



SUMMARY OF RESIDENTIAL AREA CALCULATIONS

FIRST FLOOR				
	UNIT AREA	BALCONY AREA	TOTAL (UNIT+BALCONY)sq.mt.	TOTAL (UNIT+BALCONY)sq.ft.
FLAT No. 1 (1 BED+MAID'S ROOM)	105.07 sq.m.	24.50 sq.m.	129.57 sq.m.	1394.68 sq.ft.
FLAT No. 2 (1 BED+MAID'S ROOM)	103.41 sq.m.	23.88 sq.m.	127.29 sq.m.	1370.14 sq.ft.
FLAT No. 3 (1 BED+MAID'S ROOM)	100.08 sq.m.	30.22 sq.m.	130.30 sq.m.	1402.54 sq.ft.
FLAT No. 4 (STUDIO)	35.87 sq.m.	6.67 sq.m.	42.54 sq.m.	457.90 sq.ft.
FLAT No. 5 (1 BED ROOM)	56.20 sq.m.	19.30 sq.m.	75.50 sq.m.	812.67 sq.ft.
FLAT No. 6 (1 BED+MAID'S ROOM)	99.94 sq.m.	29.91 sq.m.	129.85 sq.m.	1397.69 sq.ft.
TOTAL AREA	500.57 sq.m.	134.48 sq.m.	635.05 sq.m.	6835.61 sq.ft.
TYPICAL FLOOR 2nd TO 5th AND 7th TO 15th FLOORS				
FLAT No. 1 (1 BED+MAID'S ROOM)	109.12 sq.m.	17.46 sq.m.	126.58 sq.m.	1362.49 sq.ft.
FLAT No. 2 (1 BED ROOM)	94.62 sq.m.	18.40 sq.m.	113.02 sq.m.	1216.54 sq.ft.
FLAT No. 3 (1 BED+MAID'S ROOM)	105.54 sq.m.	17.02 sq.m.	122.56 sq.m.	1319.22 sq.ft.
FLAT No. 4 (1 BED+MAID'S ROOM)	100.08 sq.m.	16.10 sq.m.	116.18 sq.m.	1250.55 sq.ft.
FLAT No. 5 (STUDIO)	35.87 sq.m.	6.17 sq.m.	42.04 sq.m.	452.51 sq.ft.
FLAT No. 6 (1 BED ROOM)	56.20 sq.m.	9.31 sq.m.	65.51 sq.m.	705.14 sq.ft.
FLAT No. 7 (1 BED+MAID'S ROOM)	99.91 sq.m.	16.17 sq.m.	116.08 sq.m.	1249.47 sq.ft.
TOTAL AREA PER FLOORS	601.34 sq.m.	100.63 sq.m.	701.97 sq.m.	7555.93 sq.ft.
TOTAL AREA(x13)	7817.42 sq.m.	1308.19 sq.m.	9125.61 sq.m.	98227.15 sq.ft.
SIXTH FLOOR				
FLAT No. 1 (1 BED+MAID'S ROOM)	107.31 sq.m.	17.46 sq.m.	124.77 sq.m.	1343.01 sq.ft.
FLAT No. 2 (1 BED ROOM)	81.44 sq.m.	18.40 sq.m.	99.84 sq.m.	1074.67 sq.ft.
FLAT No. 3 (1 BED+MAID'S ROOM)	105.54 sq.m.	17.02 sq.m.	122.56 sq.m.	1319.22 sq.ft.
FLAT No. 4 (1 BED+MAID'S ROOM)	100.08 sq.m.	16.10 sq.m.	116.18 sq.m.	1250.55 sq.ft.
FLAT No. 5 (STUDIO)	35.87 sq.m.	6.17 sq.m.	42.04 sq.m.	452.51 sq.ft.
FLAT No. 6 (1 BED ROOM)	56.20 sq.m.	9.31 sq.m.	65.51 sq.m.	705.14 sq.ft.
FLAT No. 7 (1 BED+MAID'S ROOM)	99.91 sq.m.	16.17 sq.m.	116.08 sq.m.	1249.47 sq.ft.
TOTAL AREA	586.35 sq.m.	100.63 sq.m.	686.98 sq.m.	7394.58 sq.ft.
SIXTEENTH FLOOR				
FLAT No. 1 (1 BED+MAID'S ROOM)	109.12 sq.m.	17.46 sq.m.	126.58 sq.m.	1362.49 sq.ft.
FLAT No. 2 (1 BED ROOM)	94.28 sq.m.	18.40 sq.m.	112.68 sq.m.	1212.88 sq.ft.
FLAT No. 3 (1 BED+MAID'S ROOM)	105.63 sq.m.	17.02 sq.m.	122.65 sq.m.	1320.19 sq.ft.
FLAT No. 4 (1 BED+MAID'S ROOM)	95.67 sq.m.	20.50 sq.m.	116.17 sq.m.	1250.44 sq.ft.
FLAT No. 5 (STUDIO)	31.63 sq.m.	10.47 sq.m.	42.10 sq.m.	453.16 sq.ft.
FLAT No. 6 (1 BED ROOM)	51.69 sq.m.	13.82 sq.m.	65.51 sq.m.	705.14 sq.ft.
FLAT No. 7 (1 BED+MAID'S ROOM)	95.40 sq.m.	20.69 sq.m.	116.09 sq.m.	1249.58 sq.ft.
TOTAL AREA	583.42 sq.m.	118.36 sq.m.	701.78 sq.m.	7553.89 sq.ft.
TOTAL RESIDENTIAL AREA 1st TO 16th FLOORS		11149.42 sq.m. (120011.24 sq.ft.)		

GROUND FLOOR SHOP AREA

SHOP - 1 AREA	60.51 sq.m.	651.32 sq.ft.
SHOP - 2 AREA	52.46 sq.m.	564.67 sq.ft.
TOTAL AREA	112.97 sq.m.	1216.00 sq.ft.

GYMNASIUM FIRST FLOOR

GYM AREA	62.08 sq.m.	668.22 sq.ft.
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NORTH DIRECTION

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2. ALL LEVELS ARE IN METERS UNLESS OTHERWISE INDICATED.
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A6 REVISED SALEABLE AREA AS PER NEW SHAFT 03/04/2023

A5 REVISED SALEABLE AREA AS PER NAMEEL COMMENTS 22/02/2023

REVISION DESCRIPTION DATE

DRAWING FOR:

☐ INFORMATION ONLY ☐ TENDER ONLY
☐ SPECIAL APPROVAL ☐ CONSTRUCTION
☐ MUNICIPALITY APPROVAL ☐ OTHER AUTHORITY

PROJECT: PROPOSED B+G+3P+16+ROOF
RESIDENTIAL /COMMERCIAL BUILDING

PLOT NO.: JVC16BMR010 LOCATION: AL BARSHA SOUTH FOURTH 681

CLIENT: KHALID ABDULLA ISMAIL AL MUTAWA

CONSULTANT:

ALBAIT AL DUWALI
REAL ESTATE DEVELOPMENT L.L.C

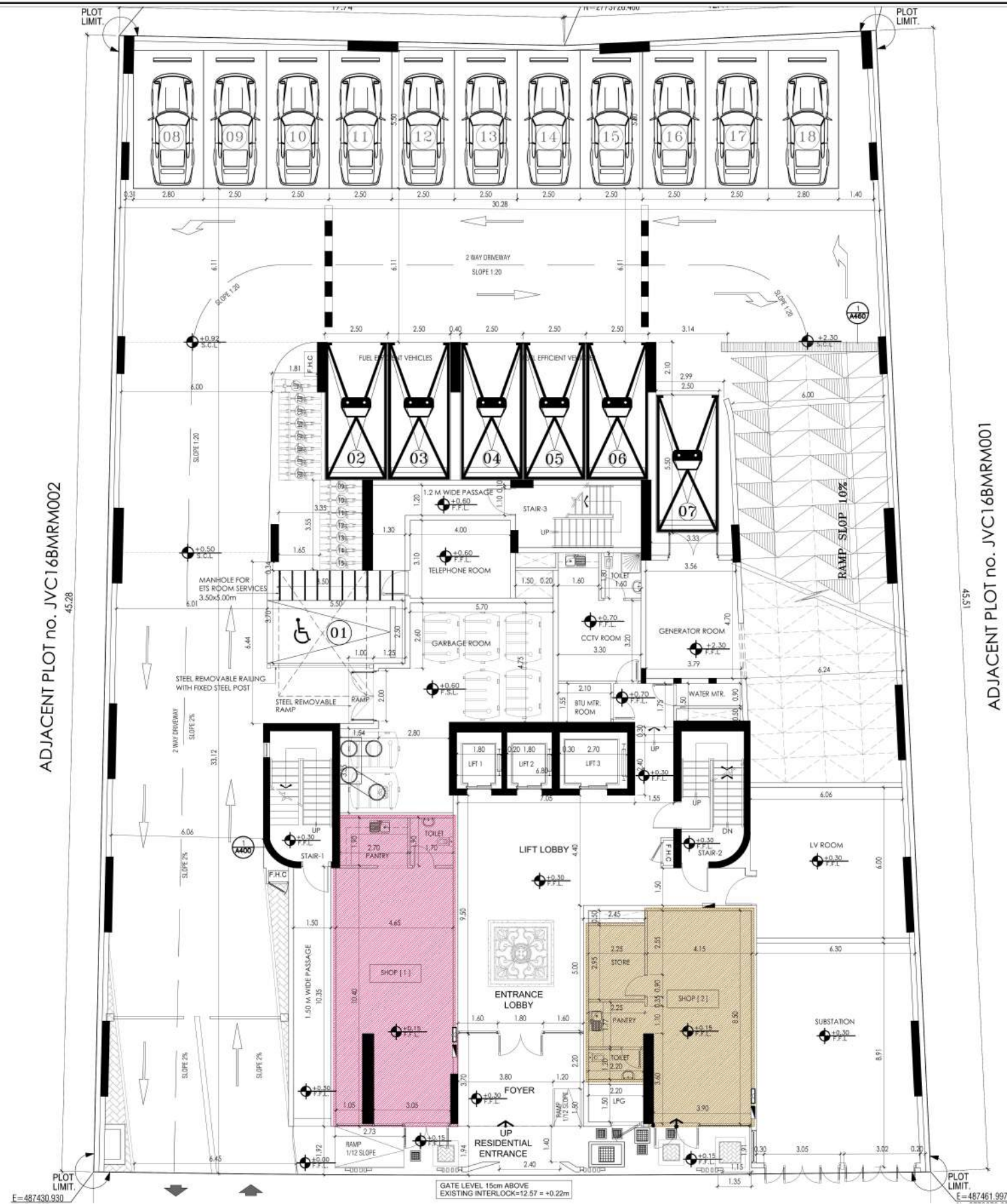
ENGINEER POSITION: FULL NAME: DM REGISTRATION NUMBER FOR ENG
ARCHITECT ENGINEER: NOREL C. RAMOS 13493
STRUCTURAL ENGINEER: SUPAYAN BARJA 876056
SCALE: N.T.S. DESIGN BY: JBT DRAWN BY: SJU CHECKED BY: AKG

GENERAL

SHEET CONTENTS:

RESIDENTIAL AREA CALCULATIONS

JOB NO.: 1251 SHEET SIZE: A1 DRAWING NO: G-000 REVISION: R6
DATE: July 2022



ADJACENT PLOT no. JVC16BMRM002
45.28

ADJACENT PLOT no. JVC16BMRM001
15.59

GROUND FLOOR SHOP AREA		
SHOP - 1 AREA	60.51 sq.m.	651.32 sq.ft.
SHOP - 2 AREA	52.46 sq.m.	564.67 sq.ft.
TOTAL AREA	112.97 sq.m.	1216.00 sq.ft.
GYMNASIUM FIRST FLOOR		
GYM AREA	62.08 sq.m.	668.22 sq.ft.

NORTH DIRECTION

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REVISION	DESCRIPTION	DATE
A6	REVISED SALEABLE AREA AS PER NEW SHAFT	03/04/2023
A5	REVISED SALEABLE AREA AS PER NAMEEEL COMMENTS	22/02/2023

DRAWING FOR:

☐ INFORMATION ONLY ☐ TENDER ONLY

☐ SPECIAL APPROVAL ☐ CONSTRUCTION

☐ MUNICIPALITY APPROVAL ☐ OTHER AUTHORITY

PROJECT: PROPOSED B+G+3P+16+ROOF RESIDENTIAL /COMMERCIAL BUILDING

PLOT NO.: JVC16BMRH010 LOCATION: AL BARSHA SOUTH FOURTH 681

CLIENT: KHALID ABDULLA ISMAIL AL MUTAWA

CONSULTANT:

ALBAIT AL DUWALY
REAL ESTATE DEVELOPMENT L.L.C.

ENGINEER POSITION:	FULL NAME:	DM REGISTRATION NUMBER FOR ENG
ARCHITECT ENGINEER:	NOREL C. RAHOS	13493
STRUCTURAL ENGINEER:	SUPAYAN BARUA	876056
SCALE: N.T.S	DESIGN BY: JBT	DRAWN BY: SJU
	CHECKED BY: AKG	

GENERAL

SHEET CONTENTS:

GROUND FLOOR COMMERCIAL AREA CALCULATIONS

JOB NO.: 1251	SHEET SIZE: A1	DRAWING NO: G-000	REVISION: A6
DATE: July 2022			

ADJACENT PLOT no. JVC16BMRM002



ADJACENT PLOT no. JVC16BMRM001

TYPICAL FLOOR 2nd TO 5th AND 7th TO 15TH FLOORS				
FLAT No. 1 (1 BED+MAID'S ROOM)	109.12 sq.m.	17.46 sq.m.	126.58 sq.m.	1362.49 sq.ft.
FLAT No. 2 (1 BED ROOM)	94.62 sq.m.	18.40 sq.m.	113.02 sq.m.	1216.54 sq.ft.
FLAT No. 3 (1 BED+MAID'S ROOM)	105.54 sq.m.	17.02 sq.m.	122.56 sq.m.	1319.22 sq.ft.
FLAT No. 4 (1 BED+MAID'S ROOM)	100.08 sq.m.	16.10 sq.m.	116.18 sq.m.	1250.55 sq.ft.
FLAT No. 5 (STUDIO)	35.87 sq.m.	6.17 sq.m.	42.04 sq.m.	452.51 sq.ft.
FLAT No. 6 (1 BED ROOM)	56.20 sq.m.	9.31 sq.m.	65.51 sq.m.	705.14 sq.ft.
FLAT No. 7 (1 BED+MAID'S ROOM)	99.91 sq.m.	16.17 sq.m.	116.08 sq.m.	1249.47 sq.ft.
TOTAL AREA PER FLOORS	601.34 sq.m.	100.63 sq.m.	701.97 sq.m.	7555.93 sq.ft.

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A6 REVISED SALEABLE AREA AS PER NEW SHAFT 03/04/2023

A5 REVISED SALEABLE AREA AS PER NAKHEEL COMMENTS 22/02/2023

REVISION DESCRIPTION DATE

DRAWING FOR:

☐ INFORMATION ONLY ☐ TENDER ONLY
☐ SPECIAL APPROVAL ☐ CONSTRUCTION
☐ MUNICIPALITY APPROVAL ☐ OTHER AUTHORITY

PROJECT: PROPOSED B+G+3P+16+ROOF
RESIDENTIAL /COMMERCIAL BUILDING

PLOT NO.: JVC16BMRM010 LOCATION: AL BARSHA SOUTH FOURTH 681

CLIENT: KHALID ABDULLA ISMAIL AL MUTAWA

CONSULTANT:



ENGINEER POSITION: FULL NAME: DM REGISTRATION NUMBER FOR ENG:

ARCHITECT ENGINEER: NOREL C. RAMOS 13493

STRUCTURAL ENGINEER: SUPAYAN BARUA 87606

SCALE: N.T.S. DESIGN BY: JHT DRAWN BY: BBU CHECKED BY: AKG

GENERAL

SHEET CONTENTS:
TYPICAL FLOOR
RESIDENTIAL AREA CALCULATIONS

JOB NO.: 1251 SHEET SIZE: DRAWING NO: REVISION:

DATE: July 2022 A1 G-000 A6

ADJACENT PLOT no. JVC16MRM002



SIXTH FLOOR				
FLAT No. 1 (1 BED+MAID'S ROOM)	107.31 sq.m.	17.46 sq.m.	124.77 sq.m.	1343.01 sq.ft.
FLAT No. 2 (1 BED ROOM)	81.44 sq.m.	18.40 sq.m.	99.84 sq.m.	1074.67 sq.ft.
FLAT No. 3 (1 BED+MAID'S ROOM)	105.54 sq.m.	17.02 sq.m.	122.56 sq.m.	1319.22 sq.ft.
FLAT No. 4 (1 BED+MAID'S ROOM)	100.08 sq.m.	16.10 sq.m.	116.18 sq.m.	1250.55 sq.ft.
FLAT No. 5 (STUDIO)	35.87 sq.m.	6.17 sq.m.	42.04 sq.m.	452.51 sq.ft.
FLAT No. 6 (1 BED ROOM)	56.20 sq.m.	9.31 sq.m.	65.51 sq.m.	705.14 sq.ft.
FLAT No. 7 (1 BED+MAID'S ROOM)	99.91 sq.m.	16.17 sq.m.	116.08 sq.m.	1249.47 sq.ft.
TOTAL AREA	586.35 sq.m.	100.63 sq.m.	686.98 sq.m.	7394.58 sq.ft.

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A6 REVISED SALEABLE AREA AS PER NEW SHAFT 03/04/2023

A5 REVISED SALEABLE AREA AS PER NAKHEEL COMMENTS 22/02/2023

REVISION DESCRIPTION DATE

DRAWING FOR:

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☐ MUNICIPALITY APPROVAL ☐ OTHER AUTHORITY

PROJECT: PROPOSED B+G+3P+16+ROOF
RESIDENTIAL /COMMERCIAL BUILDING

PLOT NO.: JVC16MRM010 LOCATION: AL BARSHA SOUTH FOURTH 681

CLIENT: KHALID ABDULLA ISMAIL AL MUTAWA

CONSULTANT:



ENGINEER POSITION: FULL NAME: DM REGISTRATION NUMBER FOR ENG:
ARCHITECT ENGINEER: NOREL C. RAMOS 13493
STRUCTURAL ENGINEER: SUPAYAN BARUA 87608
SCALE: N.T.S. DESIGN BY: JHT DRAWN BY: BBU CHECKED BY: AKG

GENERAL

SHEET CONTENTS:
SIXTH FLOOR
RESIDENTIAL AREA CALCULATIONS

JOB NO.: 1251 SHEET SIZE: A1 DRAWING NO: G-000 REVISION: A6
DATE: July 2022

ADJACENT PLOT no. JVC16MRM002

45.28



45.51

ADJACENT PLOT no. JVC16MRM001

PLOT LIMIT.
E=487430.930
N=2773691.475

L=33.35/R=1036.75

PLOT LIMIT.
E=487461.997
N=2773679.354

SIXTEENTH FLOOR				
FLAT No. 1 (1 BED+MAID'S ROOM)	109.12 sq.m.	17.46 sq.m.	126.58 sq.m.	1362.49 sq.ft.
FLAT No. 2 (1 BED ROOM)	94.28 sq.m.	18.40 sq.m.	112.68 sq.m.	1212.88 sq.ft.
FLAT No. 3 (1 BED+MAID'S ROOM)	105.63 sq.m.	17.02 sq.m.	122.65 sq.m.	1320.19 sq.ft.
FLAT No. 4 (1 BED+MAID'S ROOM)	95.67 sq.m.	20.50 sq.m.	116.17 sq.m.	1250.44 sq.ft.
FLAT No. 5 (STUDIO)	31.63 sq.m.	10.47 sq.m.	42.10 sq.m.	453.16 sq.ft.
FLAT No. 6 (1 BED ROOM)	51.69 sq.m.	13.82 sq.m.	65.51 sq.m.	705.14 sq.ft.
FLAT No. 7 (1 BED+MAID'S ROOM)	95.40 sq.m.	20.69 sq.m.	116.09 sq.m.	1249.58 sq.ft.
TOTAL AREA	583.42 sq.m.	118.36 sq.m.	701.78 sq.m.	7553.89 sq.ft.

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A6 REVISED SALEABLE AREA AS PER NEW SHAFT 03/04/2023

A5 REVISED SALEABLE AREA AS PER NAKHEEL COMMENTS 22/02/2023

REVISION DESCRIPTION DATE

DRAWING FOR:

☐ INFORMATION ONLY ☐ TENDER ONLY
☐ SPECIAL APPROVAL ☐ CONSTRUCTION
☐ MUNICIPALITY APPROVAL ☐ OTHER AUTHORITY

PROJECT: PROPOSED B+G+3P+16+ROOF
RESIDENTIAL /COMMERCIAL BUILDING

PLOT NO.: JVC16MRM010 LOCATION: AL BARSHA SOUTH FOURTH 681

CLIENT: KHALID ABDULLA ISMAIL AL MUTAWA

CONSULTANT:



ENGINEER POSITION: FULL NAME: DM REGISTRATION NUMBER FOR ENG:

ARCHITECT ENGINEER: NOREL C. RAMOS 13493

STRUCTURAL ENGINEER: SUPATAN BARUA 87608

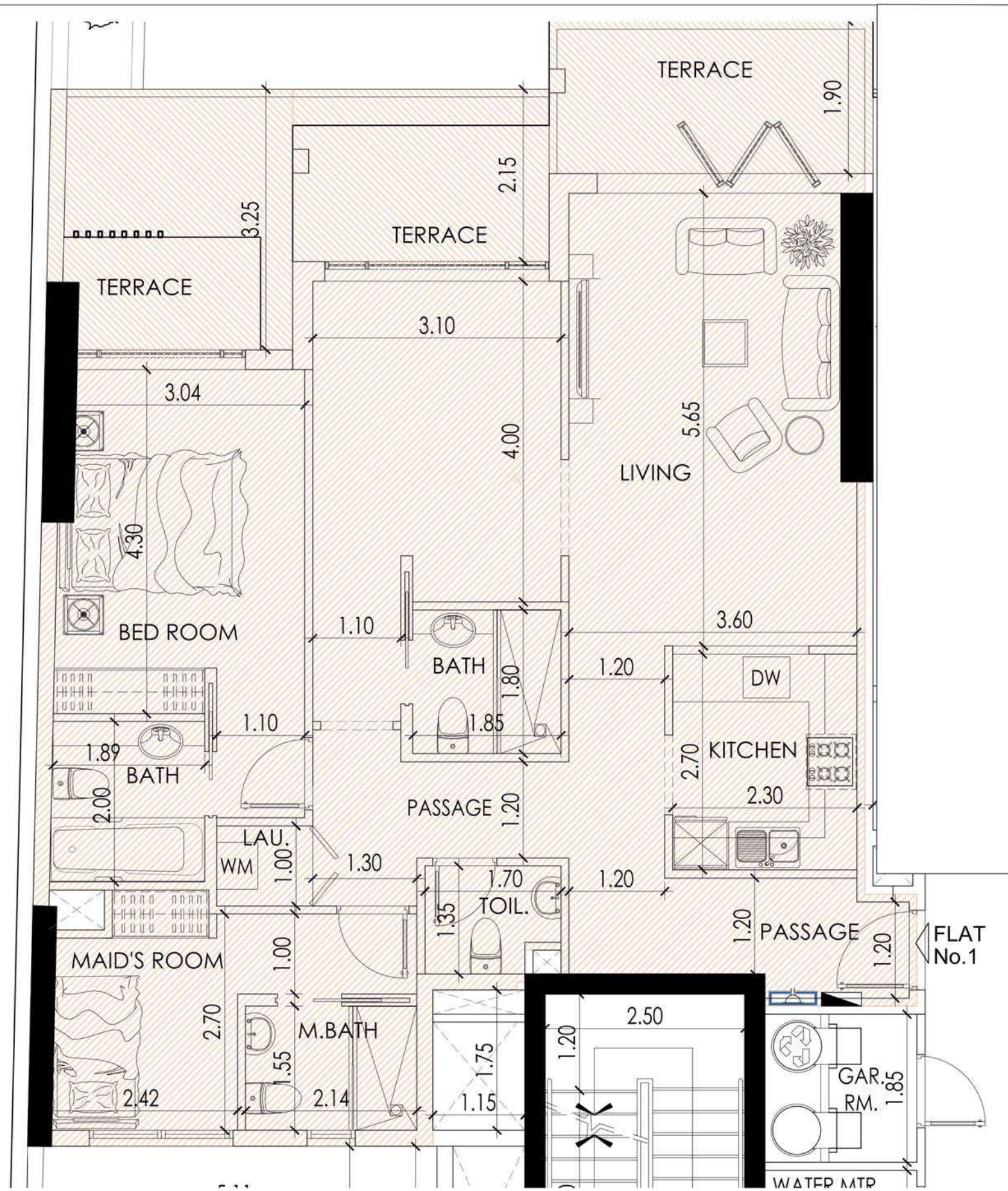
SCALE: N.T.S. DESIGN BY: JHT DRAWN BY: BBU CHECKED BY: AKG

GENERAL

SHEET CONTENTS:
SIXTEENTH FLOOR
RESIDENTIAL AREA CALCULATIONS

JOB NO.: 1251 SHEET SIZE: A1 DRAWING NO: G-000 REVISION: A6

DATE: July 2022



FLAT No. 1 (1 BED+MAID'S ROOM)	105.07 sq.m.	24.50 sq.m.	129.57 sq.m.	1394.68 sq.ft.
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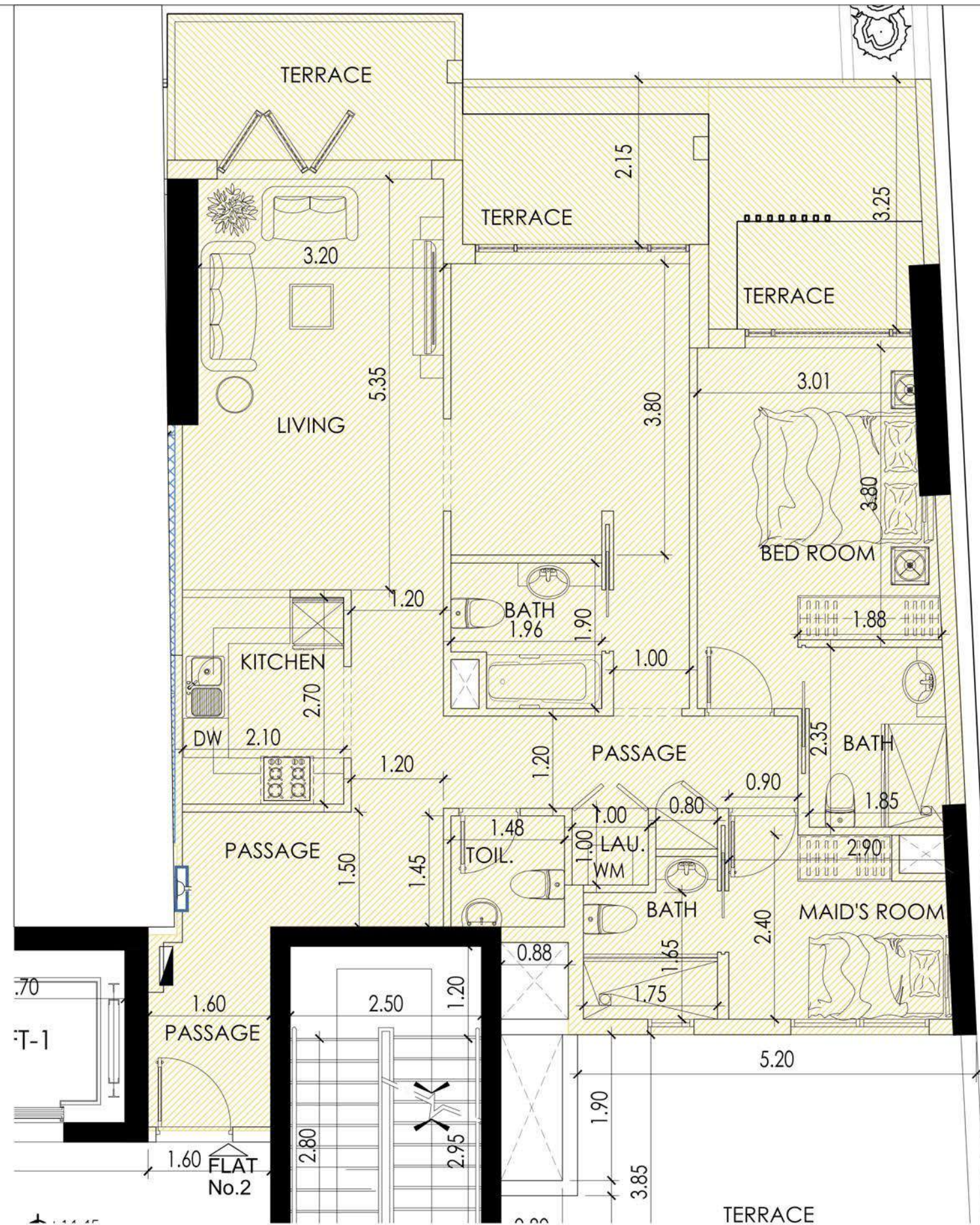
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PROPOSED G+16 RESIDENTIAL BUILDING

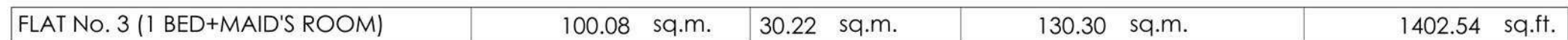
FIRST FLOOR PLAN-FLAT-1

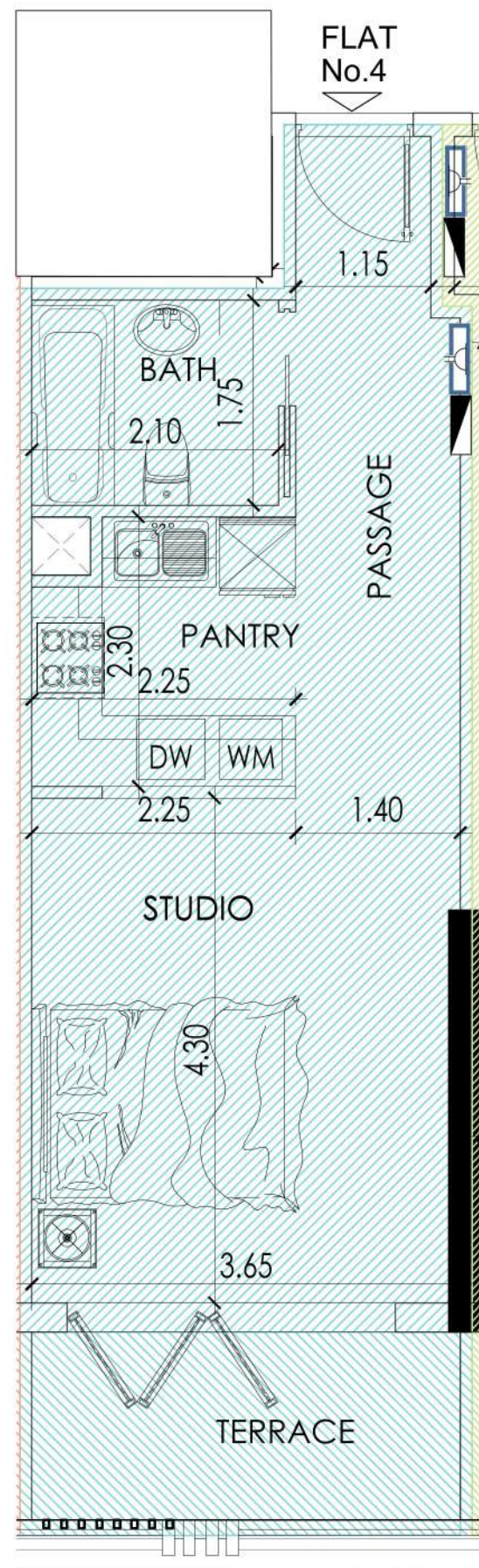


ALBAIT AL DUWALIY
REAL ESTATE DEVELOPMENT LLC

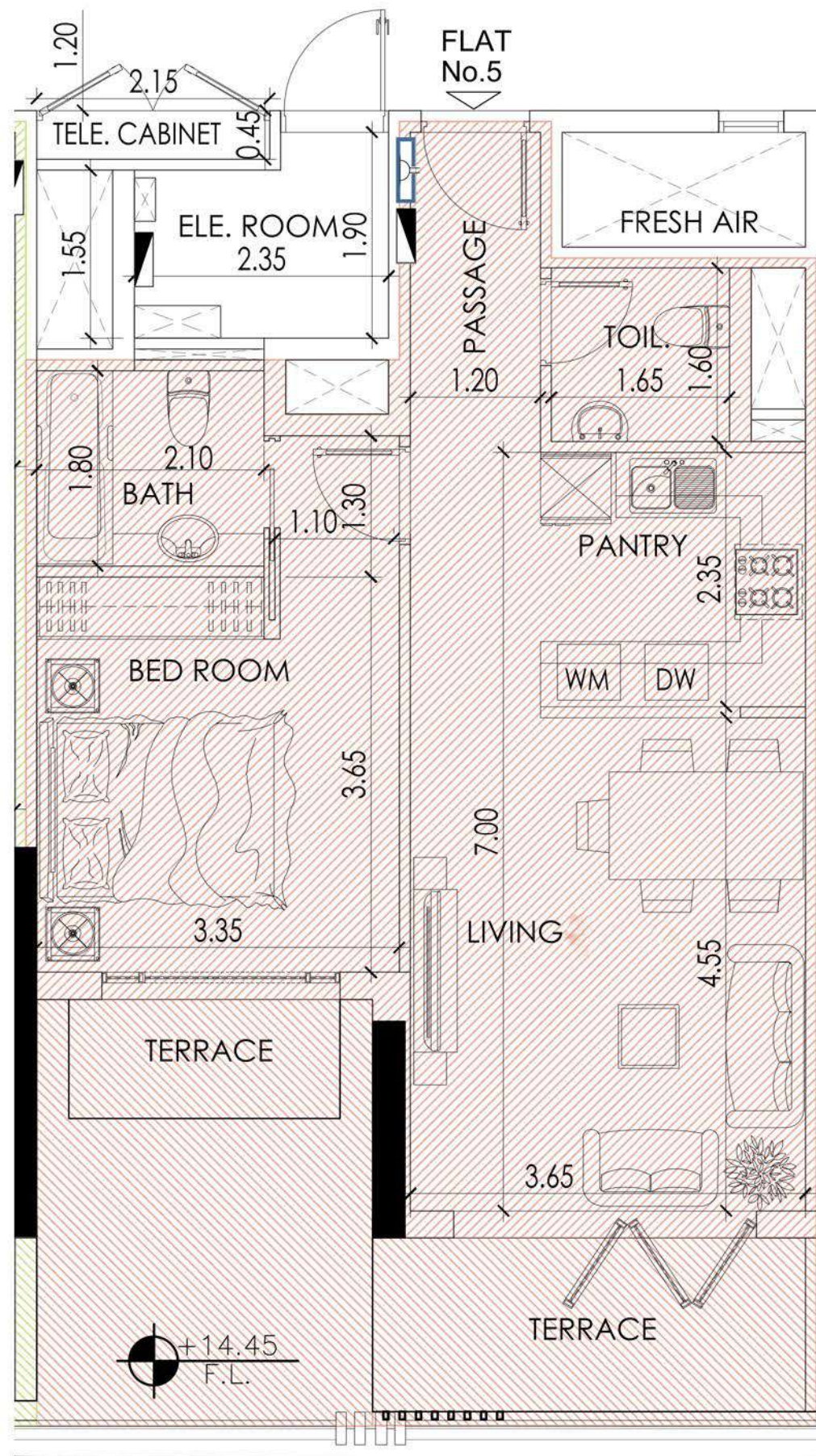


FLAT No. 2 (1 BED+MAID'S ROOM)	103.41 sq.m.	23.88 sq.m.	127.29 sq.m.	1370.14 sq.ft.
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FLAT No. 4 (STUDIO)	35.87 sq.m.	6.67 sq.m.	42.54 sq.m.	457.90 sq.ft.
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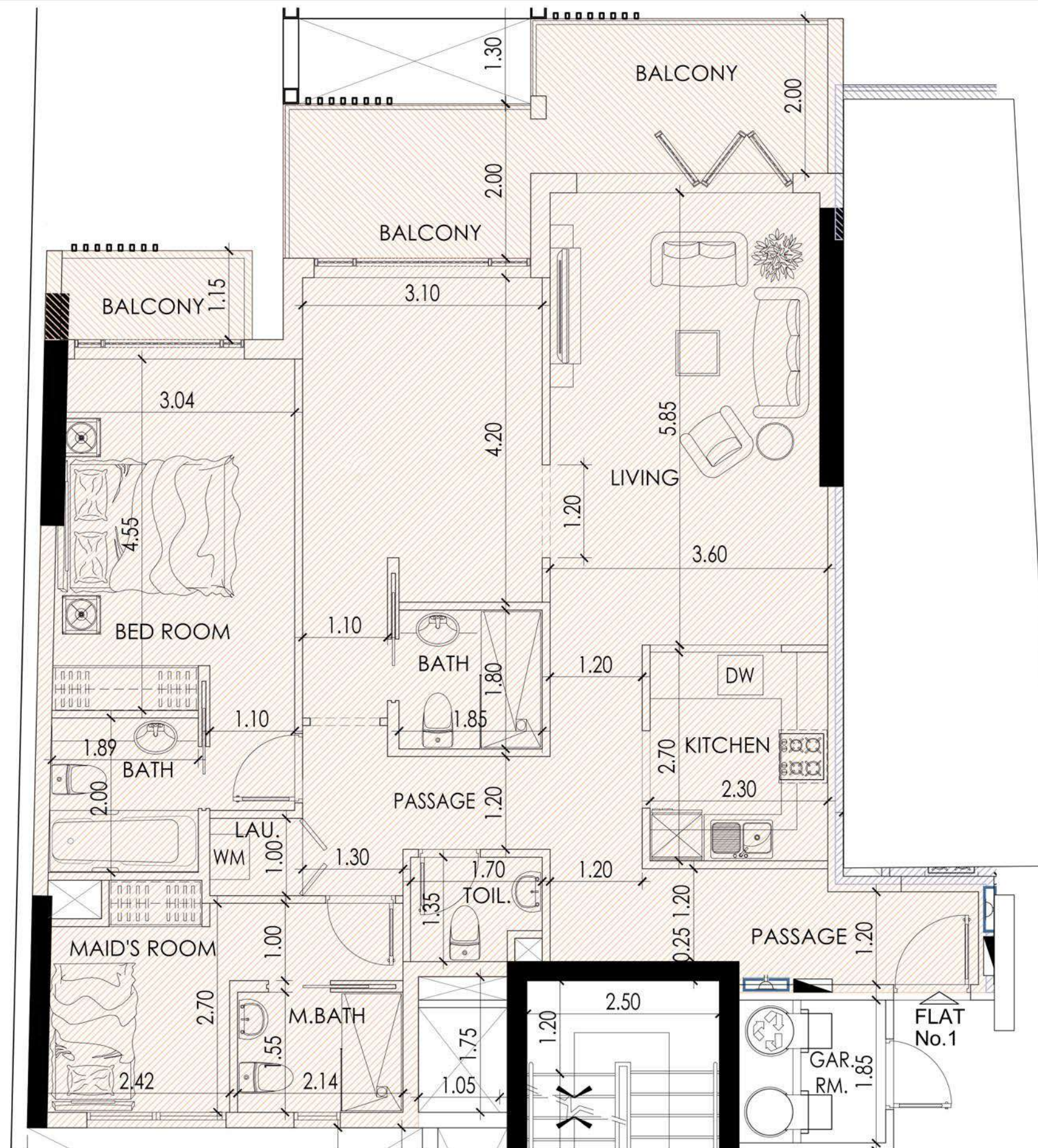
FLAT No. 5 (1 BED ROOM)	56.20 sq.m.	19.30 sq.m.	75.50 sq.m.	812.67 sq.ft.
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5

PROPOSED G+16 RESIDENTIAL BUILDING

FIRST FLOOR PLAN-FLAT-5



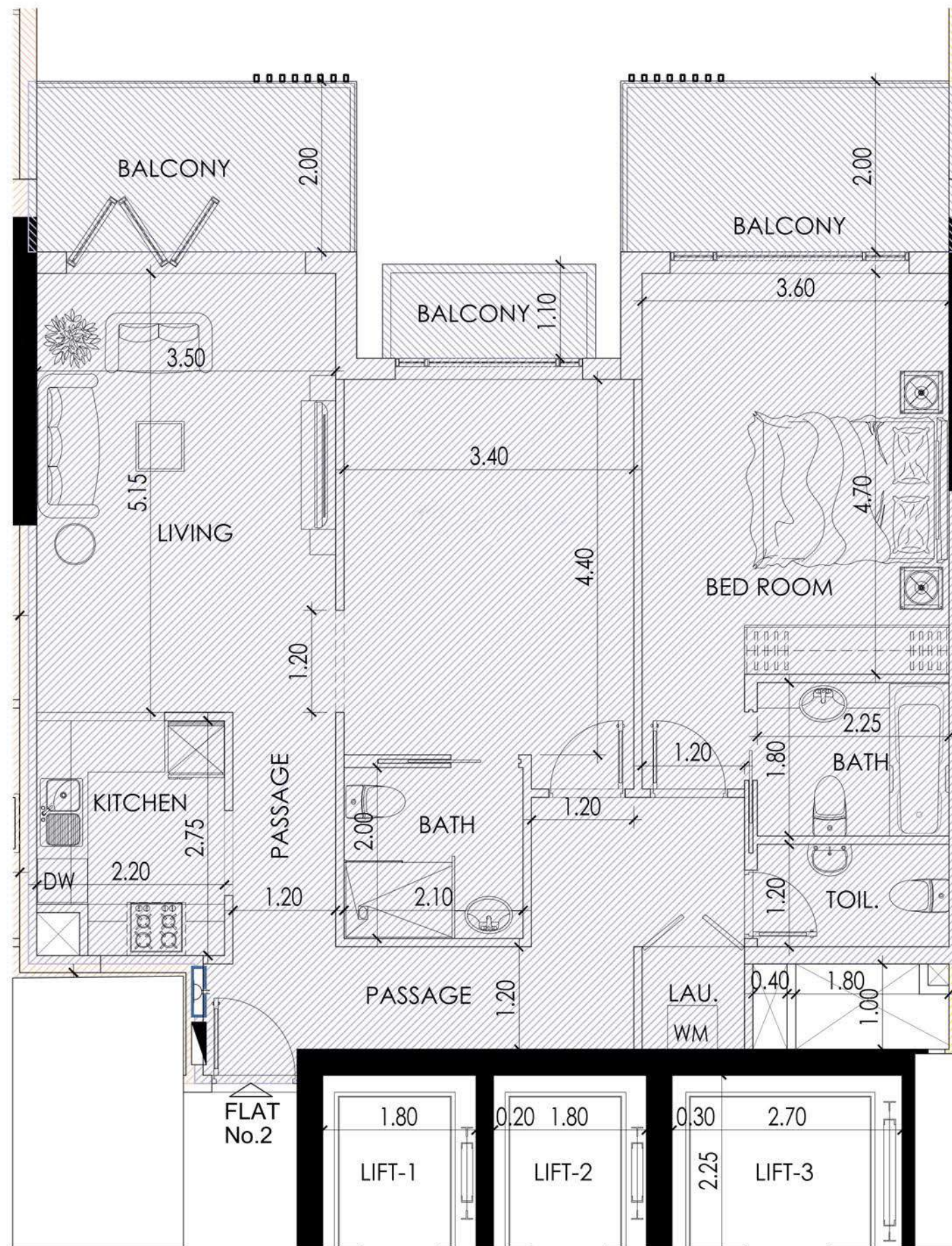


FLAT No. 1 (1 BED+MAID'S ROOM)	109.12 sq.m.	17.46 sq.m.	126.58 sq.m.	1362.49 sq.ft.
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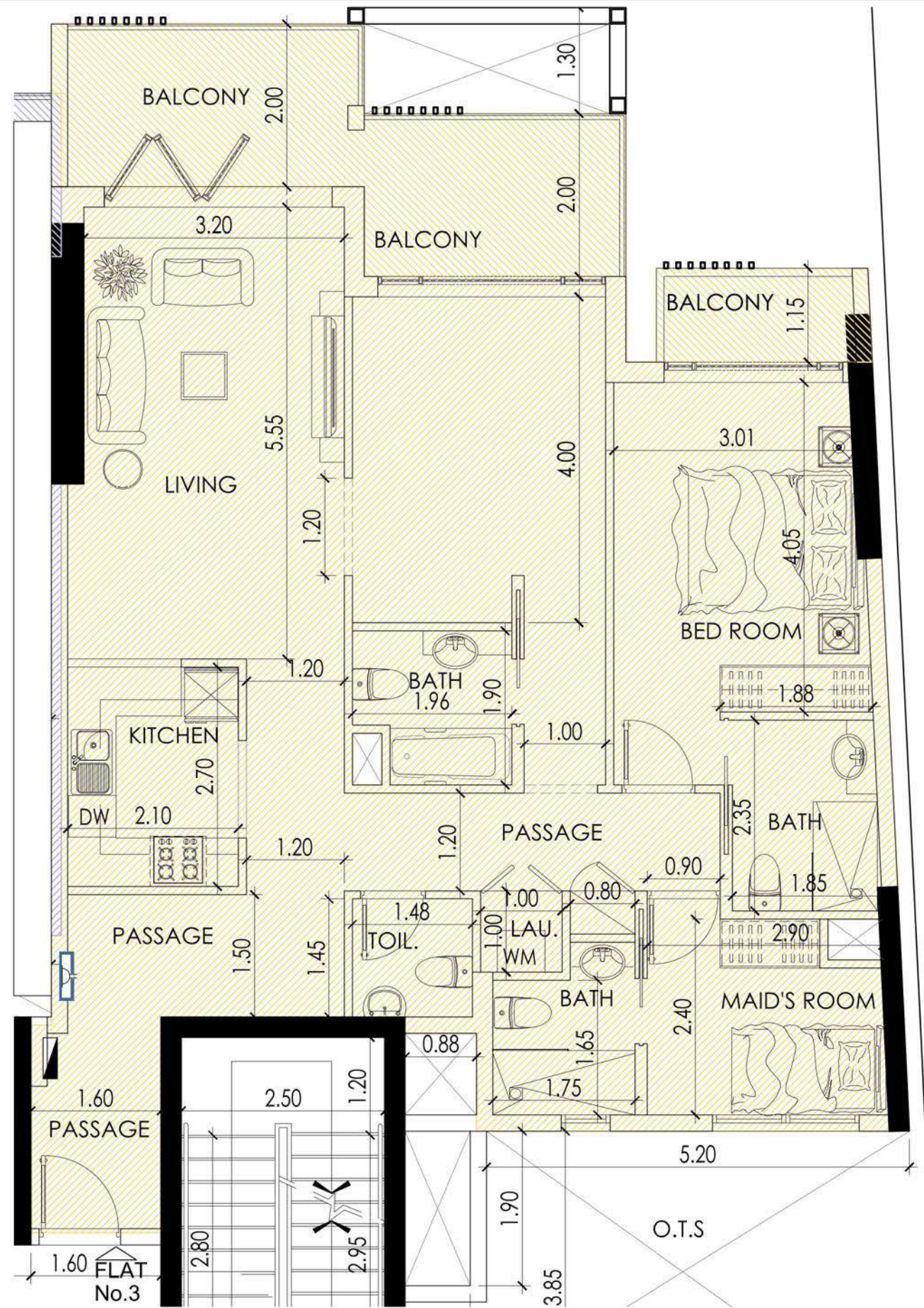
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PROPOSED G+16 RESIDENTIAL BUILDING

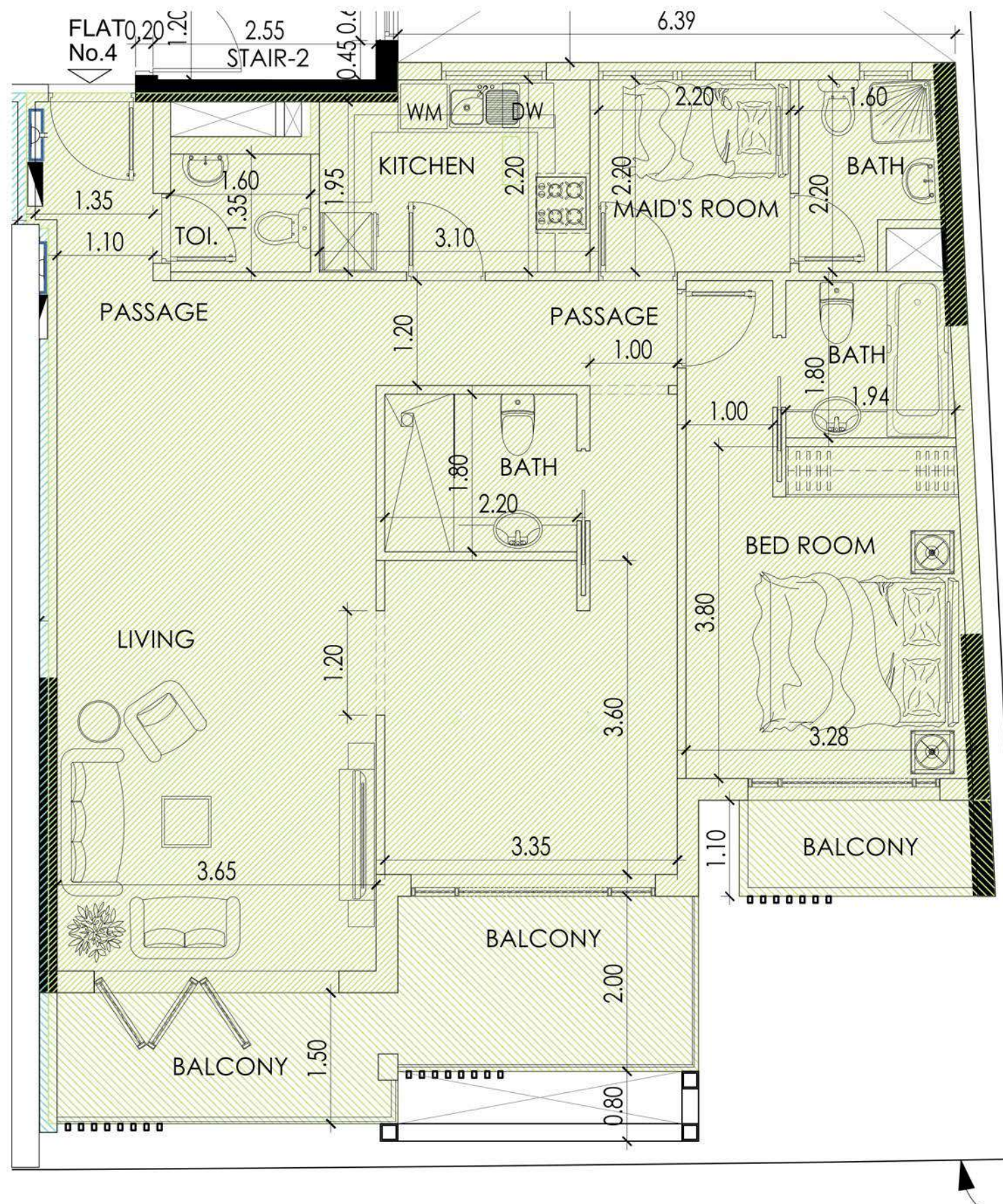
TYPICAL FLOOR PLAN-FLAT-1



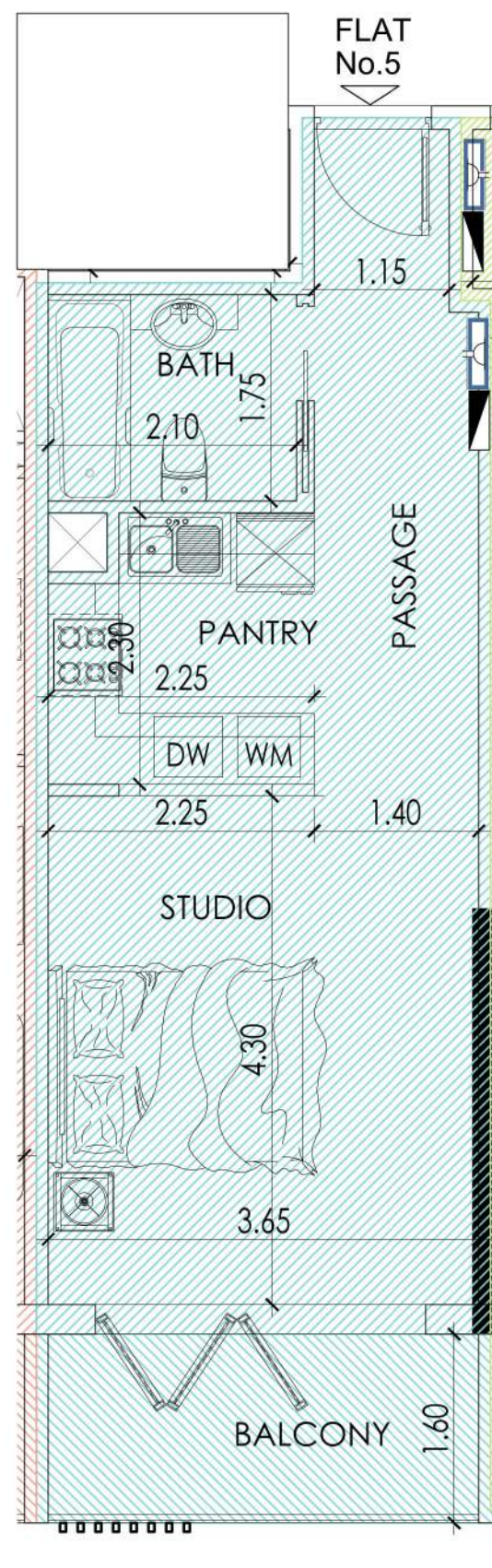
FLAT No. 2 (1 BED ROOM)	94.62 sq.m.	18.40 sq.m.	113.02 sq.m.	1216.54 sq.ft.
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FLAT No. 3 (1 BED+MAID'S ROOM)	105.54 sq.m.	17.02 sq.m.	122.56 sq.m.	1319.22 sq.ft.
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FLAT No. 4 (1 BED+MAID'S ROOM)	100.08 sq.m.	16.10 sq.m.	116.18 sq.m.	1250.55 sq.ft.
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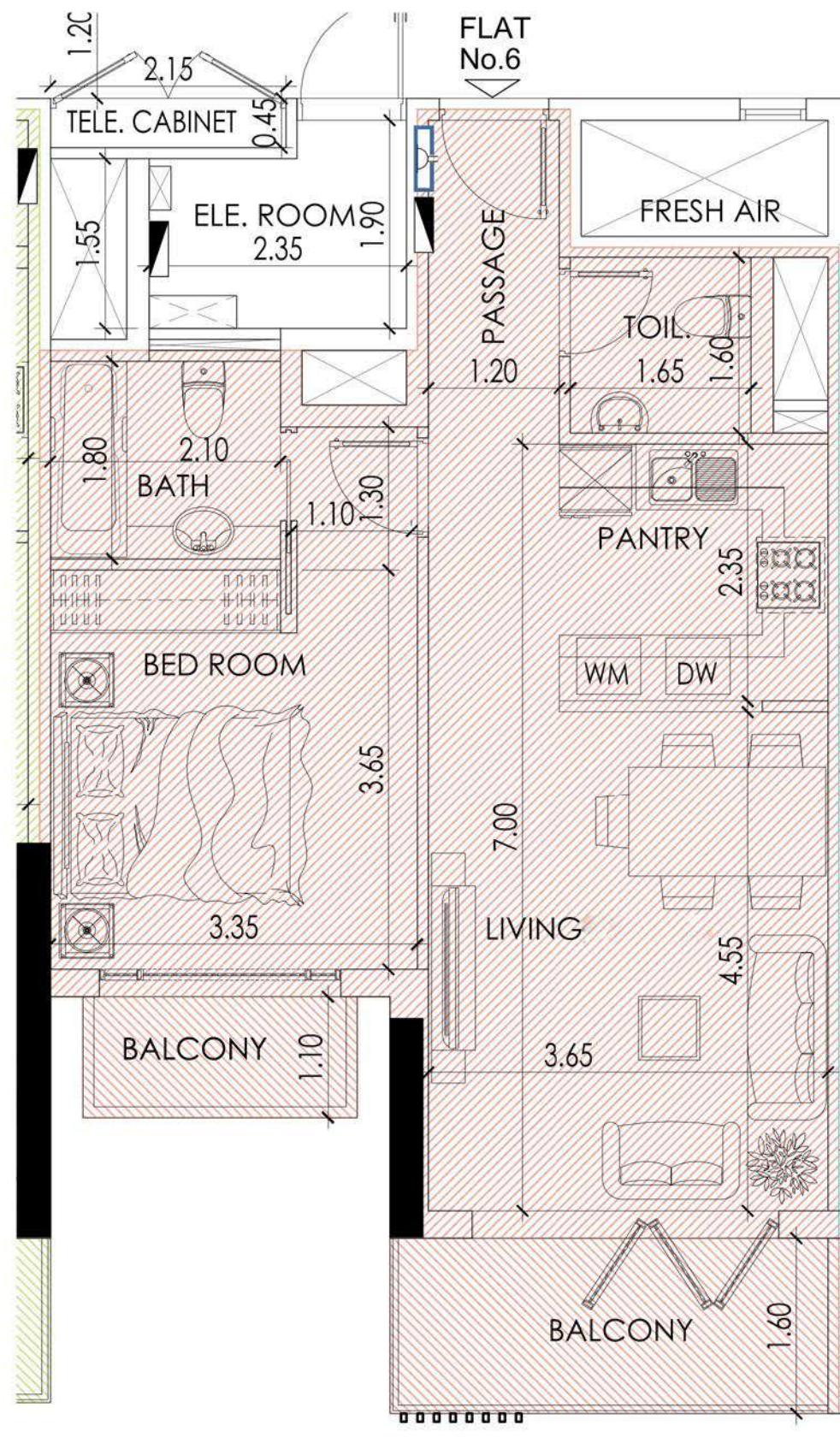


FLAT No. 5 (STUDIO)	35.87 sq.m.	6.17 sq.m.	42.04 sq.m.	452.51 sq.ft.
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5

PROPOSED G+16 RESIDENTIAL BUILDING

TYPICAL FLOOR PLAN-FLAT-5



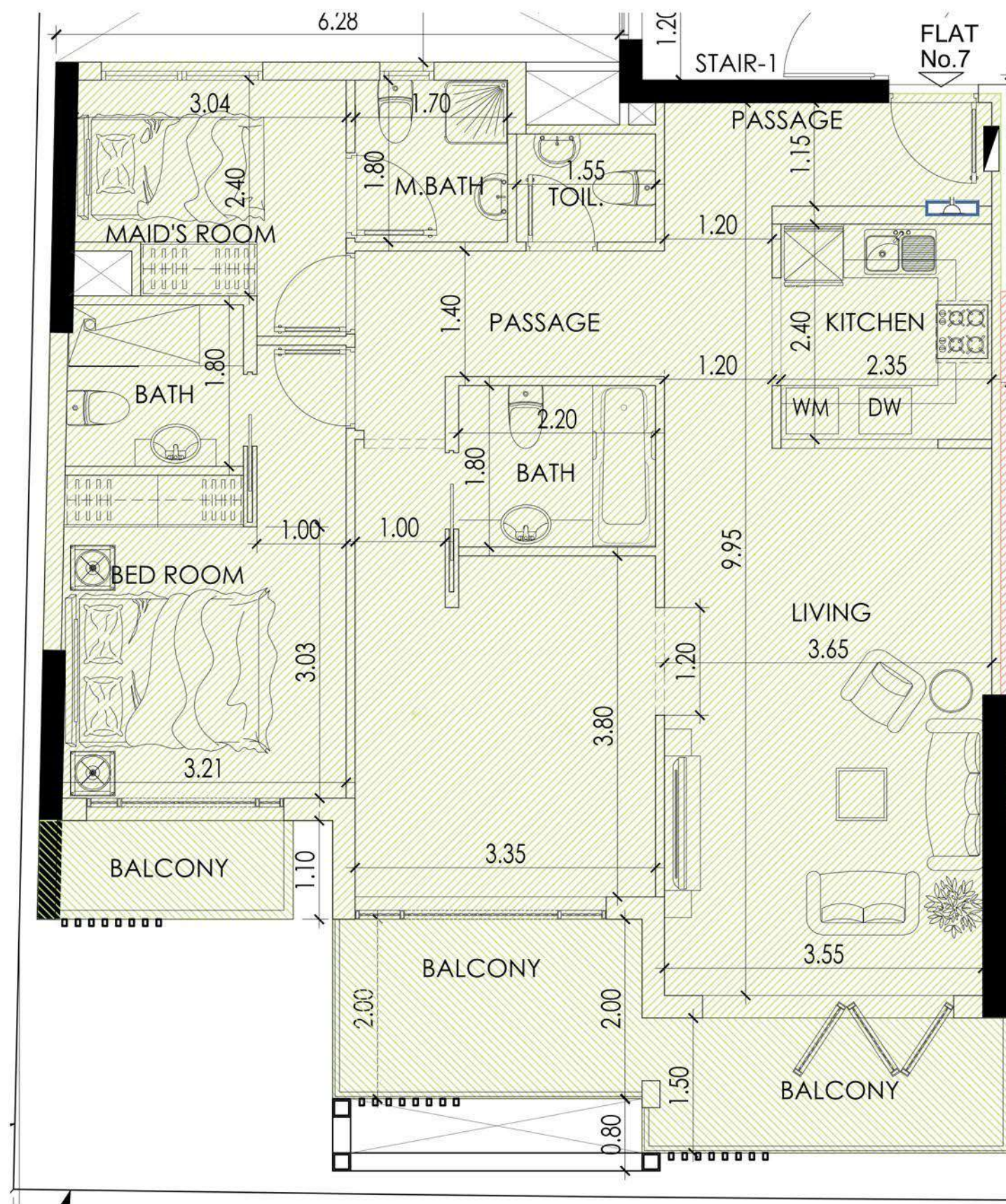
FLAT No. 6 (1 BED ROOM)	56.20 sq.m.	9.31 sq.m.	65.51 sq.m.	705.14 sq.ft.
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6

PROPOSED G+16 RESIDENTIAL BUILDING

TYPICAL FLOOR PLAN-FLAT-6



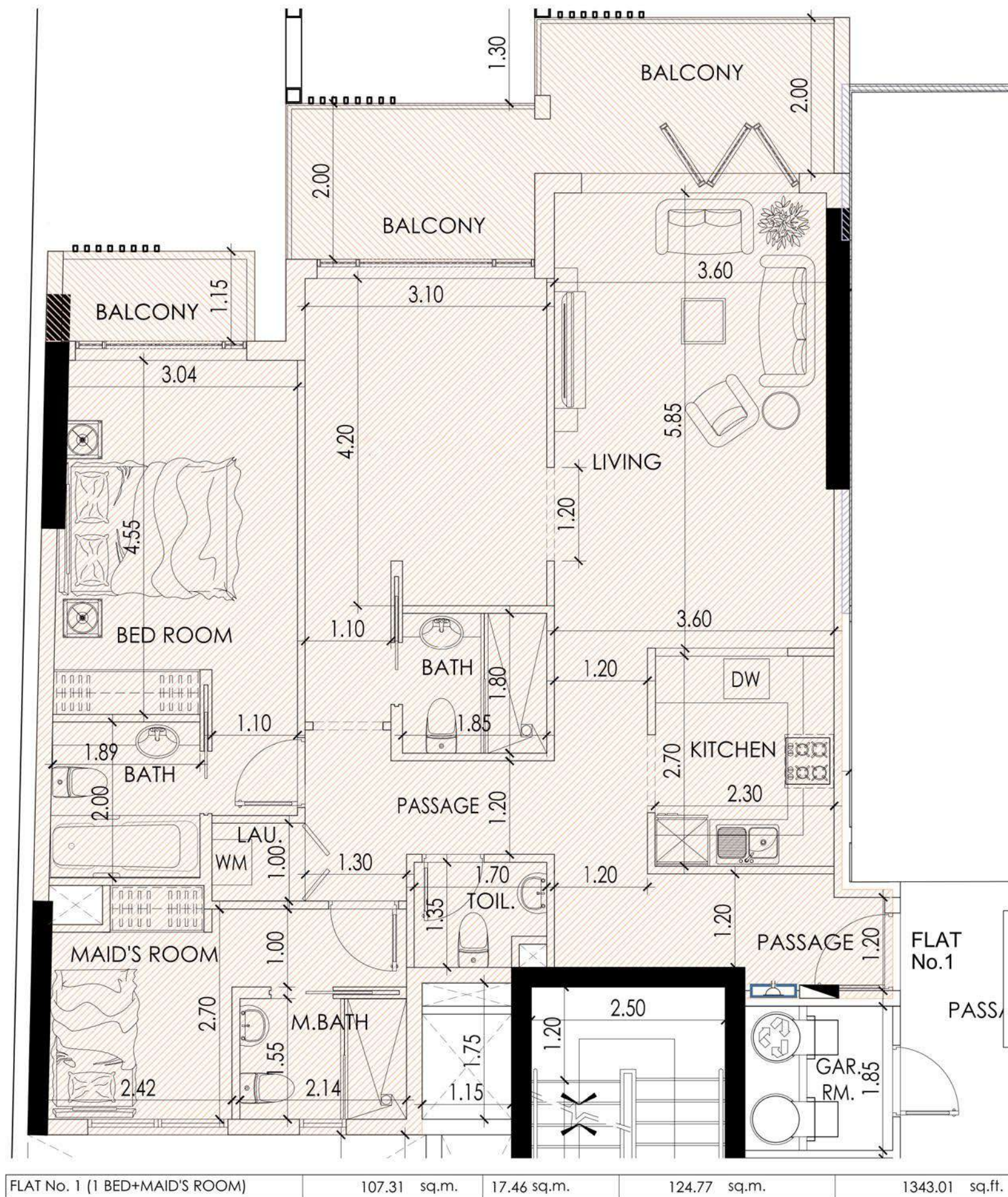


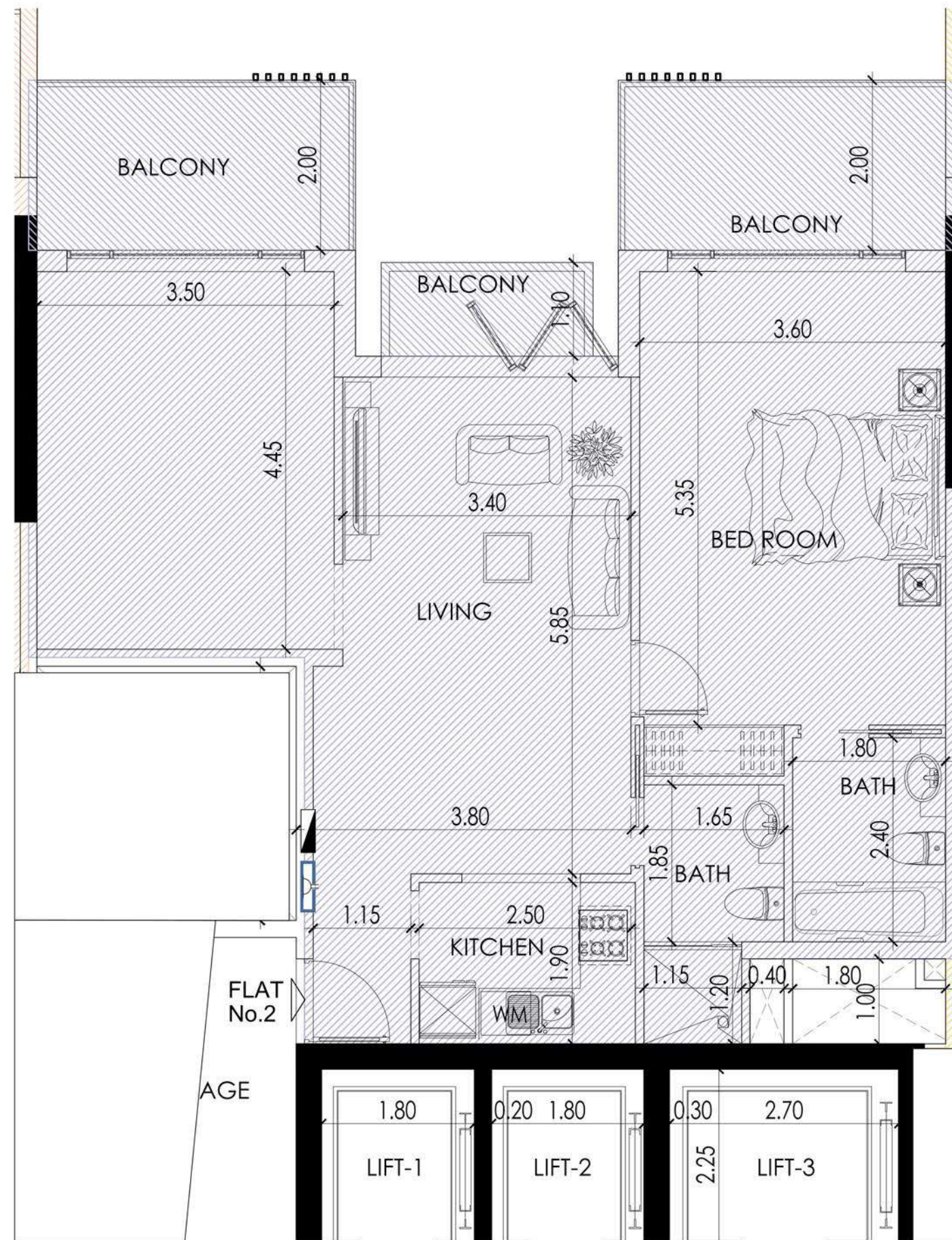
FLAT No. 7 (1 BED+MAID'S ROOM)	99.91 sq.m.	16.17 sq.m.	116.08 sq.m.	1249.47 sq.ft.
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7

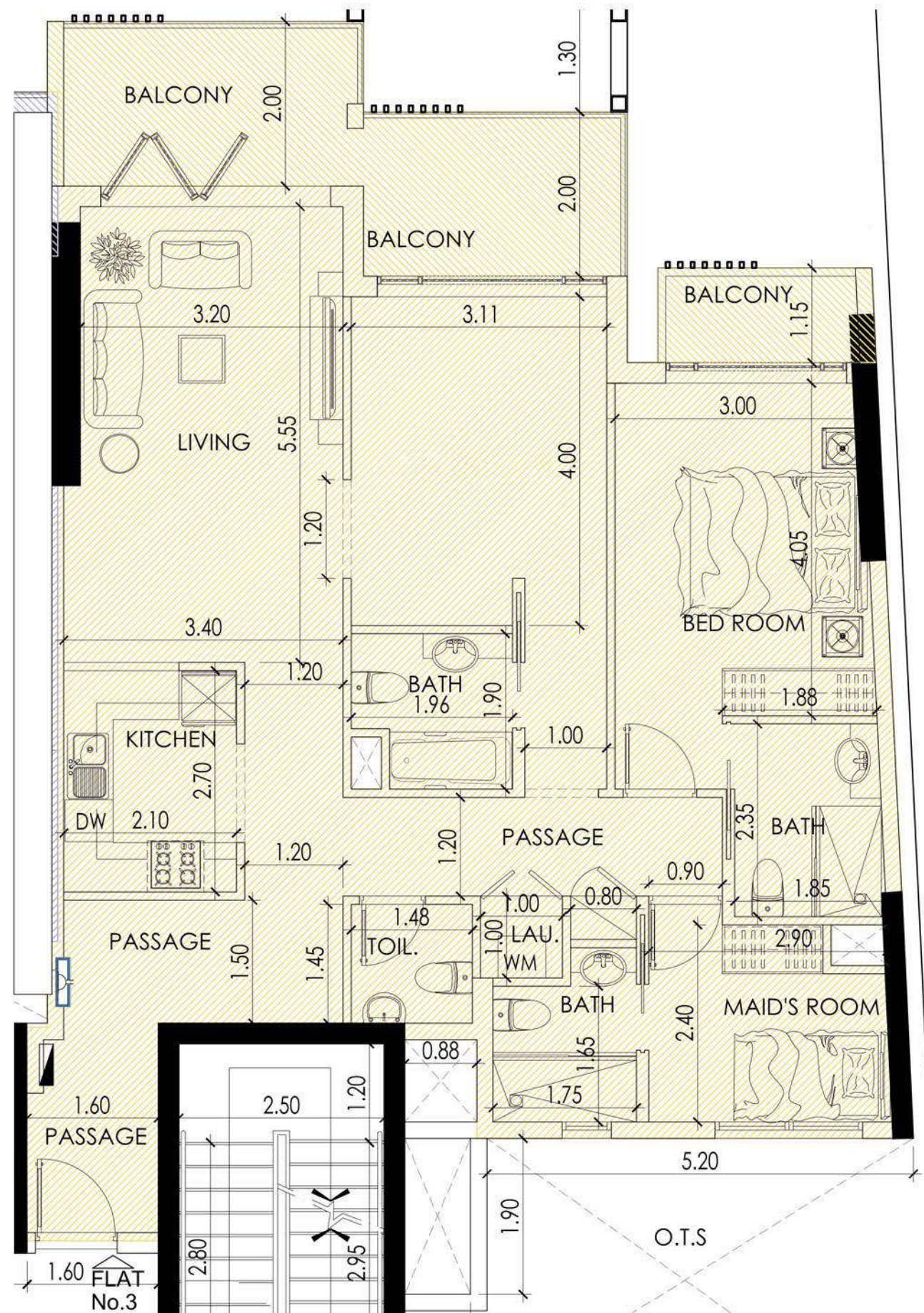
PROPOSED G+16 RESIDENTIAL BUILDING

TYPICAL FLOOR PLAN-FLAT-7

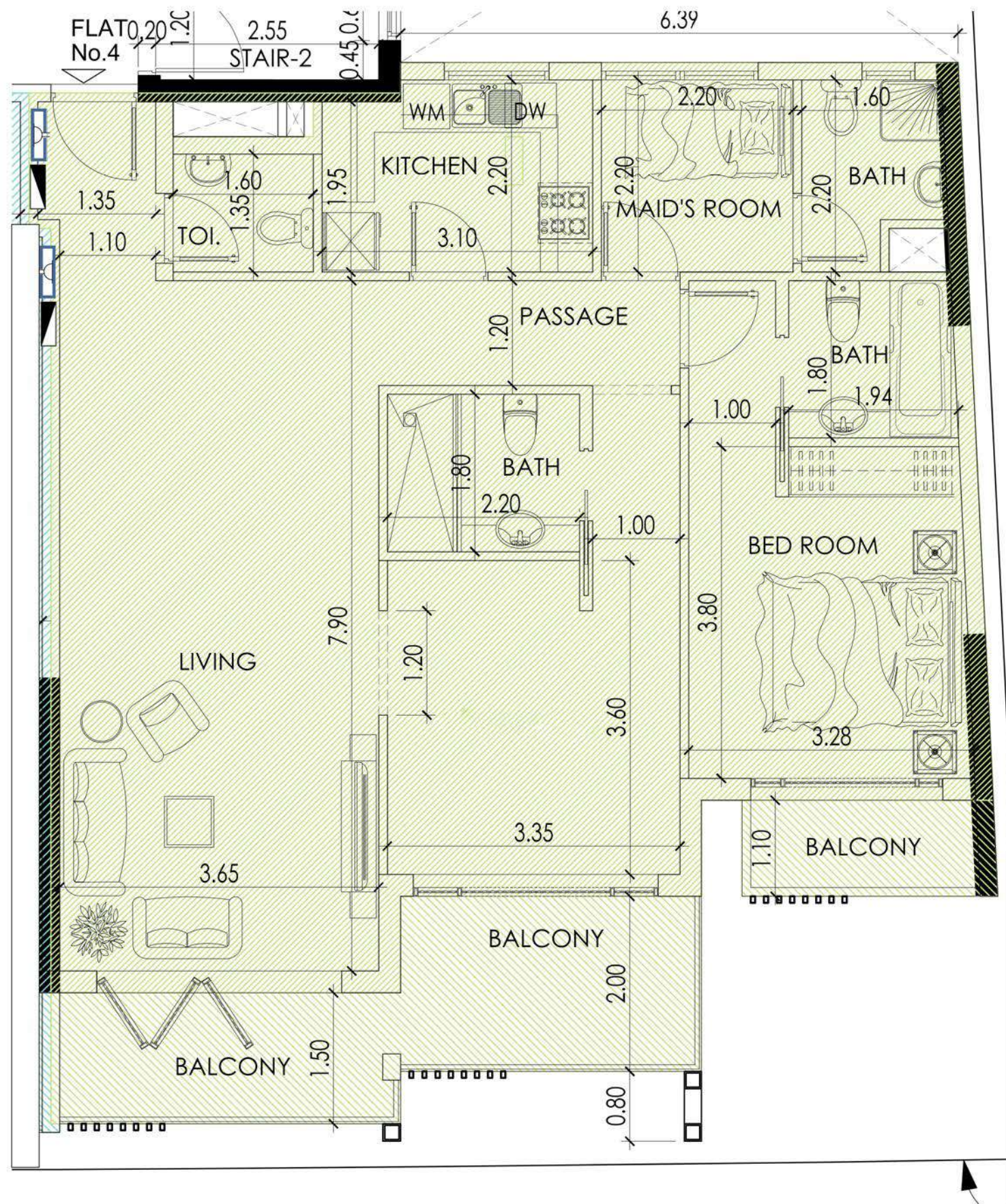


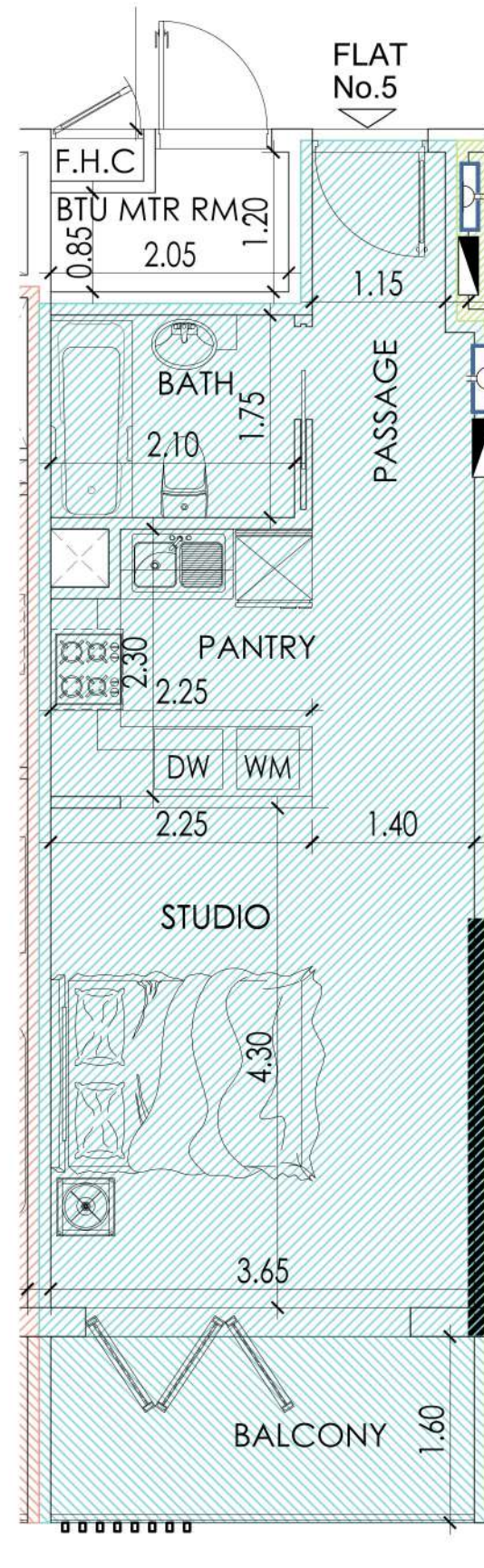


FLAT No. 2 (1 BED ROOM)	81.44 sq.m.	18.40 sq.m.	99.84 sq.m.	1074.67 sq.ft.
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FLAT No. 3 (1 BED+MAID'S ROOM)	105.54 sq.m.	17.02 sq.m.	122.56 sq.m.	1319.22 sq.ft.
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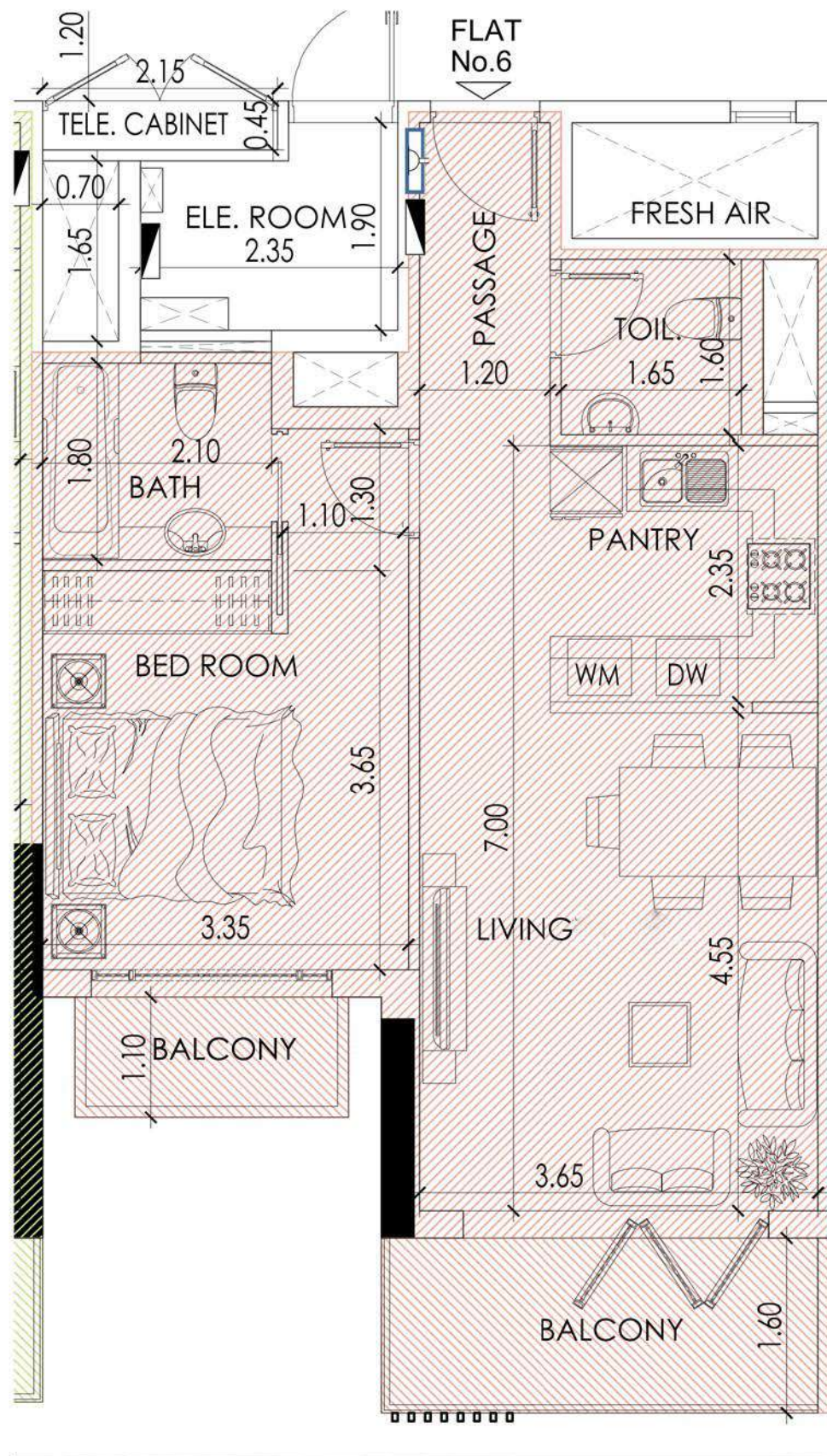
FLAT No. 5 (STUDIO)	35.87 sq.m.	6.17 sq.m.	42.04 sq.m.	452.51 sq.ft.
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5

PROPOSED G+16 RESIDENTIAL BUILDING

6TH FLOOR PLAN-FLAT-5





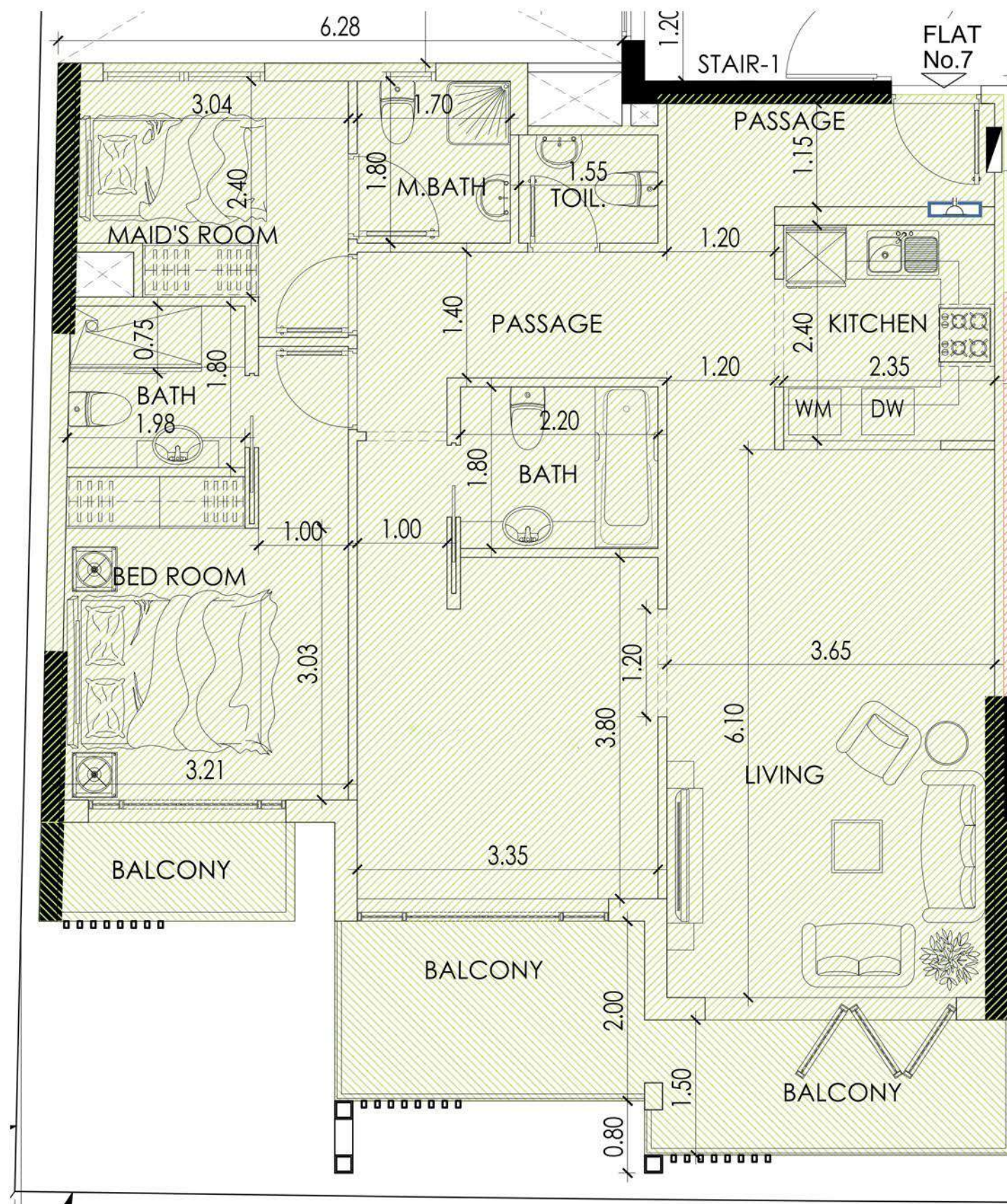
FLAT No. 6 (1 BED ROOM)	56.20 sq.m.	9.31 sq.m.	65.51 sq.m.	705.14 sq.ft.
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6

PROPOSED G+16 RESIDENTIAL BUILDING

6TH FLOOR PLAN-FLAT-6





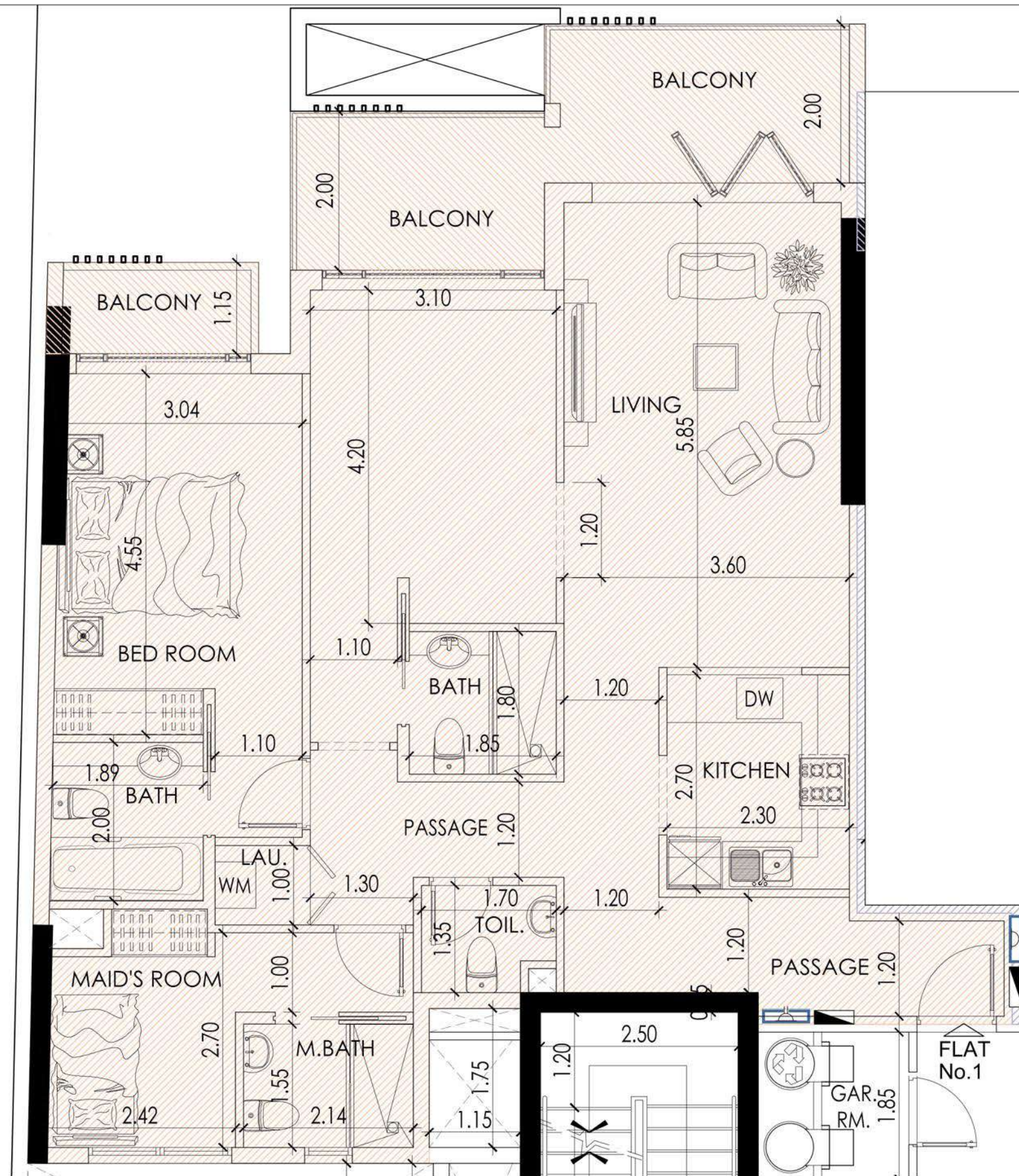
FLAT No. 7 (1 BED+MAID'S ROOM)	99.91 sq.m.	16.17 sq.m.	116.08 sq.m.	1249.47 sq.ft.
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7

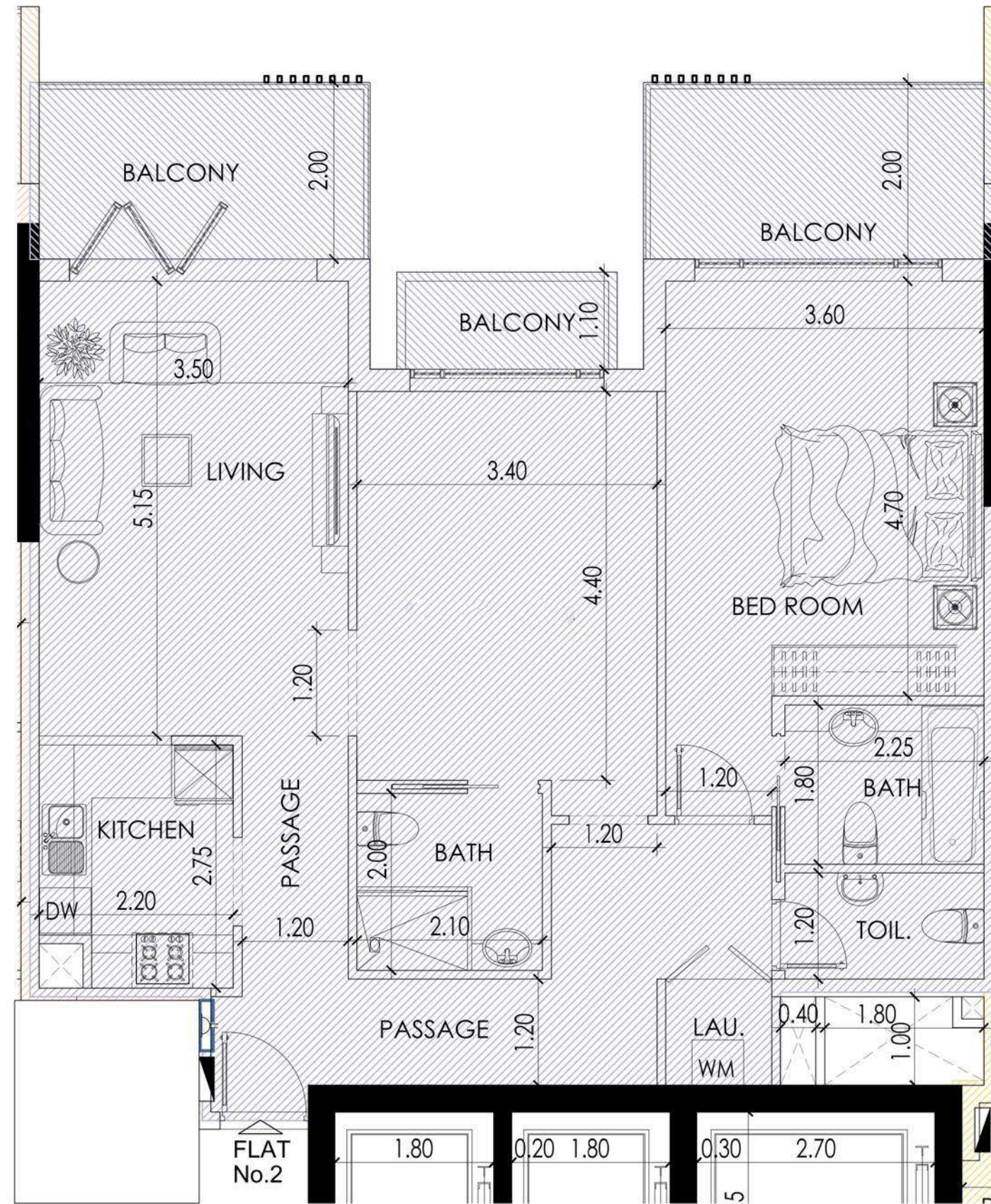
PROPOSED G+16 RESIDENTIAL BUILDING

6TH FLOOR PLAN-FLAT-7

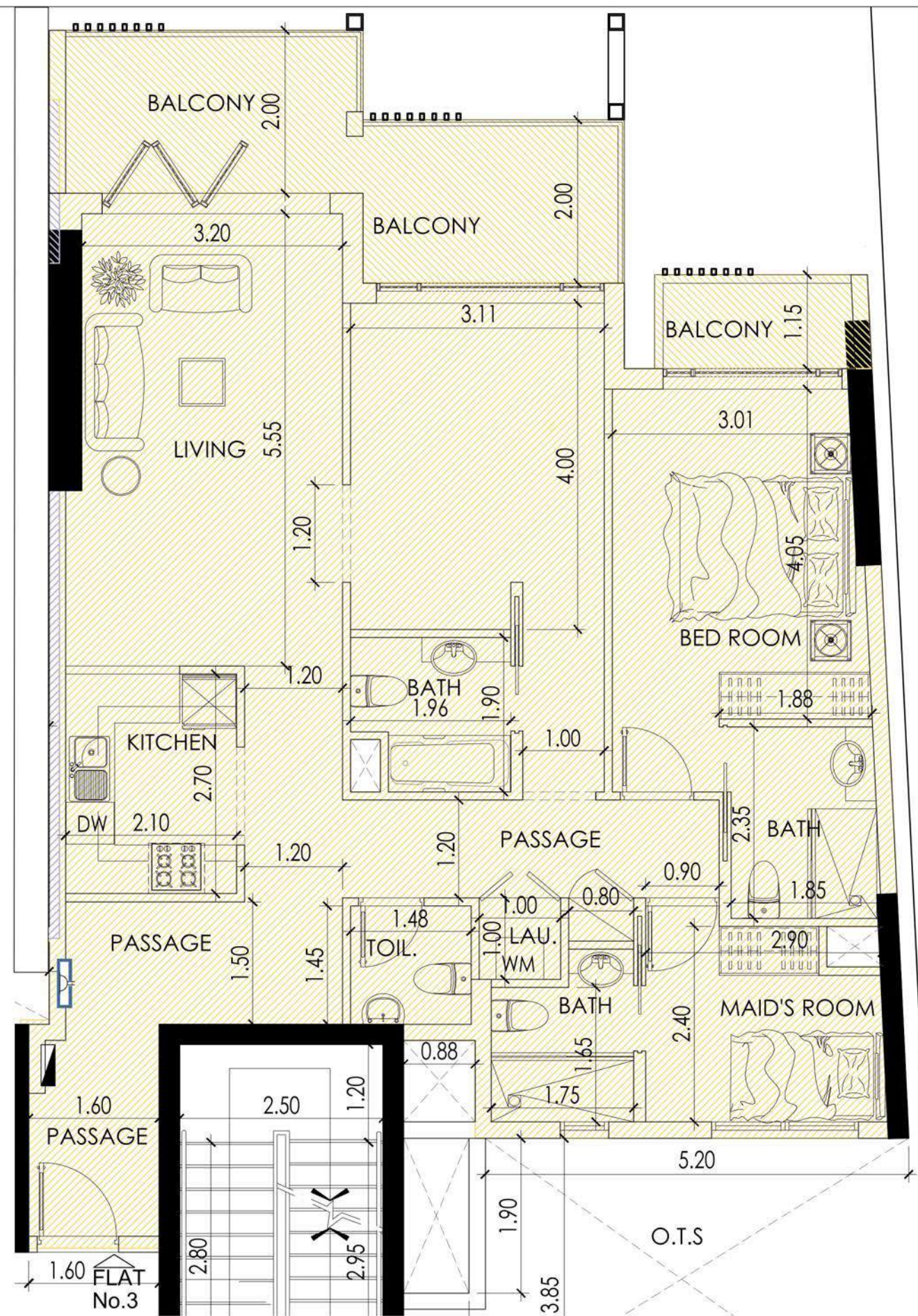




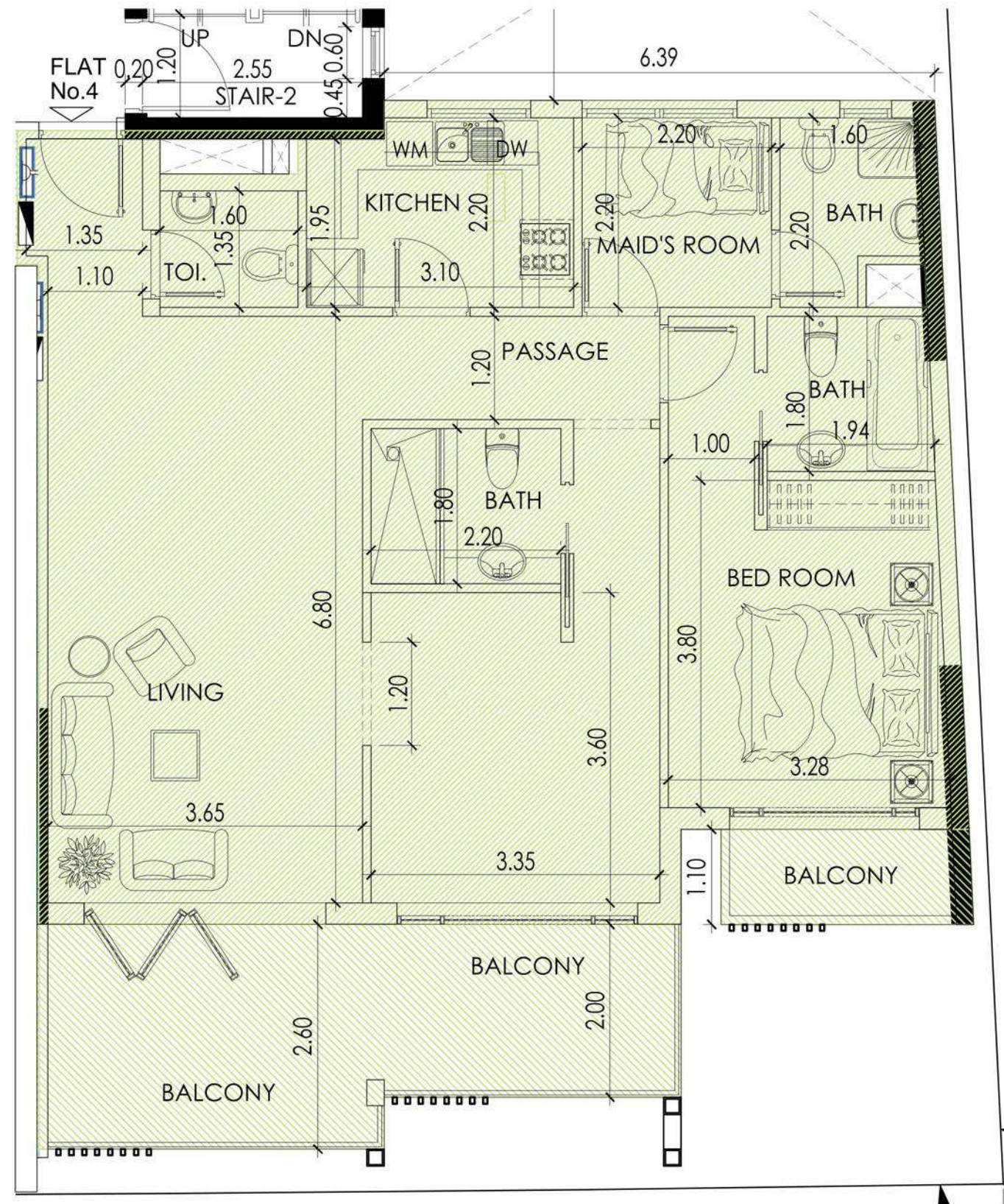
FLAT No. 1 (1 BED+MAID'S ROOM)	109.12 sq.m.	17.46 sq.m.	126.58 sq.m.	1362.49 sq.ft.
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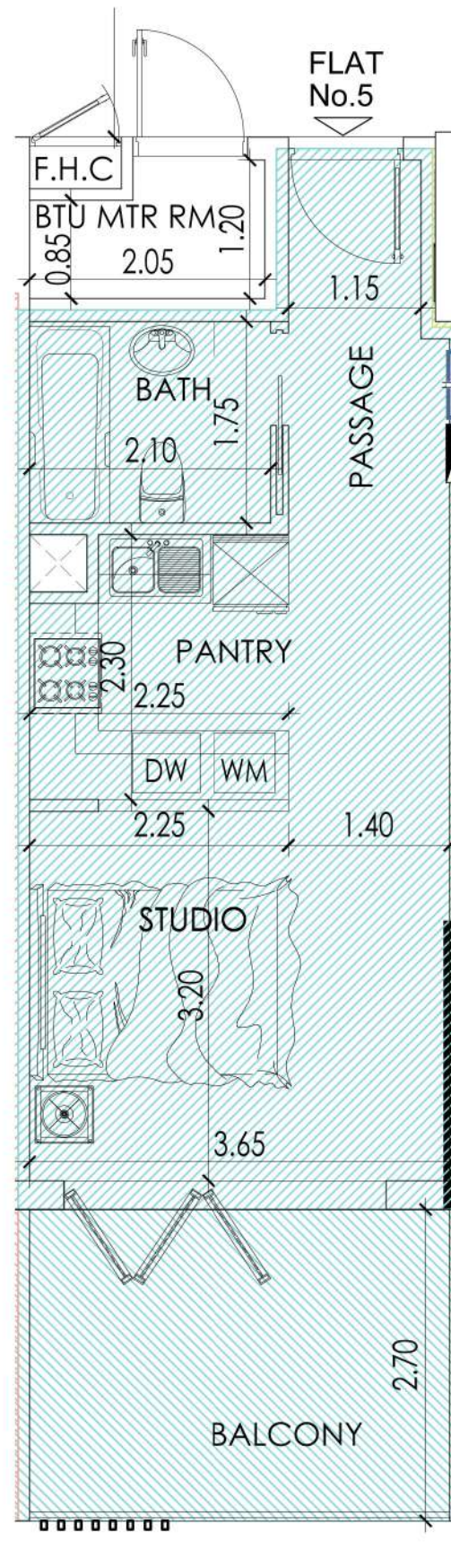
FLAT No. 2 (1 BED ROOM)	94.28 sq.m.	18.40 sq.m.	112.68 sq.m.	1212.88 sq.ft.
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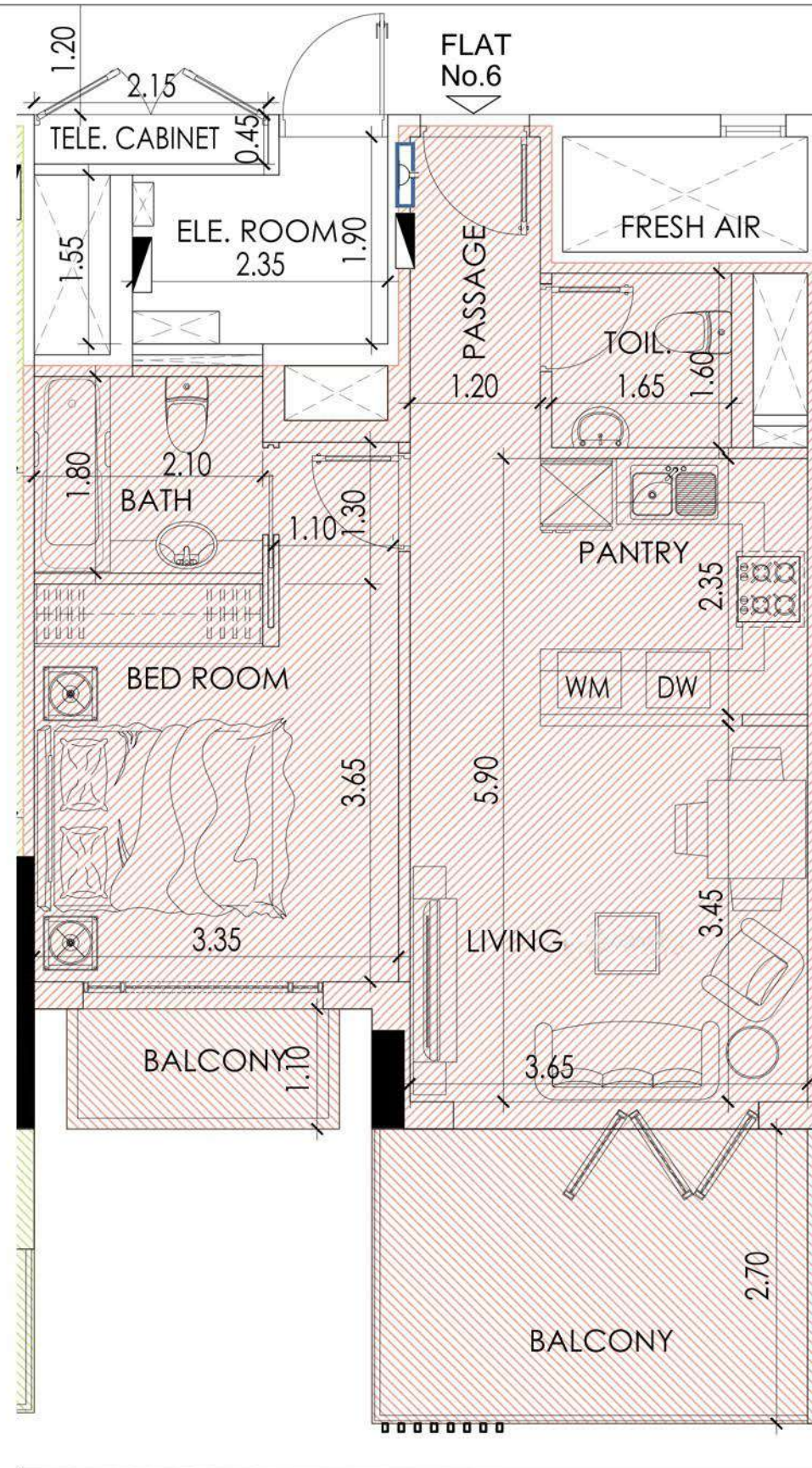
FLAT No. 3 (1 BED+MAID'S ROOM)	105.63 sq.m.	17.02 sq.m.	122.65 sq.m.	1320.19 sq.ft.
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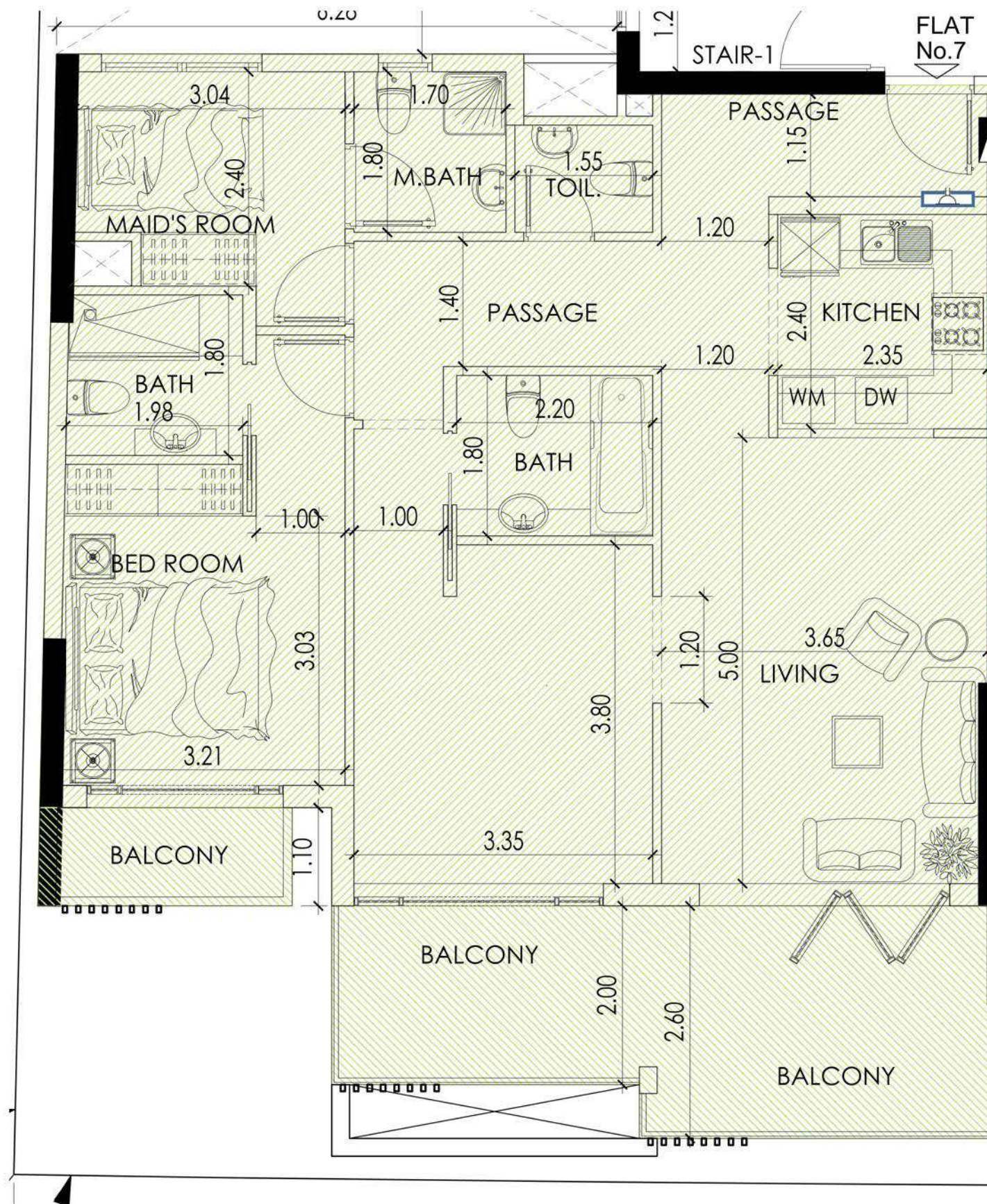
FLAT No. 4 (1 BED+MAID'S ROOM)	95.67 sq.m.	20.50 sq.m.	116.17 sq.m.	1250.44 sq.ft.
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FLAT No. 5 (STUDIO)	31.63 sq.m.	10.47 sq.m.	42.10 sq.m.	453.16 sq.ft.
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FLAT No. 6 (1 BED ROOM)	51.69 sq.m.	13.82 sq.m.	65.51 sq.m.	705.14 sq.ft.
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FLAT No. 7 (1 BED+MAID'S ROOM)	95.40 sq.m.	20.69 sq.m.	116.09 sq.m.	1249.58 sq.ft.
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7

PROPOSED G+16 RESIDENTIAL BUILDING

16TH FLOOR PLAN-FLAT-7



ALBAIT AL DUWALIY
REAL ESTATE DEVELOPMENT LLC