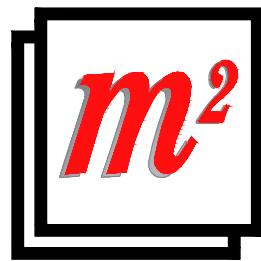
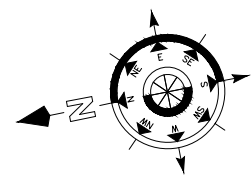


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email: [emsquare @ emirates.net.ae](mailto:emsquare@emirates.net.ae)

PROJECT : PROPOSED RESIDENTIAL BUILDING 2B+G+4P+27+ROOF
PLOT : PLOT NO.JVC10AHRG001A

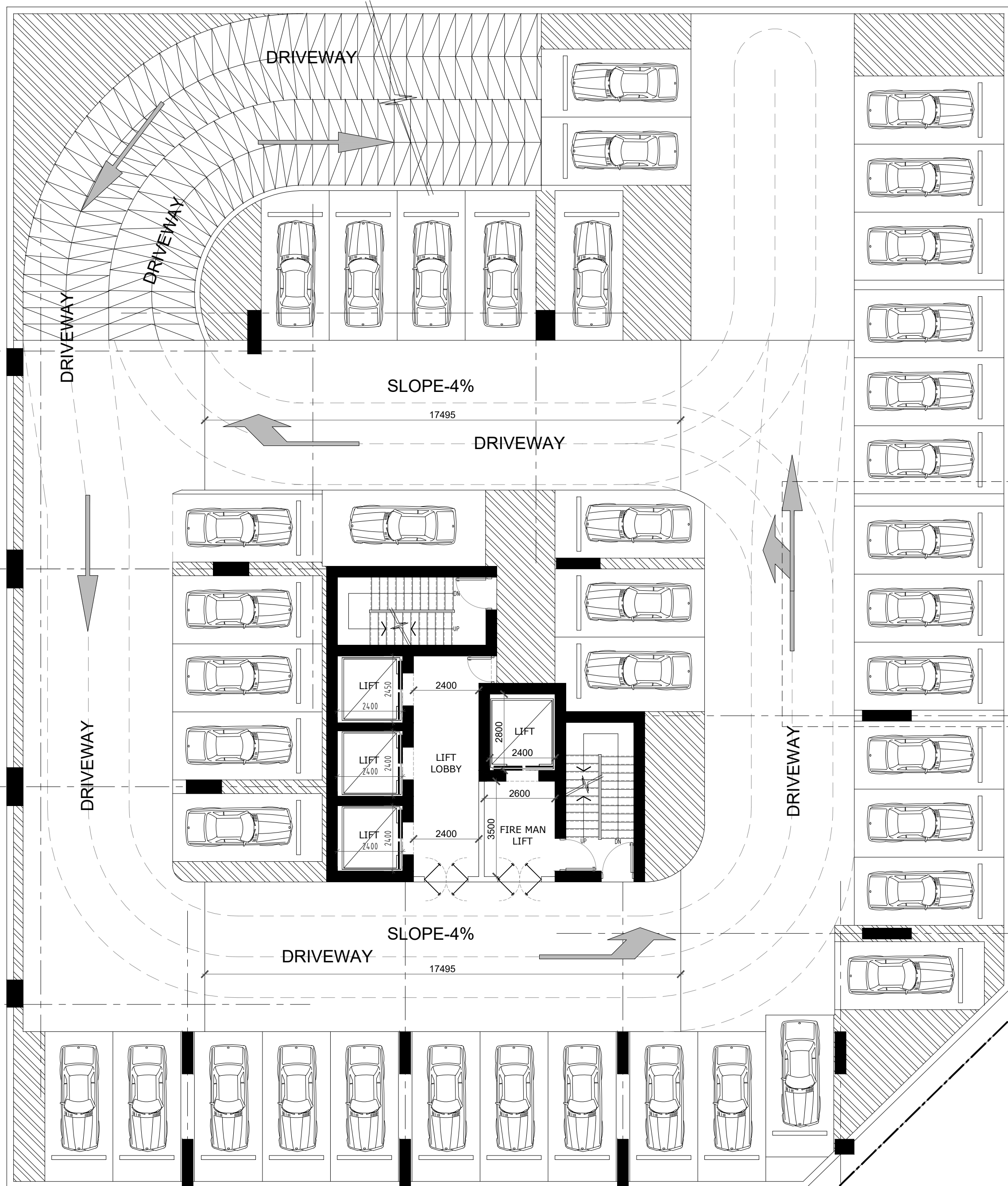


NEIGHBOR

38503

PLOT LIMIT

PLOT LIMIT



37194

NEIGHBOR

PLOT LIMIT

PLOT LIMIT

ROAD SIDE

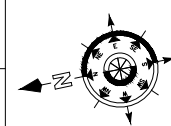
LOWER BASEMENT FLOOR PLAN
TOTAL NO. OF PARKING - 40 NO.S

1

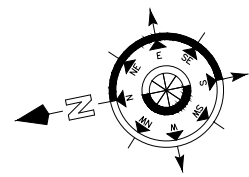
PROJECT:
PROPOSED RESIDENTIAL BUILDING 2B+G+4P+27+ROOF ON PLOT NO.JVC10AHRG001A

NOTE.
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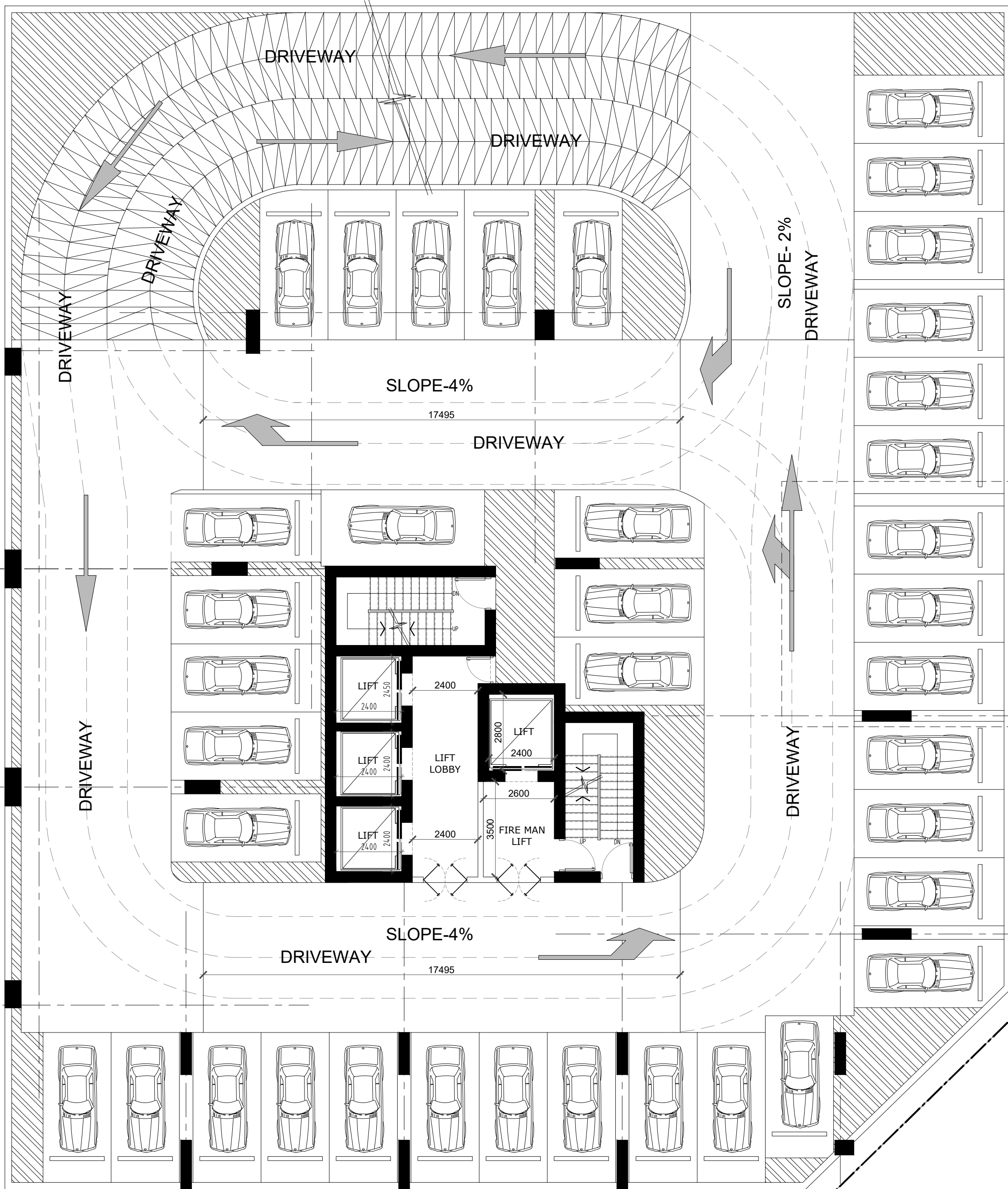


NEIGHBOR

38503

PLOT LIMIT

PLOT LIMIT



37194

NEIGHBOR

PLOT LIMIT

PLOT LIMIT

ROAD SIDE

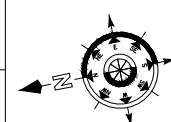
UPPER BASEMENT FLOOR PLAN
TOTAL NO. OF PARKING - 38 NO.S

1

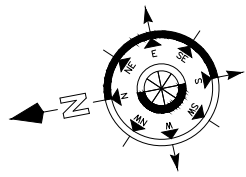
PROJECT:
PROPOSED RESIDENTIAL BUILDING 2B+G+4P+27+ROOF ON PLOT NO.JVC10AHRG001A

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NEIGHBOR

38503

PLOT LIMIT

PLOT LIMIT

DRIVEWAY

DRIVEWAY

SLOPE- 2%

DRIVEWAY

DRIVEWAY

DRIVEWAY

SIKKA

45000

DRIVEWAY

DRIVEWAY

DRIVEWAY

DRIVEWAY

PLOT LIMIT

EXT

ENT

MAIN ENTRANCE

ROAD SIDE

NEIGHBOR

37194

PLOT LIMIT

FIRE EXIT

FIRE EXIT

FIRE EXIT

PLOT LIMIT

GROUND FLOOR PLAN

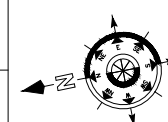
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TOTAL NO. OF PARKING - 09 NO.S

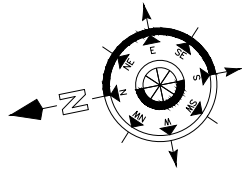
PROJECT:
PROPOSED RESIDENTIAL BUILDING 2B+G+4P+27+ROOF ON PLOT NO.JVC10AHRG001A

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NEIGHBOR

38503

PLOT LIMIT

PLOT LIMIT

DRIVEWAY

DRIVEWAY

DRIVEWAY

DRIVEWAY

SLOPE- 2%
DRIVEWAY

SLOPE-4%

DRIVEWAY

SIKKA

45000

DRIVEWAY

DRIVEWAY

SLOPE-4%
DRIVEWAY

PLOT LIMIT

PLOT LIMIT

PLOT LIMIT

30500

ROAD SIDE

NEIGHBOR

37194

FIRST PODIUM FLOOR PLAN

1

TOTAL NO. OF PARKING - 34 NO.S

PROJECT.

PROPOSED RESIDENTIAL BUILDING 2B+G+4P+27+ROOF ON PLOT NO.JVC10AHRG001A

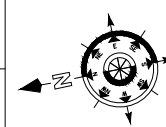
NOTE.

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DATE:

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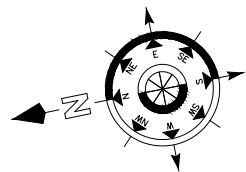
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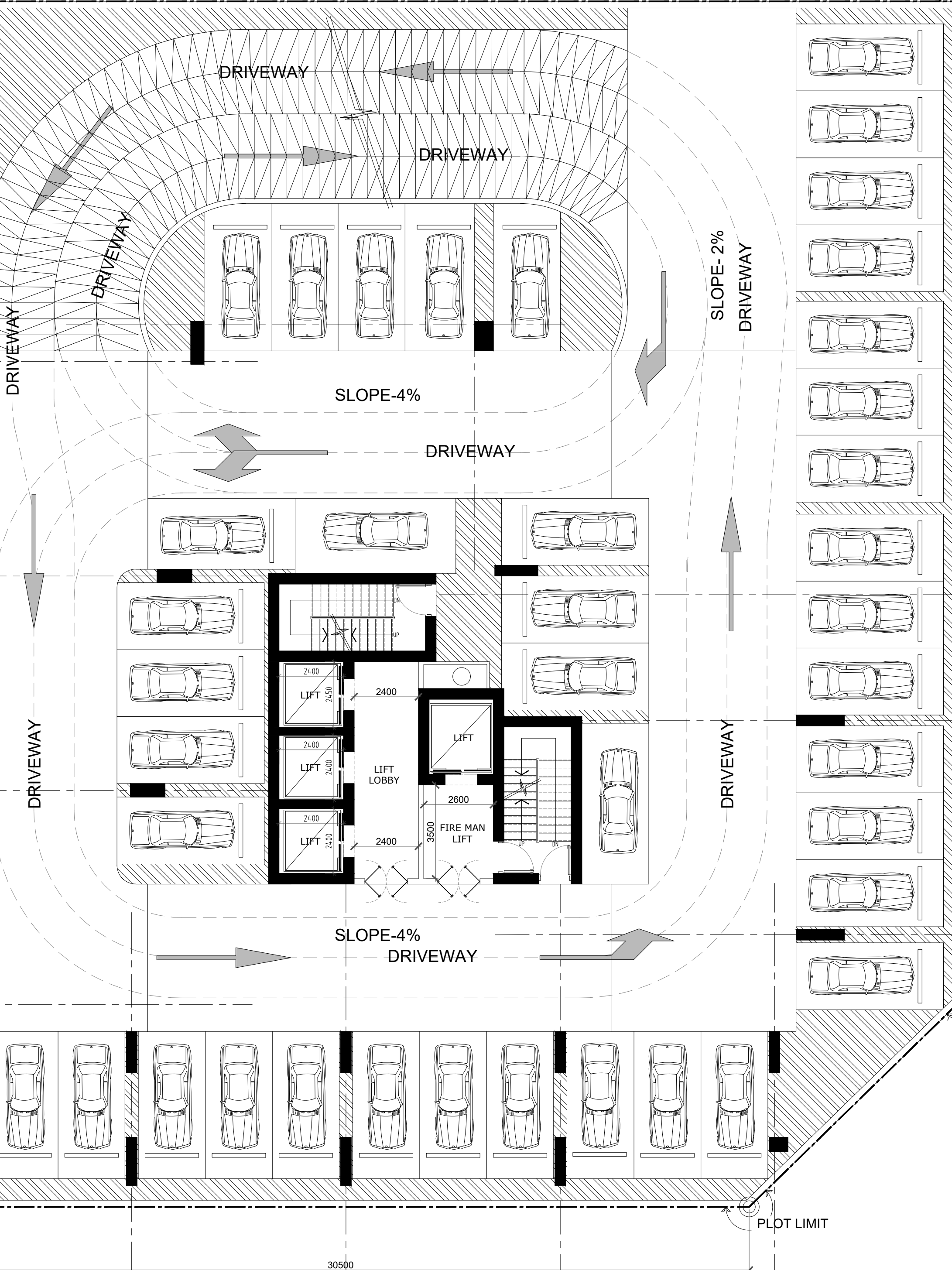


NEIGHBOR

38503

PLOT LIMIT

PLOT LIMIT



NEIGHBOR

37194

PLOT LIMIT

PLOT LIMIT

ROAD SIDE

2ND TO 3RD PODIUM FLOOR PLAN

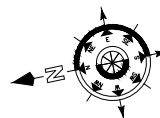
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TOTAL NO. OF PARKING - 40 NO.S

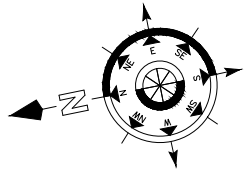
PROJECT:
PROPOSED RESIDENTIAL BUILDING 2B+G+4P+27+ROOF ON PLOT NO.JVC10AHRG001A

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NEIGHBOR

38503

PLOT LIMIT

PLOT LIMIT

DRIVEWAY

DRIVEWAY

SLOPE- 2%
DRIVEWAY

SLOPE-4%

DRIVEWAY

SIKKA

45000

DRIVEWAY

DRIVEWAY

DRIVEWAY

SLOPE-4%

PLOT LIMIT

PLOT LIMIT

PLOT LIMIT

30500

ROAD SIDE

NEIGHBOR

37194

4TH PODIUM FLOOR PLAN

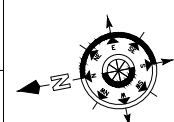
TOTAL NO. OF PARKING - 42 NO.S

1

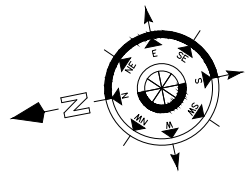
PROJECT:
PROPOSED RESIDENTIAL BUILDING 2B+G+4P+27+ROOF ON PLOT NO.JVC10AHRG001A

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NEIGHBOR

38503

PLOT LIMIT

PLOT LIMIT

SIKKA

45000

NEIGHBOR

37194

PLOT LIMIT

PLOT LIMIT

PLOT LIMIT

ROAD SIDE

30500

APARTMENT DETAILS

TYPE OF FLAT	NO. OF FLATS (1ST FLOOR)
STUDIO	--
1 BHK FLAT (WITH STUDY)	01 NOS.
1 BHK FLAT	02 NOS.
2 BHK FLAT	02 NOS.
TOTAL	05 NOS.

FIRST FLOOR PLAN

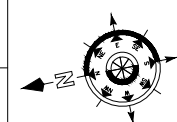
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SETBACKS ARE SUBJECT TO AUTHORITY APPROVAL

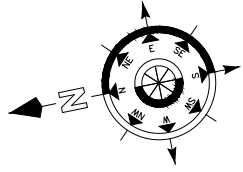
PROJECT:
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NEIGHBOR

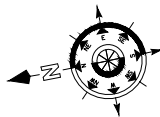


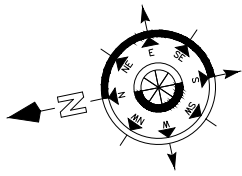
APARTMENT DETAILS

TYPE OF FLAT	NO. OF FLATS (2ND TO 17TH FLOOR)
STUDIO	02 NOS.
1 BHK FLAT (WITH STUDY)	04 NOS.
1 BHK FLAT	03 NOS.
2 BHK FLAT	--
TOTAL	09 NOS.

2ND TO 17TH FLOOR PLAN 1

SETBACKS ARE SUBJECT TO AUTHORITY APPROVAL





NEIGHBOR

38503

PLOT LIMIT

PLOT LIMIT

SIKKA

45000

37194

PLOT LIMIT

PLOT LIMIT

PLOT LIMIT

ROAD SIDE

APARTMENT DETAILS

TYPE OF FLAT	NO. OF FLATS (18TH TO 25TH FLOOR)
STUDIO	--
1 BHK FLAT (WITH STUDY)	03 NOS.
1 BHK FLAT	02 NOS.
2 BHK FLAT	02 NOS.
TOTAL	07 NOS.

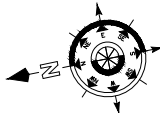
18TH TO 25TH FLOOR PLAN 1

SETBACKS ARE SUBJECT TO AUTHORITY APPROVAL

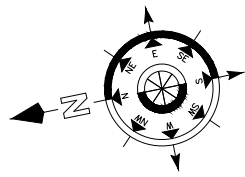
PROJECT: PROPOSED RESIDENTIAL BUILDING 2B+G+4P+27+ROOF ON PLOT NO.JVC10AHRG001A

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NEIGHBOR

38503

PLOT LIMIT

PLOT LIMIT

SIKKA

45000

NEIGHBOR

37194

PLOT LIMIT

PLOT LIMIT

ROAD SIDE

APARTMENT DETAILS

TYPE OF FLAT	NO. OF FLATS 26TH FLOOR)
STUDIO	--
1 BHK FLAT	--
2 BHK FLAT	--
3 BHK DUPLEX FLAT	03 NOS.
5 BHK DUPLEX FLAT	01 NOS.
TOTAL	04 NOS.

26TH FLOOR PLAN

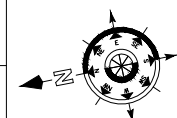
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SETBACKS ARE SUBJECT TO AUTHORITY APPROVAL

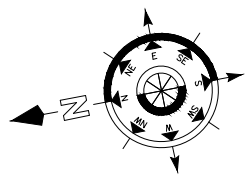
PROJECT:
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NEIGHBOR

38503

PLOT LIMIT

PLOT LIMIT

SIKKA

45000

37194

NEIGHBOR

PLOT LIMIT

PLOT LIMIT

ROAD SIDE

APARTMENT DETAILS

TYPE OF FLAT	NO. OF FLATS (27TH FLOOR)
STUDIO	--
1 BHK FLAT (WITH STUDY)	--
1 BHK FLAT	--
2 BHK FLAT	--
3 BHK DUPLEX FLAT	--
TOTAL	--

27TH FLOOR PLAN

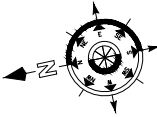
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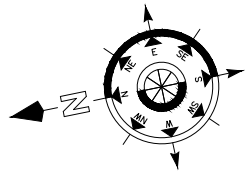
PROJECT:
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NEIGHBOR

38503

PLOT LIMIT

PLOT LIMIT

SIKKA

45000

NEIGHBOR

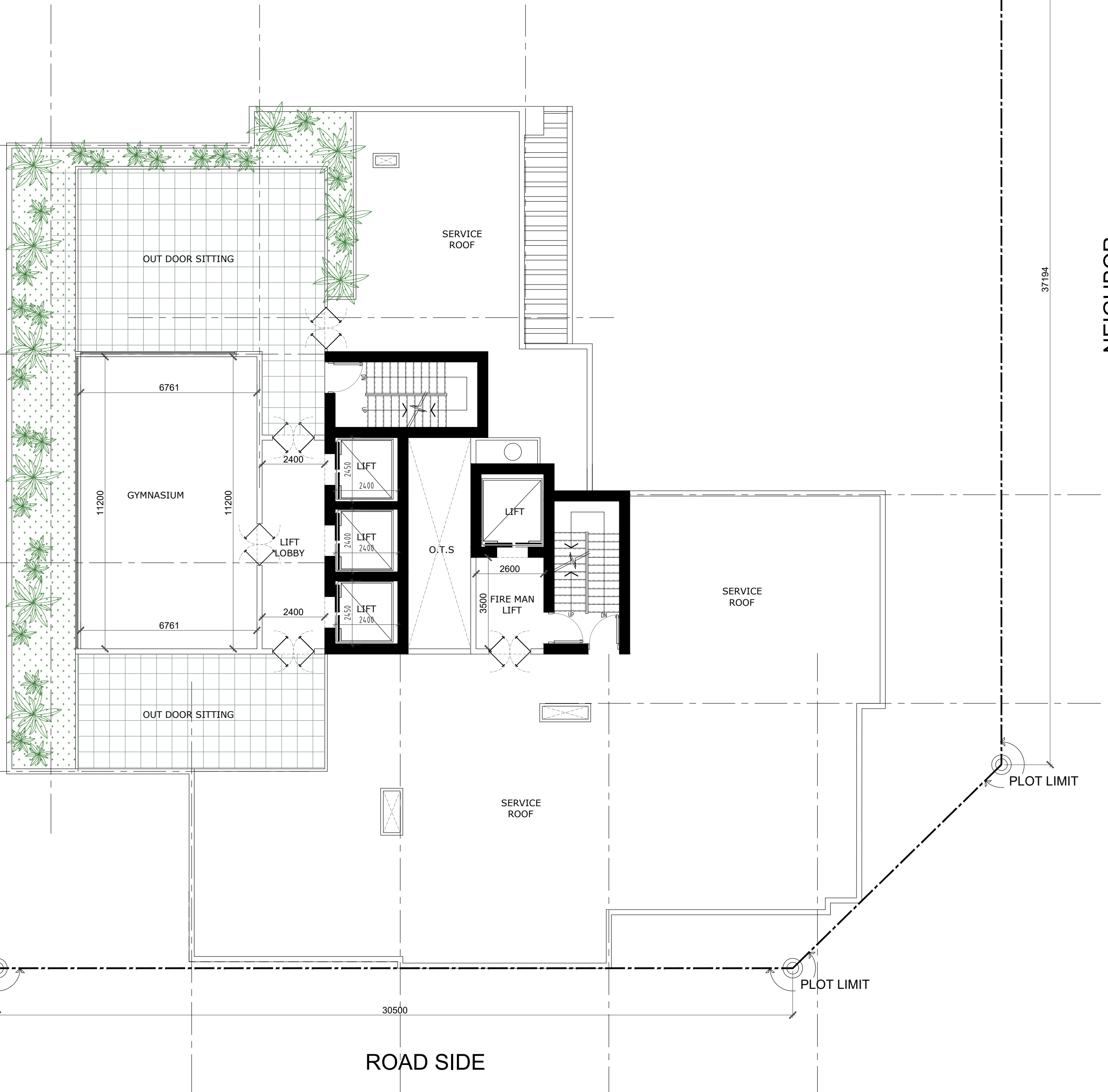
37194

PLOT LIMIT

PLOT LIMIT

ROAD SIDE

30500



LOWER ROOF FLOOR PLAN

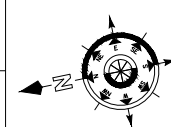
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PROJECT:
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F.A.R CALCULATION

PLOT NO. JVC10AHRG001A
PLOT AREA - 1701.29 SQ.M (18312.68 SQ.FT)
ALLOWED FLOOR AREA RATIO = 10.11
F.A.R AREA ALLOWED = 17213.07 SQ.M (185280 SQ.FT)
F.A.R AREA ACHIEVED = 17213.07 SQ.M (185280 SQ.FT)

RETAIL ALLOWED FLOOR AREA RATIO = 516.38 SQ.M (5558.40 SQ.FT)

RESIDENTIAL ALLOWED FLOOR AREA RATIO = 16696.69 SQ.M (179721.60 SQ.FT)

SUMMARY OF CAR PARKING		
NO.	CALCULATION	PARKING REQUIRED
STUDIO	1.0 PARKING FOR EACH STUDIO	32 X 1.0 = 32
NO.OF 1 BHK	1.0 PARKING FOR EACH 1-BHK	155 X 1.0 = 155
NO.OF 2 BHK	1.5 PARKING FOR EACH 2-BHK	18 X 1.5 = 27
NO.OF 3 BHK	2.0 PARKING FOR EACH 3-BHK	03 X 2.0 = 06
NO.OF 5 BHK	3.0 PARKING FOR EACH 5-BHK	01 X 3.0 = 03
RETAIL	1.0 PARKING FOR EACH 25 SQ.M	--
VISITOR	PARKING -10% OF THE TOTAL NO. OF UNIT	209 /10 = 20.90
	TOTAL CAR PARKING REQUIRED	243.90 NO'S
	TOTAL CAR PARKING PROPOSED	243 NO'S

PEOPLE OF DETERMINATION - CAR PARKING CALCULATION
PARKING REQUIRED FOR P.O.D = 2% OF THE TOTAL REQUIRED PARKING
= 2% OF 243 = 4.86 NOS.

APARTMENT DETAILS

TYPE OF FLAT	TOTAL
STUDIO	32 NOS.
1 BHK FLAT (WITH STUDY)	89 NOS.
1 BHK FLAT	66 NOS.
2 BHK FLAT	18 NOS.
3 BHK DUPLEX FLAT	03 NOS.
5 BHK DUPLEX FLAT	01 NOS.
TOTAL	209 NOS.

SUMMARY OF TOTAL FLOOR AREA RATIO	
FLOORS	Sqft
GROUND FLOOR	3645 Sq. ft
1ST TO 4TH PODIUM FLOOR (917 SQ.FT X4)	3668 Sq. ft
FIRST FLOOR PLAN	5325 Sq. ft
2ND TO 20TH FLOOR PLAN (6666 SQ. FT X 19)	126654 Sq. ft
21TH TO 23RD FLOOR PLAN (6621 SQ. FT X 03)	19863 Sq. ft
24TH TO 25TH FLOOR PLAN (6621 SQ. FT X 02)	13242 Sq. ft
26TH FLOOR PLAN	5759 Sq. ft
27TH FLOOR PLAN	5277 Sq. ft
LOWER ROOF FLOOR PLAN	1847 Sq. ft
TOTAL FLOOR AREA	185280 Sq.ft

CONSTRUCTION AREA	
FLOORS	Sqft
LOWER BASEMENT FLOOR	18313 SQ.FT
UPPER BASEMENT FLOOR	18054 SQ.FT
GROUND FLOOR	18054 SQ.FT
1ST TO 4TH PODIUM FLOOR (18054 SQFT X 4)	72216 SQ.FT
FIRST FLOOR	8530 SQ.FT
2ND FLOOR TO 20TH FLOOR (8530 X19)	162070 SQ.FT
21ST FLOOR TO 23RD FLOOR (8530 X03)	25590 SQ.FT
24TH FLOOR TO 25TH FLOOR (8530 X02)	17060 SQ.FT
26TH FLOOR	8543 SQ.FT
27TH FLOOR	6948 SQ.FT
LOWER ROOF	1847 Sq. ft
TOTAL FLOOR AREA	357225 SQ.FT