



BINGHATTI AMBER

UG + G + 4P + 2 OFFICES FLOORS + 17 RESIDENTIAL FLOORS + ROOF .

AL BARSHA SOUTH FOURTH 681





BINGHATTI AMBER

PRESPECTIVE SHEET

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SILVER STONE
ENGINEERING CONSULTANTS

SUMMARY FOR GFA (RESIDENTIAL)		
FLOOR LEVELS	SQ.M	SQ.FT
GROUND FLOOR	370.70	3990.19
PODIUM 1-4 FLOORS	286.30	3081.70
1ST FLOOR	363.18	3909.24
2ND FLOOR	0.00	0.00
3RD FLOOR	2680.62	28853.91
4TH-14TH ALT. (6 FLOORS)	16101.09	173310.55
5TH-15TH ALT. (6 FLOORS)	16101.09	173310.55
16TH FLOOR	868.93	9353.11
17TH & 18TH (2 FLOORS)	1422.90	15315.98
19TH FLOOR	651.05	7007.85
ROOF FLOOR	16.28	175.20
TOTAL PROPOSED GFA	38862.15	418308.28
TOTAL ALLOWED GFA	38953.47	419291.20
PLOT AREA	5813.95	62580.78
ALLOWED FLOOR AREA RATIO	6.70	
PROPOSED FLOOR AREA RATIO	6.68	
EXTRA FLOOR AREA EXTRA(+) SHORTAGE(-)	-91.32	

SUMMARY FOR FLOOR AREA RATIO FOR (OFFICE)		
FLOOR LEVELS	SQ.M	SQ.FT
GROUND FLOOR	105.08	26985.74
PODIUM-1 FLOOR	14.85	28196.91
1ST FLOOR	2507.06	26985.74
2ND FLOOR	2619.58	28196.91
TOTAL PROPOSED GFA	5246.57	56473.54
TOTAL ALLOWED GFA	5813.95	62580.78
PLOT AREA	5813.95	62580.78
ALLOWED FLOOR AREA RATIO	1.00	
PROPOSED FLOOR AREA RATIO	0.90	
EXTRA FLOOR AREA EXTRA(+) SHORTAGE(-)	-567.38	

SUMMARY FOR GFA (RETAIL)		
FLOOR LEVELS	SQ.M	SQ.FT
GROUND FLOOR	1676.03	18040.65
TOTAL PROPOSED GFA	1676.03	18040.65
TOTAL ALLOWED GFA	1744.19	18774.23
PLOT AREA	5813.95	62580.78
ALLOWED FLOOR AREA RATIO	0.30	
PROPOSED FLOOR AREA RATIO	0.29	
EXTRA FLOOR AREA EXTRA(+) SHORTAGE(-)	-68.15	

PREFERRED PARKING PROVISION		
PREFERRED PARKING REQUIRED = 760X5/100 (MINIMUM 5% OF TOTAL NO. OF CAR PARKING AVAILABLE)	38	
PREFERRED PARKING PROVIDED	38	

SUMMARY OF AREA						
	ALLOWED		PROPOSED		BALANCE +EXTRA / - SHORTAGE	
	(sq.m)	(sq.ft)	(sq.m)	(sq.ft)	(sq.m)	(sq.ft)
RESIDENTIAL LAND USE (6.70 RATIO)	38953.47	419291.2	38862.15	418308.28	-91.32	-982.92
RETAIL LAND USE (0.30 RATIO) OF PLOT AREA	1744.19	18774.23	1676.03	18040.66	-68.15	-734
OFFICE USE (1.00 RATIO) OF PLOT AREA	5813.95	62580.78	5246.57	56473.55	-567.38	-6107
TOTAL GROSS FLOOR AREA (8.00 RATIO)	46511.60	500646.2	45784.75	492822.48	-726.85	-7823.73

RESIDENTIAL UNIT TABULATION SUMMARY						
FLOORS	STUDIO	1-BED	2-BED	3-BED	TOTAL	
3RD FLOOR	4	30	6	0	40	
4TH FLOOR	4	30	6	0	40	
5TH FLOOR	4	30	6	0	40	
6TH FLOOR	4	30	6	0	40	
7TH FLOOR	4	30	6	0	40	
8TH FLOOR	4	30	6	0	40	
9TH FLOOR	4	30	6	0	40	
10TH FLOOR	4	30	6	0	40	
11TH FLOOR	4	30	6	0	40	
12TH FLOOR	4	30	6	0	40	
13TH FLOOR	4	30	6	0	40	
14TH FLOOR	4	30	6	0	40	
15TH FLOOR	4	30	6	0	40	
16TH FLOOR	2	2	2	2	8	
17TH FLOOR	0	10	0	0	10	
18TH FLOOR	0	10	0	0	10	
19TH FLOOR	0	6	2	0	8	
TOTAL	54	418	82	2	556	

VISITORS PARKING (RESIDENTIAL)		
CAR PARKING REQUIRED =558/35 (1 SPACE PER 35 BAY)	15.94	
VISITOR CAR PARKING PROVIDED ON STREET	13	
VISITOR CAR PARKING PROVIDED IN BUILDING	3	

VISITORS PARKING (OFFICES)		
CAR PARKING REQUIRED =81X10/100 (MINIMUM 10%OF TOTAL NO.OF CAR PARKING AVAILABLE)	8.09	
VISITOR CAR PARKING PROVIDED ON STREET	8	

VISITORS PARKING (RETAIL)		
CAR PARKING REQUIRED =24/35 (1 SPACE PER 35 BAY)	0.68	
VISITOR CAR PARKING PROVIDED IN STREET	1	

OFFICE TABULATION	
FLOORS	OFFICES
1ST FLOOR	32
2ND FLOOR	36
TOTAL	68

RETAIL TABULATION	
FLOORS	RETAILS
GROUND FLOOR	17

PROPOSED PARKING	
FLOORS	NO.
GROUND	86
PODIUM-1	161
PODIUM-2	171
PODIUM-3	171
PODIUM-4	171
STREET	22
TOTAL	782
PROPOSED PARKING IN BUILDING	760
PROPOSED PARKING IN STREET	22

BICYCLE PROVISION	
BICYCLE REQUIRED = 760X5/100 (MINIMUM 5% OF TOTAL NO. OF CAR PARKING AVAILABLE)	38
BICYCLE PROVIDED	43

CAR PARKING FOR PEOPLE OF DETERMINATION	
CAR PARKING REQUIRED = 663X2/100 (MINIMUM 2% OF TOTAL NO. OF CAR PARKING AVAILABLE)	13
CAR PARKING PROVIDED	14

CAR PARKING CALCULATION AS PER DCR			
Type of Units	No. Unit	Multiplier	Total No Car Park Req.
STUDIO	54	1	54
1-BED	418	1	418
2-BED	82	1.50	123
3-BED	2	2.00	4
TOTAL			599.00
RETAIL (1car park / 25. sqm.)	67.04	SHOP AREA=1676.03 / 25.00	
OFFICES (1car park / 50. sqm.)	80.90	OFFICE AREA= 4044.82/ 50.00	
PARKING REQ.	747		
RESIDENTIAL (VISITORS PARKING) (1car park / 35 BAY)	17.11		
RETIAL (VISITORS PARKING) (1car park / 35 BAY)	1.92		
OFFICES (VISITORS PARKING) (10% of Total Car Parking)	8.09		
TOTAL PARKING REQ.	774		
TOTAL PROPOSED PARKING	782		
EXTRA	8		

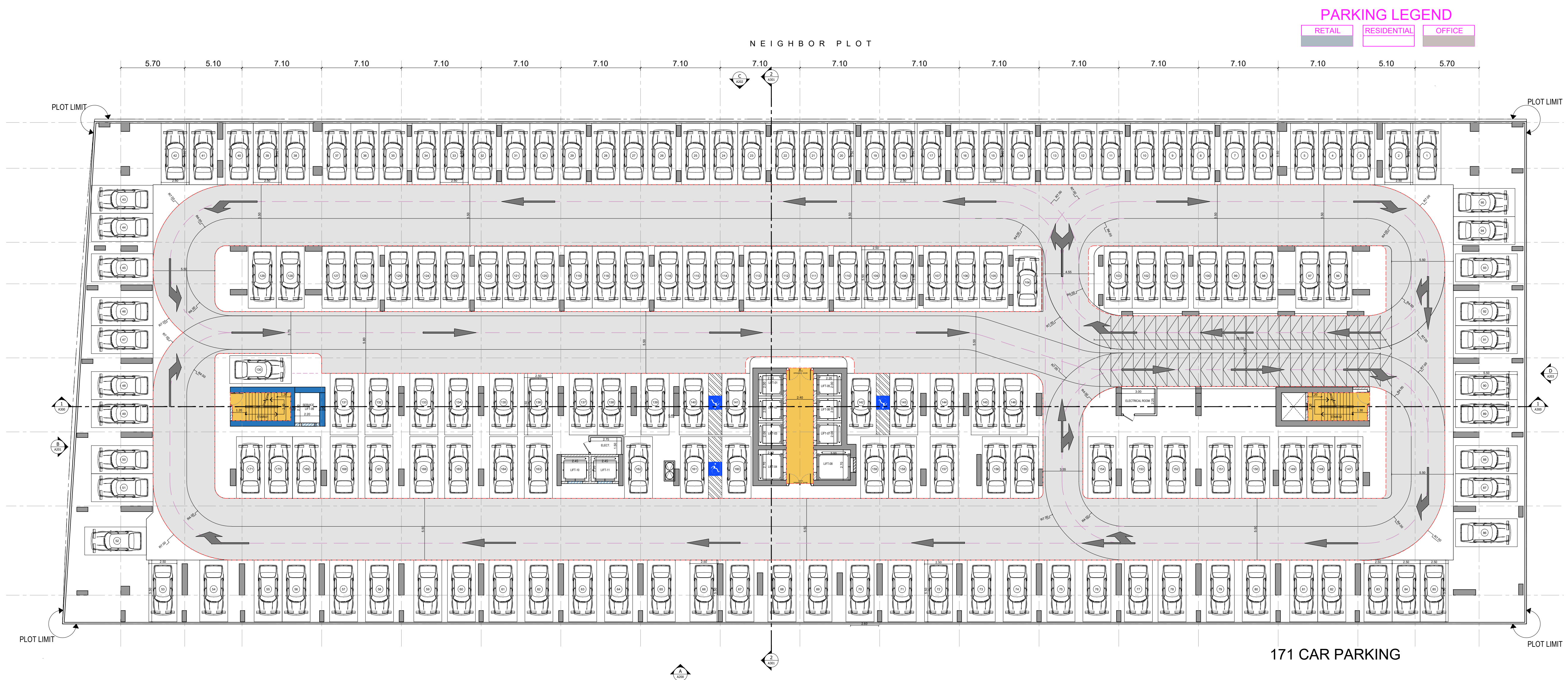
CAR PARKING CALCULATION AS PER DBC			
Type of Units	No. Unit	Multiplier	Total No Car Park Req.
STUDIO	54	1	54
1-BED	418	1	418
2-BED	82	1.00	82
3-BED	2	2.00	4
TOTAL			558.00
RETAIL (1car park / 70. sqm.)	23.94	SHOP AREA=1676.03 / 70.00	
OFFICES (1car park / 50. sqm.)	80.90	OFFICE AREA= 4044.82/ 50.00	
PARKING REQ.	663		
RESIDENTIAL (VISITORS PARKING) (1car park / 35 BAY)	15.94		
RETIAL (VISITORS PARKING) (1car park / 35 BAY)	0.68		
OFFICES (VISITORS PARKING) (10% of Total Car Parking)	8.09		
TOTAL PARKING REQ.	688		
TOTAL PROPOSED PARKING	782		
EXTRA	94		





BINGHATTI AMBER

GROUND FLOOR PLAN

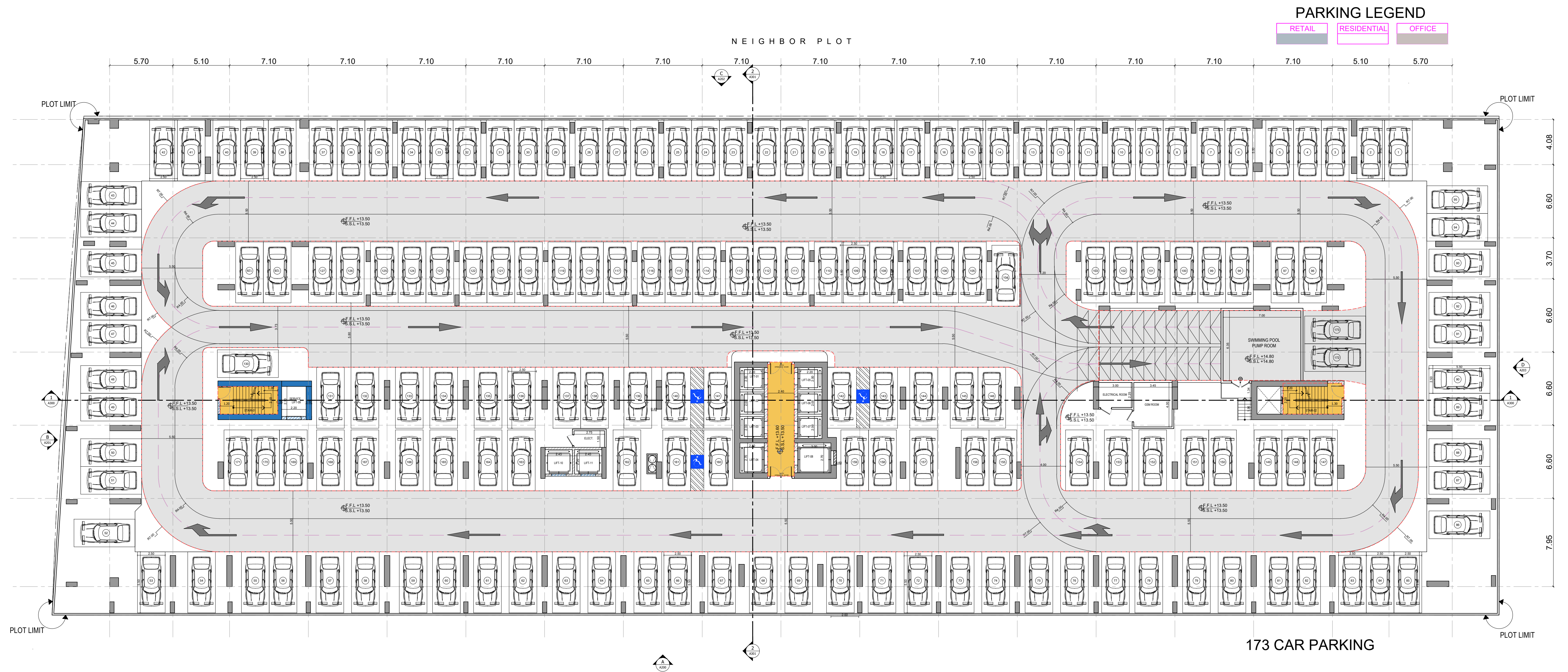


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PODIUM- 2 & 3 FLOOR PLAN

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PODIUM-4 FLOOR PLAN

MUALLAQAT BLVD
KAHEEL BLVD

AMENITY VIEW
INTERNAL ROAD
JVC COMMUNITY

32 OFFICES / FLOOR

INTERNAL ROAD
PARTIAL VIEW OF FIVE JV
JVC COMMUNITY

INTERNAL ROAD
JVC COMMUNITY
OTHER BINGHATTI PROJECTS



BINGHATTI AMBER

1ST FLOOR PLAN

AMENITY VIEW
INTERNAL ROAD
JVC COMMUNITY

36 OFFICES / FLOOR

MUALLAQAT BLVD
KAHEEL BLVD

INTERNAL ROAD
PARTIAL VIEW OF FIVE JV
JVC COMMUNITY

INTERNAL ROAD
JVC COMMUNITY
OTHER BINGHATTI PROJECTS



BINGHATTI AMBER

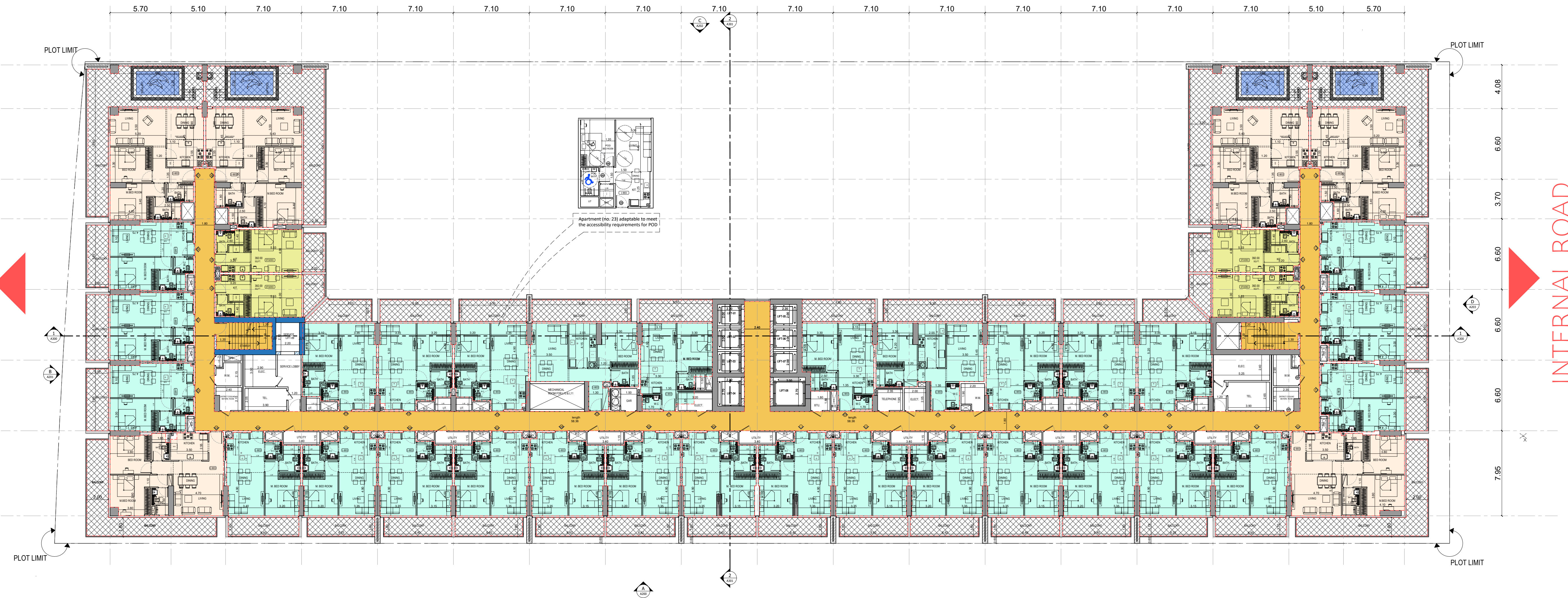
2ND FLOOR PLAN

MUALLAQAT BLVD
KAHEEL BLVD

AMENITY VIEW
INTERNAL ROAD
JVC COMMUNITY

40 UNITS / FLOOR
STUDIO 4
1-BED 30
2-BED 6
X 1 FLOOR

NEIGHBOR PLOT



INTERNAL ROAD
PARTIAL VIEW OF FIVE JV
JVC COMMUNITY



BINGHATTI AMBER

3RD FLOOR PLAN

AMENITY VIEW
INTERNAL ROAD
JVC COMMUNITY

40 UNITS / FLOOR
STUDIO 4
1-BED 30
2-BED 6
X 6 FLOOR

NEIGHBOR PLOT

MUALLAQAT BLVD
KAHEEL BLVD

INTERNAL ROAD
PARTIAL VIEW OF FIVE JV
JVC COMMUNITY

4TH. TO 14TH. ALTERNATE FLOOR PLAN
4, 6, 8, 10, 12, 14,

INTERNAL ROAD
JVC COMMUNITY
OTHER BINGHATTI PROJECTS



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4TH - 14TH ALTERNATE FLOOR PLAN



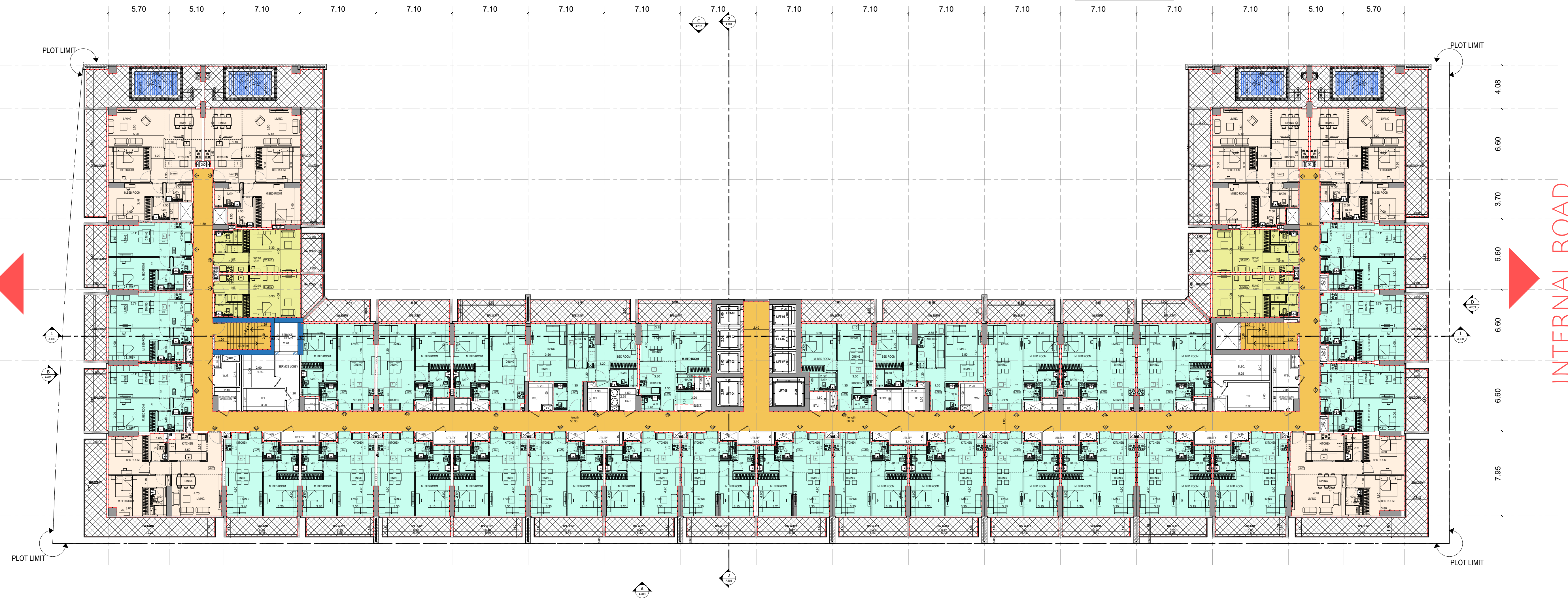
AMENITY VIEW
INTERNAL ROAD
JVC COMMUNITY

40 UNITS / FLOOR	
STUDIO	4
1-BED	30
2-BED	6
X 6 FLOOR	

NEIGHBOR PLOT

MUALLAQAT BLVD
KAHEEL BLVD

INTERNAL ROAD
PARTIAL VIEW OF FIVE JV
JVC COMMUNITY



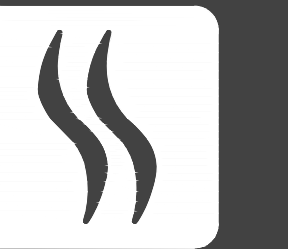
INTERNAL ROAD
JVC COMMUNITY
OTHER BINGHATTI PROJECTS



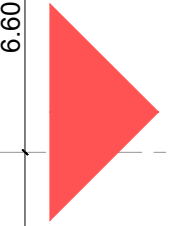
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5TH - 15TH ALTERNATE FLOOR PLAN

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X 1 FLOOR

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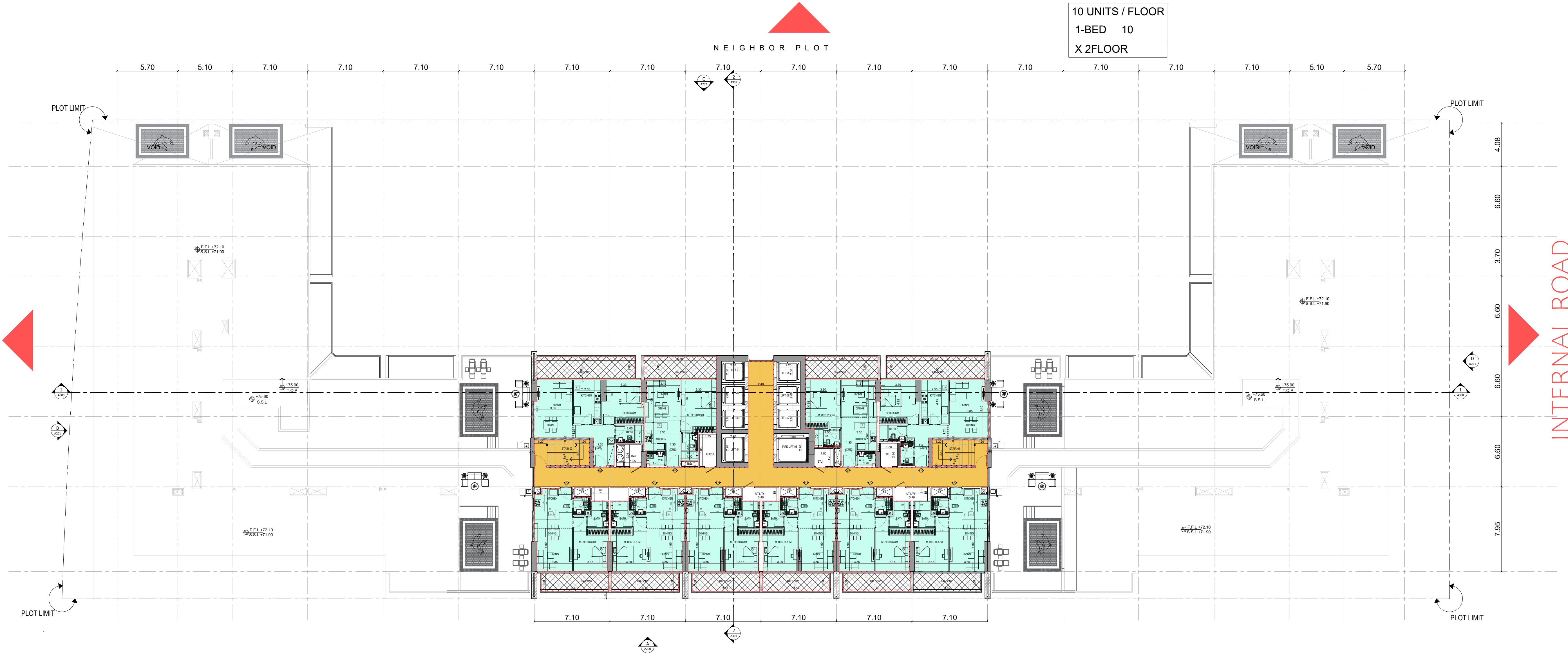


AMENITY VIEW
INTERNAL ROAD
JVC COMMUNITY

10 UNITS / FLOOR	
1-BED	10
X 2 FLOOR	

MUALLAQAT BLVD
KAHEEL BLVD

INTERNAL ROAD
PARTIAL VIEW OF FIVE JV
JVC COMMUNITY



INTERNAL ROAD
JVC COMMUNITY
OTHER BINGHATTI PROJECTS

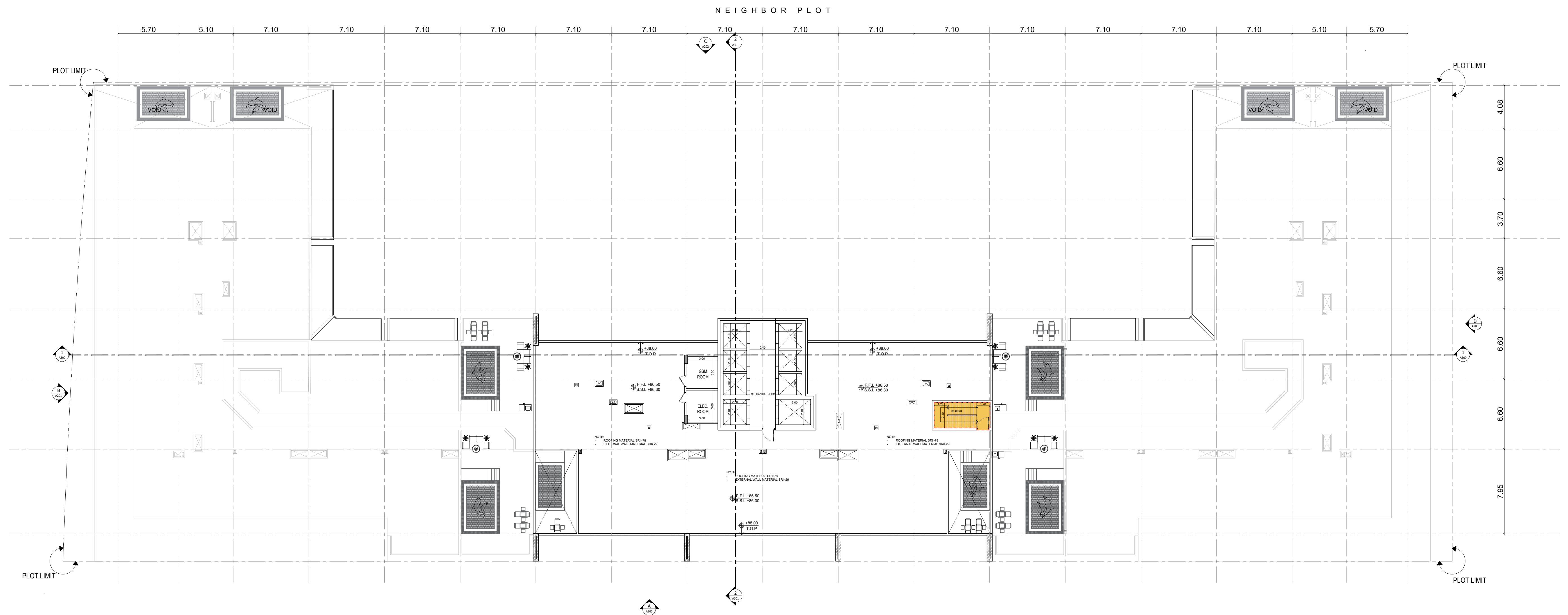


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17TH & 18TH FLOOR PLAN







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ROOF FLOOR PLAN