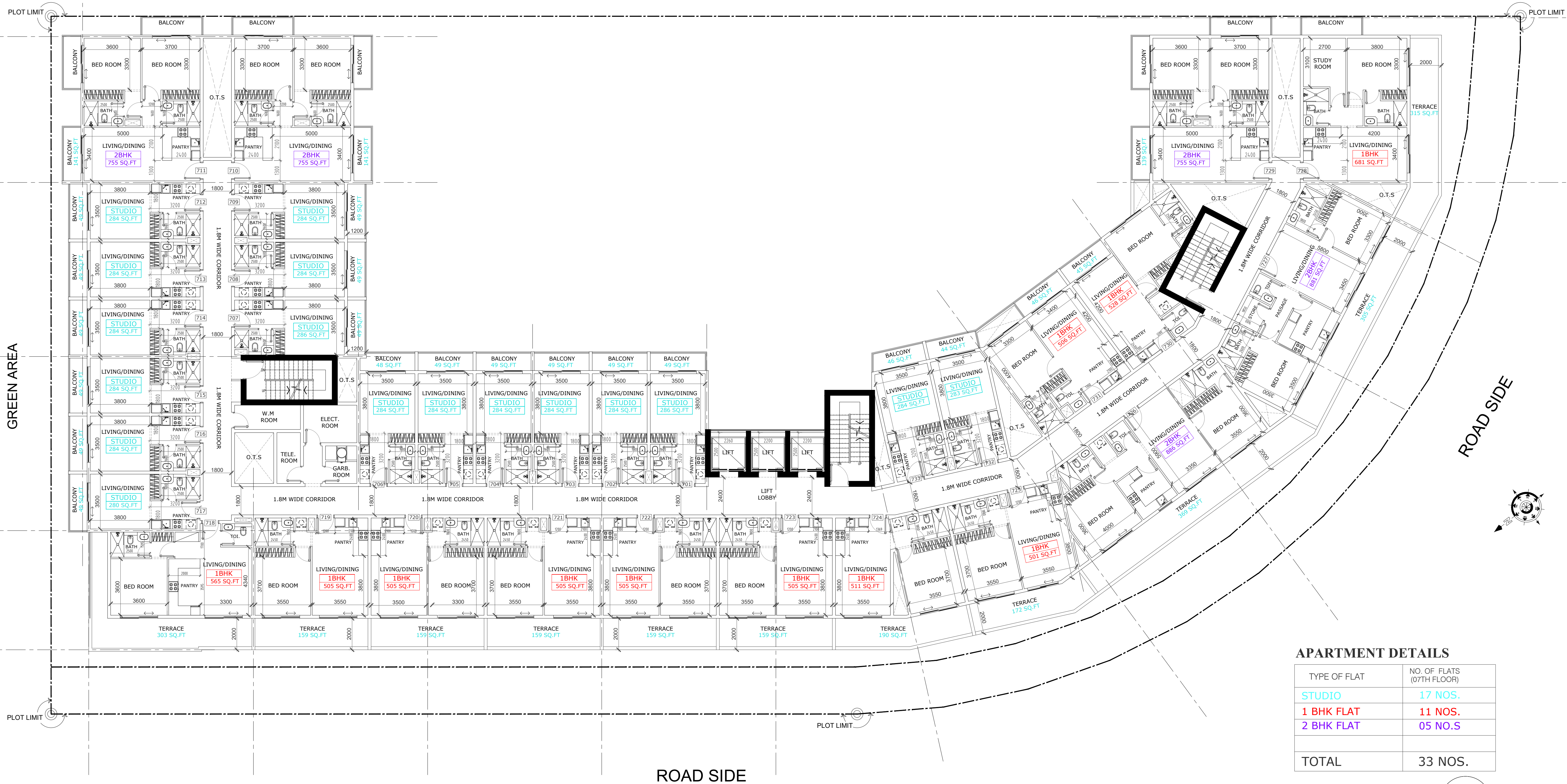
TYPE OF FLAT	NO. OF FLATS (02ND TO 06TH FLOOR)
STUDIO	32 NOS.
1 BHK FLAT	04 NOS.
2 BHK FLAT	06 NO.S
TOTAL	42 NOS.

02ND TO 06TH FLOOR PLAN

1



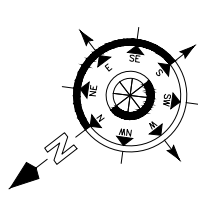
ROAD SIDE



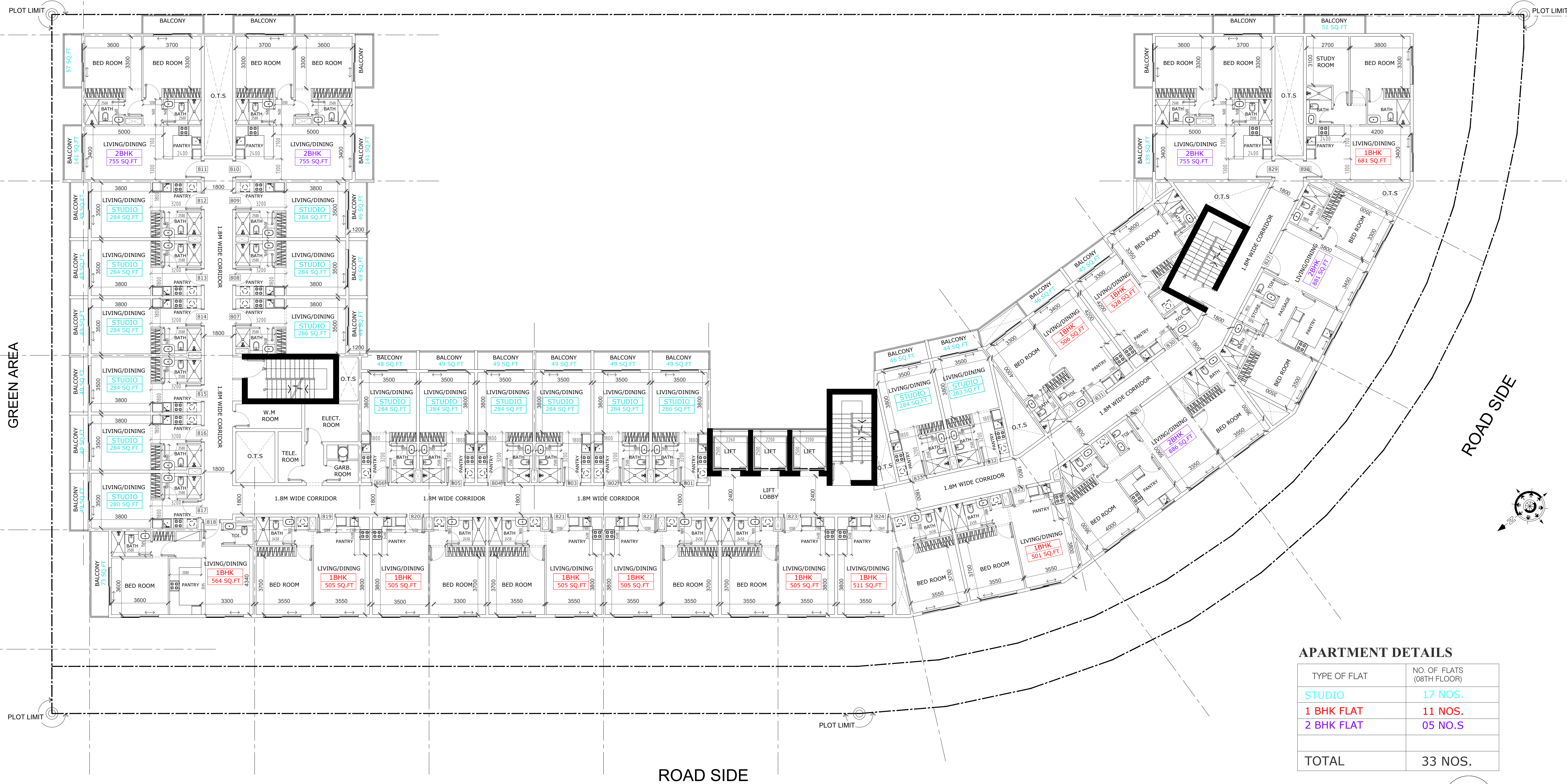
APARTMENT DETAILS

TYPE OF FLAT	NO. OF FLATS (07TH FLOOR)
STUDIO	17 NOS.
1 BHK FLAT	11 NOS.
2 BHK FLAT	05 NO.S
TOTAL	33 NOS.

07TH FLOOR PLAN 1



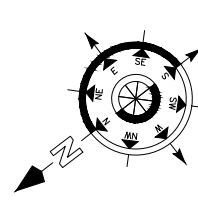
ROAD SIDE



APARTMENT DETAILS

TYPE OF FLAT	NO. OF FLATS (08TH FLOOR)
STUDIO	17 NOS.
1 BHK FLAT	11 NOS.
2 BHK FLAT	05 NOS.
TOTAL	33 NOS.

08TH FLOOR PLAN 1



F.A.R CALCULATION

PLOT NO. 101010038 (0038)
PLOT AREA - 3770.53 M2 (40585.98 FT2)
ALLOWED FLOOR AREA RATIO = 3.942
F.A.R AREA ALLOWED = 14864.36 M2 (160000 FT2)
F.A.R AREA ACHIEVED = 14864.36 M2 (160000 FT2)

SUMMARY OF TOTAL FLOOR AREA RATIO	
FLOORS	Sqft
GROUND FLOOR	7347 Sq. ft
FIRST FLOOR PLAN	19234 Sq. ft
2ND TO 6TH FLOOR PLAN (19234 SQ.FT X5)	96170 Sq. ft
06TH TO 07TH FLOOR PLAN (18280 SQ. FT X 02)	36560 Sq. ft
TOTAL FLOOR AREA	159311 Sq.ft

CONSTRUCTION AREA	
FLOORS	Sqft
3RD BASEMENT FLOOR	40586 SQ.FT
1ST TO 2ND BASEMENT FLOOR (40415 SQ.FTX2)	80830 SQ.FT
GROUND FLOOR	34240 SQ.FT
FIRST FLOOR	21956 SQ.FT
2ND FLOOR TO 06TH FLOOR (21956 X05)	109780 SQ.FT
7TH FLOOR TO 08TH FLOOR (19856 X02)	39712 SQ.FT
LOWER ROOF	
TOTAL FLOOR AREA	327104 SQ.FT

APARTMENT DETAILS

TYPE OF FLAT	TOTAL
STUDIO	226 NOS.
1 BHK FLAT	46 NOS.
2 BHK FLAT	46 NOS.
TOTAL	318 NOS.

SUMMARY OF CAR PARKING		
NO.	CALCULATION	PARKING REQUIRED
STUDIO	1.0 PARKING FOR EACH STUDIO	226 X 1.0 = 226
NO.OF 1 BHK	1.0 PARKING FOR EACH 1-BHK	46 X 1.0 = 46
NO.OF 2 BHK	1.0 PARKING FOR EACH 2-BHK	46 X 1.0 = 46
NO.OF 3 BHK	2.0 PARKING FOR EACH 2-BHK	--
P.O.D PARKING	2% OF THE TOTAL REQUIRED PARKING	--
	TOTAL CAR PARKING REQUIRED	318 NO'S
	TOTAL CAR PARKING PROPOSED	353 NO'S

PEOPLE OF DETERMINATION - CAR PARKING CALCULATION

PARKING REQUIRED FOR P.O.D = 2% OF THE TOTAL REQUIRED PARKING
= 2% OF 366 = 7.32 NOS.

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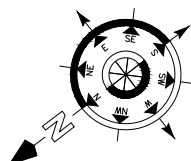
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