

MASTER DEVELOPER : AL ZORAH CITY AJMAN

OWNER : GFS

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

PLOT NO : 0038 @ ALZORAH AJAMAN

DESIGNED BY



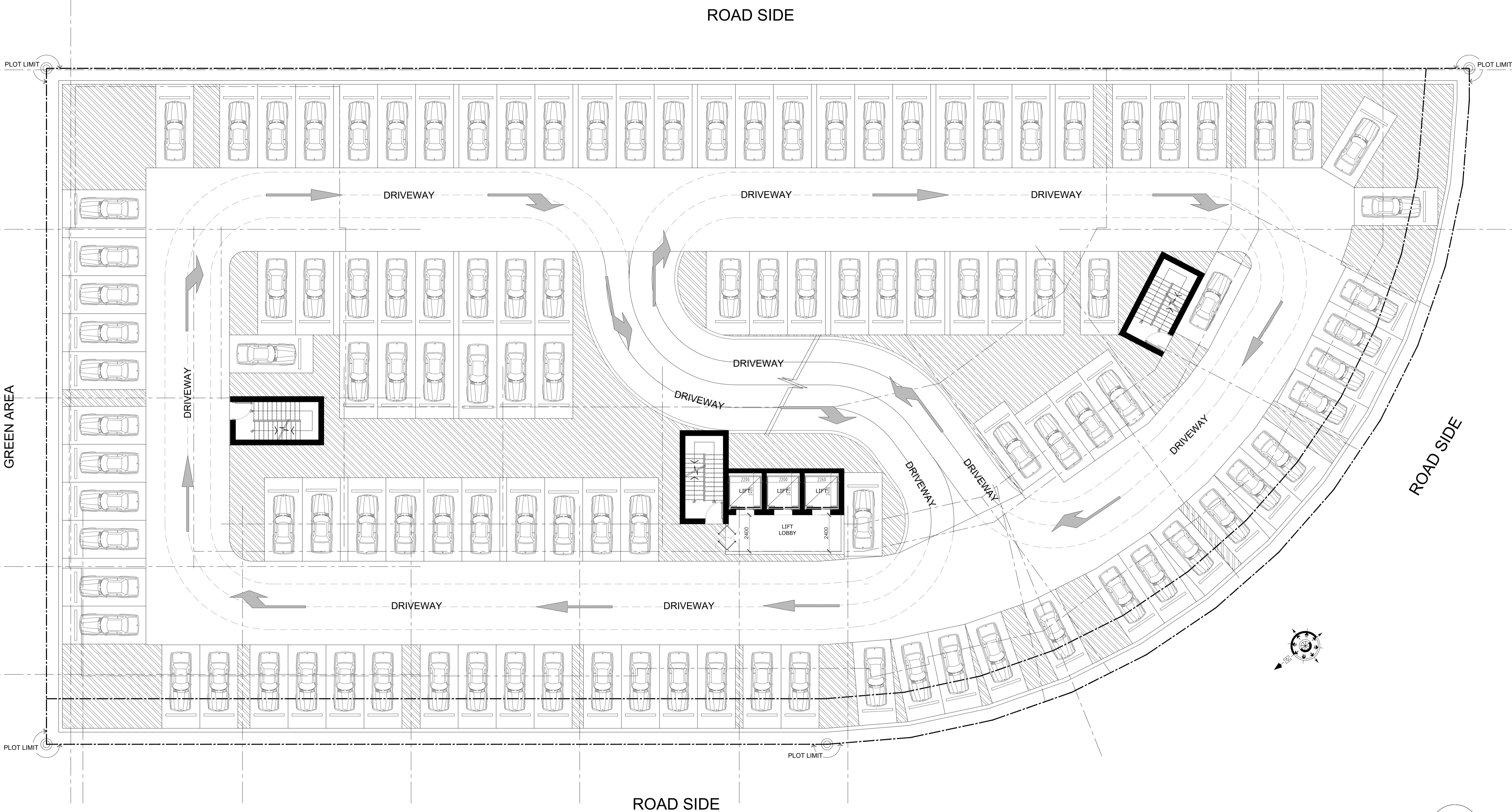
**EMSQUARE**

ENGINEERING CONSULTANTS

ARCHITECTS-CIVIL ENGINEERS-INTERIORS

P.O. Box 181903, Tel: +971 4 2729009, Fax: +971 4 2729334

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

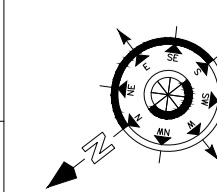


**BASEMENT FLOOR PLAN** 1  
 TOTAL NO.OF PARKING - 107 NO.S

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

NOTE:  
 \* DIMENSIONS ARE GIVEN FOR CONCEPT APPROVAL ONLY  
 \* ALL DRAWINGS ARE SUBJECTED TO AUTHORITY APPROVAL  
 \* FINAL NO. OF PARKING IS SUBJECTED TO STRUCTURAL DESIGN REQUIREMENT

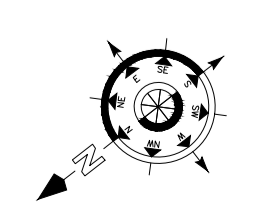
DATE:  
 14-NOV-2025  
 REV.0



CONSULTANT:  
**EMSQUARE**  
 ENGINEERING CONSULTANT  
 ARCHITECTS-CIVIL ENGINEERS-INTERIORS  
 P.O. Box 181903 Dubai, UAE. Tel: +971 4 2729039 Fax: +971 4 2729394  
 EMAIL: [emsquare@emsquare.ae](mailto:emsquare@emsquare.ae)



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



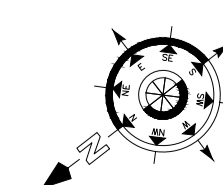
ROAD SIDE



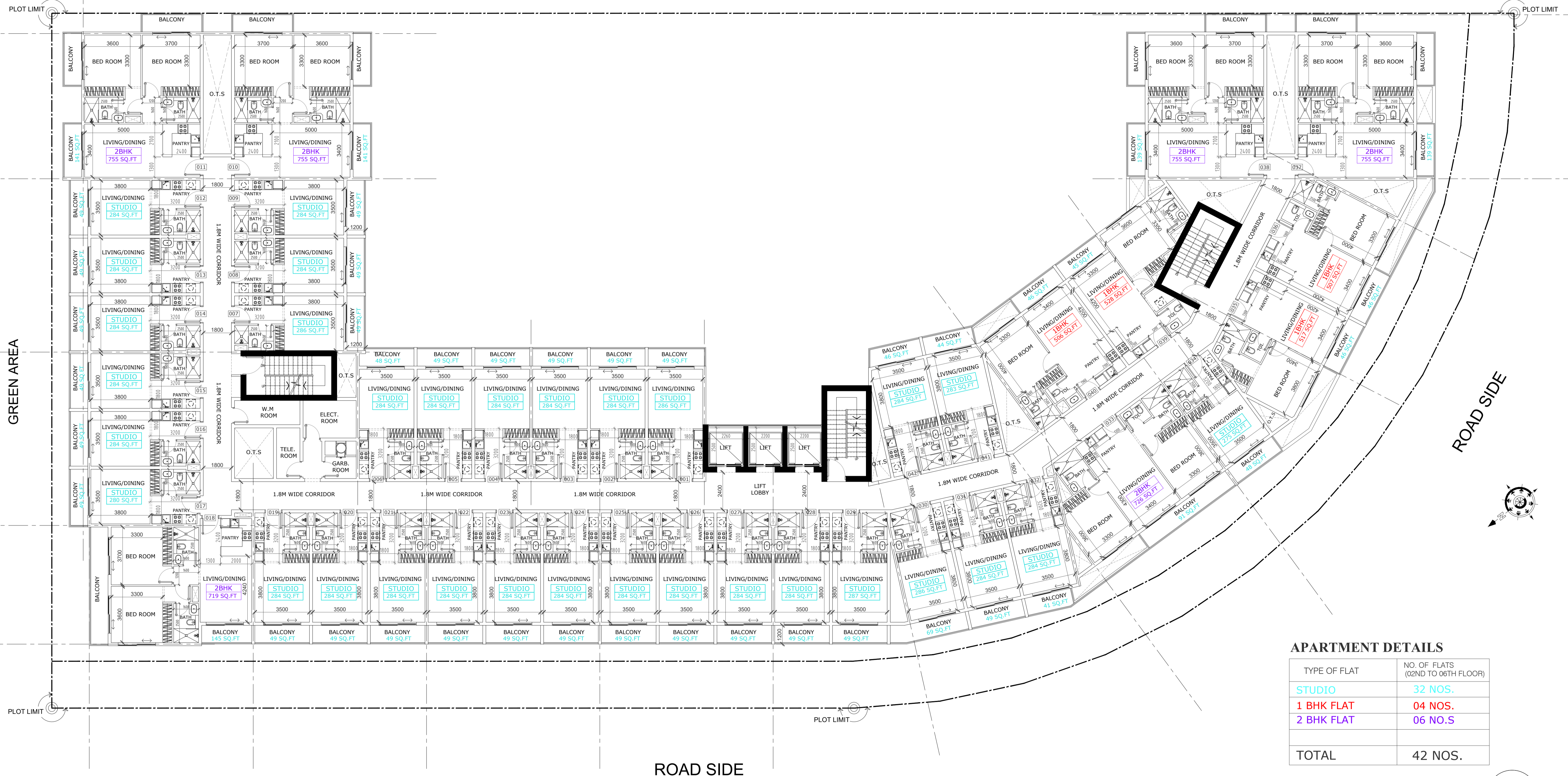
APARTMENT DETAILS

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

FIRST TH FLOOR PLAN 1



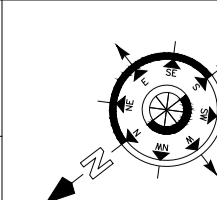
ROAD SIDE



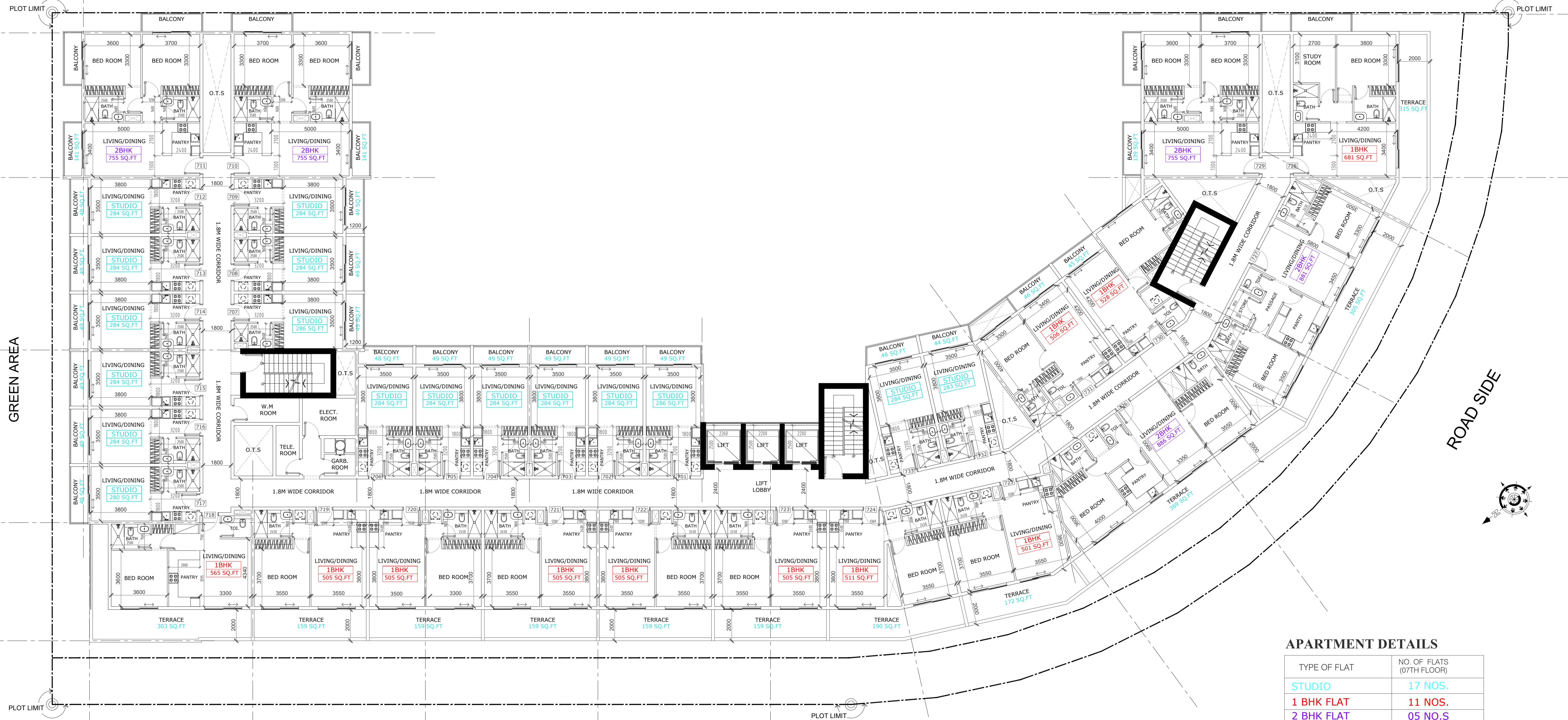
**APARTMENT DETAILS**

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

02ND TO 06TH FLOOR PLAN 1



ROAD SIDE

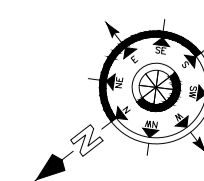


ROAD SIDE

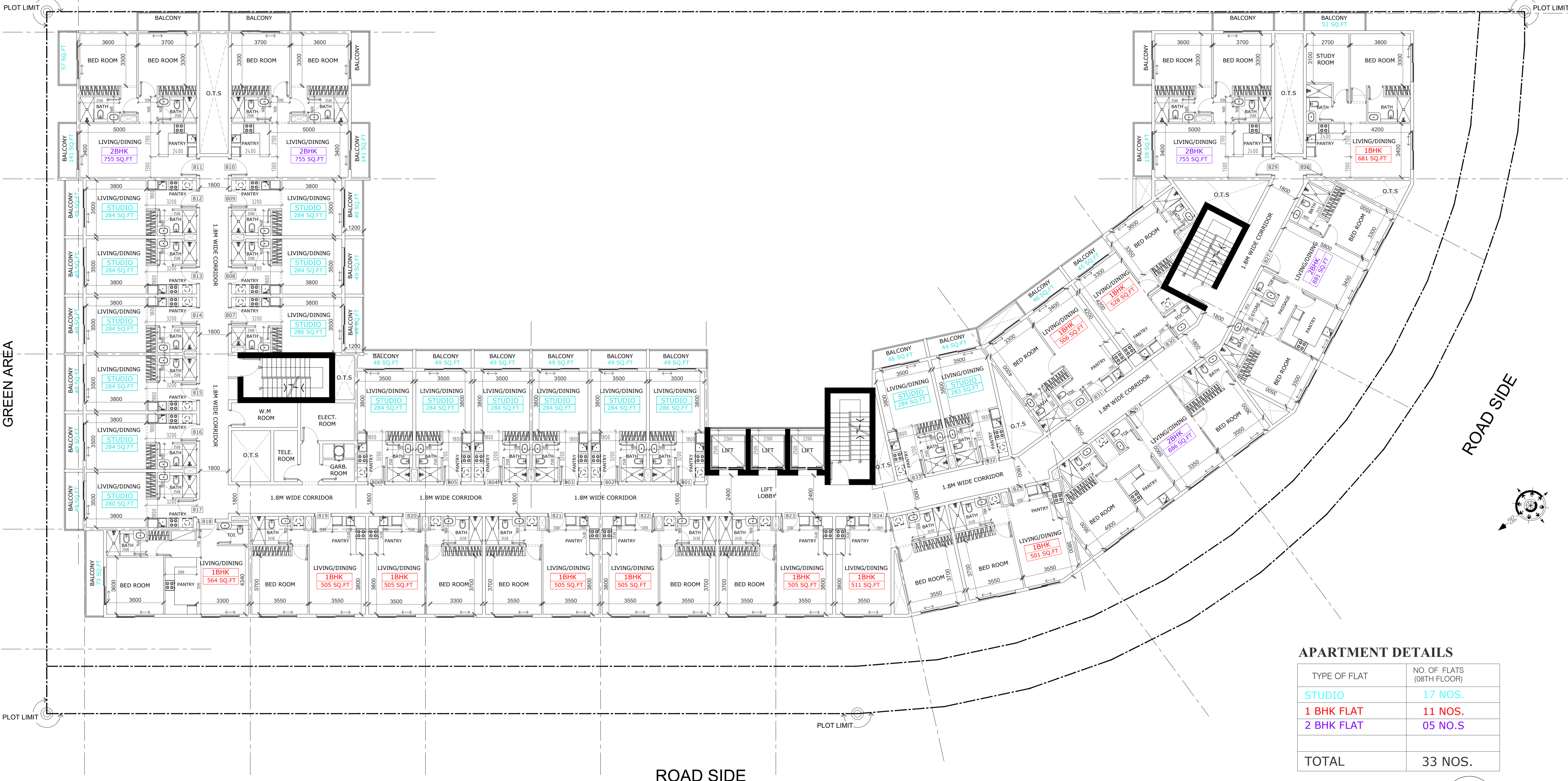
**APARTMENT DETAILS**

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

07TH FLOOR PLAN 1



ROAD SIDE



**APARTMENT DETAILS**

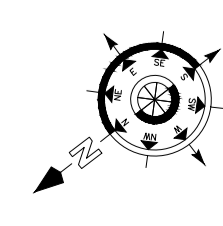
TYPE OF FLAT	NO. OF FLATS (08TH FLOOR)
STUDIO	17 NOS.
1 BHK FLAT	11 NOS.
2 BHK FLAT	05 NOS.
<b>TOTAL</b>	<b>33 NOS.</b>

**08TH FLOOR PLAN 1**

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

NOTE:  
 \* DIMENSIONS ARE GIVEN FOR CONCEPT APPROVAL ONLY  
 \* ALL DRAWINGS ARE SUBJECTED TO AUTHORITY APPROVAL  
 \* FINAL NO. OF PARKING IS SUBJECTED TO STRUCTURAL DESIGN REQUIREMENT

DATE:  
 14-NOV-2025  
 REV.0



CONSULTANT:  
**EMSQUARE**  
 ENGINEERING CONSULTANT  
 ARCHITECTS-CIVIL ENGINEERS-INTERIORS  
 P.O. Box 181963 Dubai, UAE - +971 4 2725959 Fax: +971 4 2725934  
 email: emsquare @ emirates.net.ae

## F.A.R CALCULATION

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

### 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
<b>TOTAL FLOOR AREA</b>	<b>159311 Sq.ft</b>

### 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	
<b>TOTAL FLOOR AREA</b>	<b>327104 SQ.FT</b>

## APARTMENT DETAILS

TYPE OF FLAT	TOTAL
STUDIO	226 NOS.
1 BHK FLAT	46 NOS.
2 BHK FLAT	46 NOS.
<b>TOTAL</b>	<b>318 NOS.</b>

### 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	--
	<b>TOTAL CAR PARKING REQUIRED</b>	<b>318 NO'S</b>
	<b>TOTAL CAR PARKING PROPOSED</b>	<b>353 NO'S</b>

### PEOPLE OF DETERMINATION - CAR PARKING CALCULATION

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

PROJECT:

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

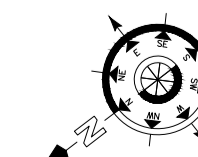
NOTE.

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

DATE:

14-NOV-2025

REV.0



CONSULTANT:

**EMSQUARE**  
 ENGINEERING CONSULTANT  
 ARCHITECTS-CIVIL ENGINEERS-INTERIORS  
 P.O. Box 181903 Dubai, Tel: +971 4 2728009 Fax: +971 4 2729334  
 email: emsquare @ emirates.net.ae