

CONCEPT PROPOSAL

RESIDENTIAL BUILDING

(3B + G + M + 3P + 21FLOORS + ROOF)

DUBAI LAND
RESIDENCE COMPLEX

DUBAI - UAE

Presented to:
TARRAD



THE DUBAI LAND RESIDENCE COMPLEX IS A SIGNIFICANT RESIDENTIAL DEVELOPMENT PROJECT IN DUBAI. IT IS PART OF THE LARGER DUBAI LAND AREA KNOWN FOR ITS EXPANSIVE REAL ESTATE PROJECTS AND MASTER-PLANNED COMMUNITIES. THE DUBAI LAND RESIDENCE COMPLEX IS DESIGNED TO OFFER VARIOUS HOUSING OPTIONS AND AMENITIES, CATERING TO DIFFERENT LIFESTYLE NEEDS.

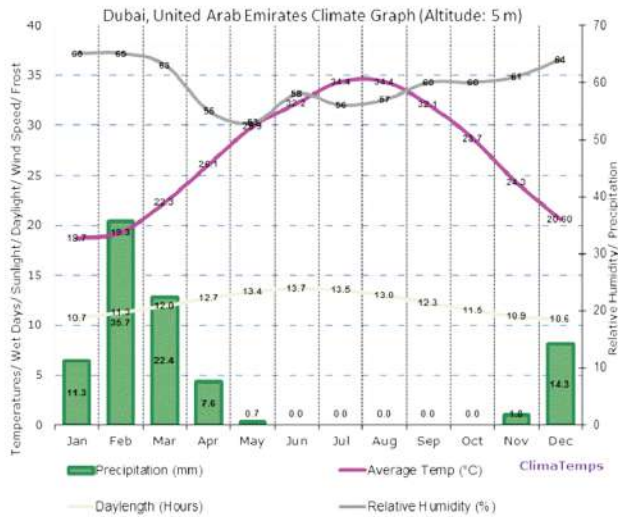
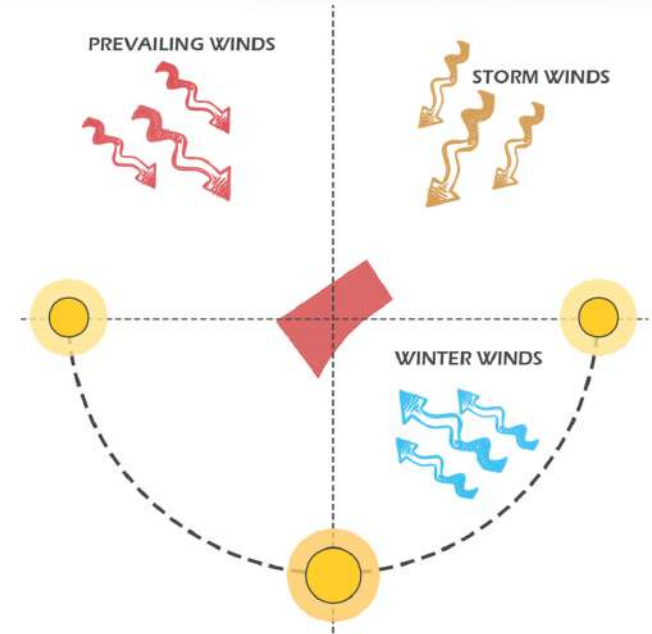
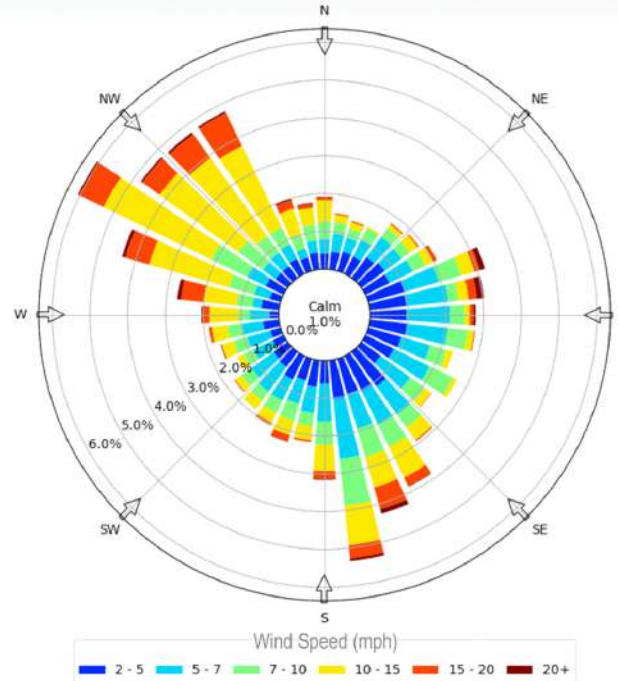
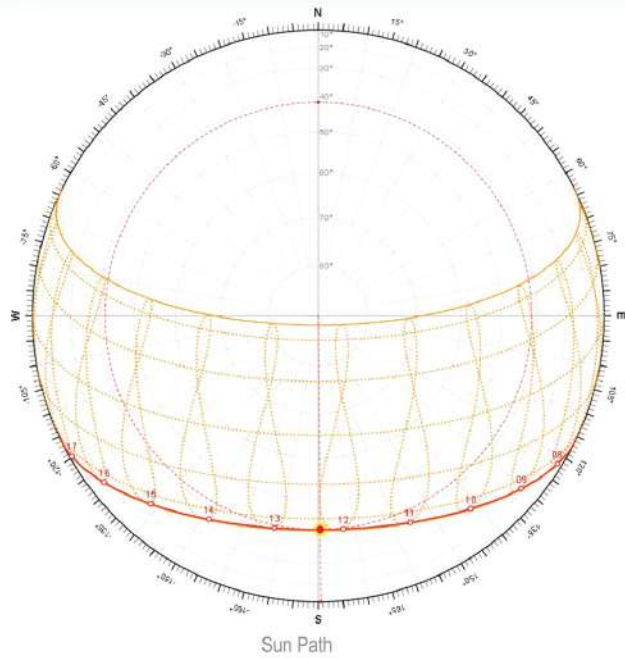
LOCATION: THE COMPLEX IS STRATEGICALLY LOCATED WITHIN DUBAI LAND, WHICH IS WELL-CONNECTED TO MAJOR HIGHWAYS AND OTHER PARTS OF THE CITY, MAKING IT CONVENIENT FOR RESIDENTS TO TRAVEL AND ACCESS VARIOUS SERVICES.

RESIDENTIAL OPTIONS: THE COMPLEX TYPICALLY INCLUDES A MIX OF VILLAS, TOWNHOUSES, AND APARTMENTS, CATERING TO VARIOUS FAMILY SIZES AND PREFERENCES.

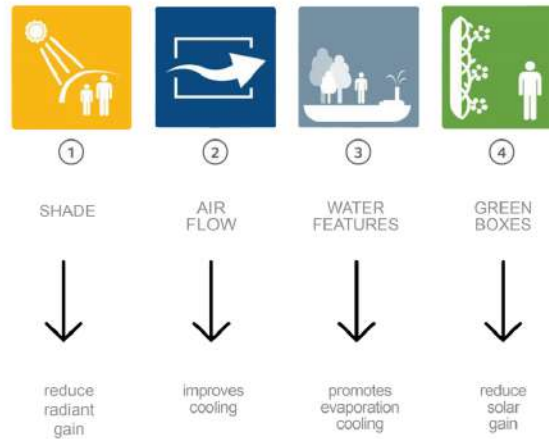
AMENITIES: RESIDENTS CAN OFTEN ENJOY A RANGE OF AMENITIES, INCLUDING PARKS, RECREATIONAL FACILITIES, SCHOOLS, AND RETAIL OPTIONS WITHIN OR CLOSE TO THE COMPLEX.



CLIMATE STATUS



Design Recommendations



Dubai has a hot desert climate characterized by extremely high temperatures, especially during the summer months.

1. Summer (June to September):

- Temperatures often exceed 40°C (104°F) and can reach up to 50°C (122°F) on particularly hot days.
- High humidity levels can make the heat feel even more intense.
- Minimal rainfall, if any, during this period.

2. Winter (December to February):

- Much milder temperatures, ranging from 14°C (57°F) to 24°C (75°F).
- More comfortable humidity levels.
- Occasional rainfall, though it is usually light.

3. Spring and Autumn:

- Transitional seasons with moderate temperatures.
- Temperatures in spring (March to May) and autumn (October to November) range from 25°C (77°F) to 35°C (95°F).

4. Rainfall:

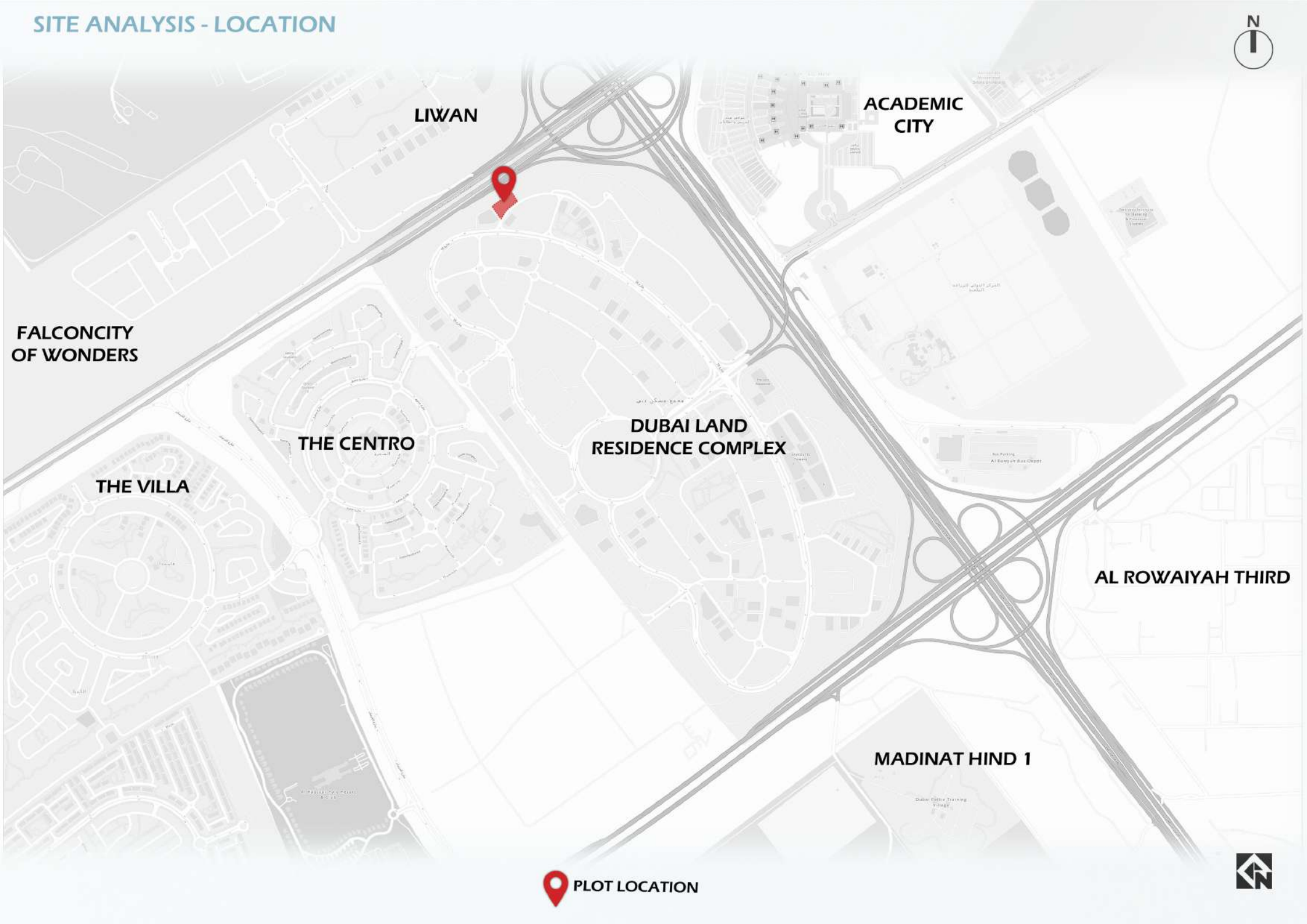
- Dubai receives very little rainfall, averaging about 100 mm (4 inches) annually.
- Most of the rain occurs between December and March.

5. Sandstorms:

- Sandstorms can occur, especially during the hotter months, reducing visibility and air quality temporarily.



SITE ANALYSIS - LOCATION



LIWAN

ACADEMIC CITY



FALCONCITY OF WONDERS

THE CENTRO

DUBAI LAND RESIDENCE COMPLEX

THE VILLA

AL ROWAIYAH THIRD

MADINAT HIND 1



PLOT LOCATION



SITE ANALYSIS - ACCESSABILITY



 PLOT LOCATION

 HIGHWAY



 COLLECTOR ROADS

 LOCAL ROADS

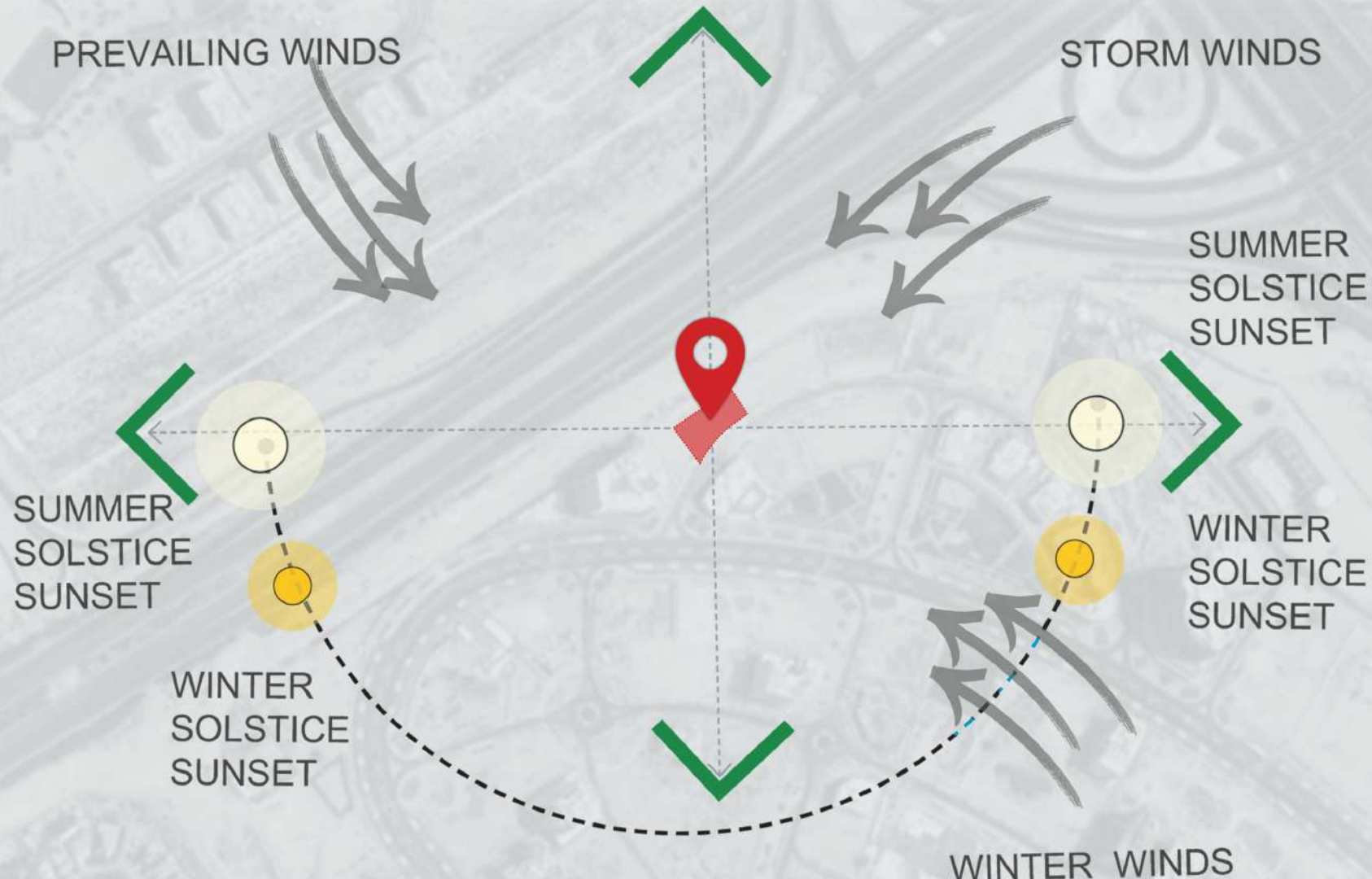


SITE ANALYSIS - LAND USES



-  PLOT LOCATION
-  PARK
-  MOSQUE
-  RESIDENTIAL
-  COMMERCIAL
-  EDUCATION
-  GOVERNMENTAL







سلطة دبي للتطوير
Dubai Development
Authority

PLOT DETAILS

Plot Number	Old Plot Number
6488524	RC-A-002

Plot Area	Maximum GFA	Maximum Coverage
3,718.52 m ² 40,025.82 ft ²	29,749.00 m ² 320,215.57 ft ²	N/A

Maximum Height

G+23

Setbacks (m)

Side	Building	Podium
1	5	0
2	25	10
3	10	10
4	25	10

Land Use

- **COMMERCIAL:** OFFICES (3,719.00 m²), RETAIL (3,719.00 m²)
- **RESIDENTIAL:** APARTMENT (22,311.00 m²)

Master Developer

DUBAI LAND RESIDENCES (L.L.C)

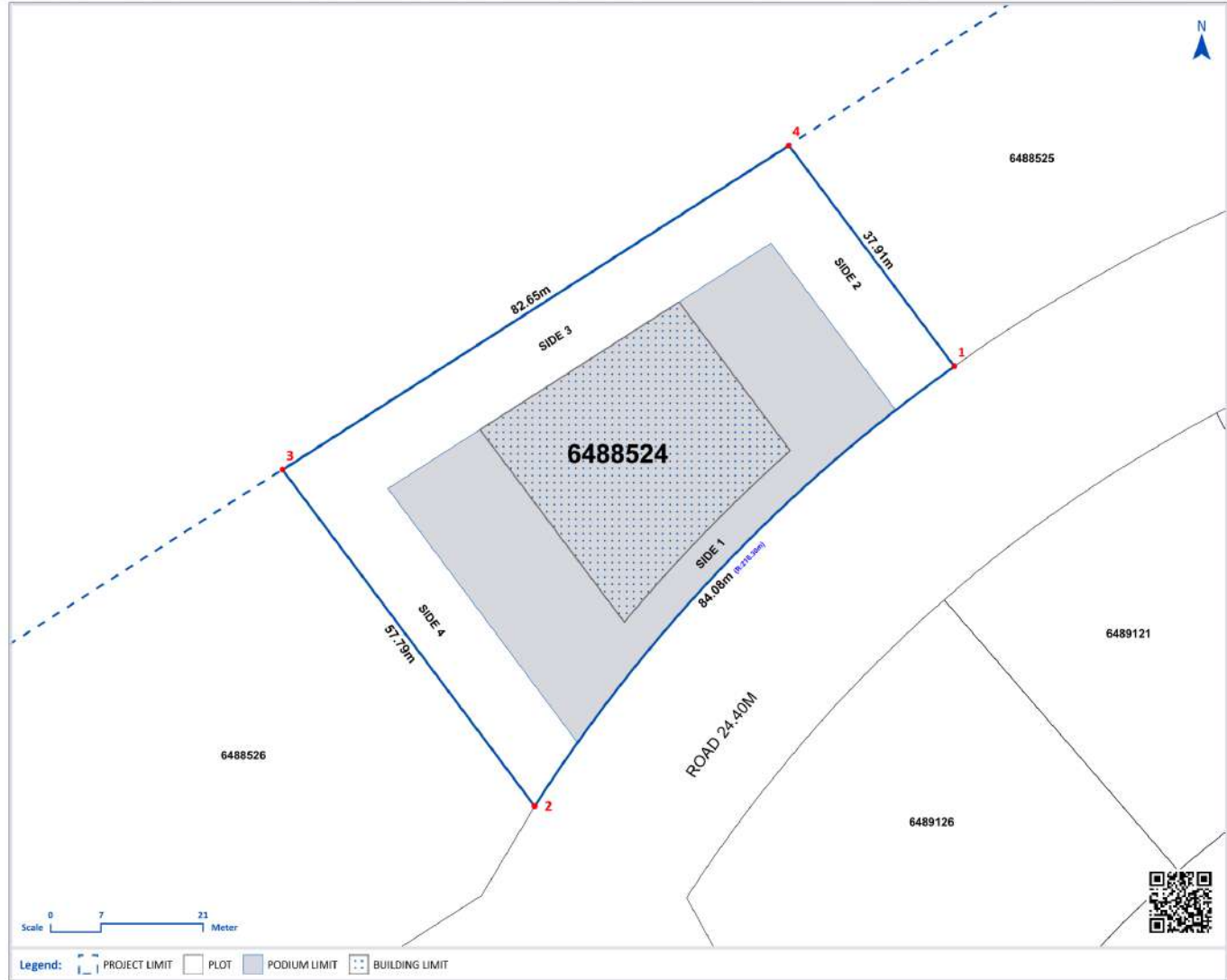
Project Name

DUBAI LAND RESIDENCE COMPLEX

Community Name

WADI AL SAFA 5

Location Map



Legend: PROJECT LIMIT PLOT PODIUM LIMIT BUILDING LIMIT

General Notes

- **PARKING:** FOR APARTMENT, ONE BAY FOR EACH UNIT LESS THAN OR EQUAL TO 150 SQ.M GFA AND TWO BAYS FOR EACH UNIT EXCEEDING 150 SQ.M GFA; FOR OFFICES, ONE BAY FOR EACH 50 SQ.M OF OFFICE NET AREA; FOR RETAIL, ONE BAY FOR EACH 70 SQ.M OF RETAIL NET AREA.
- **NOC FROM DUBAI CIVIL AVIATION AUTHORITY MUST BE OBTAINED.**
- **THIS SITE PLAN TO BE READ IN CONJUNCTION WITH THE PLOT GUIDELINES FOR ADDITIONAL INFORMATION.**

Disclaimer: This document is for illustration purposes only. The final and authoritative data can be obtained through Site Plan and Demarcation Certificate requests.

For live information please scan the QR code or visit <https://gis.dda.gov.ae/dis/?PlotNumber=6488524>

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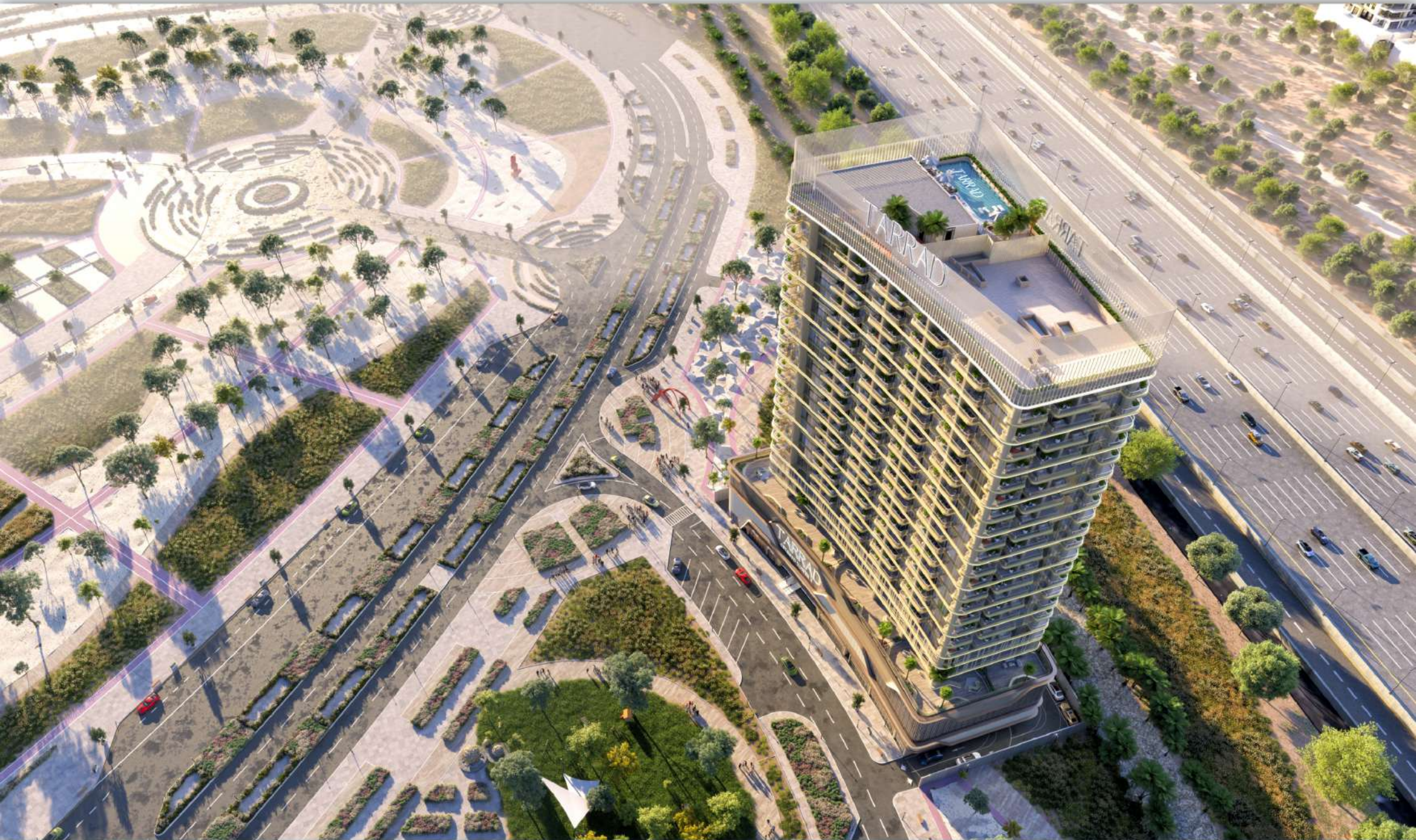


3D RENDERS





3D RENDERS - BIRD VIEW



LIFE LOOKS BETTER
FROM HERE



ELEVATE YOUR
EVERY MOMENT





WHERE YOUR
STORY RISES

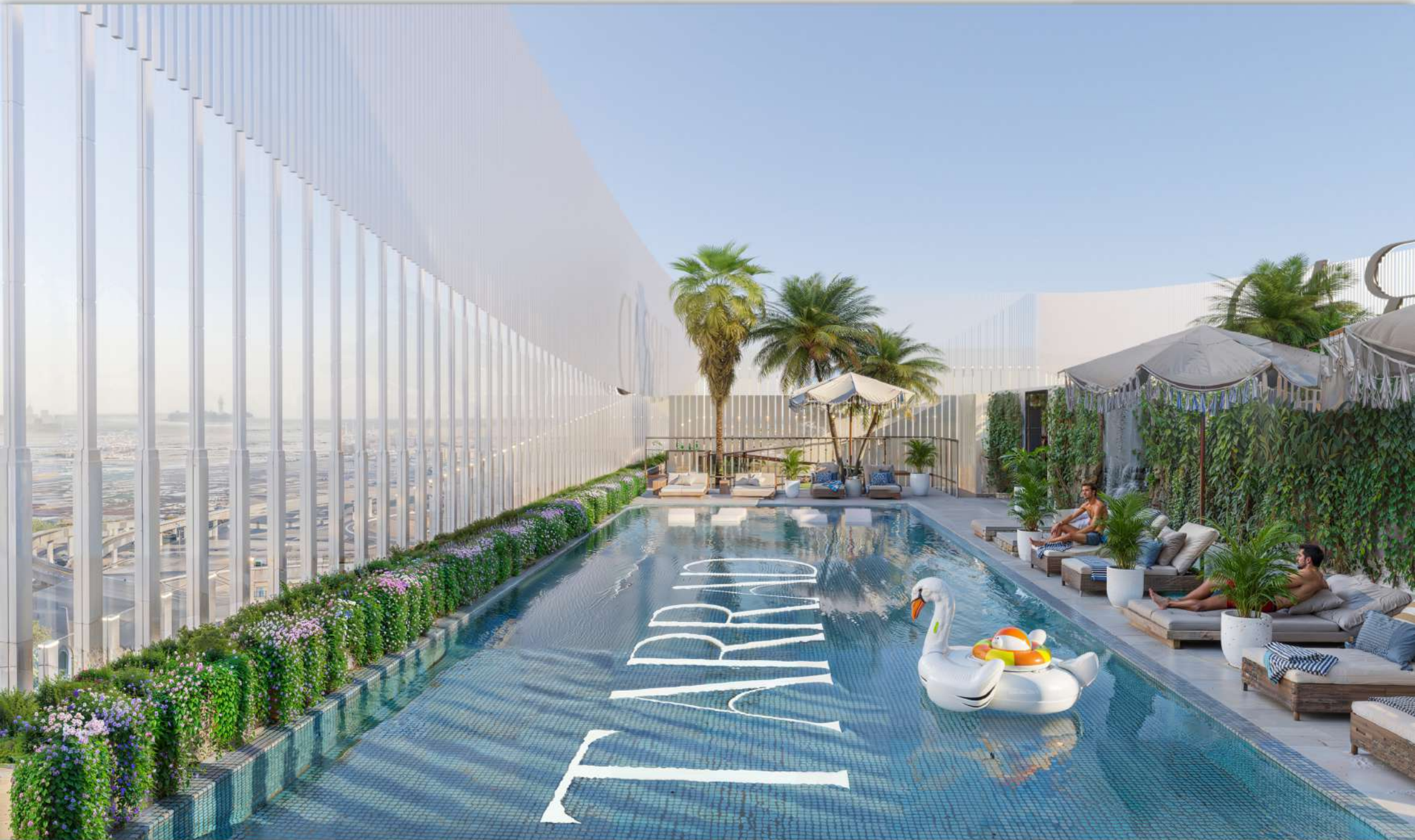
3D RENDERS - ENTRANCE CLOSE UP



3D RENDERS - OFFICE TERRACES



3D RENDERS - ROOF POOL



ARCHITECTURAL LAYOUTS



AREA CALCULATION BREAK DOWN			
	NO. OF FLOORS	SQM	SQFT
BASEMENT 01-02-03	3	11,212.24	120,688
GROUND FLOOR	1	2514.33	27,084
MEZZANINE FLOOR	1	1819.32	20,859
PODIUM FLOOR	3	7403.08	80,306
FIRST FLOOR	1	1805.76	17,284
TYPICAL 01 FLOOR	2	3211.52	34,269
TYPICAL 02 FLOOR	18	26309.54	283,191
ROOF FLOOR	1	203.88	2,188
TOTAL BUILT UP AREA		94,488.6	1,016,599.1

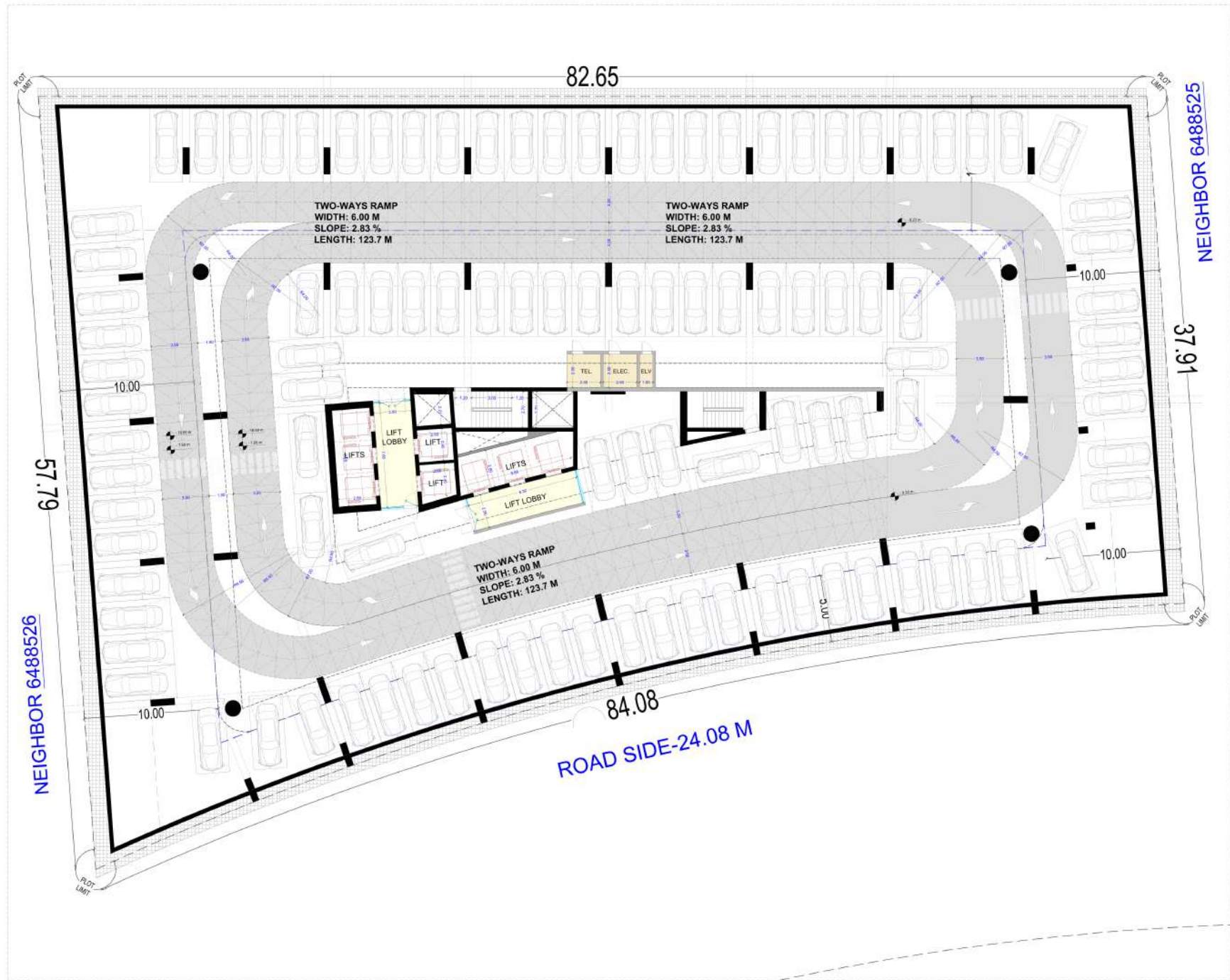
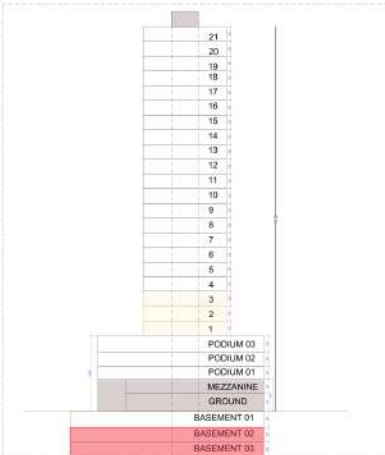
GFA CALCULATIONS			
	NO. OF FLOORS	SQM	SQFT
GROUND RETAIL	1	1139.35	12,264
GROUND RESIDENTIAL	1	167.24	1,807
GROUND OFFICES	1	168.30	1,812
MEZZANINE FLOOR	1	1834.80	19,750
FIRST FLOOR	1	1180.25	12,704
TYPICAL 01 FLOOR	2	2360.80	25,408
TYPICAL 02 FLOOR	18	25950.30	279,850
ROOF FLOOR	1	43.01	457
TOTAL RESIDENTIAL GFA		32,309.05	346,132.6
TOTAL RETAIL GFA		2874.10	30,873.5
TOTAL OFFICE GFA		3769.06	40,523.9
ALLOWED RESIDENTIAL GFA		23,311.00	248,153.8
ALLOWED RETAIL GFA		3,719.00	40,031.0
ALLOWED OFFICE GFA		3,719.00	40,031.0

UNIT MATRIX	
STUDIO	162 Units
1-BEDROOM	189 Units
2-BEDROOM	72 Units
TOTAL UNITS	414 Units

CAR PARKING CALCULATION			
	Area	Fixt. Each 16 m ²	Total Parking Lots
RETAIL PARKING CALCULATION	2893.13	1 Lot	38 Lot
OFFICES PARKING CALCULATION	9230.70	1 Lot	53 Lot
T.B. Parking for each STUDIO+1-BEDD+2-BED UNITS	414	1 Lot	414 Lot
TOTAL NO. OF REQUIRED PARKING LOTS			905 Lots
TOTAL NO. OF PROVIDED PARKING LOTS			907

BASEMENT 02-03 LEVEL

- 103 CAR PARKING



BASEMENT 02-03 LEVEL



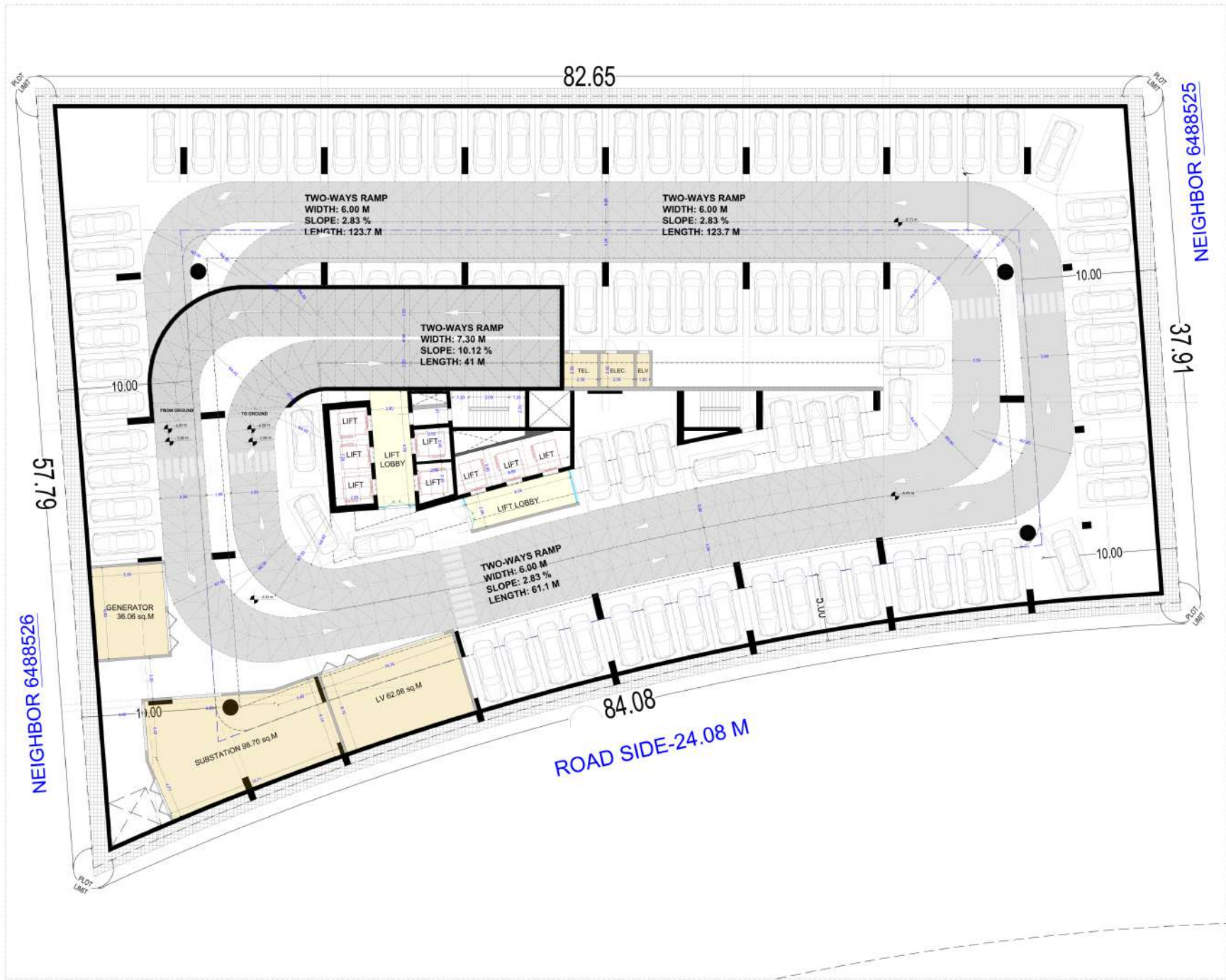
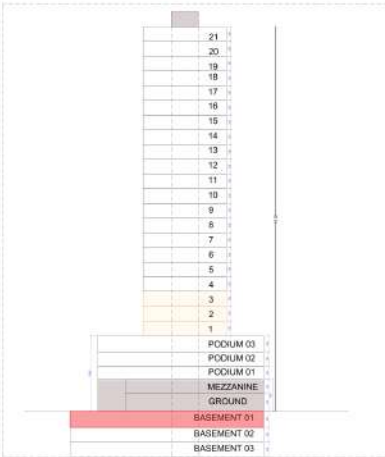
AREA CALCULATION BREAK DOWN			
	NO. OF FLOORS	SQM	SQFT
BASEMENT 01/02/03	3	11,212.24	120,688
GROUND FLOOR	1	2514.33	27,064
MEZZANINE FLOOR	1	1819.32	20,659
PODIUM FLOOR	3	7493.09	81,326
FIRST FLOOR	1	1805.76	17,284
TYPICAL 01 FLOOR	2	3211.52	34,269
TYPICAL 02 FLOOR	18	26309.54	283,191
ROOF FLOOR	1	203.85	2,188
TOTAL BUILT UP AREA		54,486.8	586,596.1

GFA CALCULATIONS			
	NO. OF FLOORS	SQM	SQFT
GROUND RETAIL	1	1139.35	12,264
GROUND RESIDENTIAL	1	167.24	1,807
GROUND OFFICES	1	168.30	1,812
MEZZANINE FLOOR	1	1834.83	19,750
FIRST FLOOR	1	1180.25	12,704
TYPICAL 01 FLOOR	2	2360.80	25,408
TYPICAL 02 FLOOR	18	22850.20	247,850
ROOF FLOOR	1	43.01	457
TOTAL RESIDENTIAL GFA		32,309.05	346,132.6
TOTAL RETAIL GFA		2874.10	30,873.5
TOTAL OFFICE GFA		3769.06	40,523.9
ALLOWED RESIDENTIAL GFA		23,311.00	249,153.6
ALLOWED RETAIL GFA		3,719.00	40,031.0
ALLOWED OFFICE GFA		3,719.00	40,031.0

UNIT MATRIX	
STUDIO	162 Units
1 - BEDROOM	180 Units
2 - BEDROOM	72 Units
TOTAL UNITS	414 UNITS

CAR PARKING CALCULATION			
RETAIL PARKING CALCULATION	Area	For Each 16 sq' / 1 Lot	Total Parking Lots
	2893.13		38 Lot
OFFICES PARKING CALCULATION	Area	For Each 50 sq' / 1 Lot	Total Parking Lots
	3530.70		53 Lot
T & E Parking for each STUDIO+1-BEDD+2-BED UNITS	No. CP Plaza	For Each Plaza	Total Parking Lots
	414	1 Lot	414 Lot
TOTAL NO. OF REQUIRED PARKING LOTS			905 Lots
TOTAL NO. OF PROVIDED PARKING LOTS			707

BASEMENT 01 LEVEL
- 93 CAR PARKING



BASEMENT 01 LEVEL



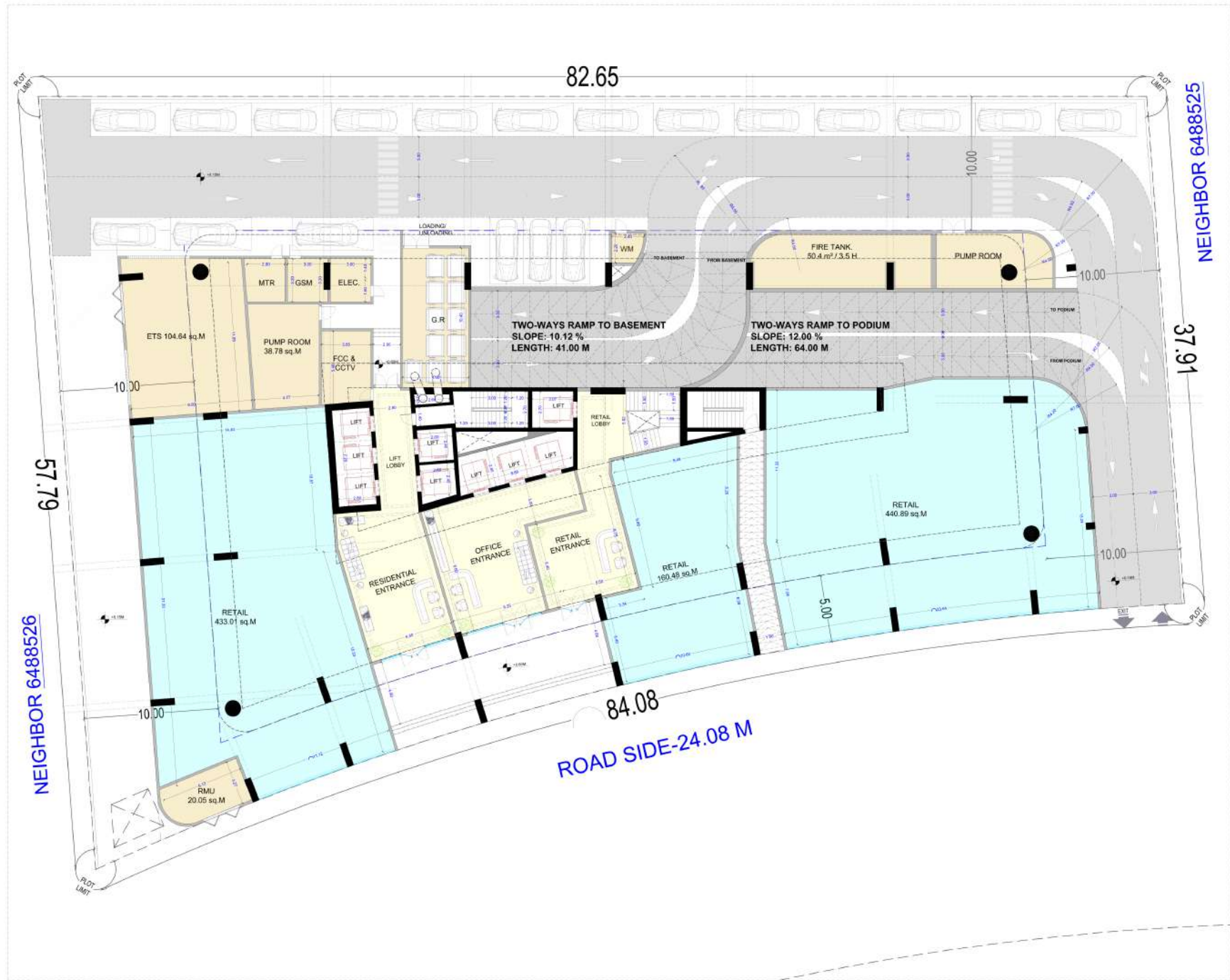
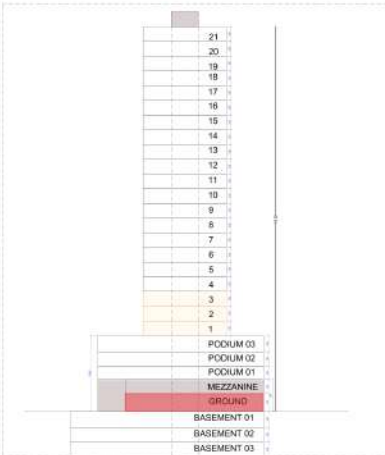
AREA CALCULATION BREAK DOWN			
	NO. OF FLOORS	SQM	SQFT
BASEMENT 01-02-03	3	11,212.24	120,688
GROUND FLOOR	1	2514.33	27,084
MEZZANINE FLOOR	1	1819.32	20,859
PODIUM FLOOR	3	7465.68	80,306
FIRST FLOOR	1	1605.76	17,284
TYPICAL 01 FLOOR	2	3211.52	34,569
TYPICAL 02 FLOOR	18	26369.34	283,191
ROOF FLOOR	1	263.88	2,838
TOTAL BUILT UP AREA		94,488.6	1,016,599.1

GFA CALCULATIONS			
	NO. OF FLOORS	SQM	SQFT
GROUND RETAIL	1	1139.35	12,264
GROUND RESIDENTIAL	1	167.84	1,807
GROUND OFFICES	1	168.30	1,812
MEZZANINE FLOOR	1	1834.80	19,750
FIRST FLOOR	1	1160.25	12,704
TYPICAL 01 FLOOR	2	2360.80	25,408
TYPICAL 02 FLOOR	18	25953.20	280,869
ROOF FLOOR	1	43.01	457
TOTAL RESIDENTIAL GFA		32,309.05	346,132.6
TOTAL RETAIL GFA		2874.10	30,873.5
TOTAL OFFICE GFA		3769.06	40,603.9
ALLOWED RESIDENTIAL GFA		23,311.00	246,153.8
ALLOWED RETAIL GFA		3,719.00	40,031.0
ALLOWED OFFICE GFA		3,719.00	40,031.0

UNIT MATRIX	
STUDIO	162 Units
1-BEDROOM	180 Units
2-BEDROOM	72 Units
TOTAL UNITS	414 Units

CAR PARKING CALCULATION			
	Area	For Each 16 sq'	Total Parking Lots
RETAIL PARKING CALCULATION	2893.13	1 Lot	38 Lot
OFFICES PARKING CALCULATION	3530.70	1 Lot	53 Lot
1:1 Parking for each STUDIO+1-BEDD+2-BED UNITS	414	1 Lot	414 Lot
TOTAL NO. OF REQUIRED PARKING LOTS			905 Lots
TOTAL NO. OF PROVIDED PARKING LOTS			907

GROUND LEVEL
- ENTRANCES & SERVICES & RETAIL
- AND 19 CAR PARKING



GROUND LEVEL



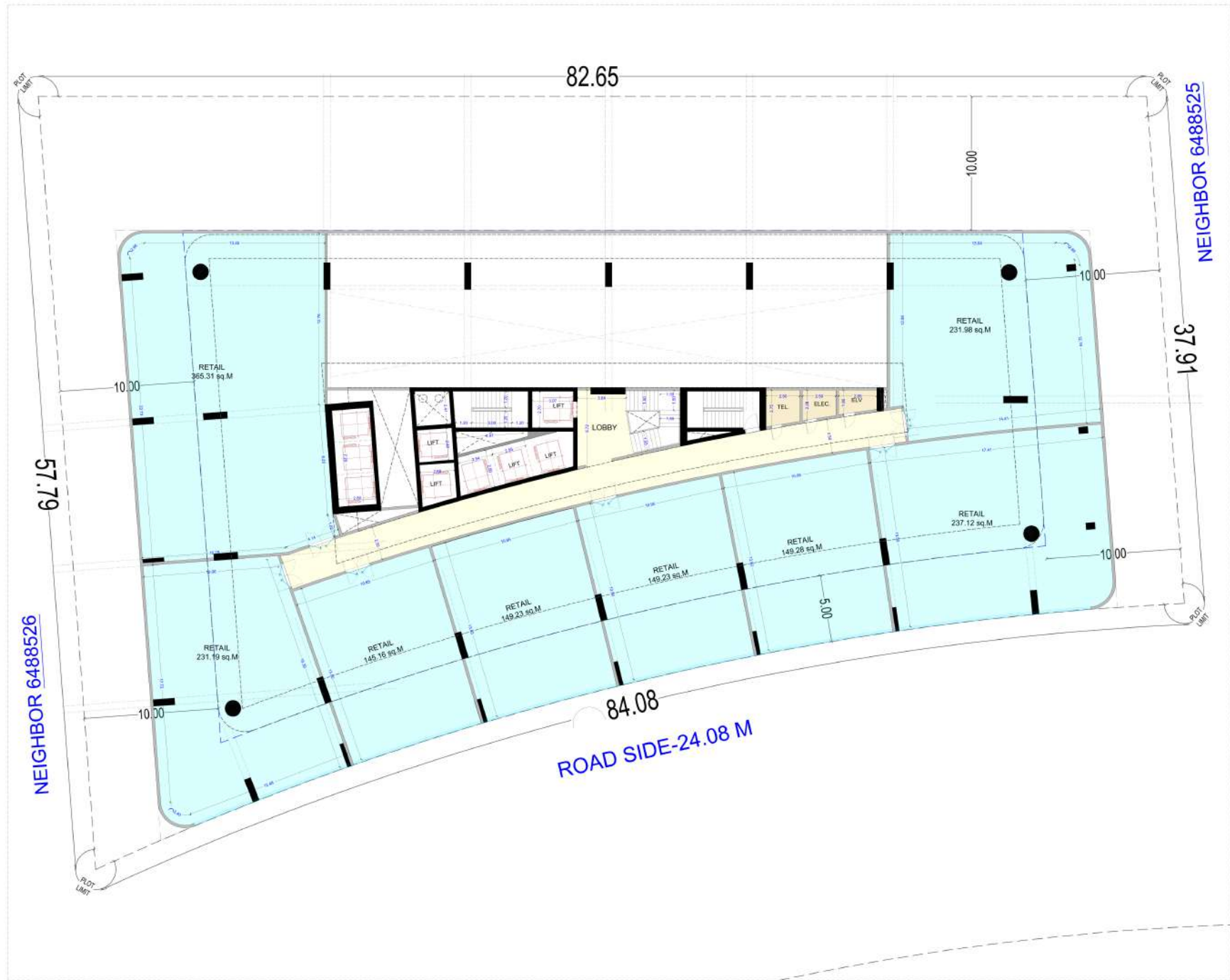
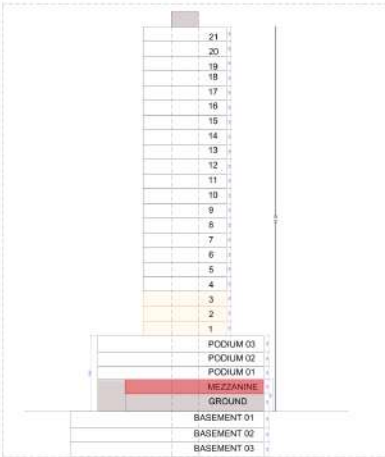
AREA CALCULATION BREAK DOWN			
	NO. OF FLOORS	SQM	SQFT
BASEMENT 01-02-03	3	11,212.24	120,688
GROUND FLOOR	1	2514.33	27,064
MEZZANINE FLOOR	1	1819.32	20,659
PODIUM FLOOR	3	7491.69	81,326
FIRST FLOOR	1	1605.76	17,284
TYPICAL 01 FLOOR	2	3211.52	34,568
TYPICAL 02 FLOOR	18	26369.34	283,191
ROOF FLOOR	1	263.85	2,838
TOTAL BUILT UP AREA		54,488.8	586,598.1

GFA CALCULATIONS			
	NO. OF FLOORS	SQM	SQFT
GROUND RETAIL	1	1133.25	12,264
GROUND RESIDENTIAL	1	167.24	1,807
GROUND OFFICES	1	168.30	1,812
MEZZANINE FLOOR	1	1834.83	19,750
FIRST FLOOR	1	1150.25	12,704
TYPICAL 01 FLOOR	2	2360.30	25,456
TYPICAL 02 FLOOR	18	22553.20	243,859
ROOF FLOOR	1	43.01	457
TOTAL RESIDENTIAL GFA		22,309.05	240,132.6
TOTAL RETAIL GFA		2874.10	30,933.5
TOTAL OFFICE GFA		3769.06	40,823.9
ALLOWED RESIDENTIAL GFA		22,311.00	240,152.8
ALLOWED RETAIL GFA		3,719.00	40,031.0
ALLOWED OFFICE GFA		3,719.00	40,031.0

UNIT MATRIX	
STUDIO	162 Units
1-BEDROOM	180 Units
2-BEDROOM	72 Units
TOTAL UNITS	414 UNITS

CAR PARKING CALCULATION			
	Area	For Each 16 sq'	Total Parking Lots
RETAIL PARKING CALCULATION	2693.13	1 Lot	38 Lot
OFFICES PARKING CALCULATION	3530.70	1 Lot	53 Lot
1:1 Parking for each STUDIO+1-BEDD+2-BED UNITS	414	1 Lot	414 Lot
TOTAL NO. OF REQUIRED PARKING LOTS			505 Lots
TOTAL NO. OF PROVIDED PARKING LOTS			507

MEZZANINE LEVEL
- RETAIL AREAS



MEZZANINE LEVEL



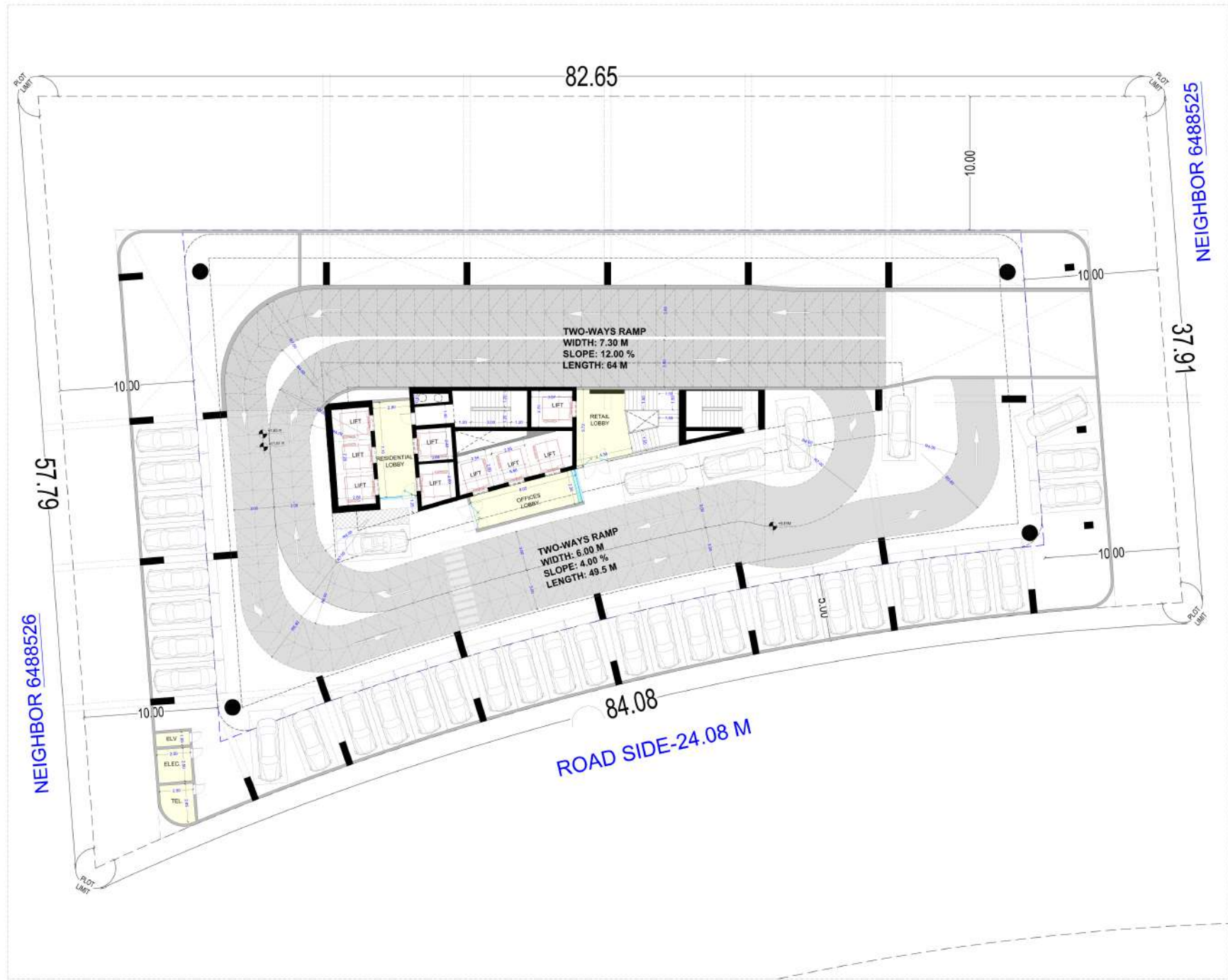
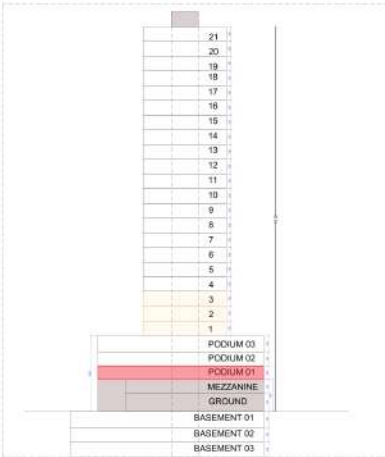
AREA CALCULATION BREAK DOWN			
	NO. OF FLOORS	SQM	SQFT
BASEMENT 01/02/03	3	11,212.24	120,689
GROUND FLOOR	1	2514.33	27,064
MEZZANINE FLOOR	1	1819.32	20,659
PODIUM FLOOR	3	7495.69	81,326
FIRST FLOOR	1	5805.76	17,284
TYPICAL 01 FLOOR	2	3211.52	34,669
TYPICAL 02 FLOOR	18	26309.34	283,191
ROOF FLOOR	1	203.85	2,538
TOTAL BUILT UP AREA		54,488.8	586,599.1

GFA CALCULATIONS			
	NO. OF FLOORS	SQM	SQFT
GROUND RETAIL	1	1133.35	12,264
GROUND RESIDENTIAL	1	167.24	1,807
GROUND OFFICES	1	198.30	1,812
MEZZANINE FLOOR	1	1834.83	19,750
FIRST FLOOR	1	1180.25	12,704
TYPICAL 01 FLOOR	2	2360.30	25,408
TYPICAL 02 FLOOR	18	22850.20	237,859
ROOF FLOOR	1	43.01	517
TOTAL RESIDENTIAL GFA		22,309.95	240,132.8
TOTAL RETAIL GFA		2874.10	32,013.5
TOTAL OFFICE GFA		3769.06	39,923.9
ALLOWED RESIDENTIAL GFA		22,311.00	240,152.8
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CAR PARKING CALCULATION			
	Area	For Each 16 m ²	Total Parking Lots
RETAIL PARKING CALCULATION	2893.13	1 Lot	38 Lot
OFFICES PARKING CALCULATION	3530.70	1 Lot	53 Lot
1:1 Parking for each STUDIO+1-BED+2-BED UNITS	414	1 Lot	414 Lot
TOTAL NO. OF REQUIRED PARKING LOTS			505 Lots
TOTAL NO. OF PROVIDED PARKING LOTS			507

PODIUM 01 LEVEL
-63 PARKING



PODIUM 01 LEVEL



AREA CALCULATION BREAK DOWN			
	NO. OF FLOORS	SQM	SQFT
BASEMENT 01-02-03	3	11,212.24	120,688
GROUND FLOOR	1	2514.33	27,064
MEZZANINE FLOOR	1	1819.32	20,659
PODIUM FLOOR	3	7495.69	81,326
FIRST FLOOR	1	5805.76	62,284
TYPICAL 01 FLOOR	2	3211.52	34,668
TYPICAL 02 FLOOR	18	26309.34	283,191
ROOF FLOOR	1	203.85	2,238
TOTAL BUILT UP AREA		54,488.6	586,598.1

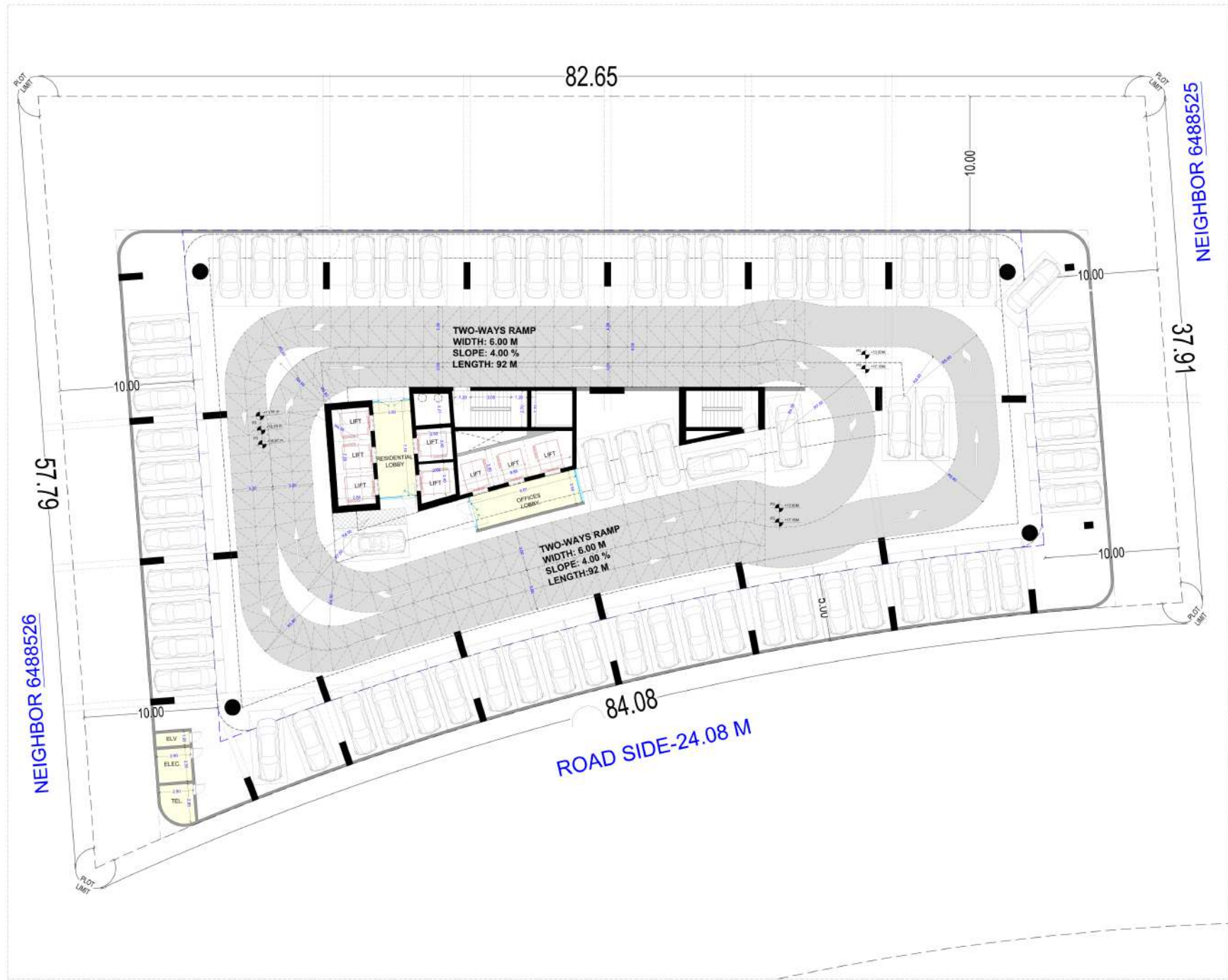
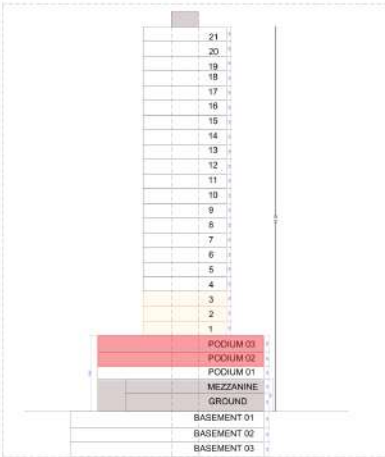
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	NO. OF FLOORS	SQM	SQFT
GROUND RETAIL	1	1139.35	12,264
GROUND RESIDENTIAL	1	167.24	1,807
GROUND OFFICES	1	168.30	1,812
MEZZANINE FLOOR	1	1834.83	19,750
FIRST FLOOR	1	1180.25	12,704
TYPICAL 01 FLOOR	2	2360.50	25,408
TYPICAL 02 FLOOR	18	22550.20	242,850
ROOF FLOOR	1	43.01	457
TOTAL RESIDENTIAL GFA		32,309.95	346,132.6
TOTAL RETAIL GFA		2874.10	30,873.5
TOTAL OFFICE GFA		3769.06	40,323.9
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TOTAL NO. OF PROVIDED PARKING LOTS			507

PODIUM 02-03 LEVEL

- 63 PARKING



PODIUM 02-03 LEVEL



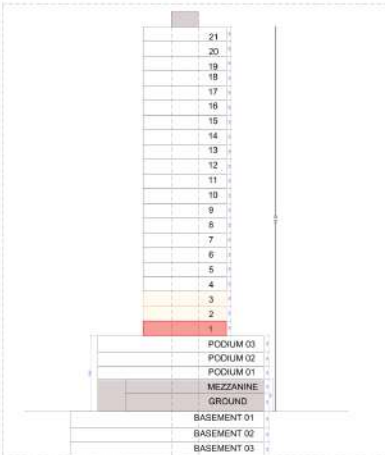
AREA CALCULATION BREAK DOWN			
	NO. OF FLOORS	SQM	SQFT
BASEMENT 01-02-03	3	11,212.24	130,688
GROUND FLOOR	1	2514.33	27,084
MEZZANINE FLOOR	1	1819.32	20,459
PODIUM FLOOR	3	7403.08	80,306
FIRST FLOOR	1	5805.76	17,284
TYPICAL 01 FLOOR	2	3211.52	34,689
TYPICAL 02 FLOOR	18	28309.34	283,191
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ROOF FLOOR	1	43.01	517
TOTAL RESIDENTIAL GFA		32,309.05	240,132.8
TOTAL RETAIL GFA		2874.10	32,013.5
TOTAL OFFICE GFA		3769.06	38,923.9
ALLOWED RESIDENTIAL GFA		23,311.00	240,132.8
ALLOWED RETAIL GFA		3,719.00	40,031.0
ALLOWED OFFICE GFA		3,719.00	40,031.0

UNIT MATRIX	
STUDIO	162 Units
1-BEDROOM	180 Units
2-BEDROOM	72 Units
TOTAL UNITS	414 UNITS

CAR PARKING CALCULATION			
	Area	For Each 16 m ²	Total Parking Lots
RETAIL PARKING CALCULATION	2893.13	1 Lot	38 Lot
OFFICES PARKING CALCULATION	9230.70	1 Lot	93 Lot
1:1 Parking for each STUDIO+1-BEDD+2BD UNITS	414	1 Lot	414 Lot
TOTAL NO. OF REQUIRED PARKING LOTS			505 Lots
TOTAL NO. OF PROVIDED PARKING LOTS			507

FIRST FLOOR
- OFFICES FLOOR



FIRST FLOOR



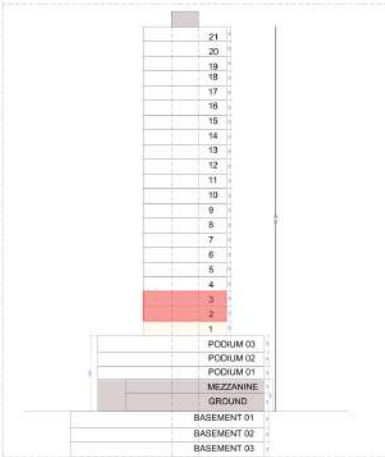
AREA CALCULATION BREAK DOWN			
	NO. OF FLOORS	SQM	SQFT
BASEMENT 01-02-03	3	11,212.24	120,688
GROUND FLOOR	1	2514.33	27,064
MEZZANINE FLOOR	1	1819.32	20,659
PODIUM FLOOR	3	7495.69	81,306
FIRST FLOOR	1	5805.95	17,284
TYPICAL 01 FLOOR	2	3211.52	34,868
TYPICAL 02 FLOOR	18	26369.34	283,191
ROOF FLOOR	1	263.85	2,838
TOTAL BUILT UP AREA		54,488.6	586,599.1

GFA CALCULATIONS			
	NO. OF FLOORS	SQM	SQFT
GROUND RETAIL	1	1139.35	12,264
GROUND RESIDENTIAL	1	167.24	1,807
GROUND OFFICES	1	168.30	1,812
MEZZANINE FLOOR	1	1834.80	19,750
FIRST FLOOR	1	1180.25	12,704
TYPICAL 01 FLOOR	2	2360.90	25,458
TYPICAL 02 FLOOR	18	22850.20	247,889
ROOF FLOOR	1	43.01	457
TOTAL RESIDENTIAL GFA		22,309.05	240,132.6
TOTAL RETAIL GFA		2874.10	30,873.5
TOTAL OFFICE GFA		3769.06	40,823.9
ALLOWED RESIDENTIAL GFA		22,311.00	240,153.6
ALLOWED RETAIL GFA		3,719.00	40,031.0
ALLOWED OFFICE GFA		3,719.00	40,031.0

UNIT MATRIX	
STUDIO	162 Units
1-BEDROOM	180 Units
2-BEDROOM	72 Units
TOTAL UNITS	414 UNITS

CAR PARKING CALCULATION			
	Area	For Each 16 m ²	Total Parking Lots
RETAIL PARKING CALCULATION	2893.13	1 Lot	38 Lot
OFFICES PARKING CALCULATION	3530.70	1 Lot	53 Lot
1:1 Parking for each STUDIO+1-BEDD+2-BED UNITS	414	1 Lot	414 Lot
TOTAL NO. OF REQUIRED PARKING LOTS			505 Lots
TOTAL NO. OF PROVIDED PARKING LOTS			507

TYPICAL 01
- OFFICES FLOOR



TYPICAL 01



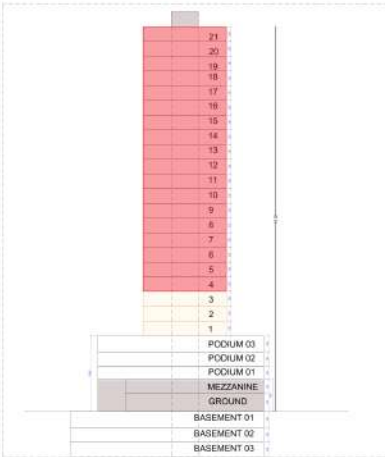
AREA CALCULATION BREAK DOWN			
	NO. OF FLOORS	SQM	SQFT
BASEMENT 01-02-03	3	11,212.24	120,688
GROUND FLOOR	1	2514.33	27,064
MEZZANINE FLOOR	1	1819.32	20,659
PODIUM FLOOR	3	7469.69	80,326
FIRST FLOOR	1	5805.76	62,724
TYPICAL 01 FLOOR	2	3211.52	34,569
TYPICAL 02 FLOOR	18	26369.34	283,191
ROOF FLOOR	1	263.85	2,838
TOTAL BUILT UP AREA		54,488.6	586,596.1

GFA CALCULATIONS			
	NO. OF FLOORS	SQM	SQFT
GROUND RETAIL	1	1139.39	12,264
GROUND RESIDENTIAL	1	167.24	1,807
GROUND OFFICES	1	168.30	1,812
MEZZANINE FLOOR	1	1834.83	19,750
FIRST FLOOR	1	1180.25	12,704
TYPICAL 01 FLOOR	2	2360.90	25,408
TYPICAL 02 FLOOR	18	23893.20	257,869
ROOF FLOOR	1	43.01	457
TOTAL RESIDENTIAL GFA		32,309.05	346,132.6
TOTAL RETAIL GFA		2874.10	30,873.5
TOTAL OFFICE GFA		3769.06	40,625.9
ALLOWED RESIDENTIAL GFA		23,311.00	249,193.6
ALLOWED RETAIL GFA		3,719.00	40,031.0
ALLOWED OFFICE GFA		3,719.00	40,031.0

UNIT MATRIX	
STUDIO	162 Units
1-BEDROOM	189 Units
2-BEDROOM	72 Units
TOTAL UNITS	424 UNITS

CAR PARKING CALCULATION			
	Area	For Each 16 m ²	Total Parking Lots
RETAIL PARKING CALCULATION	2693.13	1 Lot	38 Lot
OFFICES PARKING CALCULATION	3530.70	1 Lot	53 Lot
1:1 Parking for each STUDIO+1-BEDD+2-BEDD UNITS	414	1 Lot	414 Lot
TOTAL NO. OF REQUIRED PARKING LOTS			505 Lots
TOTAL NO. OF PROVIDED PARKING LOTS			507

TYPICAL 02
- RESIDENTIAL FLOOR
(18 FLOOR)



TYPICAL 02



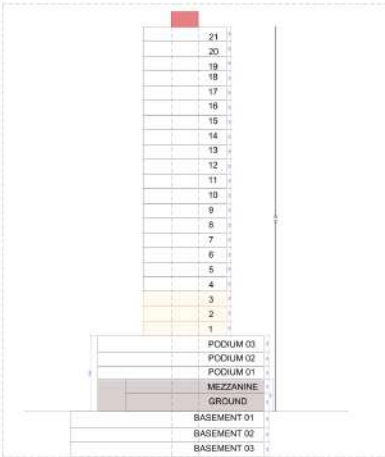
AREA CALCULATION BREAK DOWN			
	NO. OF FLOORS	SQM	SQFT
BASEMENT 01-02-03	3	11,212.24	120,688
GROUND FLOOR	1	2514.33	27,064
MEZZANINE FLOOR	1	1819.32	20,659
PODIUM FLOOR	3	7495.69	81,306
FIRST FLOOR	1	1605.76	17,284
TYPICAL 01 FLOOR	2	3211.52	34,568
TYPICAL 02 FLOOR	18	26369.34	283,191
ROOF FLOOR	1	263.85	2,838
TOTAL BUILT UP AREA		54,488.8	586,599.1

GFA CALCULATIONS			
	NO. OF FLOORS	SQM	SQFT
GROUND RETAIL	1	1139.35	12,264
GROUND RESIDENTIAL	1	167.24	1,807
GROUND OFFICES	1	168.30	1,812
MEZZANINE FLOOR	1	1834.83	19,750
FIRST FLOOR	1	1150.25	12,704
TYPICAL 01 FLOOR	2	2360.50	25,408
TYPICAL 02 FLOOR	18	22550.20	237,859
ROOF FLOOR	1	43.01	457
TOTAL RESIDENTIAL GFA		32,309.05	346,132.6
TOTAL RETAIL GFA		2874.10	30,873.5
TOTAL OFFICE GFA		3769.06	39,923.9
ALLOWED RESIDENTIAL GFA		22,311.00	240,193.6
ALLOWED RETAIL GFA		3,719.00	40,031.0
ALLOWED OFFICE GFA		3,719.00	40,031.0

UNIT MATRIX	
STUDIO	162 Units
1 - BEDROOM	189 Units
2 - BEDROOM	72 Units
TOTAL UNITS	424 UNITS

CAR PARKING CALCULATION			
	Area	For Each 16 m ²	Total Parking Lots
RETAIL PARKING CALCULATION	2693.13	1 Lot	38 Lot
OFFICES PARKING CALCULATION	3530.70	1 Lot	53 Lot
1:1 Parking for each STUDIO+1-BEDD+2-BED UNITS	414	1 Lot	414 Lot
TOTAL NO. OF REQUIRED PARKING LOTS			905 Lots
TOTAL NO. OF PROVIDED PARKING LOTS			787

ROOF
-MEP AREA & AMENITIES AND GYM



ROOF



TARRAD - CELESTO - 04

**PROPOSED RESIDENTIAL BUILDING (3B+G+M+3P+3OFFICES+18FLOORS+ROOF)
PLOT NO 6488546 , DLR/DUBAI-UAE**

AREA CALCULATION/BUA						NET SELLABLE AREA/GFA										
FLOOR	NO	SQ.M	SQ.F	TOTAL		FLOOR	NO	GFA/ FLOOR		TOTAL GFA		SELLABLE		TOTAL SELLABLE		PERCENTAGE
				SQ.M	SQ.F			SQ.M	SQ.F	SQ.M	SQ.F	SQ.M	SQ.F	SQ.M	SQ.F	
BASEMENT	3	3,737.41	40,229.18	11,212.24	120,643.70											
GROUND RETAIL	1	2,514.33	27,064.02	2,514.33	27,054.19	GROUND RETAIL	1	1,139.35	12,263.96	1,139.35	12,263.86	1,041	11,204.05	1,041	11,204.05	91%
GROUND RESIDENTIAL						167.84		1,806.63	167.84	1,806.61	-	-	-	-	0%	
GROUND OFFICES						168.30		1,811.58	168.30	1,811.57	-	-	-	-	0%	
MEZZANINE	1	1,919.32	20,659.39	1,919.32	20,651.88	MEZZANINE	1	1,834.80	19,749.79	1,834.80	19,749.62	1,659	17,852.81	1,659	17,852.81	90%
PODIUM	3	2,486.89	26,768.70	7,460.68	80,276.92											
OFFICE FIRST FLOOR	1	1,605.76	17,284.26	1,605.76	17,277.98	OFFICE FIRST FLOOR	1	1,180.25	12,704.21	1,180.25	12,704.11	1,948	20,968.06	1,948	20,968.06	165%
OFFICE TYPICAL 01	2	1,605.76	17,284.26	3,211.52	34,555.96	OFFICE TYPICAL 01	2	1,180.25	12,704.21	2,360.50	25,408.21	1,226	13,201.72	2,453	26,403.45	104%
RESIDENTIAL TYPICAL 02	18	1,461.63	15,732.85	26,309.34	283,088.50	RESIDENTIAL TYPICAL 02	18	1,227.40	13,211.73	22,093.20	237,809.23	1,149	12,362.88	20,674	222,531.92	94%
ROOF	1	263.65	2,837.90	263.65	2,836.87	ROOF	1	48.01	516.78	48.01	516.78	-	-	-	-	0%
				54,496.8	586,599.1	TOTAL		6,946.2	74,768.3	28,992.3	312,070.0	7,022.5	75,589.5	27,774.1	298,960.3	95.8%

TOTAL NO. OF UNITS		414	
STUDIO	162	90	21.7%
STUDIO		72	17.4%
1 BED ROOM	180	144	34.8%
2 BED ROOM		36	8.7%
1 BED ROOM	72	54	13.0%
2 BED ROOM		18	4.3%

ALLOWED RESIDENTIAL GFA	22,311.00
EXTRA GFA	1.95

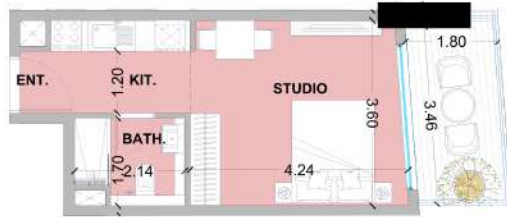
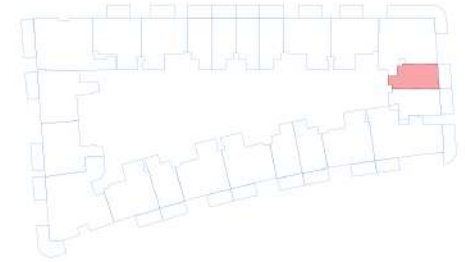
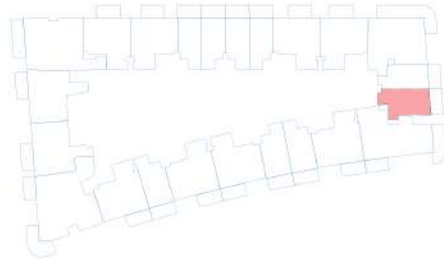
ALLOWED RETAIL GFA	3,719.00
EXTRA GFA	744.85

ALLOWED OFFICES GFA	3,719.00
EXTRA GFA	9.95

TYPE	NO. OF BEDROOMS	NO. OF UNITS	PERCENTAGE	FLOORS	SUITE AREA		BALCONY AREA		UNIT AREA		TOTAL SUITE AREA		TOTAL BALCONIES AREA		TOTAL	
					SQ-M	SQ-FT	SQ-M	SQ-FT	SQ-M	SQ-FT	SQ-M	SQ-FT	SQ-M	SQ-FT	SQ-M	SQ-FT
STUDIO - A +	-	18	11.1%	4nd-21thFLOOR	27.00	290.63	6.68	71.9	33.7	362.5	486.0	5,231.3	120.2	1,294.3	606.2	6,525.5
STUDIO - B	-	18	11.1%	4nd-21thFLOOR	24.65	265.33	6.68	71.9	31.33	337.2	443.7	4,775.9	120.2	1,294.3	563.9	6,070.2
STUDIO - C	-	72	44.4%	4nd-21thFLOOR	23.88	257.04	6.39	68.8	30.27	325.8	1,719.4	18,507.0	460.1	4,952.3	2,179.4	23,459.3
STUDIO - D +	-	54	33.3%	4nd-21thFLOOR	26.72	287.61	6.74	72.5	33.46	360.2	1,442.9	15,531.0	364.0	3,917.6	1,806.8	19,448.7
1 BEDROOM - A +	1	36	20.0%	4nd-21thFLOOR	48.43	521.30	7.12	76.6	55.6	597.9	1,743.5	18,766.7	256.3	2,759.0	1,999.8	21,525.7
1 BEDROOM - B	1	72	40.0%	4nd-21thFLOOR	44.91	483.41	6.22	67.0	51.1	550.4	3,233.5	34,805.3	447.8	4,820.5	3,681.4	39,625.8
1 BEDROOM - C	1	72	40.0%	4nd-21thFLOOR	45.20	486.53	6.53	70.3	51.7	556.8	3,254.4	35,030.1	470.2	5,060.8	3,724.6	40,090.8
2 BEDROOM - A	2	18	25.0%	4nd-21thFLOOR	69.04	743.14	10.08	108.5	79.1	851.6	1,242.7	13,376.5	181.4	1,953.0	1,424.2	15,329.5
2 BEDROOM - B	2	18	25.0%	4nd-21thFLOOR	60.08	646.70	19.11	205.7	79.2	852.4	1,081.4	11,640.5	344.0	3,702.6	1,425.4	15,343.1
2 BEDROOM - C	2	18	25.0%	4nd-21thFLOOR	63.04	678.56	16.17	174.1	79.2	852.6	1,134.7	12,214.0	291.1	3,132.9	1,425.8	15,347.0
2 BEDROOM - D +	2	18	25.0%	4nd-21thFLOOR	81.06	872.52	18.34	197.4	99.4	1,069.9	1,459.1	15,705.4	330.1	3,553.4	1,789.2	19,258.8

TOTAL	17,241.3	185,583.8	3,385.4	36,440.6	20,626.7	222,024.4
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STUDIO TYPE A

UNIT SIZE	27.00 m ²	290.63 sq.ft
BALCONY SIZE	6.68 m ²	71.90 sq.ft
TOTAL UNIT	33.68	362.53 sq.ft

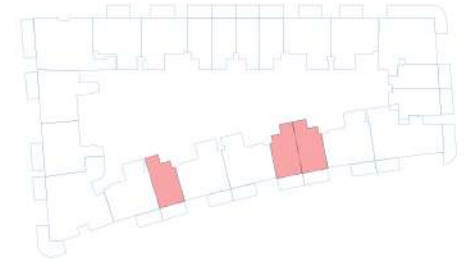
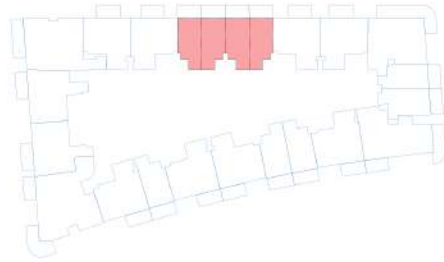
TOTAL NO. OF UNITS= 18

STUDIO TYPE B

UNIT SIZE	24.65 m ²	265.33 sq.ft
BALCONY SIZE	6.68 m ²	71.90 sq.ft
TOTAL UNIT	31.33	337.23 sq.ft

TOTAL NO. OF UNITS= 18





STUDIO TYPE C

UNIT SIZE	23.88 m ²	257.04 sq.ft
BALCONY SIZE	6.39 m ²	68.78 sq.ft
TOTAL UNIT	30.27	325.82 sq.ft

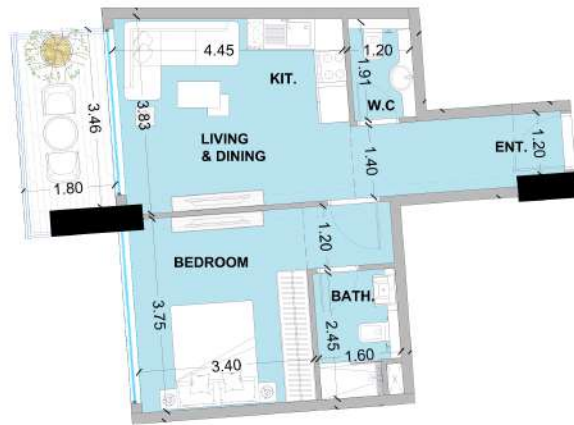
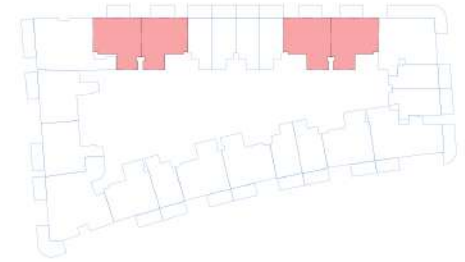
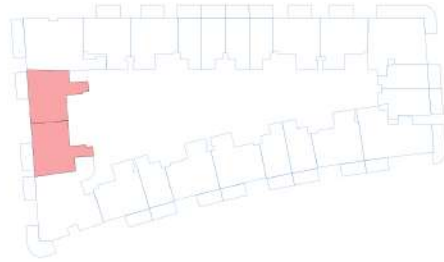
TOTAL NO. OF UNITS= 72

STUDIO TYPE D

UNIT SIZE	26.72 m ²	287.61 sq.ft
BALCONY SIZE	6.74 m ²	72.55 sq.ft
TOTAL UNIT	33.46	360.16 sq.ft

TOTAL NO. OF UNITS= 54





1BHK TYPE A

UNIT SIZE	48.43 m ²	521.30 sq.ft
BALCONY SIZE	7.12 m ²	76.64 sq.ft
TOTAL UNIT	55.55	597.94 sq.ft

TOTAL NO. OF UNITS= 36

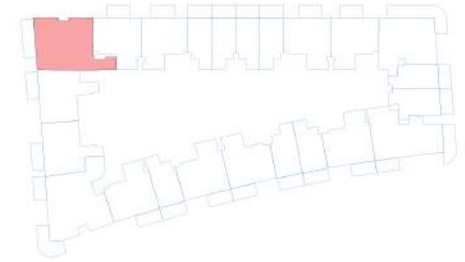
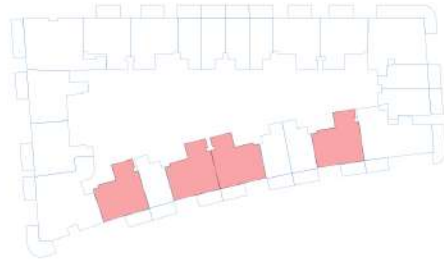


1BHK TYPE B

UNIT SIZE	44.91 m ²	483.41 sq.ft
BALCONY SIZE	6.22 m ²	66.95 sq.ft
TOTAL UNIT	51.13	550.36 sq.ft

TOTAL NO. OF UNITS= 72





1BHK TYPE C

UNIT SIZE	45.20 m ²	486.53 sq.ft
BALCONY SIZE	6.53 m ²	70.29 sq.ft
TOTAL UNIT	51.73	556.82 sq.ft

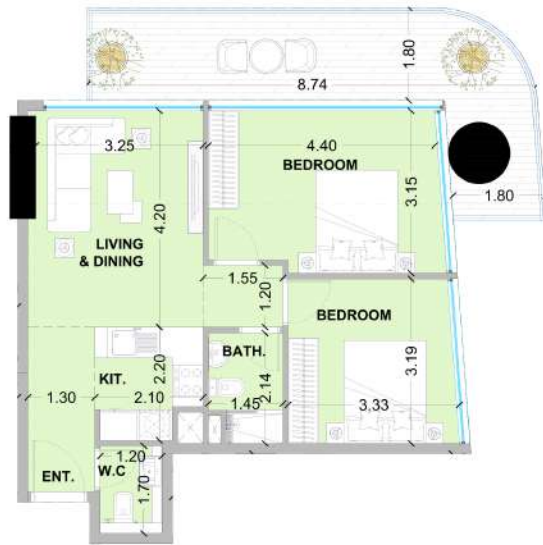
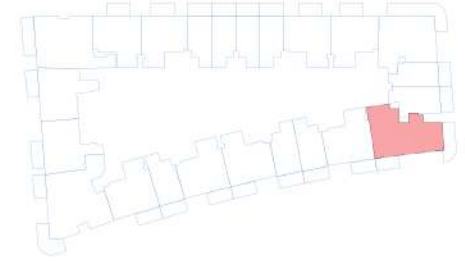
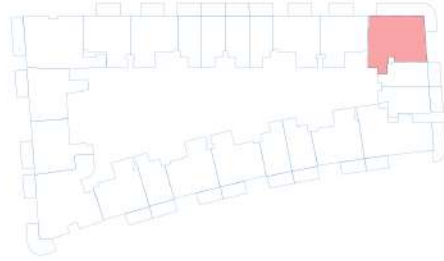
TOTAL NO. OF UNITS= 72

2BHK TYPE A

UNIT SIZE	69.04 m ²	743.14 sq.ft
BALCONY SIZE	10.08 m ²	108.50 sq.ft
TOTAL UNIT	79.12	851.64 sq.ft

TOTAL NO. OF UNITS= 18





2BHK TYPE B

UNIT SIZE	60.08 m ²	646.70 sq.ft
BALCONY SIZE	19.11 m ²	205.70 sq.ft
TOTAL UNIT	79.19	852.39 sq.ft

TOTAL NO. OF UNITS= 18

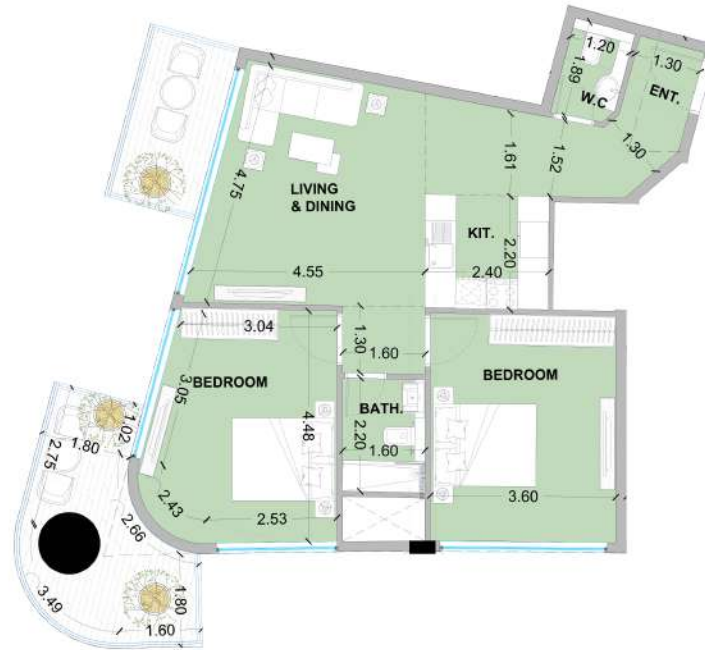
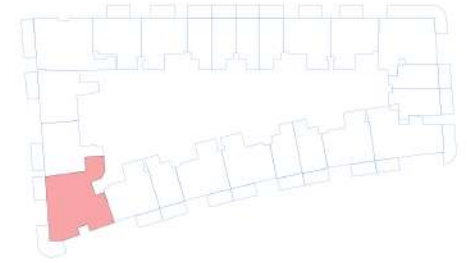


2BHK TYPE C

UNIT SIZE	63.04 m ²	678.56 sq.ft
BALCONY SIZE	16.17 m ²	174.05 sq.ft
TOTAL UNIT	79.21	852.61 sq.ft

TOTAL NO. OF UNITS= 18





2BHK TYPE D

UNIT SIZE	81.06 m ²	872.52 sq.ft
BALCONY SIZE	18.34 m ²	197.41 sq.ft
TOTAL UNIT	99.40	1069.93 sq.ft

TOTAL NO. OF UNITS= 18





WHAT'S
NEXT...

CONTACT US ON : +971 56 100 0928

