

CONCEPT PROPOSAL

# RESIDENTIAL BUILDING

(G+3P+15F)

DUBAI LAND RESIDENCE COMPLEX  
DUBAI - UAE

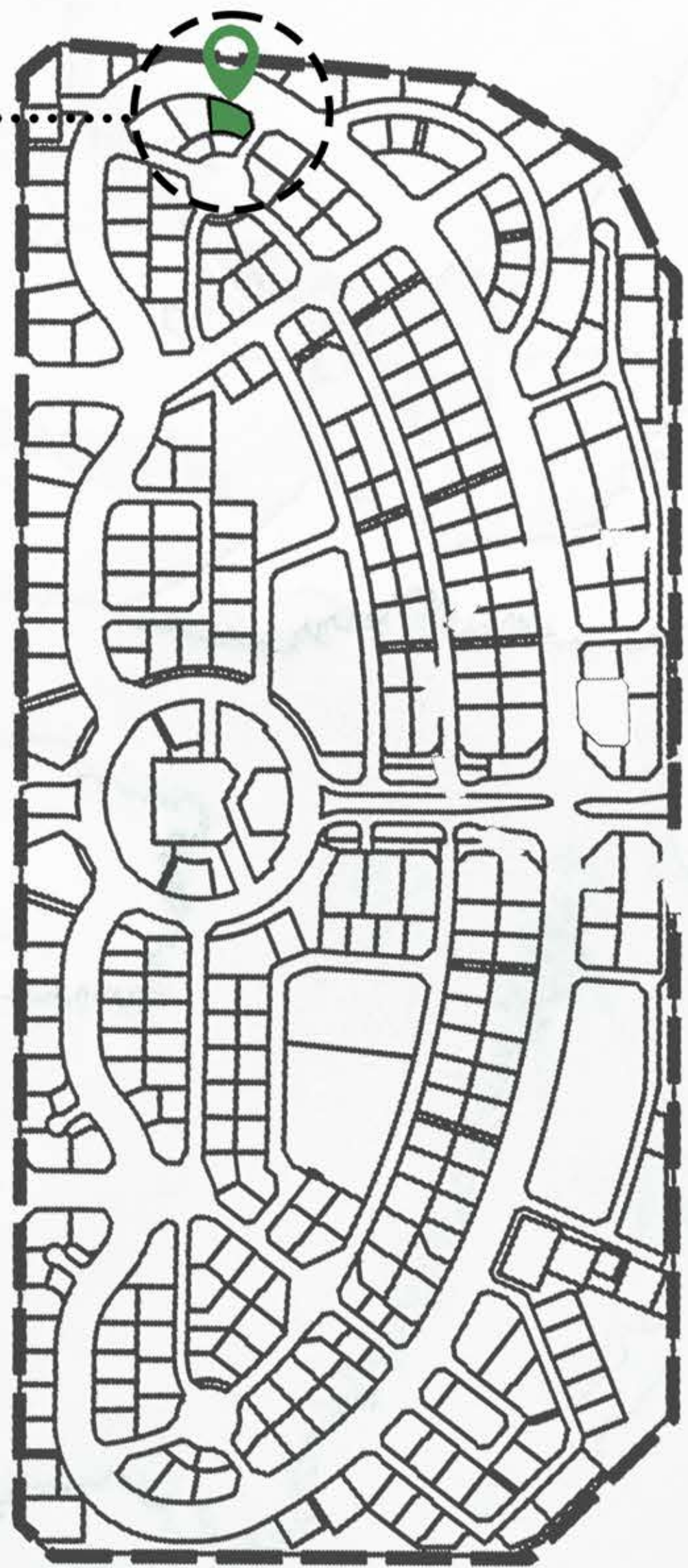
Presented  
to:

TARRAD



SHEIKH ZAYED BIN HAMDAN AL NAHYAN ROAD

PLOT NO.  
6488531



WADI  
AL SAFA 5

DUBAI - AL AIN ROAD

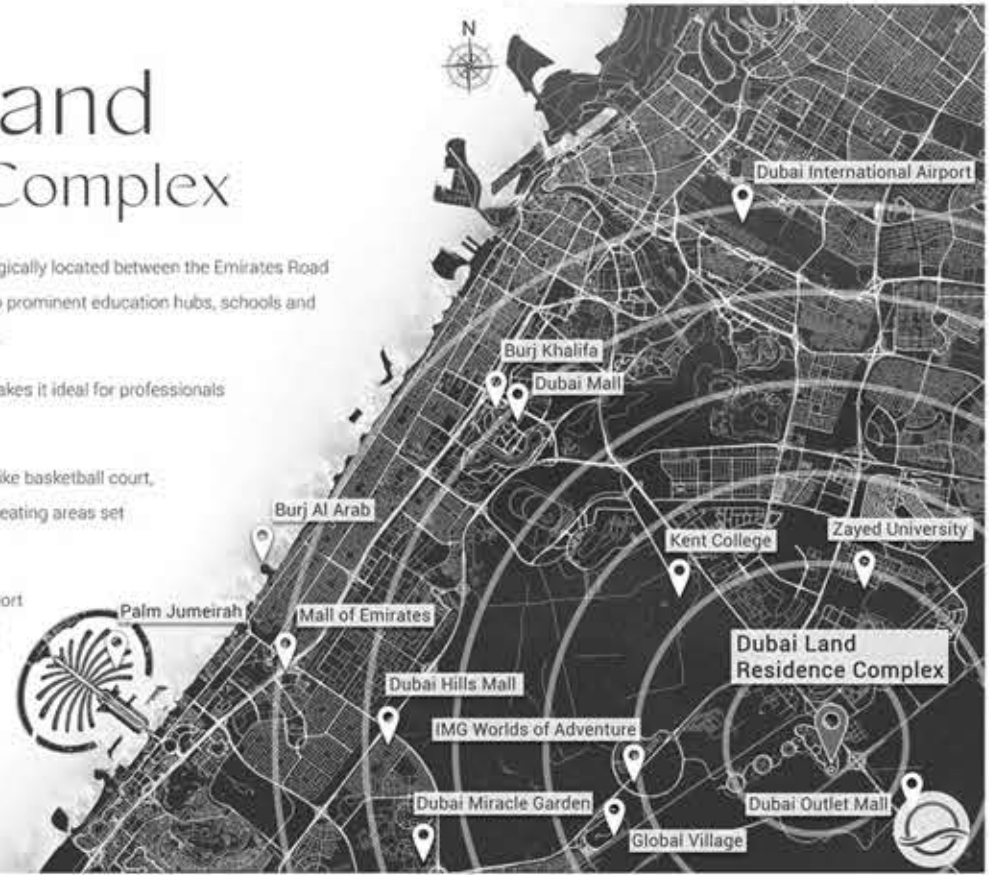
EMIRATES ROAD

AL ROWAIYAH  
SECOND

## Dubai Land Residence Complex

- Dubai Land Residence Complex (DLRC), strategically located between the Emirates Road & Al Ain Road, it's located conveniently close to prominent education hubs, schools and universities, hospitals, and convenience stores.
- Its proximity to Dubai's main business hubs makes it ideal for professionals and families.
- DLRC has two community hubs with features like basketball court, volleyball court, children's play areas, shaded seating areas set amidst trees and grassy areas.
- It enjoys an excellent neighborhood and is a short drive from communities like Al Barari, The Villa Community, Villanova, and the Silicon Oasis.
- Its connected to Dubai Mall and Burj Khalifa Metro station through regular RTA buses.

DECA



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.

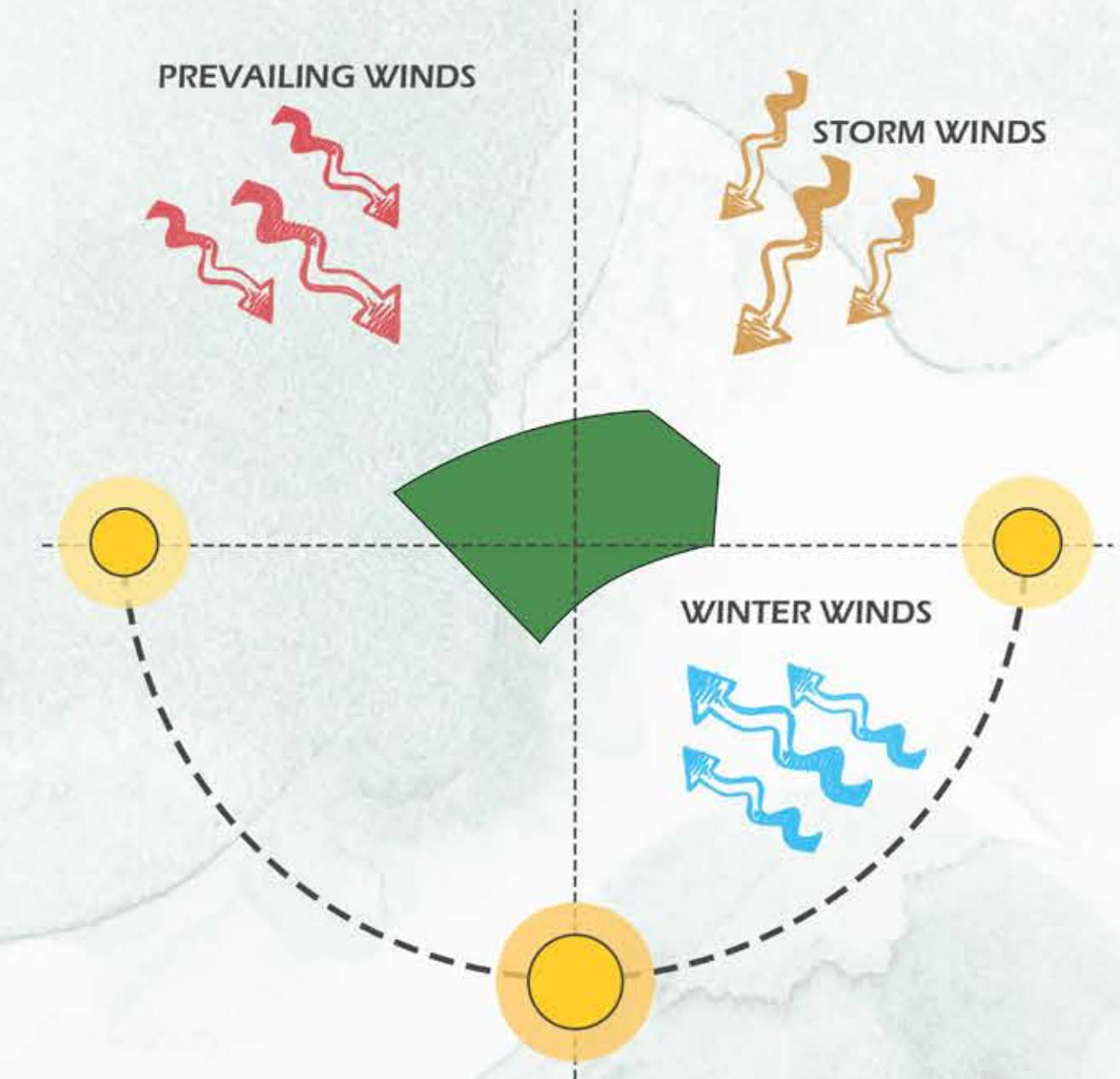
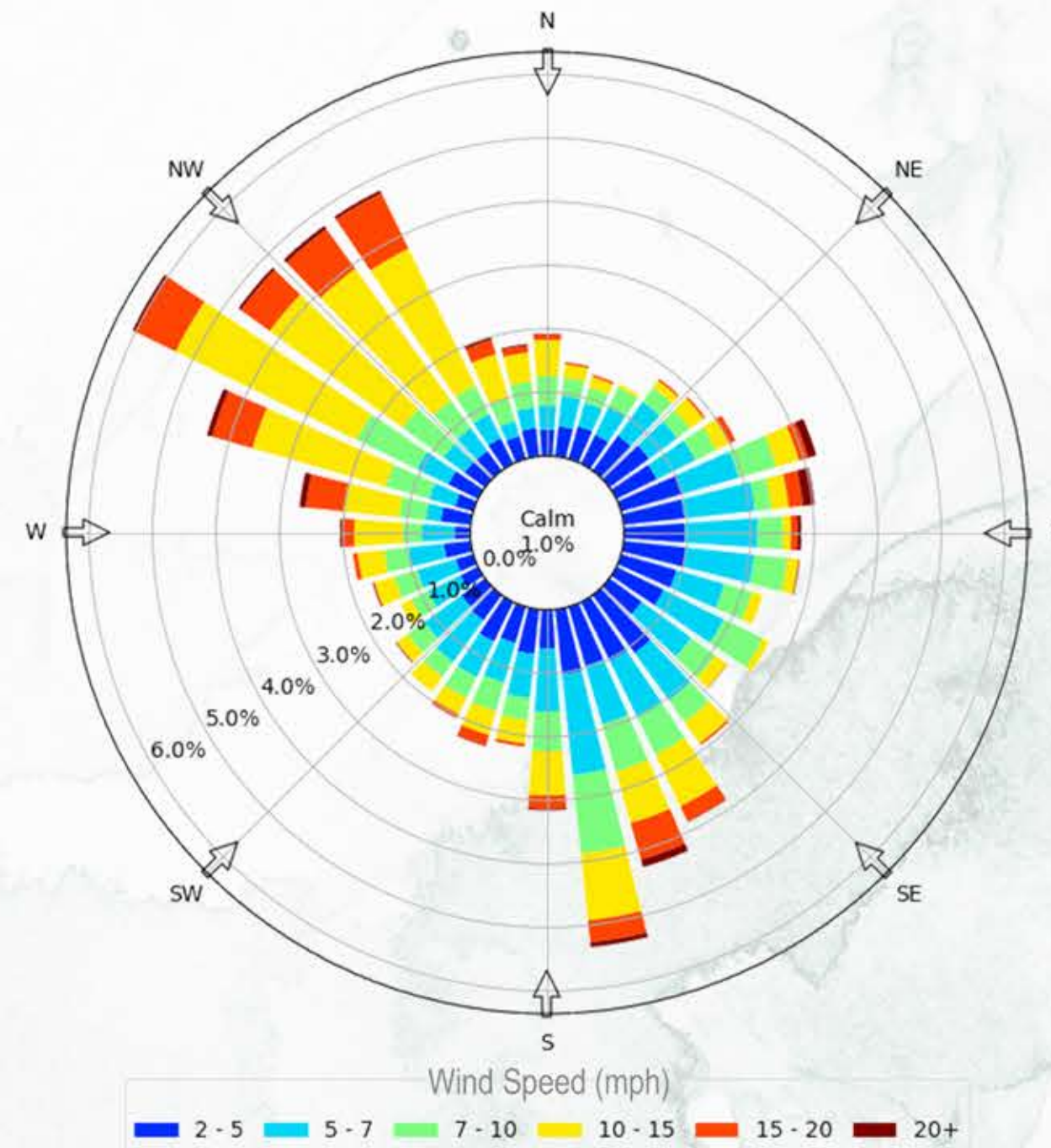
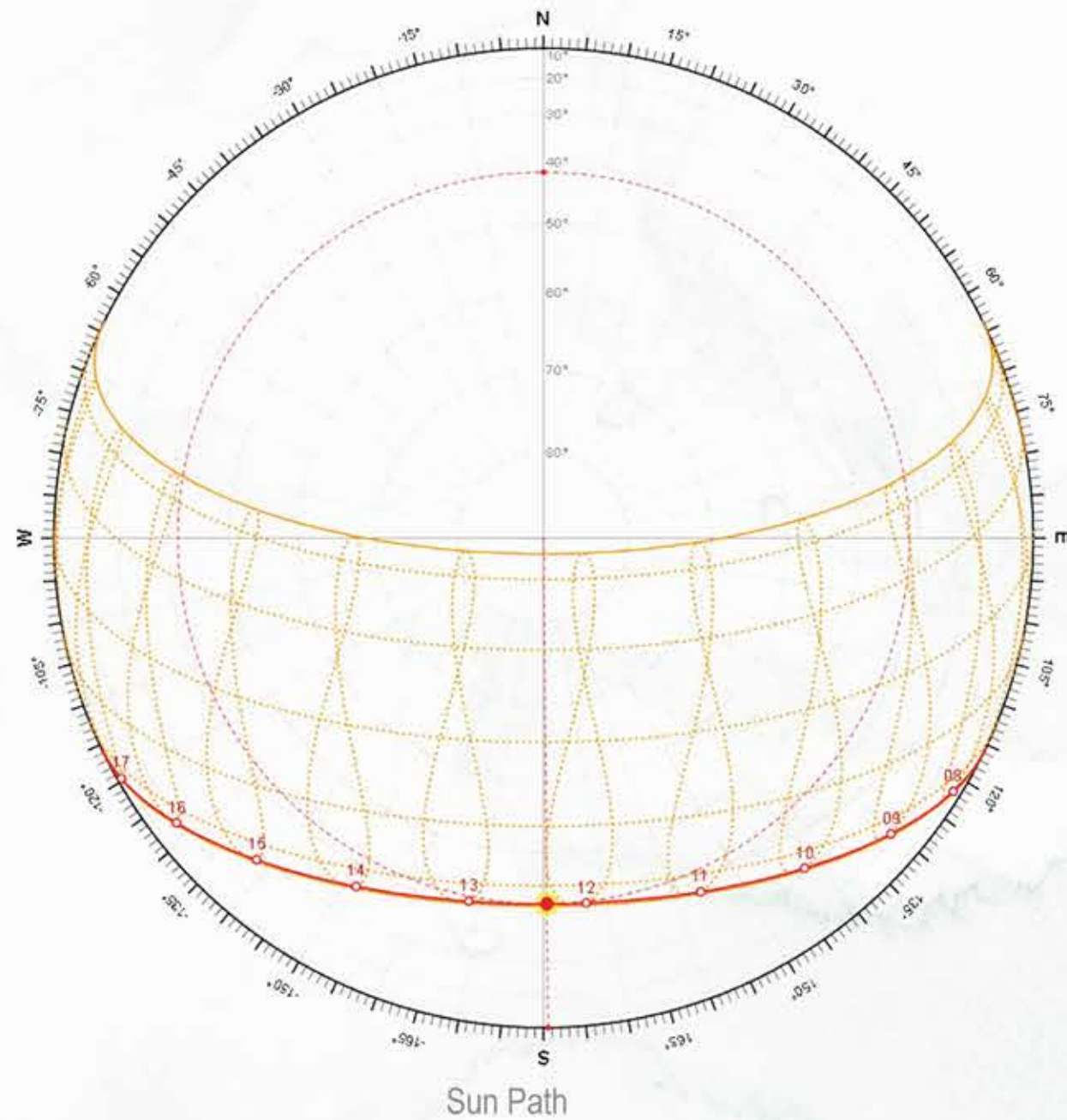
RESIDENTIAL OPTIONS: THE COMPLEX TYPICALLY INCLUDES A MIX OF VILLAS, TOWNHOUSES, AND APARTMENTS, CATERING TO VARIOUS FAMILY SIZES AND PREFERENCES.

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



**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:

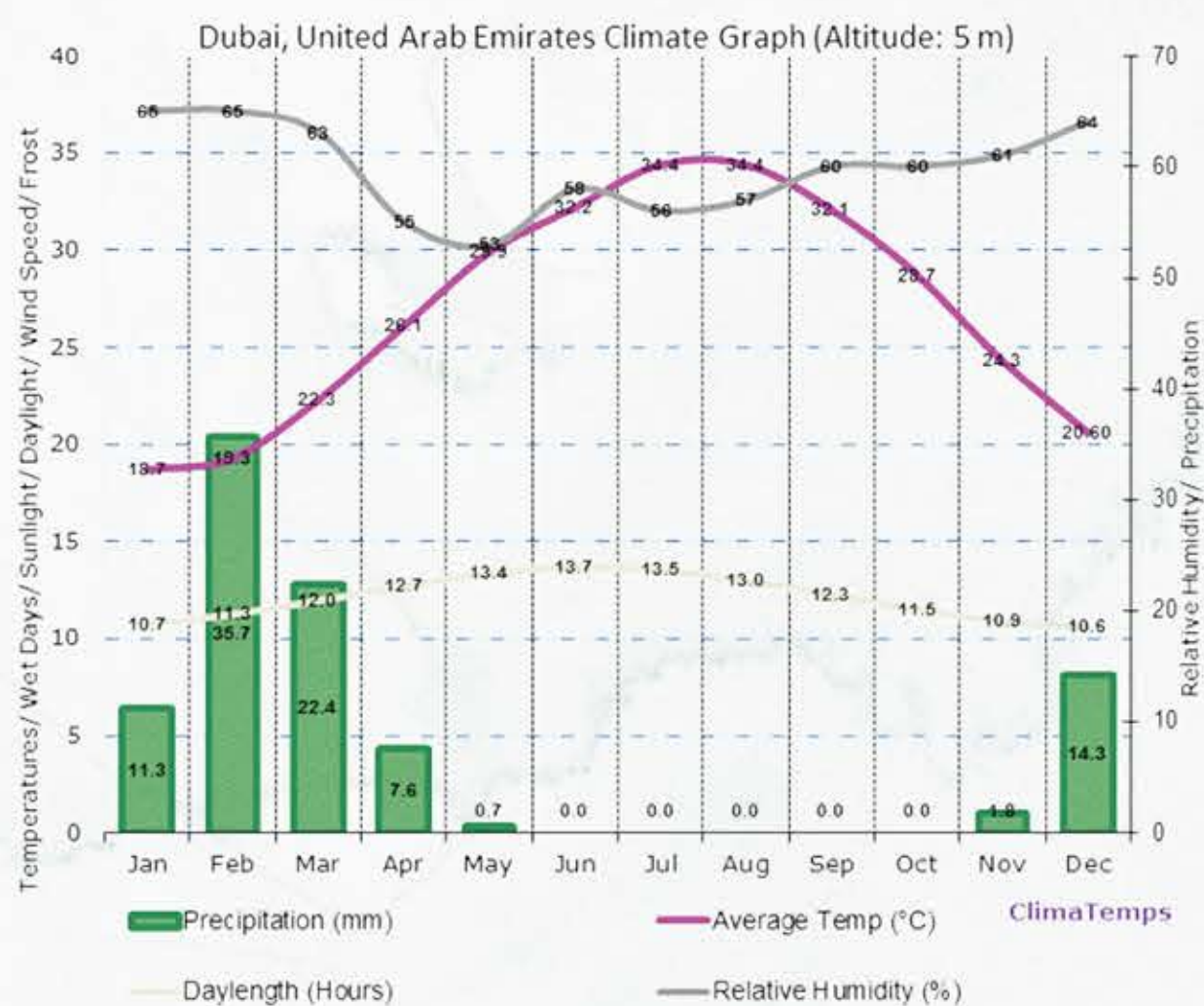
- Transitional seasons with moderate temperatures.
- Temperatures in spring (March to May) and autumn (October to November) range from 25°C (77°F) to 35°C (95°F).

## 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.



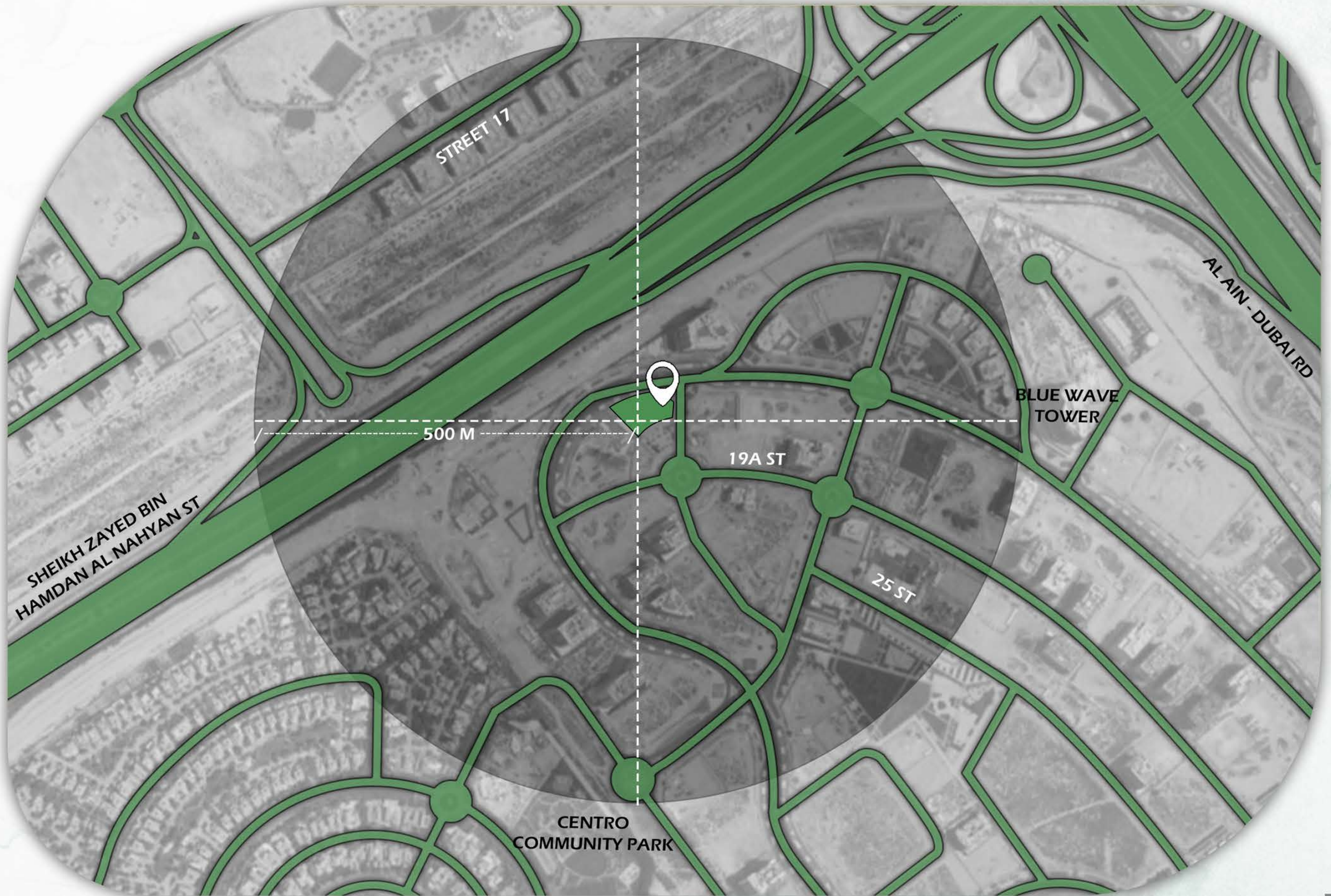


## LOCATION

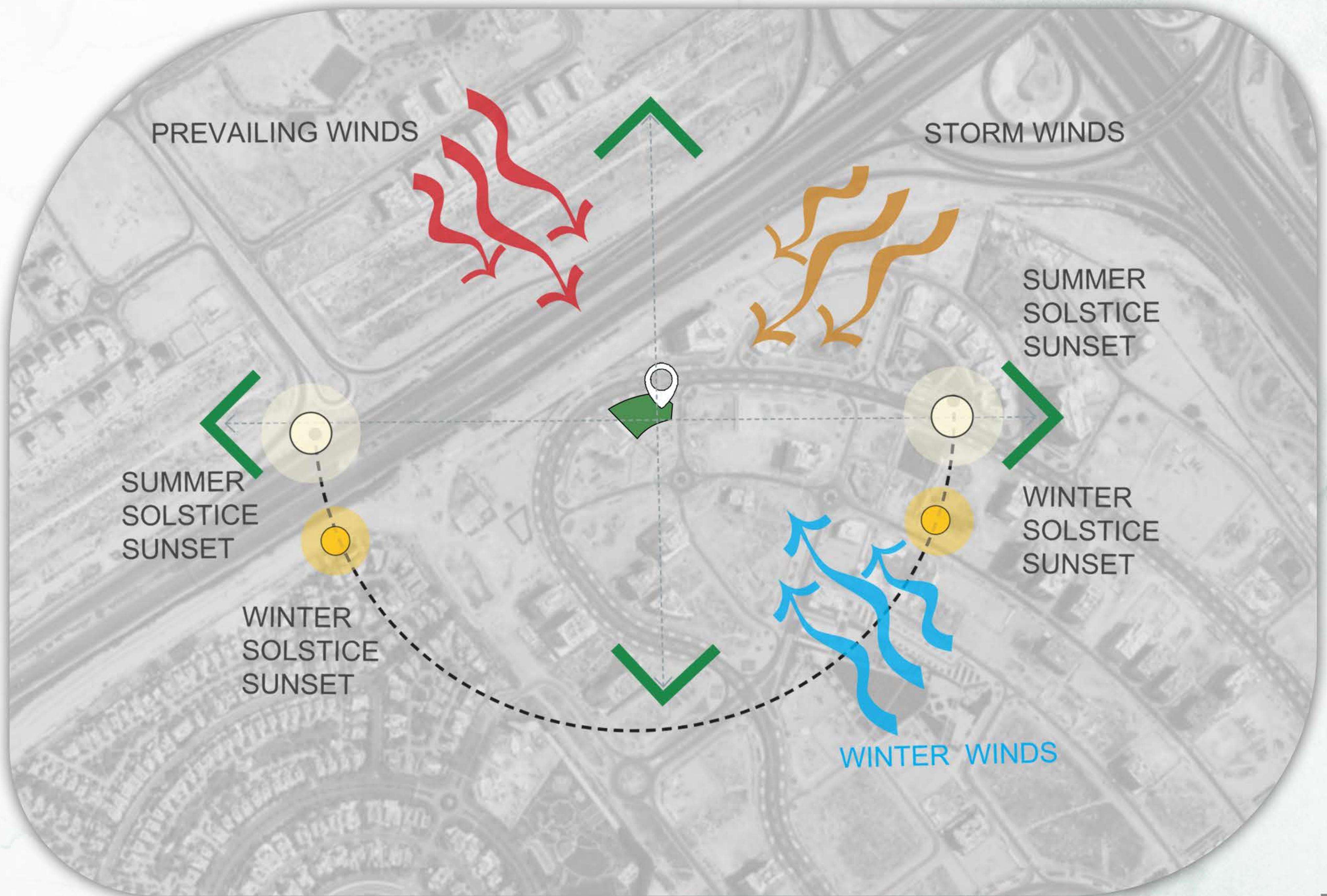




## LOCATION - ACCESSIBILITY









# AFFECTION PLAN

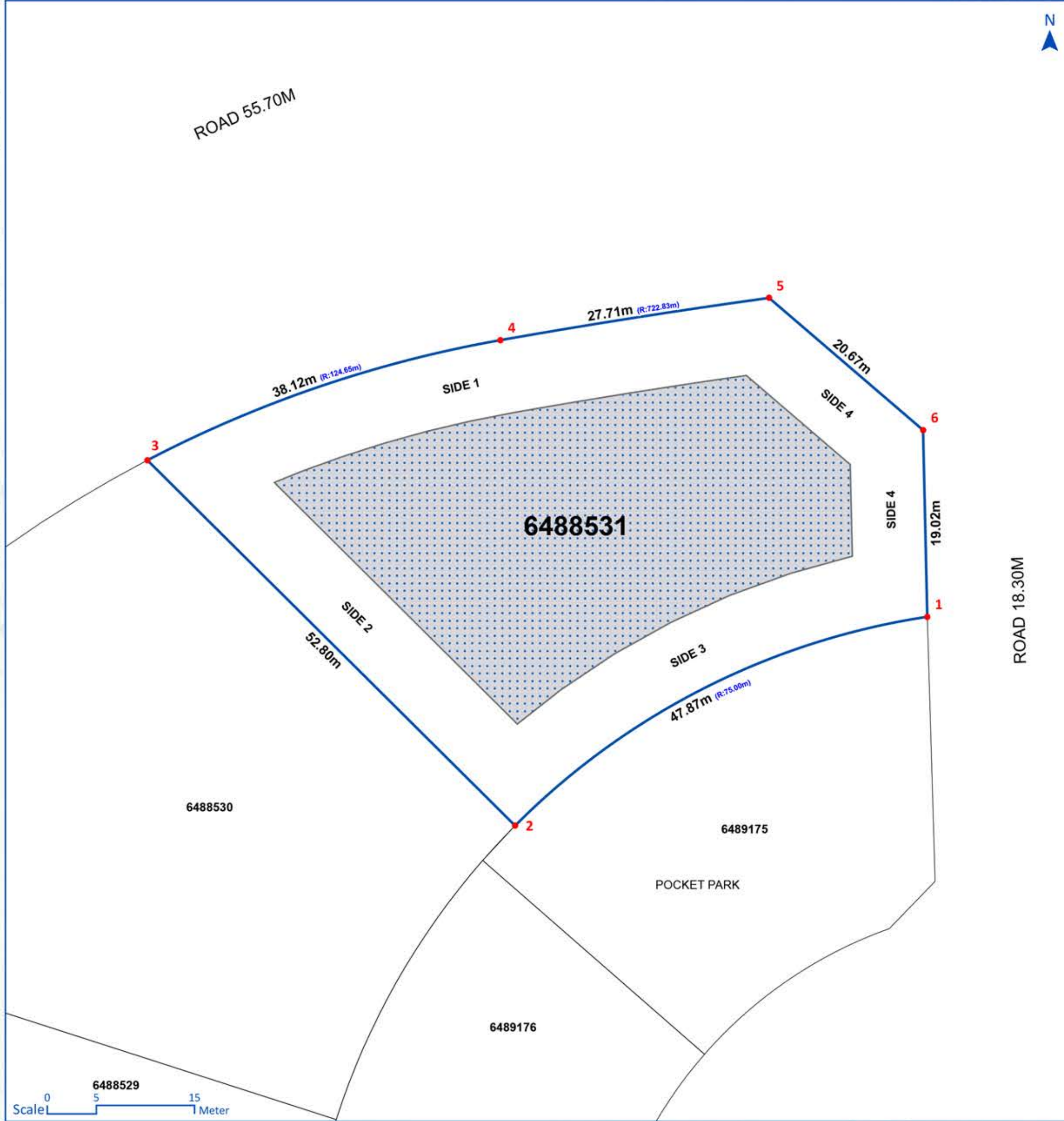
PLOT NUMBER	6488531	
OLD NUMBER	RC-D-003	
PLOT AREA	2,496.87 M <sup>2</sup> (26,876.05 FT <sup>2</sup> )	
MAX. GFA	11,235.90 M <sup>2</sup> (120,942.22 FT <sup>2</sup> )	
MAX. HEIGHT	G+13	
MAX. COVERAGE	N/A	
SETBACK (M)	BUILDING	PODIUM
SIDE ( 1 )	7.5	7.5
SIDE ( 2 )	7.5	7.5
SIDE ( 3 )	7.5	7.5
SIDE ( 4 )	7.5	7.5

LAND USE / GFA SPLIT

RESIDENTIAL : APARTMENT

PLOT COORDINATES		
ID	EAST	NORTH
1	504048.272	2776933.409
2	504006.291	2776912.137
3	503968.839	2776949.352
4	504004.788	2776961.581
5	504032.156	2776965.880
6	504047.845	2776952.421

COORDINATES SYSTEM IS DLTM



## GENERAL NOTES

- PARKING: 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.
- THIS SITE PLAN TO BE READ IN CONJUNCTION WITH THE PLOT GUIDELINES FOR ADDITIONAL INFORMATION.

THIS DOCUMENT IS FOR ILLUSTRATION PURPOSE. FINAL DATA CAN BE OBTAINED THROUGH SITE PLAN AND DEMARCATION CERTIFICATES REQUESTS.



سلطة دبي للتطوير  
Dubai Development  
Authority

## PLOT DETAILS

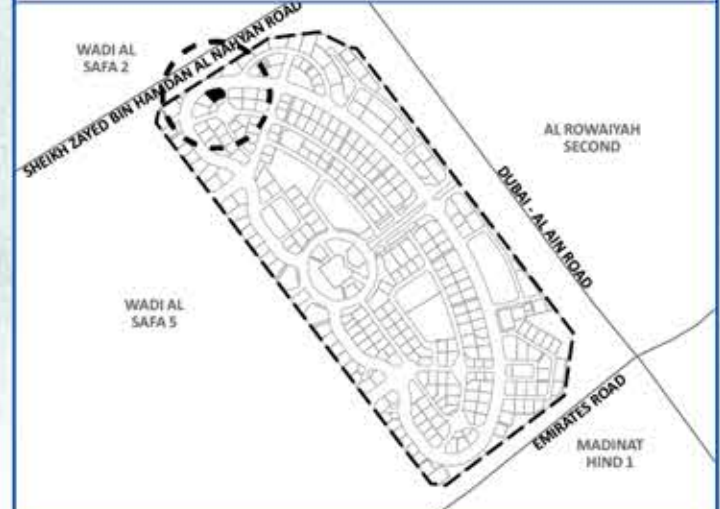
MASTER DEVELOPER

DUBAI LAND RESIDENCES (L.L.C)

PROJECT NAME

DUBAI LAND RESIDENCE COMPLEX

LOCATION MAP



COMMUNITY

WADI AL SAFA 5

LEGEND

- PROJECT LIMIT
- PLOT
- PODIUM LIMIT
- BUILDING LIMIT



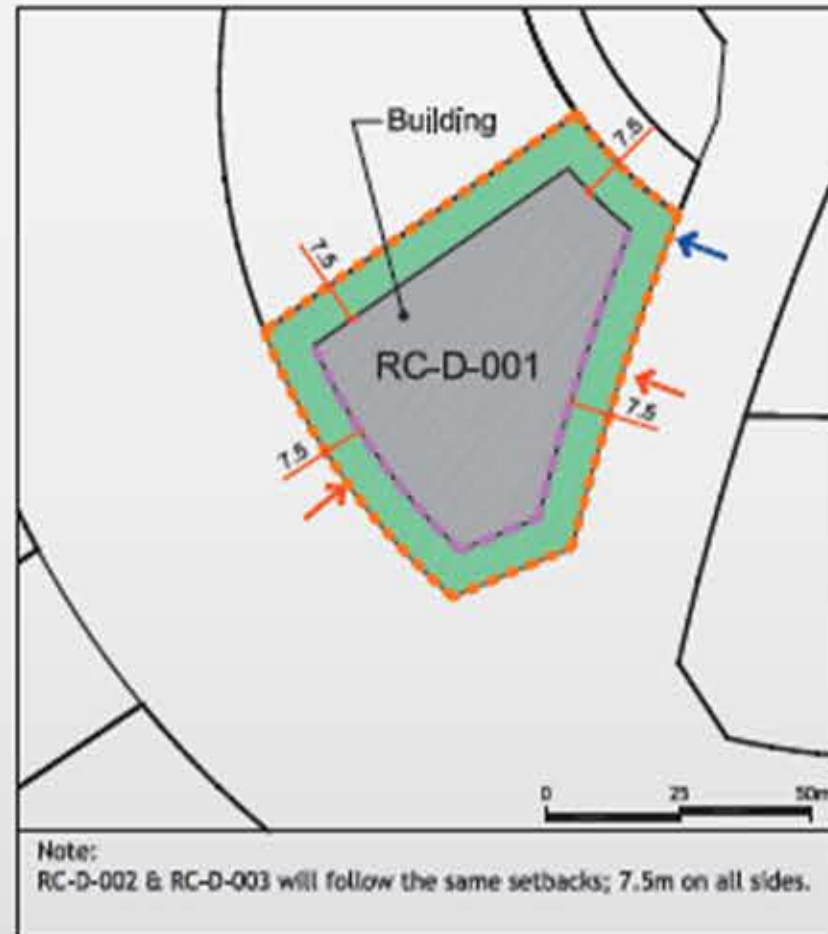
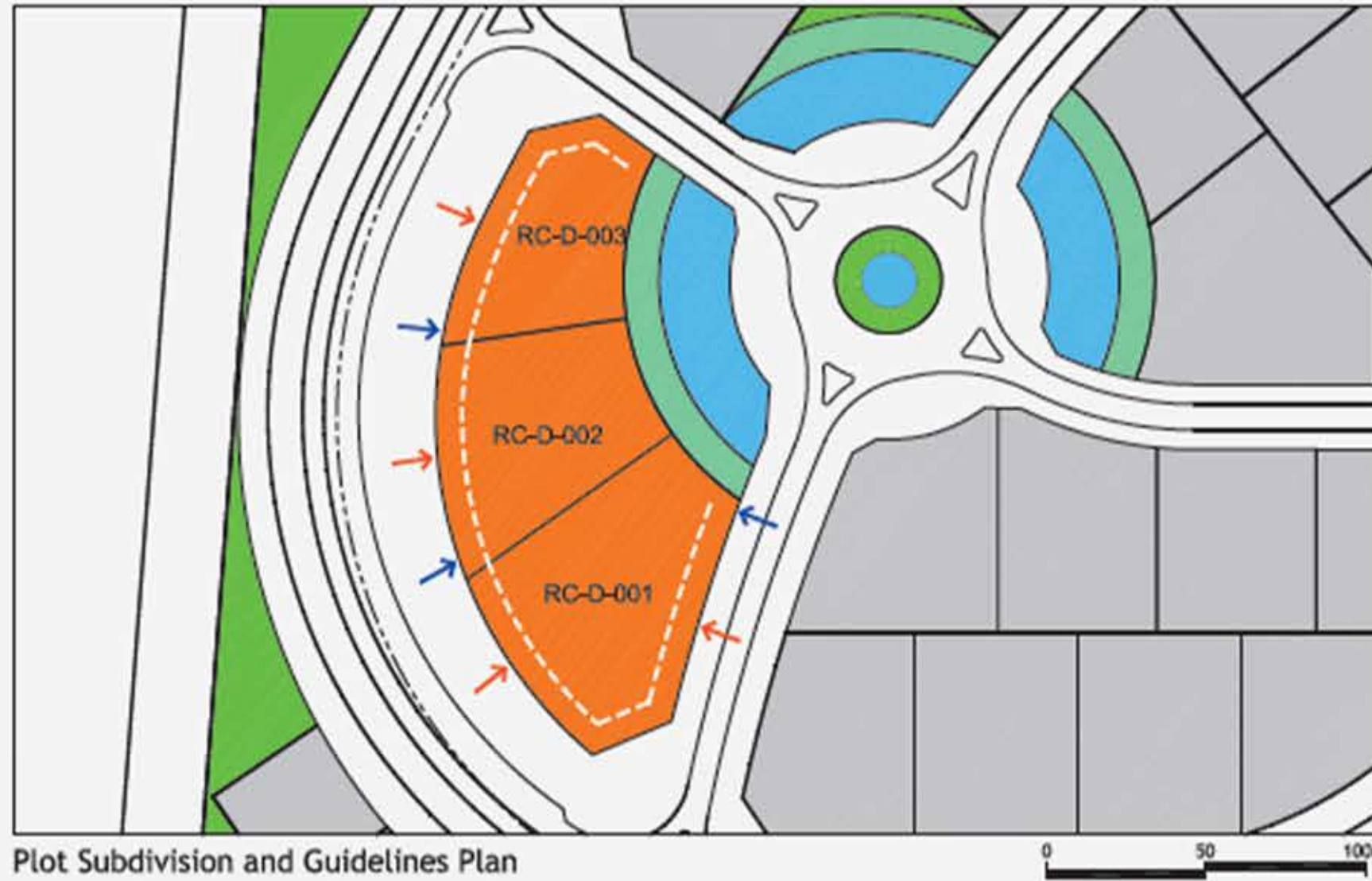
For live information please scan the QR code or visit  
<https://gis.dda.gov.ae/dis/?PlotNumber=6488531>

ISSUE DATE

17/09/2025 06:29:53 PM



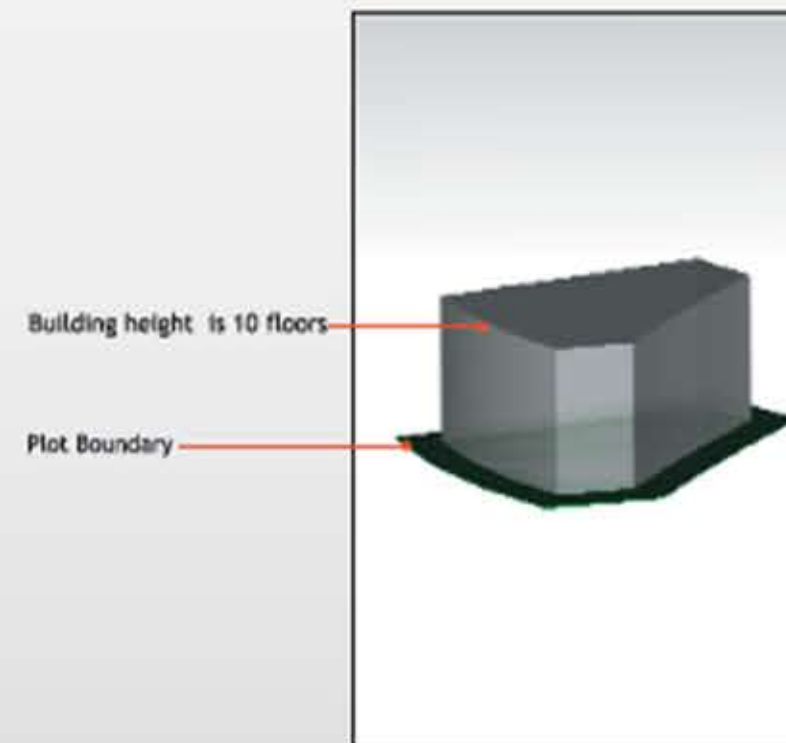
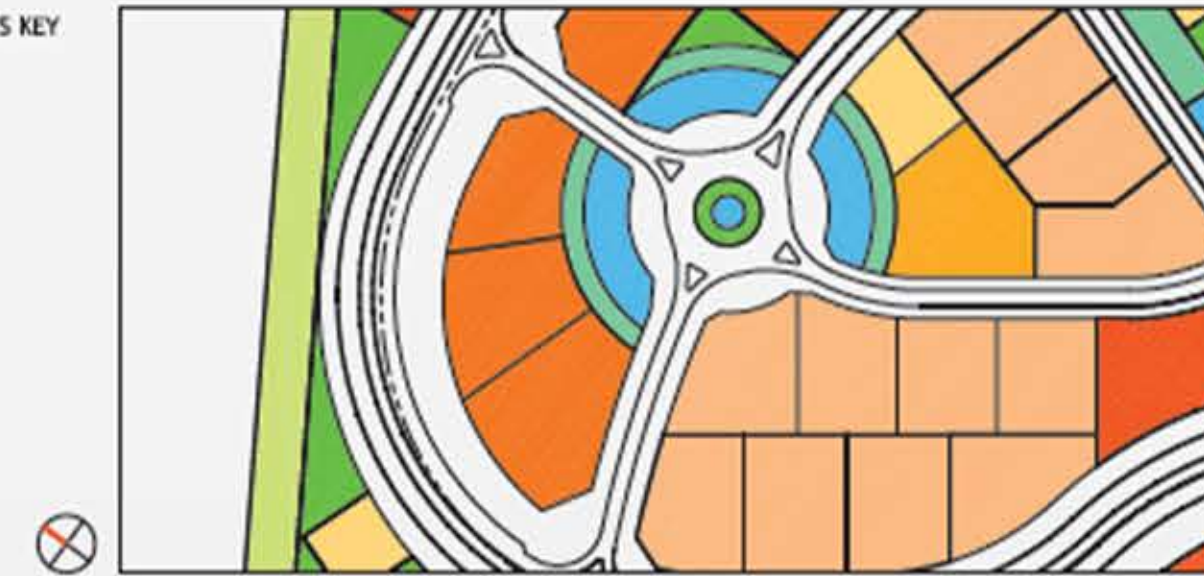
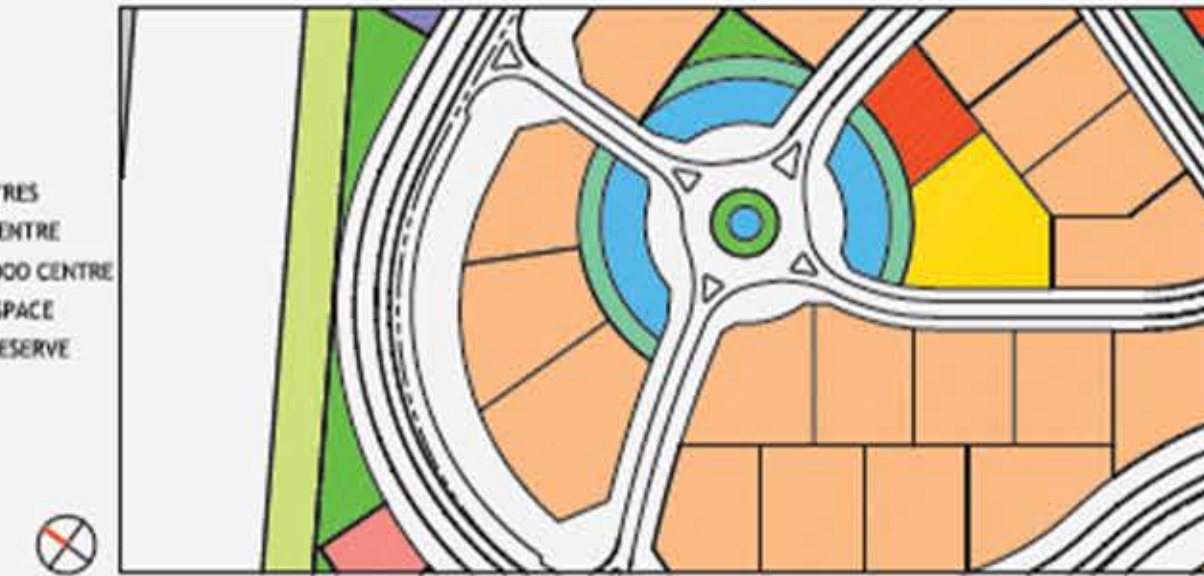




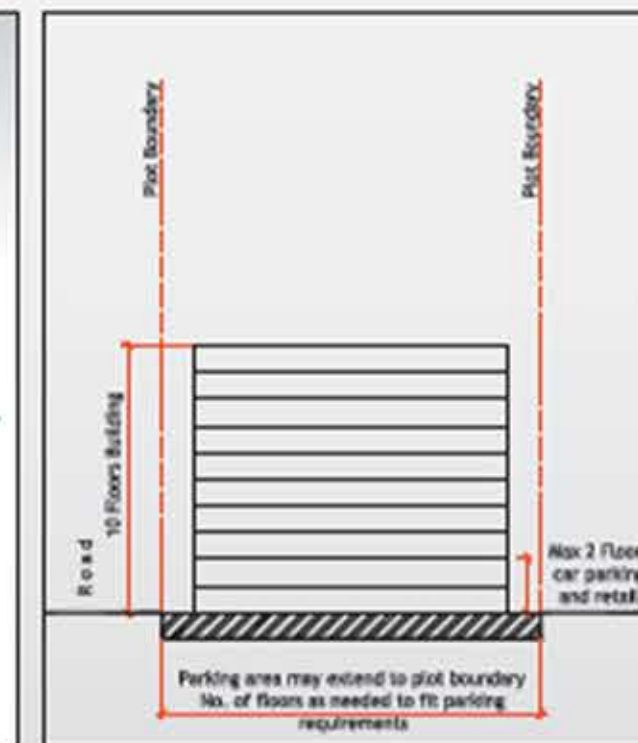
<b>PLOT OUTLINE</b>	Basement and Podium not to extend beyond this line
<b>BUILD TO LINE</b>	The building/podium edge must touch this line where indicated.
<b>BUILDING</b>	For building heights refer to attached plot schedule. Any extension beyond the building line for balconies and roof overhangs cannot exceed 1.5m and are only permitted above the ground floor.
<b>PODIUM</b>	Podium height not to exceed 16m
<b>LANDSCAPE</b>	Landscaped area within plot boundary. No parking permitted outside building footprint unless specified.
<b>PUBLIC OPEN SPACE</b>	Public landscaped area. No external parking permitted. Any roadways must conform to landscape architect's guidelines.
<b>WATER BODY</b>	-
<b>PARKING/LOADING</b>	Denotes permitted area or point for vehicular access to plot.
<b>PLOT ENTRY</b>	Indicates direction of entry into the plot.
<b>LANDMARK</b>	The shape or form of such buildings should be considered significant in the urban context.
<b>GATEWAY</b>	For details refer to architectural guidelines.
<b>ACTIVE USE AREA</b>	This area indicates a required zone for retail/leisure/residential establishments, facing the water / road edges as indicated.
<b>PARKING AREA</b>	Number of floors as needed to fit car parking area requirements.
<b>PARKING &amp; RETAIL AREA</b>	Indicates area inside the podium for distribution of Parking and Retail use.

**Notes:**

- The exact size and location of the plot boundary is defined by the affixture plan.
- Parking area below gate level may extend to plot boundary.
- Distribution of use in Parking & Retail Area to be defined by developers.
- Entrance and circulation for residential areas must be separate from commercial areas.



Typical Building Envelope 3D Representation



Typical Building Section



*3D RENDERS*





3D RENDER



ARCHITECTURE  
IN ITS HIGHEST  
FORM





BEAUTY  
BEYOND  
MEASURE





3D RENDER

# REDEFINING LANDMARKS







SHAPING  
TOMORROW'S  
SKYLINE





RISING WITH  
PURPOSE



POEM OF  
STEEL AND  
GLASS



ELEGANCE,  
ELEVATED



INNOVATION  
RISES HERE



DESIGNED  
TO INSPIRE



BUILT  
TO LAST









# *ARCHITECTURAL PLANS*

