

CONCEPT PROPOSAL

# RESIDENTIAL BUILDING

(G+3P+15F)

DUBAI LAND RESIDENCE COMPLEX  
DUBAI - UAE

Presented  
to:

TARRAD

## SHEIKH ZAYED BIN HAMDAN AL NAHYAN ROAD



## Dubai Land Residence Complex

- Dubai Land Residence Complex (DLRC) is 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.
- It's connected to Dubai Mall and Burj Khalifa Metro station through regular RTA buses.

DECA



## AL ROWAIYAH SECOND

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.

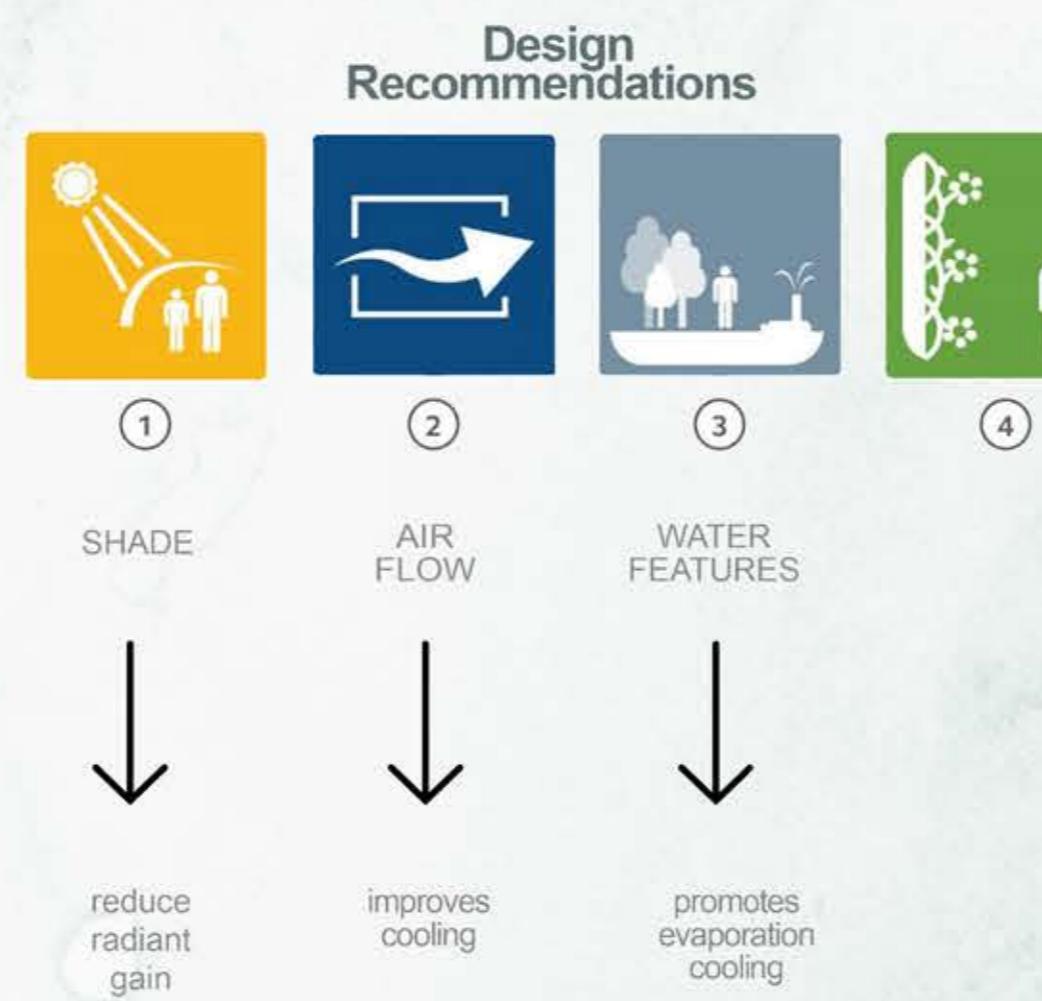
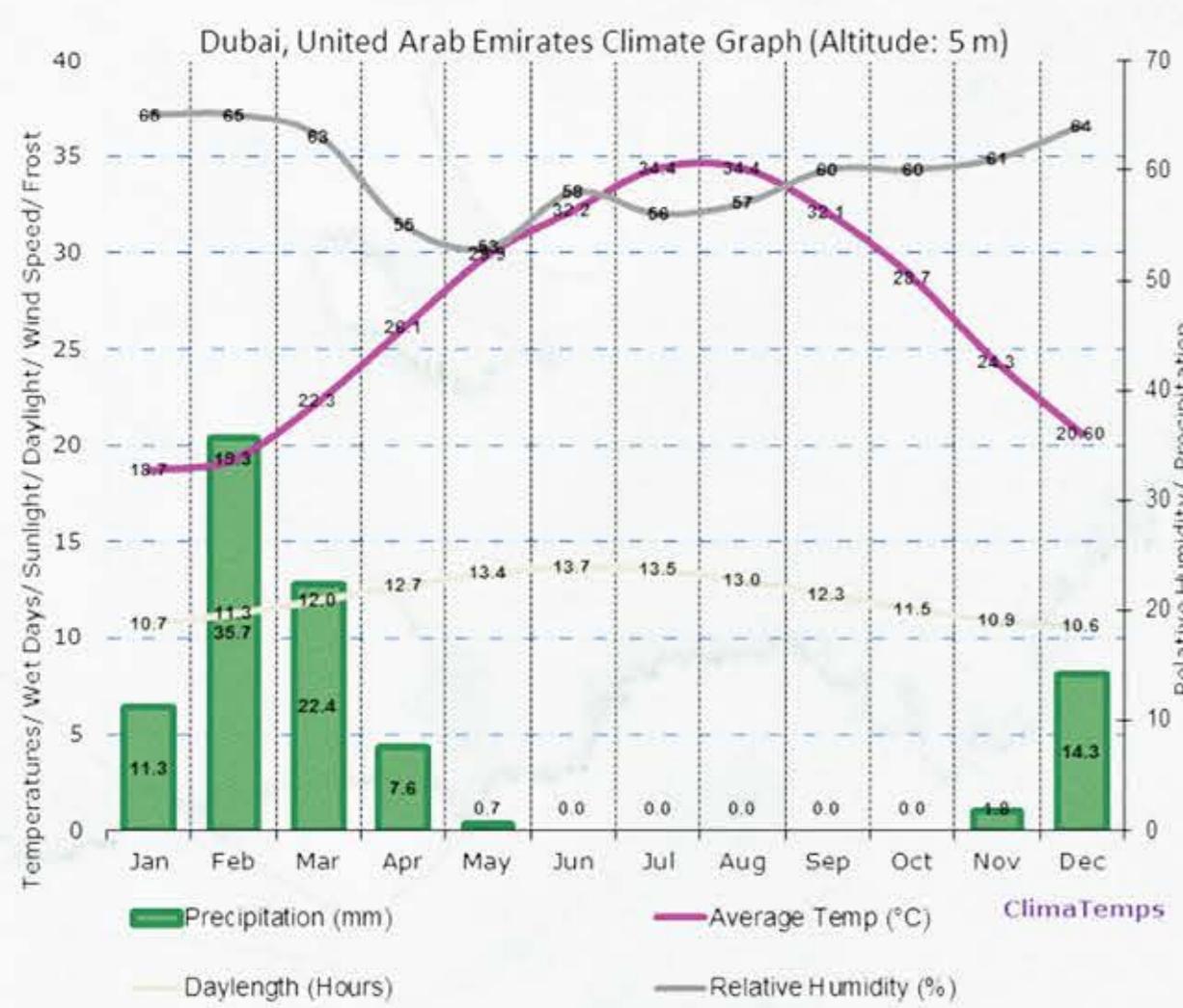
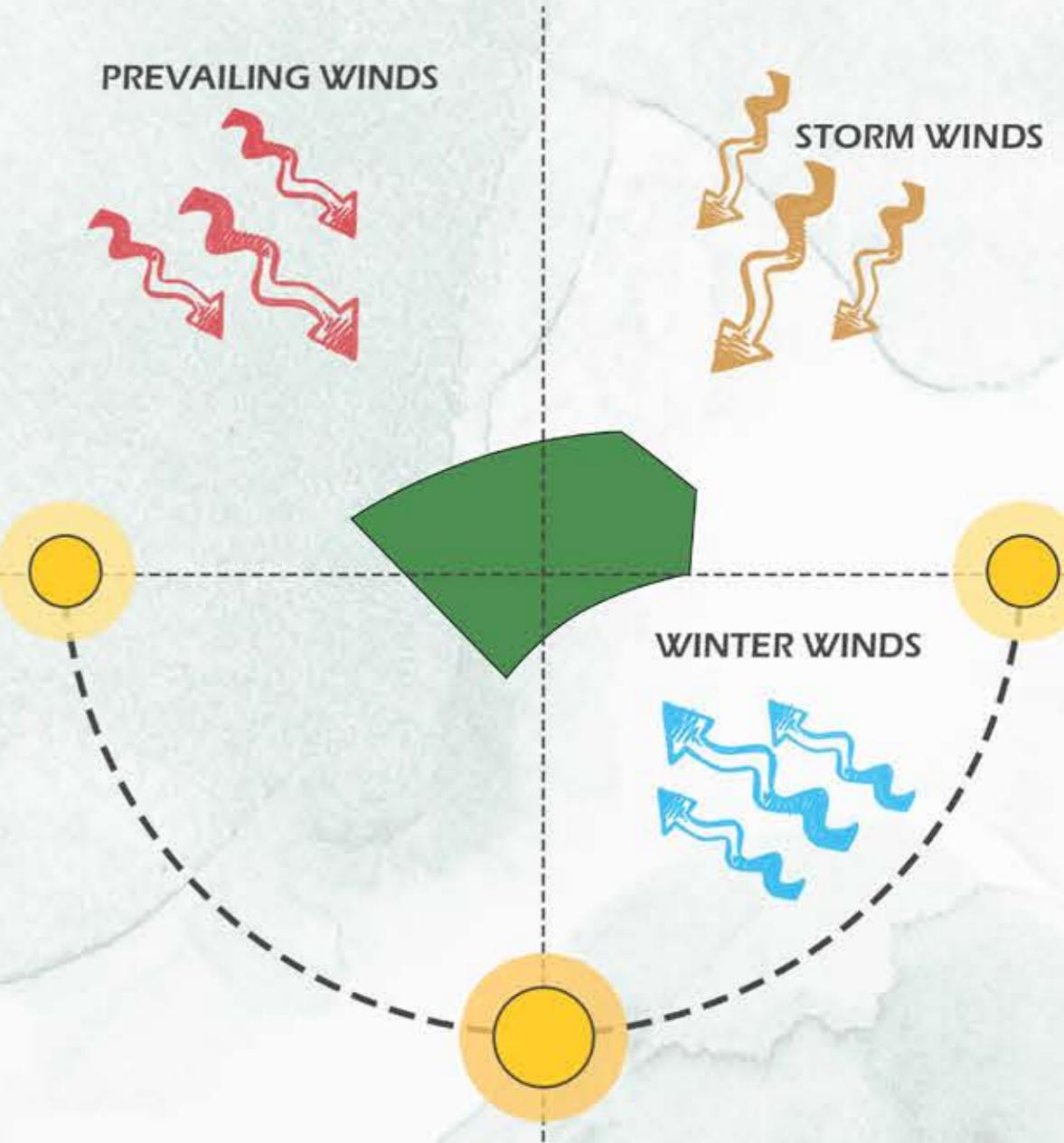
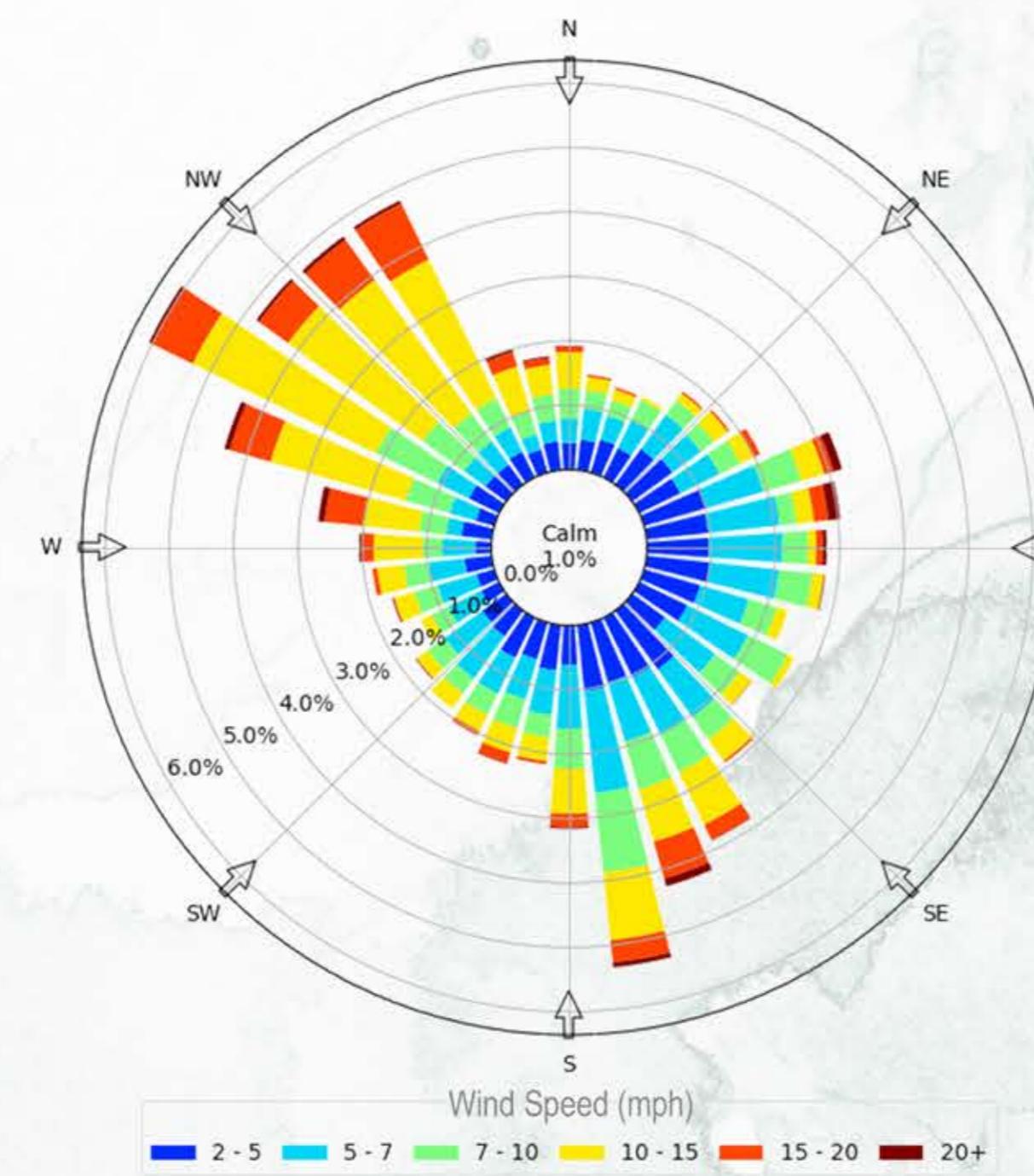
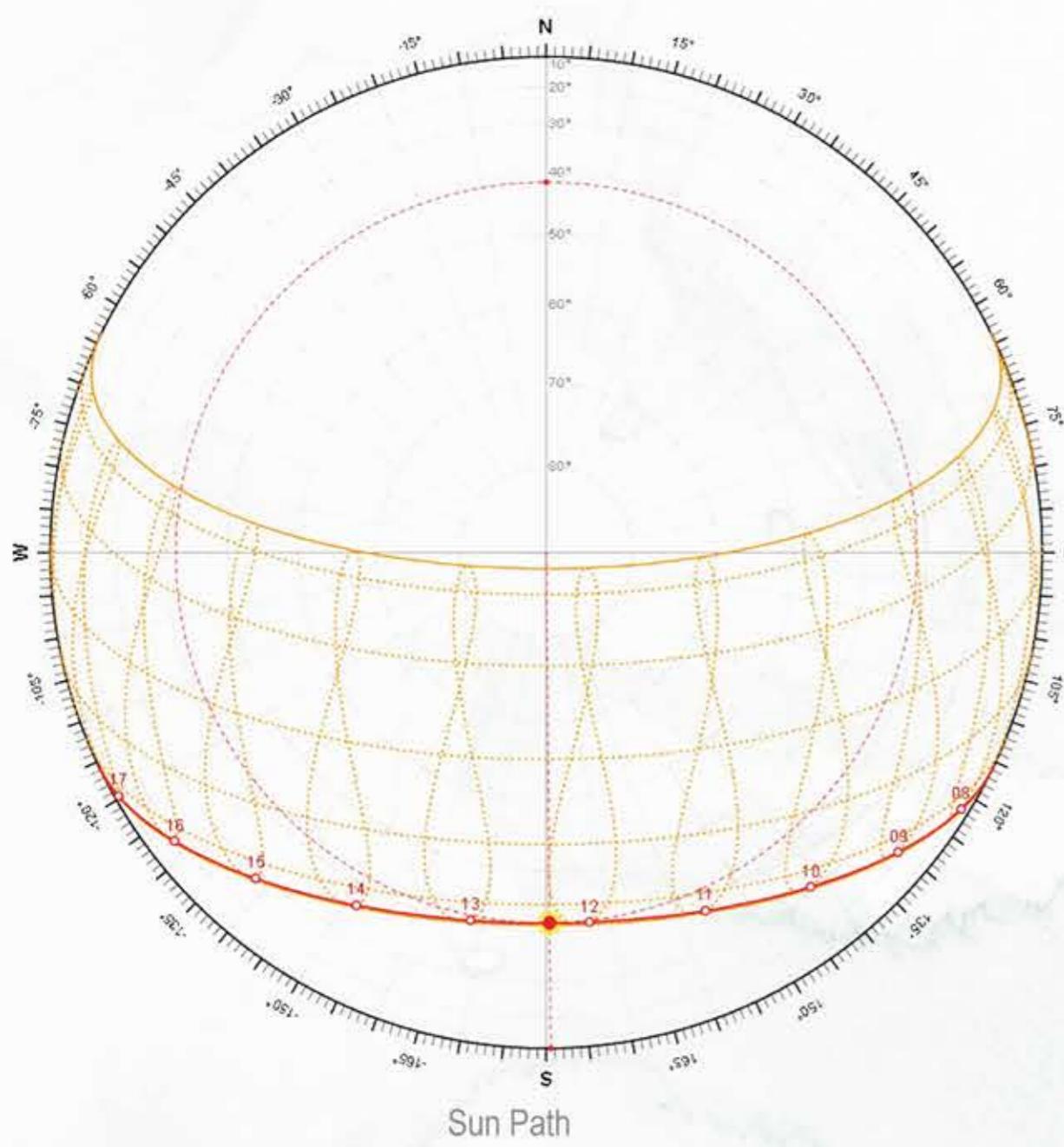
LOCATION: THE COMPLEX IS STRATEGICALLY LOCATED WITHIN DUBAI LAND, WHICH IS WELL-CONNECTED TO MAJOR HIGHWAYS AND OTHER PARTS OF THE CITY, MAKING IT CONVENIENT FOR RESIDENTS TO TRAVEL AND ACCESS VARIOUS SERVICES.

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.

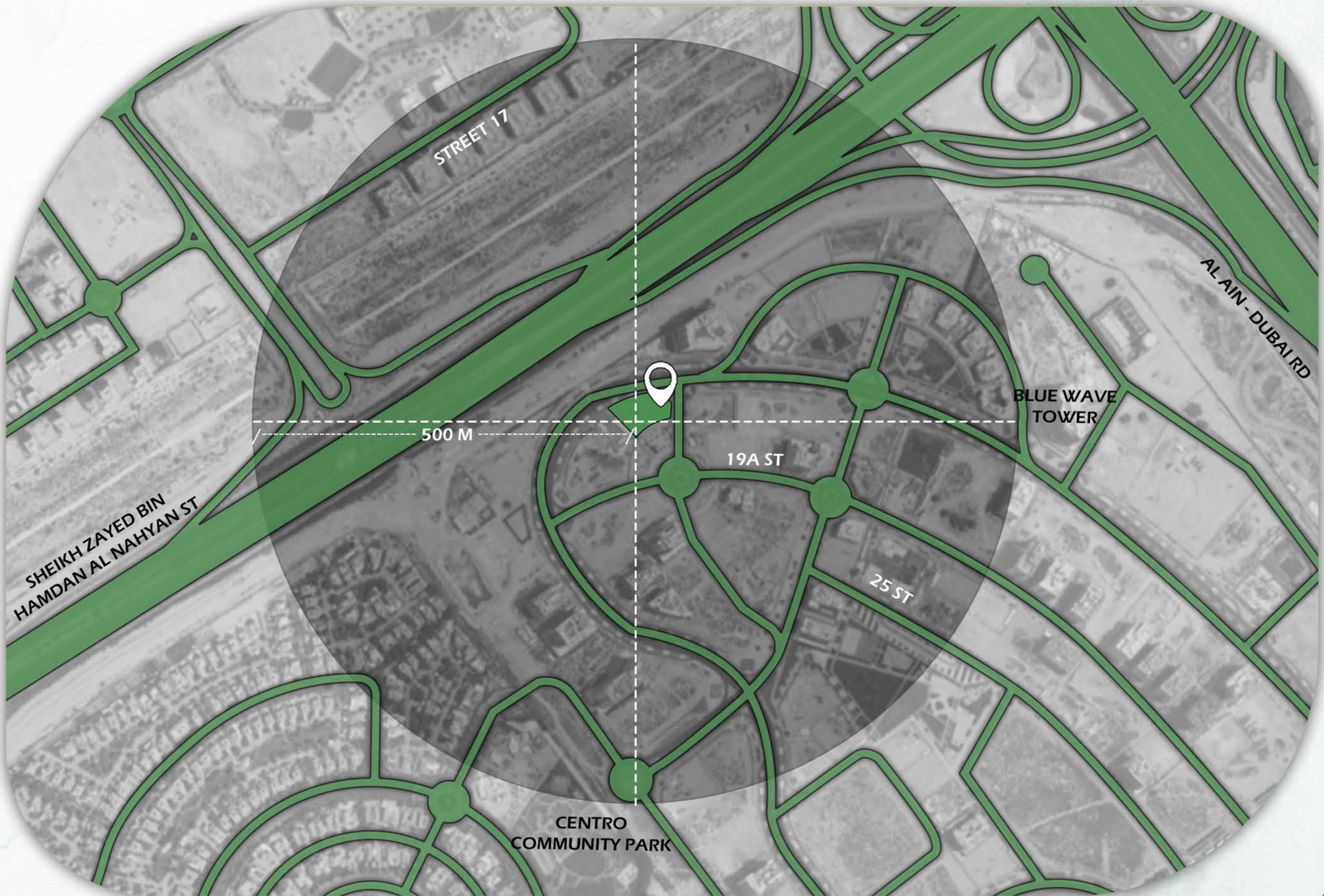
## 5. Sandstorms:

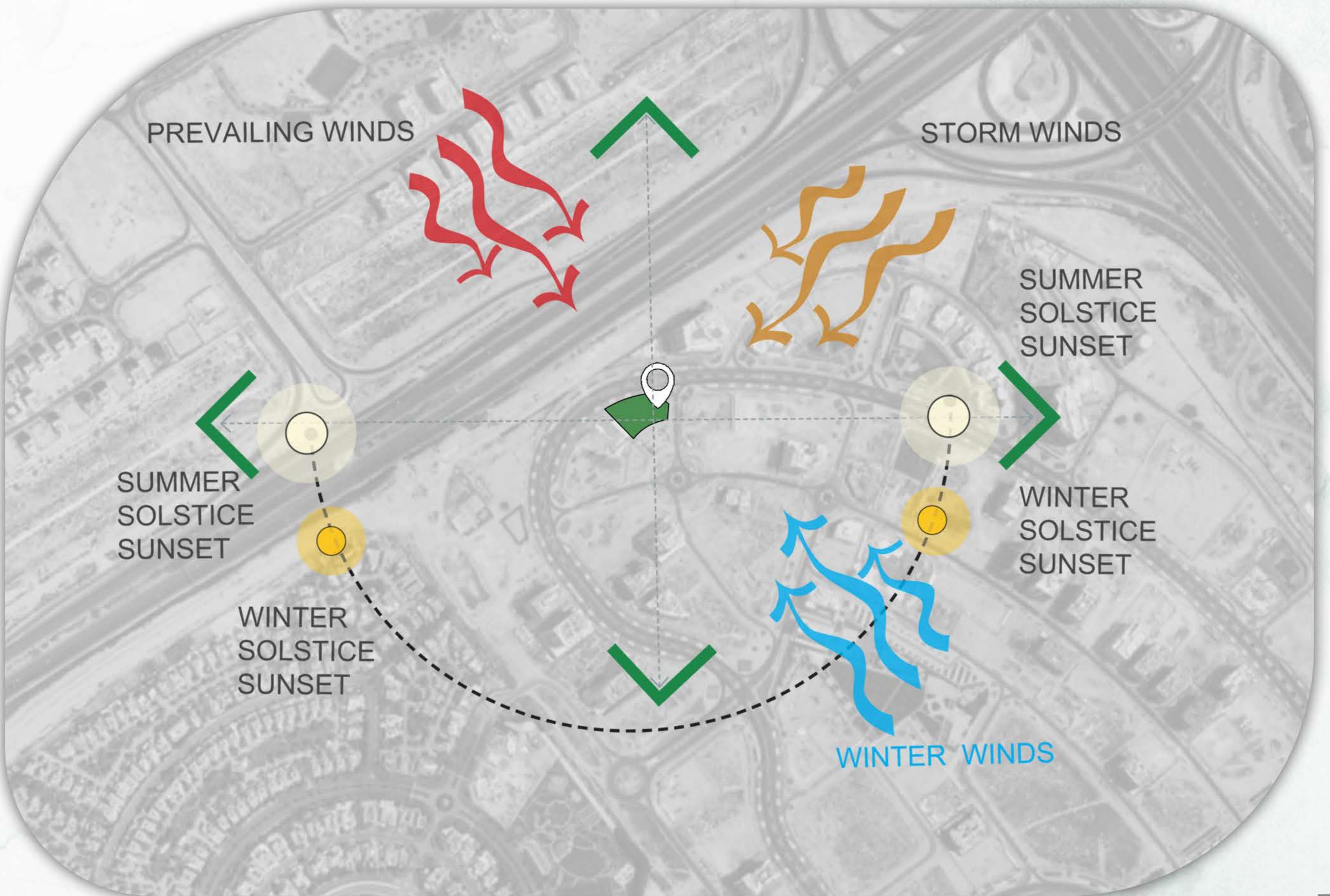
- Sandstorms can occur, especially during the hotter months, reducing visibility and air quality temporarily.





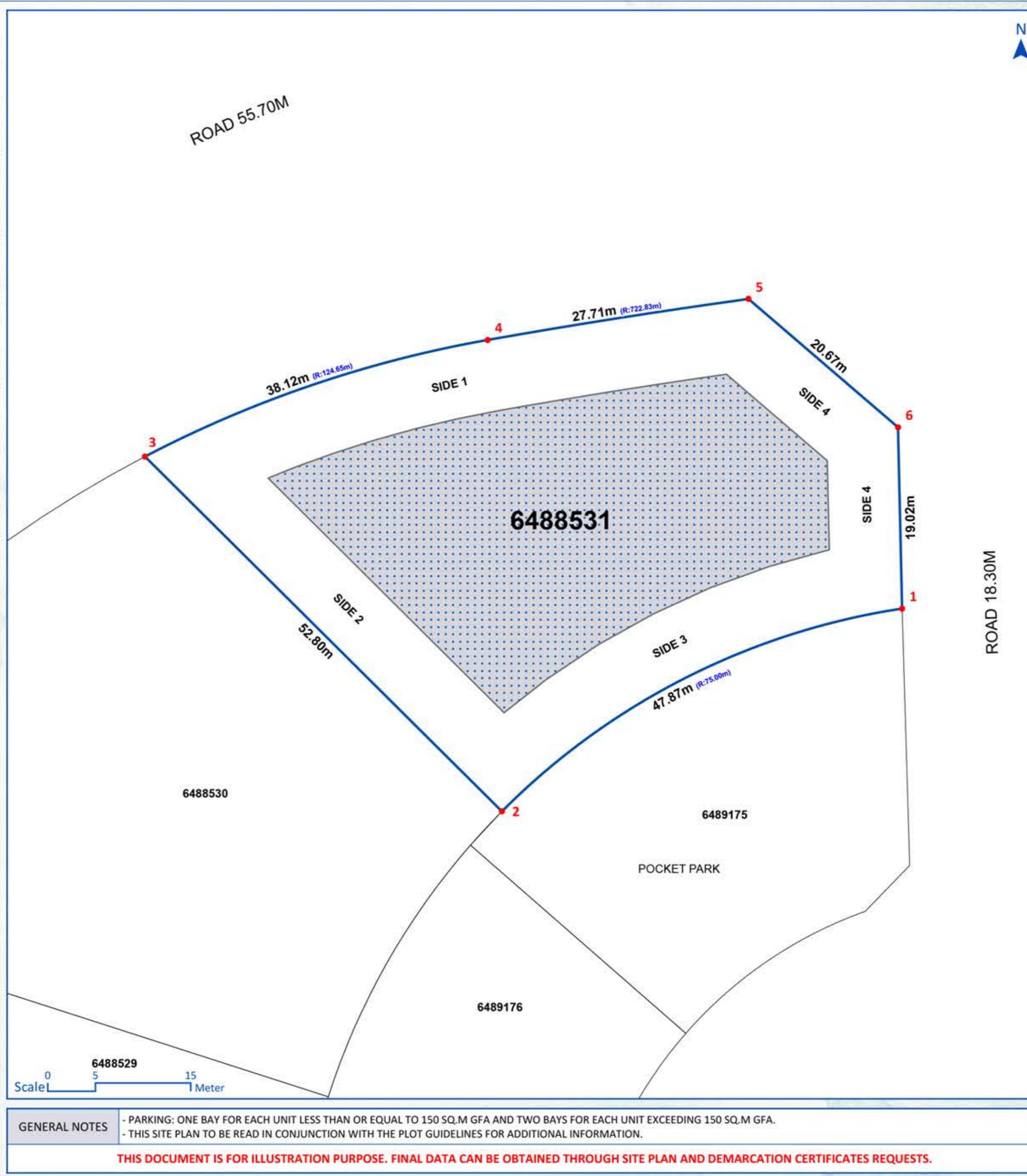
## LOCATION - ACCESSIBILITY





# 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		



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GOVERNMENT OF DUBAI  
Dubai Development Authority

**PLOT DETAILS**

MASTER DEVELOPER

DUBAI LAND RESIDENCES (L.L.C)

PROJECT NAME

DUBAI LAND RESIDENCE COMPLEX

LOCATION MAP

WADI AL SAFA 5

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

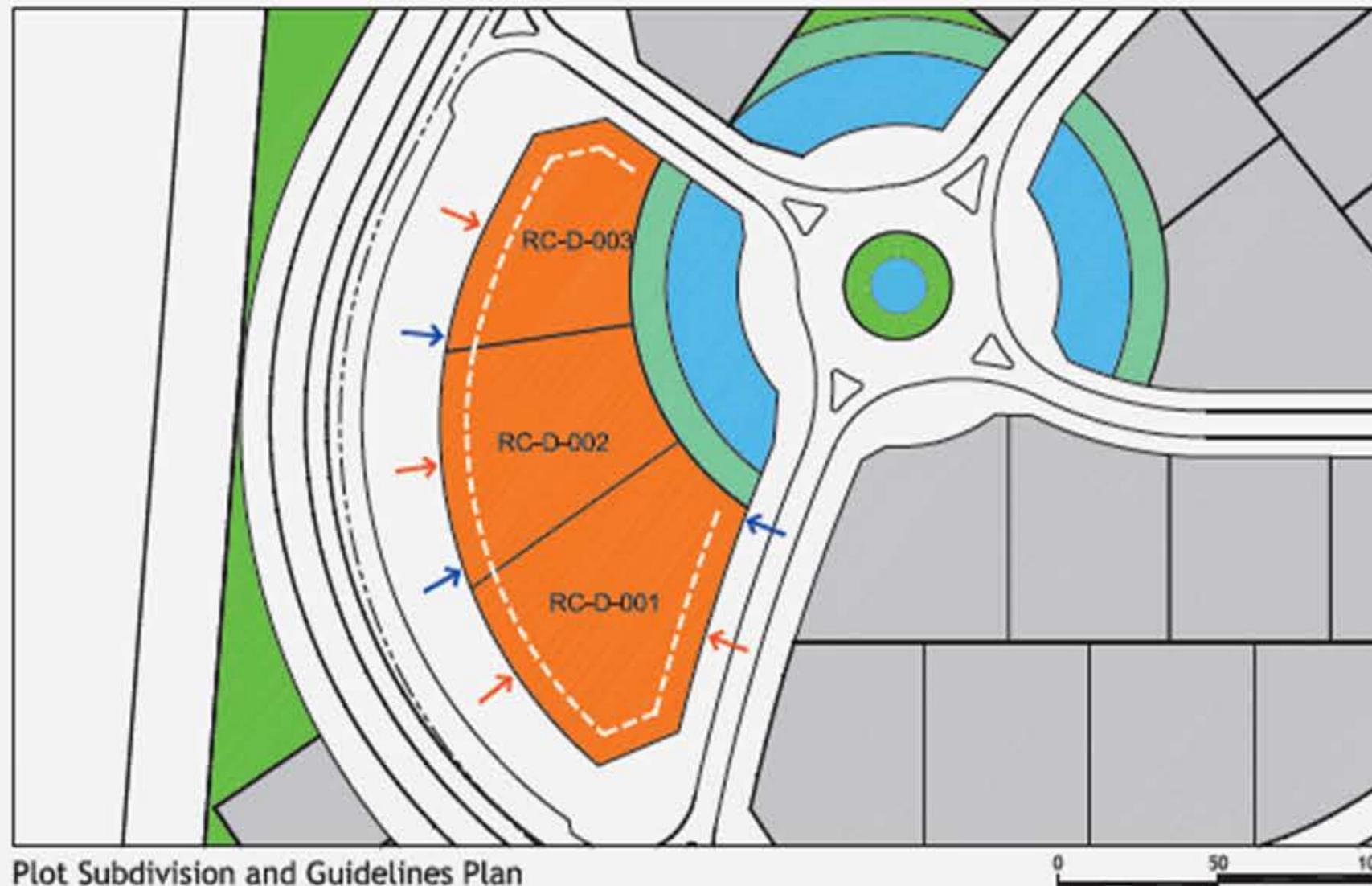
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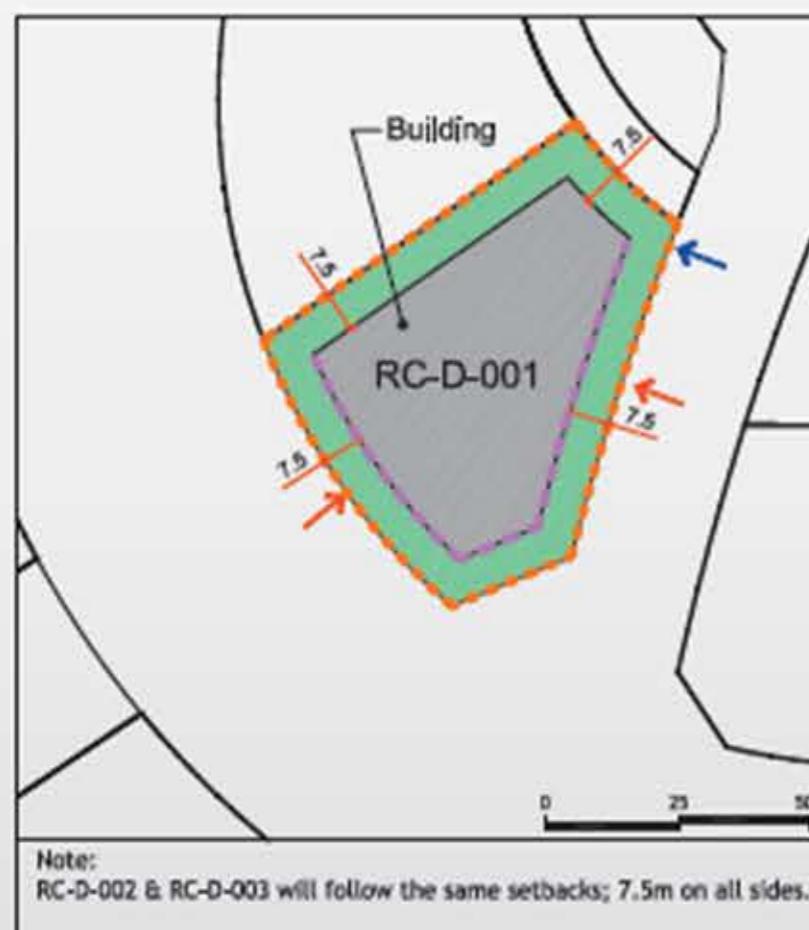


# Dubailand Residences Complex

## STAGE 2: PLOT DEVELOPMENT GUIDELINES



Plot Subdivision and Guidelines Plan

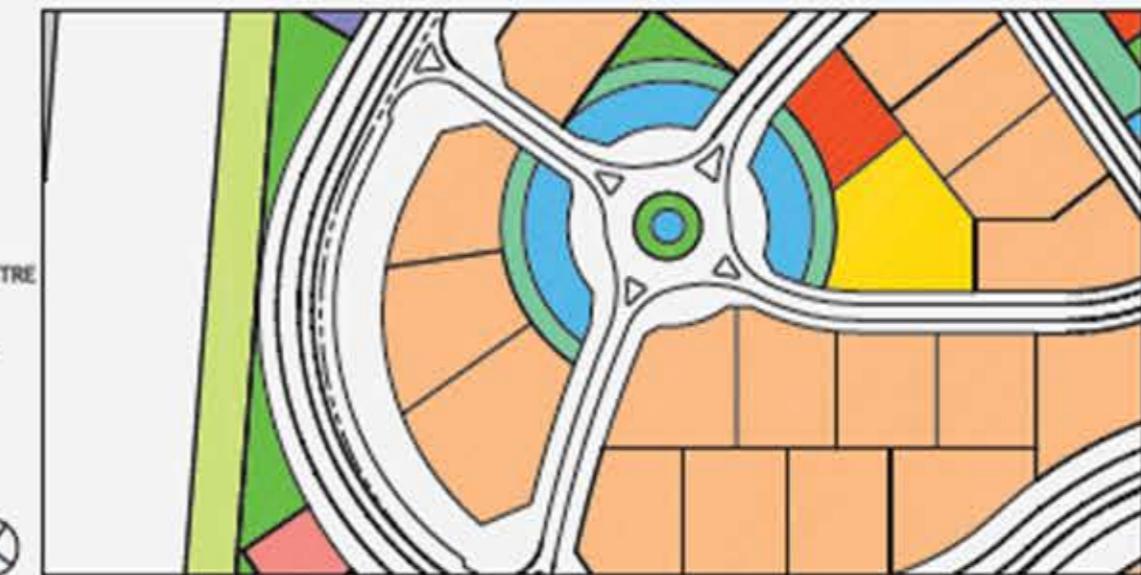


Typical Building Setbacks Plan

PLOT OUTLINE	Basement and Podium not to extend beyond this line
BUILD TO LINE	The building/podium edge must touch this line where indicated.
BUILDING	For building heights refer to attached plot schedule. Any extension beyond the building line for balconies and roof overhangs cannot exceed 1.3m and are only permitted above the ground floor.
PODUM	Podium height not to exceed 16m
LANDSCAPE	Landscaped area within plot boundary. No parking permitted outside building footprint unless specified.
PUBLIC OPEN SPACE	Public landscaped area. No external parking permitted. Any roadways must conform to landscape architect's guidelines.
WATER BODY	-
PARKING/LOADING	Denotes permitted area or point for vehicular access to plot.
PLOT ENTRY	Indicates direction of entry into the plot.
LANDMARK	The shape or form of such buildings should be considered significant in the urban context.
GATEWAY	For details refer to architectural guidelines.
ACTIVE USE AREA	This area indicates a required zone for retail/leisure/residential establishments, facing the water / road edges as indicated.
PARKING AREA	Number of floors as needed to fit car parking area requirements.
PARKING & RETAIL AREA	Indicates area inside the podium for distribution of Parking and Retail use.
Notes:	<ul style="list-style-type: none"> <li>The exact size and location of the plot boundary is defined by the afflication plan</li> <li>Parking area below gate level may extend to plot boundary</li> <li>Distribution of use in Parking &amp; Retail Area to be defined by developers</li> <li>Entrance and circulation for residential areas must be separate from commercial areas</li> </ul>

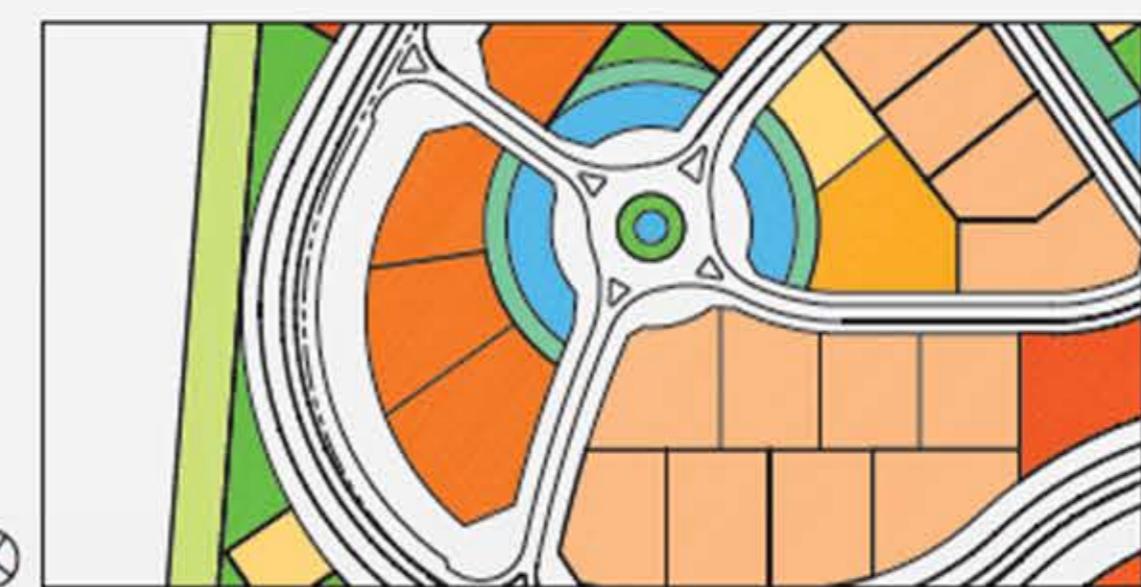
Note:  
RC-D-002 & RC-D-003 will follow the same setbacks; 7.5m on all sides.

LANDUSE KEY
RETAIL
RESIDENTIAL
MIXED USE
DISTRICT CENTRES
COMMUNITY CENTRE
NEIGHBOURHOOD CENTRE
PUBLIC OPEN SPACE
OPEN SPACE RESERVE
UTILITIES

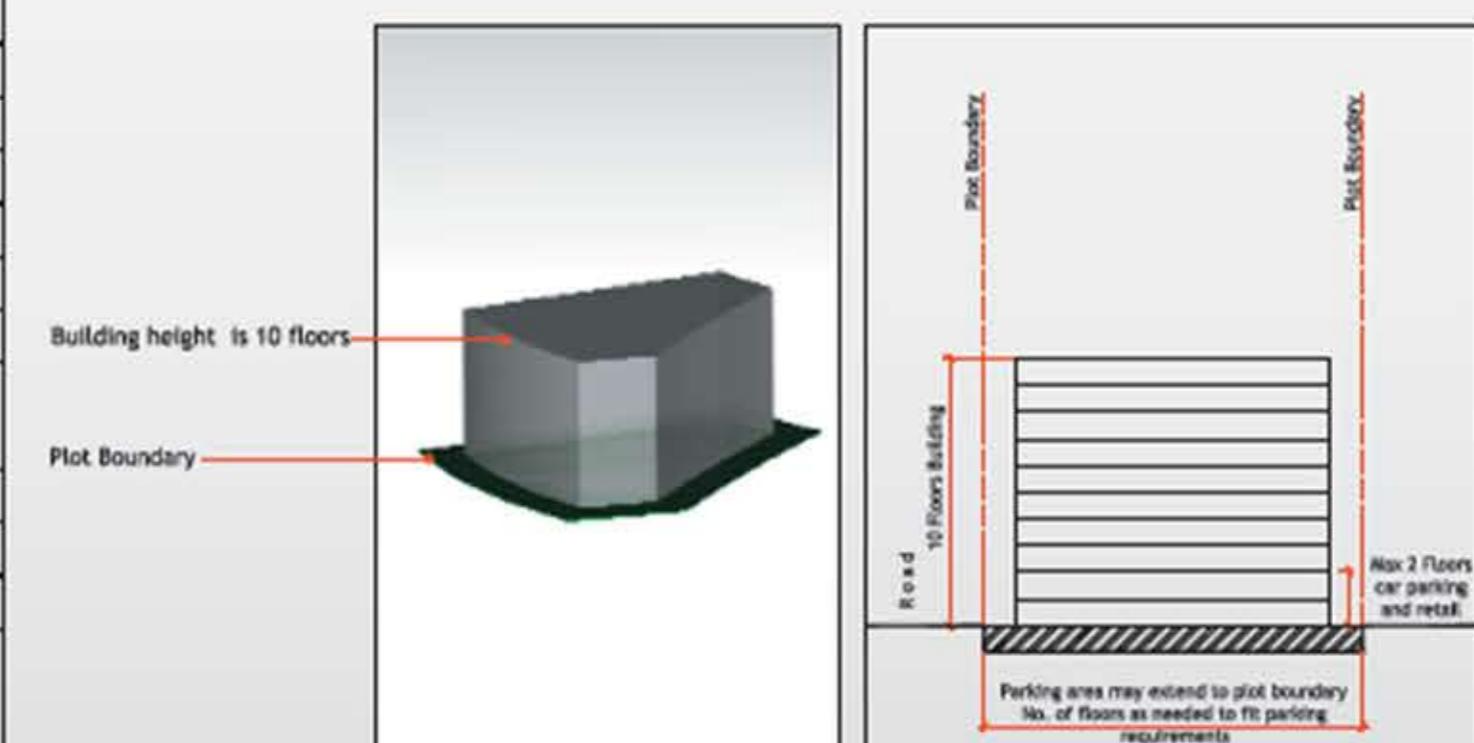


Land Use Plan

BUILDING HEIGHTS KEY
40 Floors
25-27 Floors
14-17 Floors
10 Floors
8 Floors
2 Floors
Ground



Building Heights Plan



Typical Building Envelope 3D Representation

Typical Building Section





*3D RENDERS*





ARCHITECTURE  
IN ITS HIGHEST  
**FORM**



3D RENDER

REDEFINING  
LANDMARKS





SHAPING  
TOMORROW'S  
SKYLINE













# *ARCHITECTURAL PLANS*

