



BINGHATTI HOUSE

UG + G + 5P + 4 FLOORS OFFICES + 27 RESIDENTIAL FLOORS + MECHANICAL FLOOR + ROOF.

AL BARSHA SOUTH FOURTH 681





BINGHATTI HOUSE

PRESPECTIVE SHEET



CAR PARKING CALCULATION AS PER DBC			
TYPE OF UNITS	NO. UNIT	MULTIPLIER	TOTAL NO CAR PARK REQ.
STUDIO	52	1.00	52
1-BED	163	1.00	163
2-BED	55	1.00	55
TOTAL			270
RETAIL (1car park / 70. sqm.)	8	SHOP AREA=579.26 / 70.00	
OFFICES (1car park / 50. sqm.)	30	OFFICE AREA= 1486.63/ 50.00	
PARKING REQ.	308		
RESIDENTIAL (VISITORS PARKING) (1car park / 35 BAY)	7.71		
RETIAL (VISITORS PARKING) (1car park / 35 BAY)	0.24		
OFFICES (VISITORS PARKING) (10% of Total Car Parking)	2.97		
TOTAL PARKING REQ.	319		
TOTAL PROPOSED PARKING	372		
EXTRA	53		

BICYCLE PROVISION	
BICYCLE REQUIRED = 372X5/100 (MINIMUM 5% OF TOTAL NO. OF CAR PARKING AVAILABLE)	19
BICYCLE PROVIDED	20

CAR PARKING FOR PEOPLE OF DETERMINATION	
CAR PARKING REQUIRED = 308X2/100 (MINIMUM 2% OF TOTAL NO. OF CAR PARKING AVAILABLE)	6
CAR PARKING PROVIDED	6

CAR PARKING CALCULATION AS PER DCR			
TYPE OF UNITS	NO. UNIT	MULTIPLIER	TOTAL NO CAR PARK REQ.
STUDIO	52	1.00	52
1-BED	163	1.00	163
2-BED	55	1.50	83
TOTAL			298
RETAIL (1car park / 25. sqm.)	23	SHOP AREA=579.26 / 25.00	
OFFICES (1car park / 50. sqm.)	30	OFFICE AREA= 1486.63/ 50.00	
PARKING REQ.	350		
RESIDENTIAL (VISITORS PARKING) (1car park / 35 BAY)	8.50		
RETAIL (VISITORS PARKING) (1car park / 35 BAY)	0.66		
OFFICES (VISITORS PARKING) (10% of Total Car Parking)	2.97		
TOTAL PARKING REQ.	363		
TOTAL PROPOSED PARKING	372		
EXTRA	9		

VISITORS PARKING (RESIDENTIAL+RETAIL)	
CAR PARKING REQUIRED =278/35 (1 SPACE PER 35 BAY)	8
VISITOR CAR PARKING PROVIDED ON BUILDING	8

VISITORS PARKING (OFFICES)	
CAR PARKING REQUIRED =30X10/100 (MINIMUM 10%OF TOTAL NO.OF CAR PARKING AVAILABLE)	3
VISITOR CAR PARKING PROVIDED ON BUILDING	3

PREFERRED PARKING PROVISION	
PREFERRED PARKING REQUIRED = 372X5/100 (MINIMUM 5% OF TOTAL NO. OF CAR PARKING AVAILABLE)	19
PREFERRED PARKING PROVIDED	19

RESIDENTIAL UNIT TABULATION SUMMARY					
FLOORS	STUDIO	1-BED	2-BED	3-BED	TOTAL
5TH FLOOR	0	5	3	0	8
6TH FLOOR	4	8	0	0	12
7TH FLOOR	0	4	4	0	8
8TH FLOOR	4	8	0	0	12
9TH FLOOR	0	4	4	0	8
10TH FLOOR	4	8	0	0	12
11TH FLOOR	0	4	4	0	8
12TH FLOOR	4	8	0	0	12
13TH FLOOR	0	4	4	0	8
14TH FLOOR	4	8	0	0	12
15TH FLOOR	0	4	4	0	8
16TH FLOOR	4	8	0	0	12
17TH FLOOR	0	4	4	0	8
18TH FLOOR	0	2	0	0	2
19TH FLOOR	0	4	4	0	8
20TH FLOOR	4	8	0	0	12
21ST FLOOR	0	4	4	0	8
22ND FLOOR	4	8	0	0	12
23RD FLOOR	0	4	4	0	8
24TH FLOOR	4	8	0	0	12
25TH FLOOR	0	4	4	0	8
26TH FLOOR	4	8	0	0	12
27TH FLOOR	0	4	4	0	8
28TH FLOOR	4	8	0	0	12
29TH FLOOR	0	4	4	0	8
30TH FLOOR	4	8	0	0	12
31ST FLOOR	0	4	4	0	8
32ND FLOOR	4	8	0	0	12
TOTAL	52	163	55	0	270

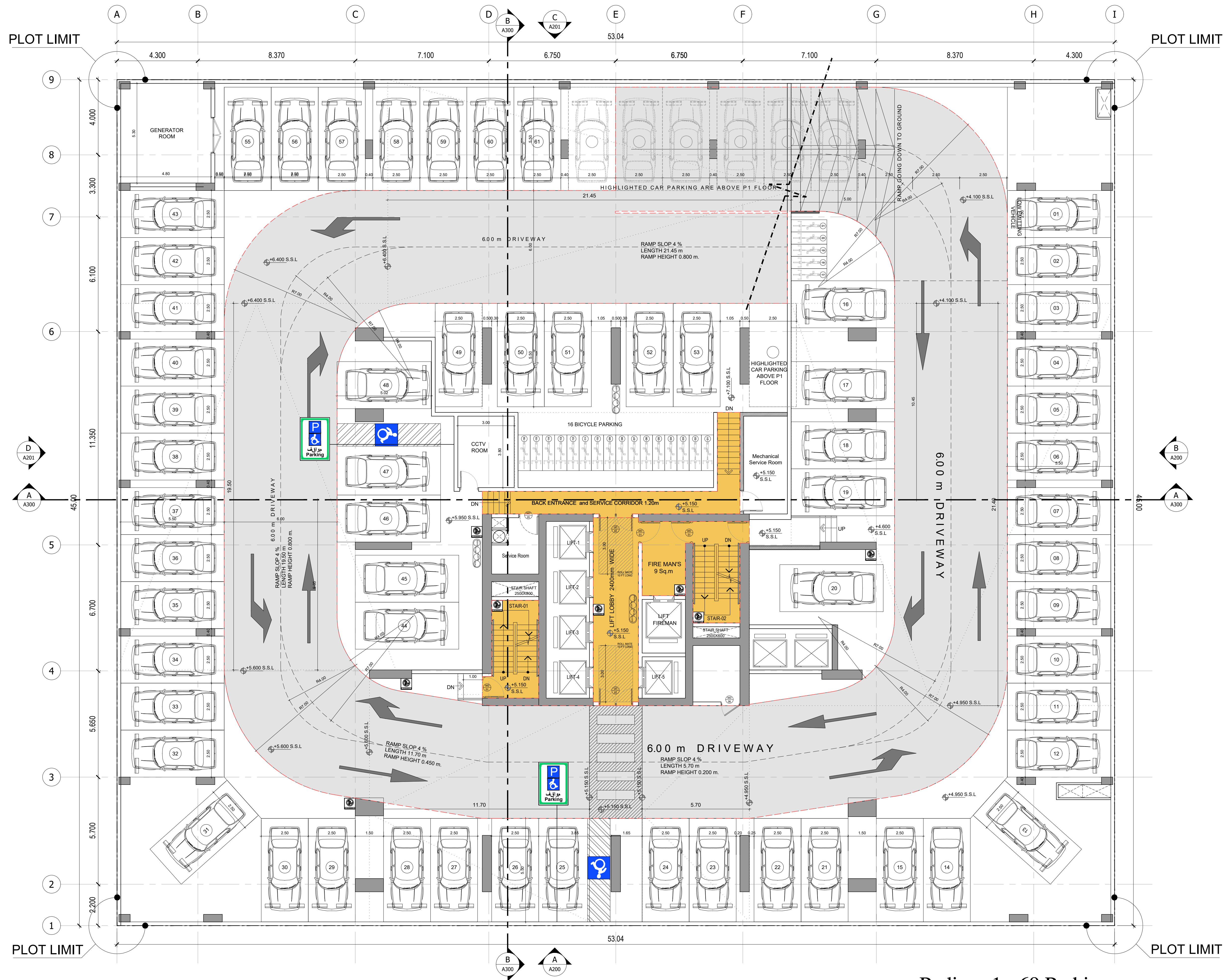
OFFICE TABULATION	
FLOORS	OFFICES
1ST FLOOR	04
2ND FLOOR	05
3RD FLOOR	07
4TH FLOOR	07
TOTAL	23

RETAIL TABULATION	
FLOORS	RETAIL
GROUND FLOOR	01

PROPOSED PARKING	
FLOORS	NO.
GROUND	18
PODIUM-1	69
PODIUM-2	69
PODIUM-3	69
PODIUM-4	69
PODIUM-5	74
STREET	4
TOTAL	372



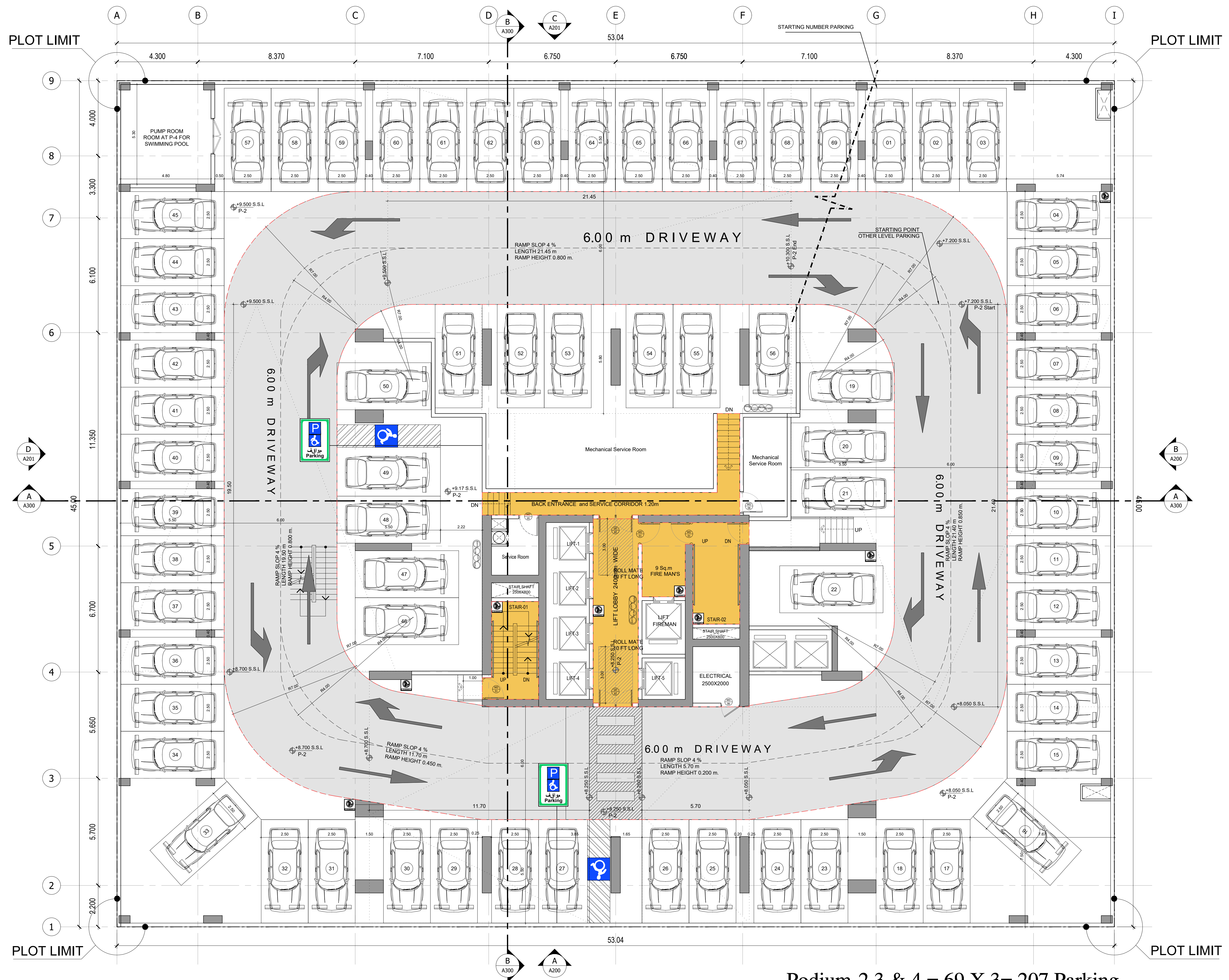




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PODIUM-1 FLOOR PLAN

Podium-1 - 60 Parking



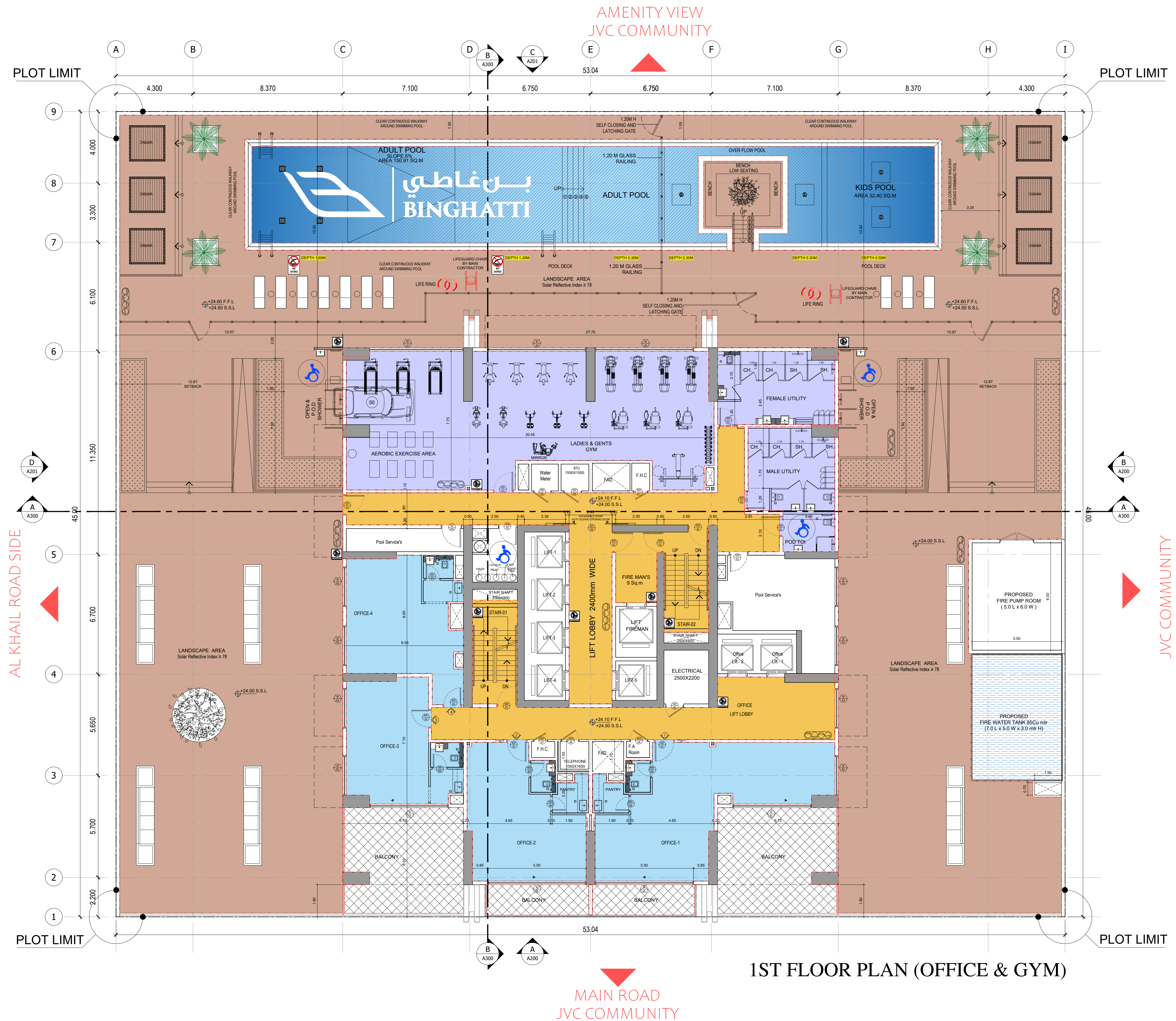
Podium-2, 3 & 4 = 69 X 3 = 207 Parking



BINGHATTI HOUSE

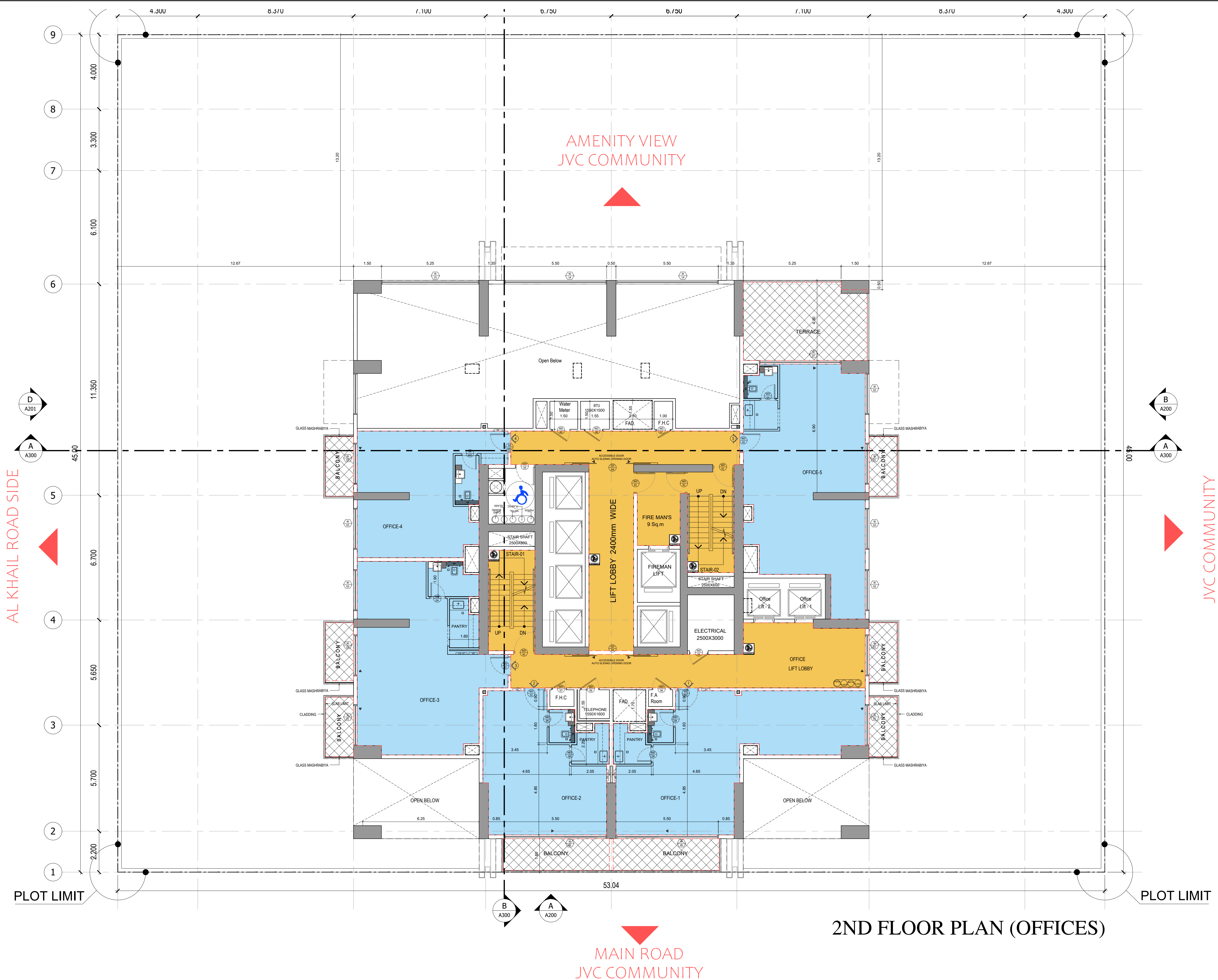
PODIUM - 2, 3 & 4 FLOOR PLAN





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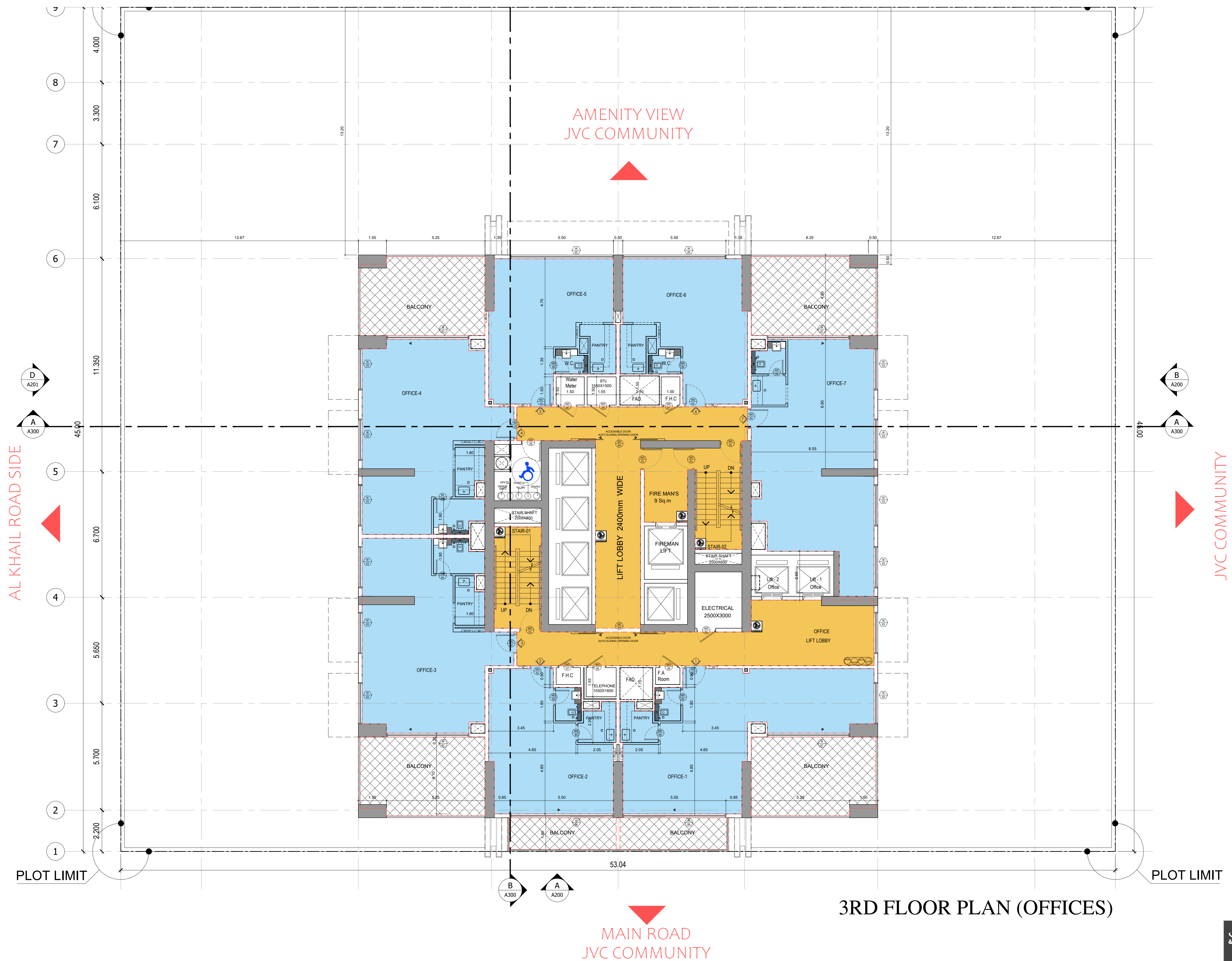
1ST FLOOR PLAN (OFFICE & GYM)



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2ND FLOOR PLAN (OFFICES)



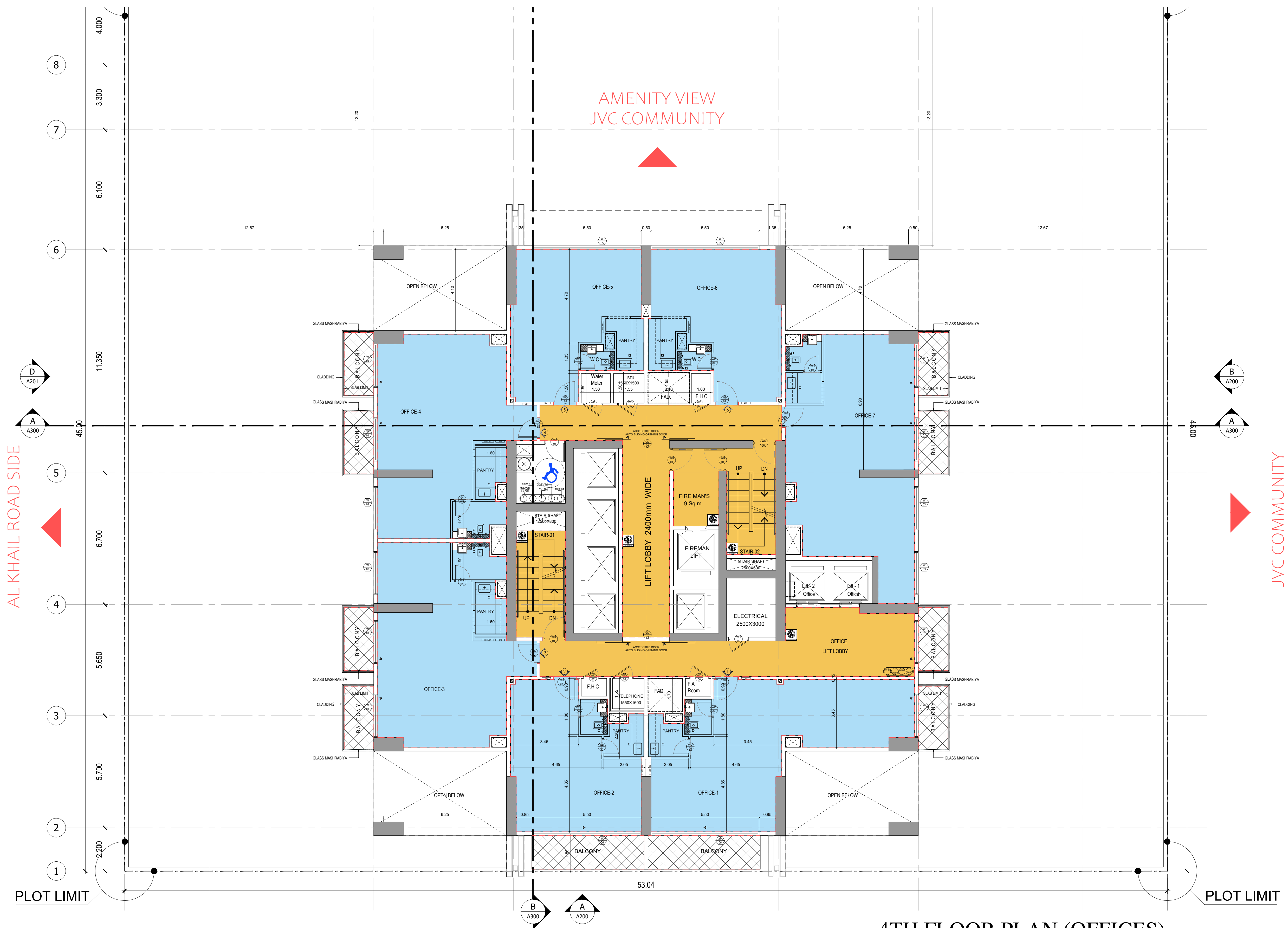


3RD FLOOR PLAN (OFFICES)



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3RD FLOOR PLAN (OFFICES)

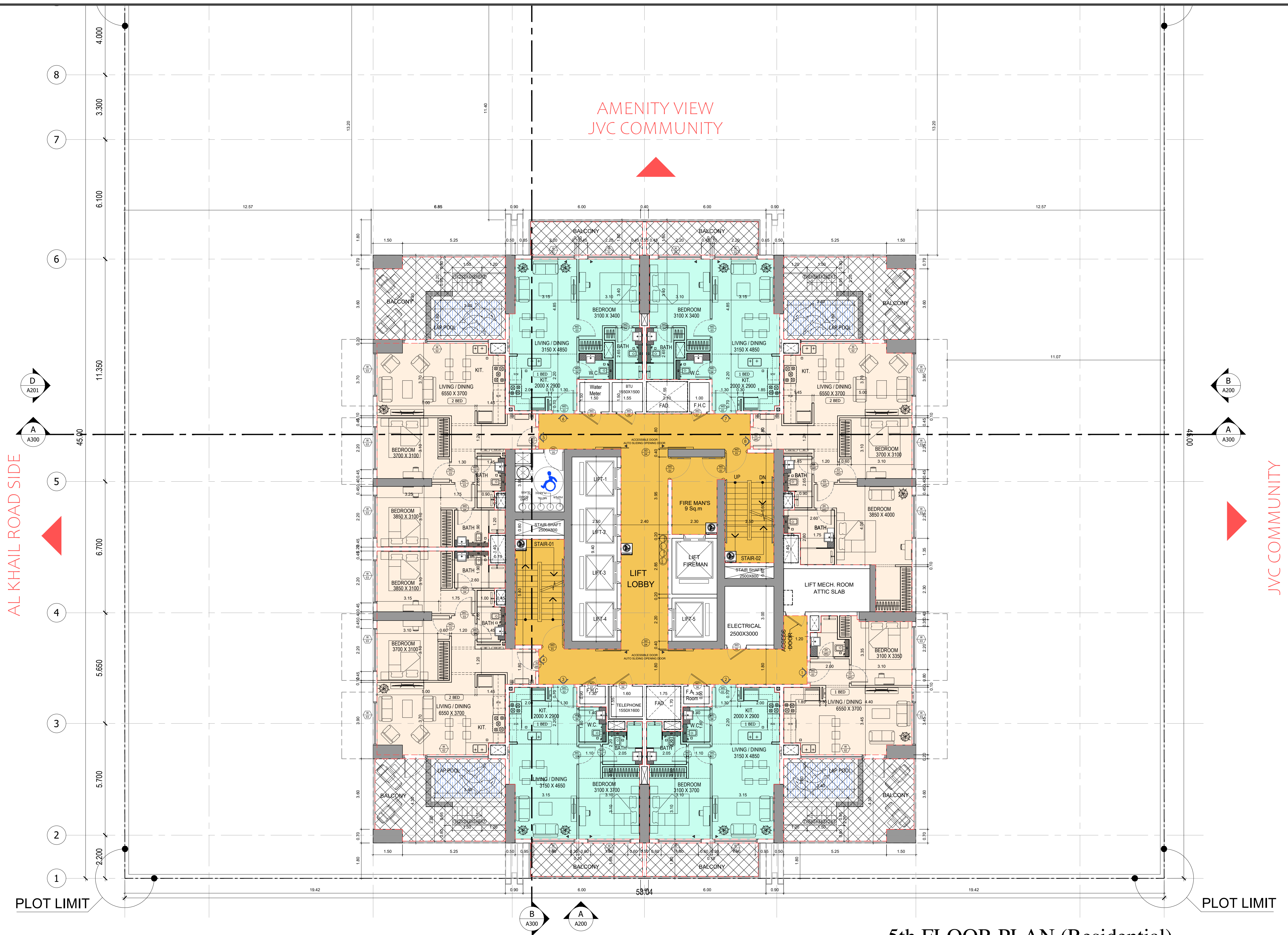


4TH FLOOR PLAN (OFFICES)

4TH FLOOR PLAN (OFFICES)



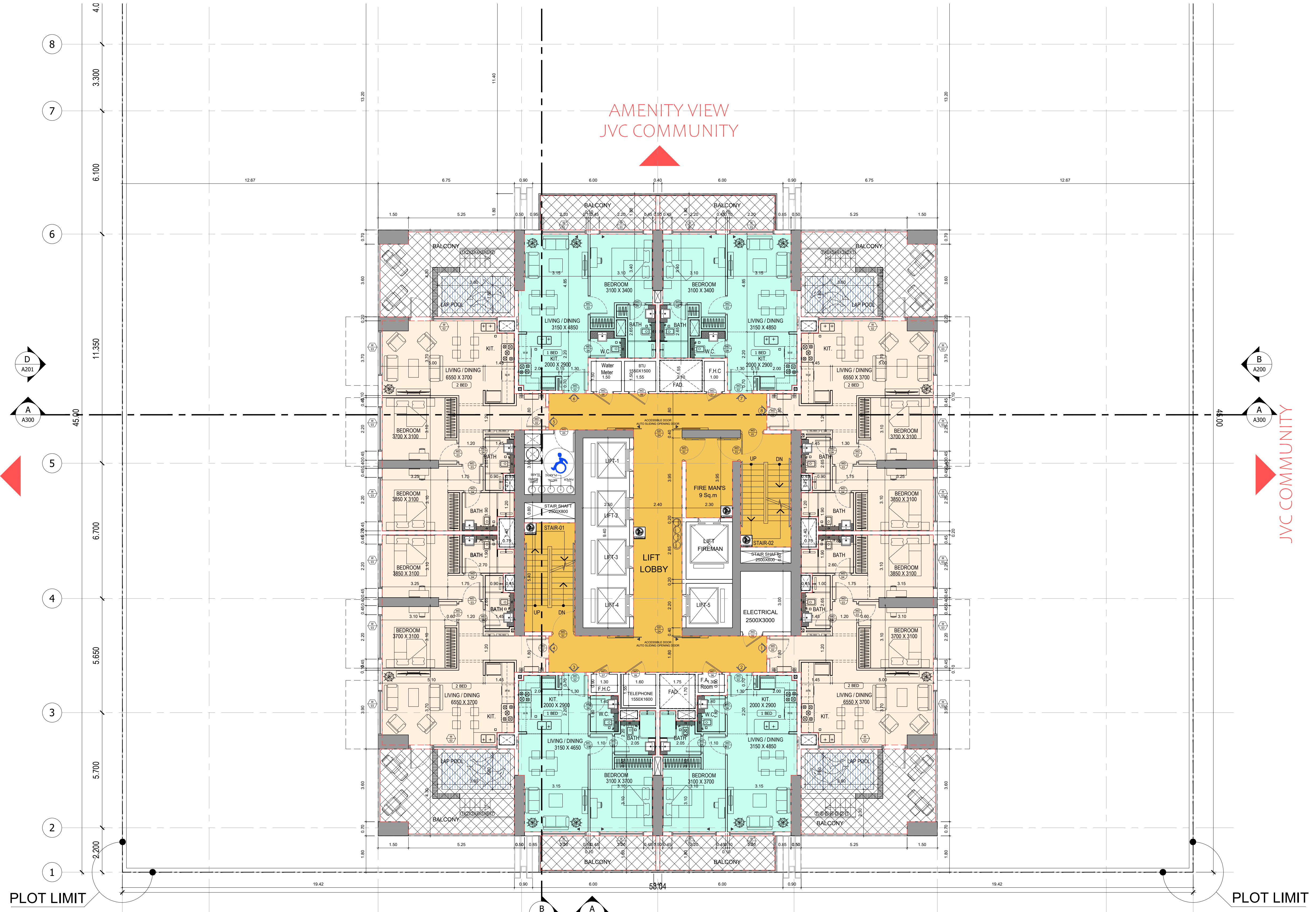
BINGHATTI HOUSE



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5TH FLOOR PLAN (RESIDENTIAL)

AL KHAIL ROAD SIDE



7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st, 23rd , 25th, 27th, 29th, 31st (13 Floors)

MAIN ROAD
JVC COMMUNITY

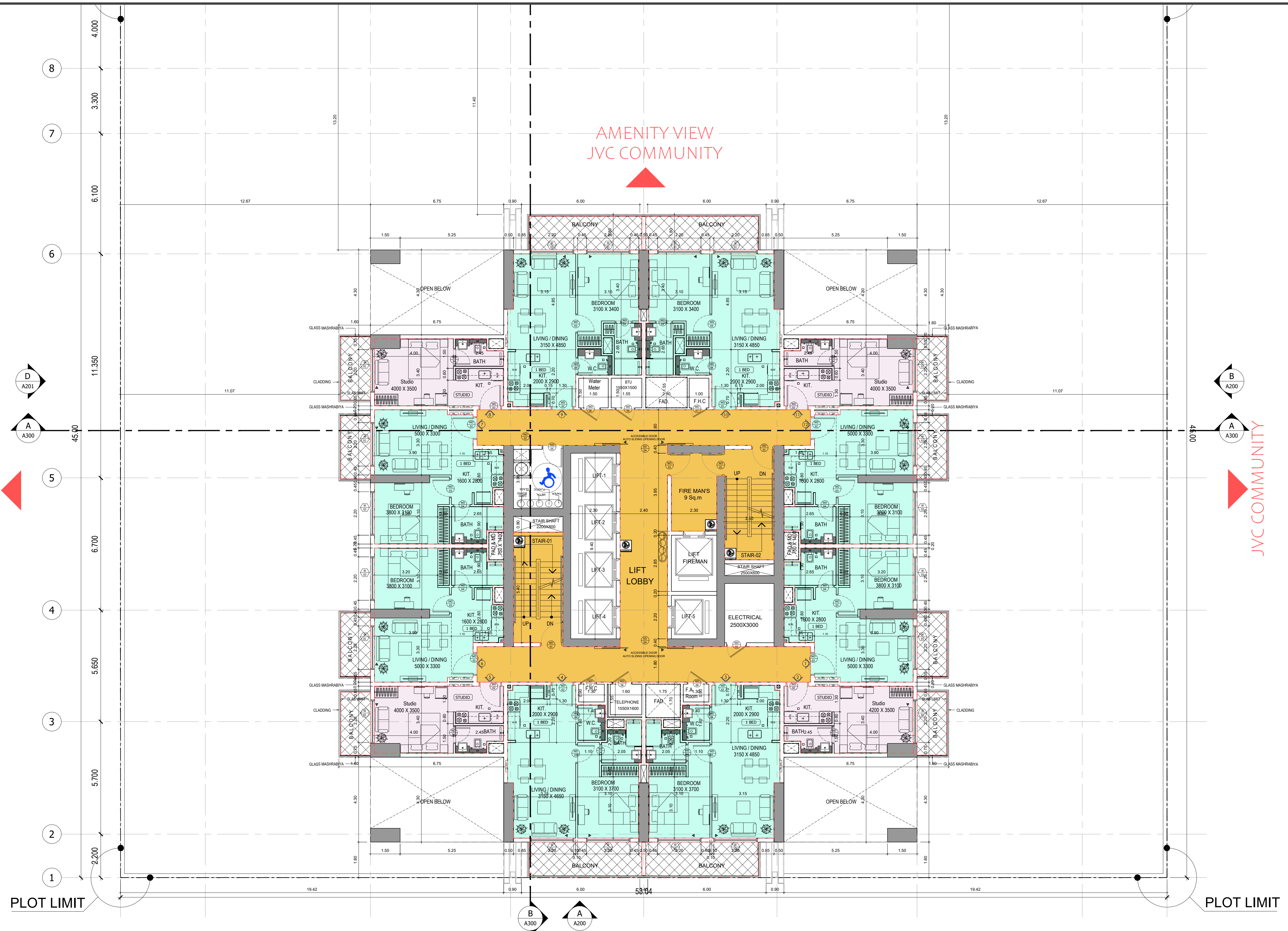


BINGHATTI HOUSE

7TH - 29TH ALTERNATE FLOOR PLAN

AL KHAIL ROAD SIDE

JVC COMMUNITY



6th, 8th, 10th, 12th, 14th, 16th, 20th, 22nd, 24th, 26th, 28th, 30th, 32nd (13 Floors)

MAIN ROAD
JVC COMMUNITY



BINGHATTI HOUSE

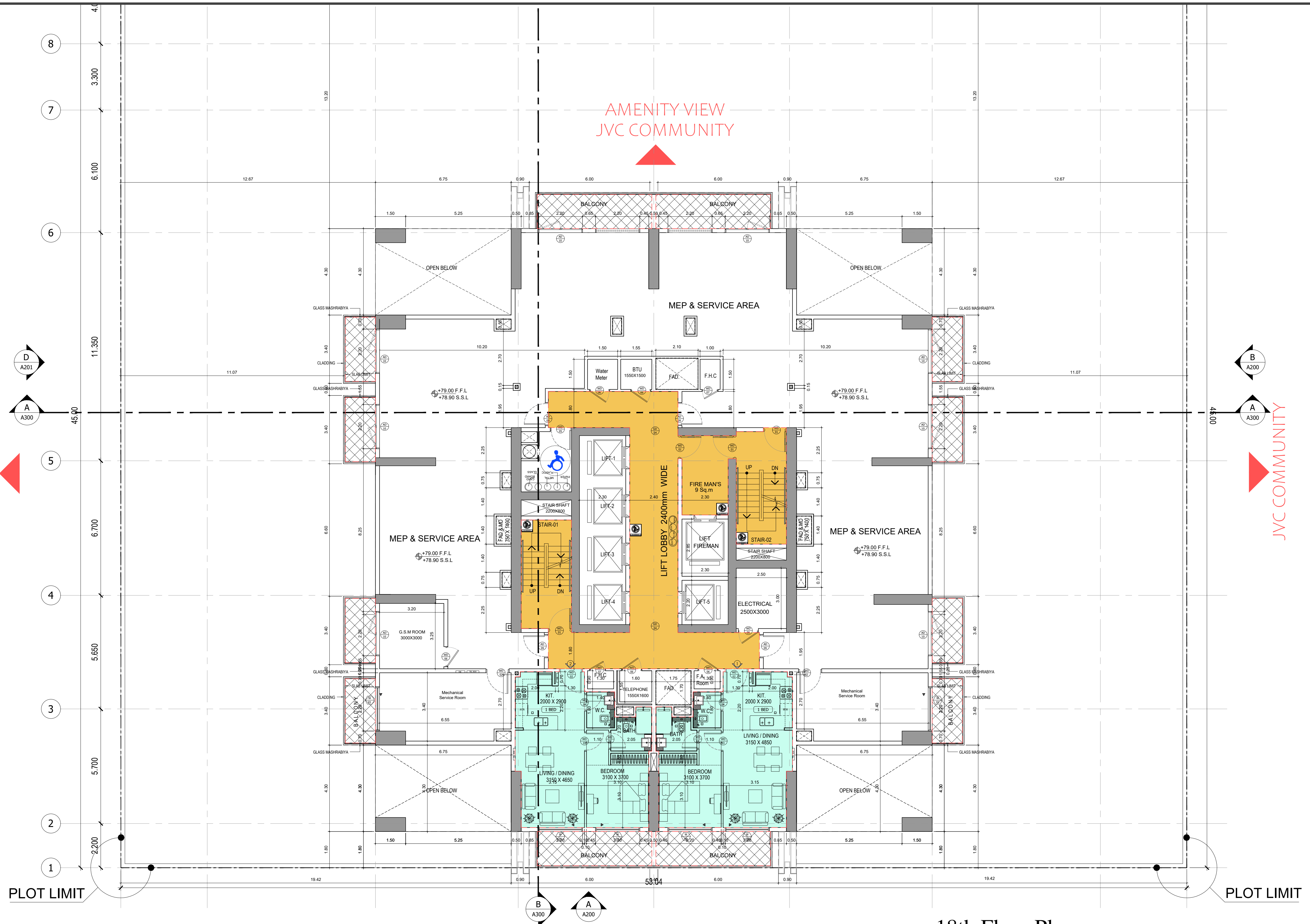
6TH - 32ND ALTERNATE FLOOR PLAN

AL KHAIL ROAD SIDE

JVC COMMUNITY

AMENITY-VIEW
JVC COMMUNITY

MAIN ROAD
JVC COMMUNITY

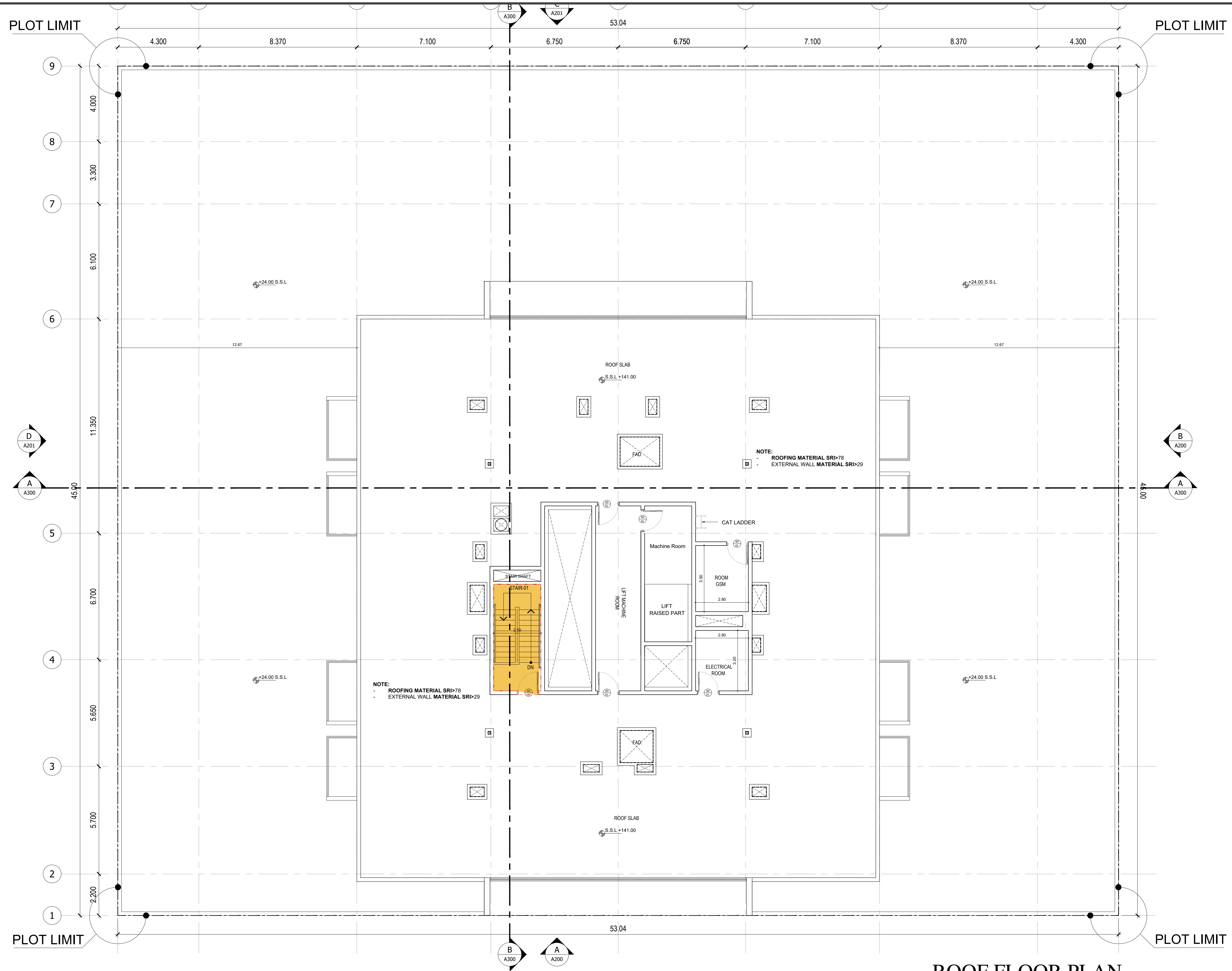


18th Floor Plan



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18TH FLOOR PLAN



ROOF FLOOR PLAN



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ROOF FLOOR PLAN