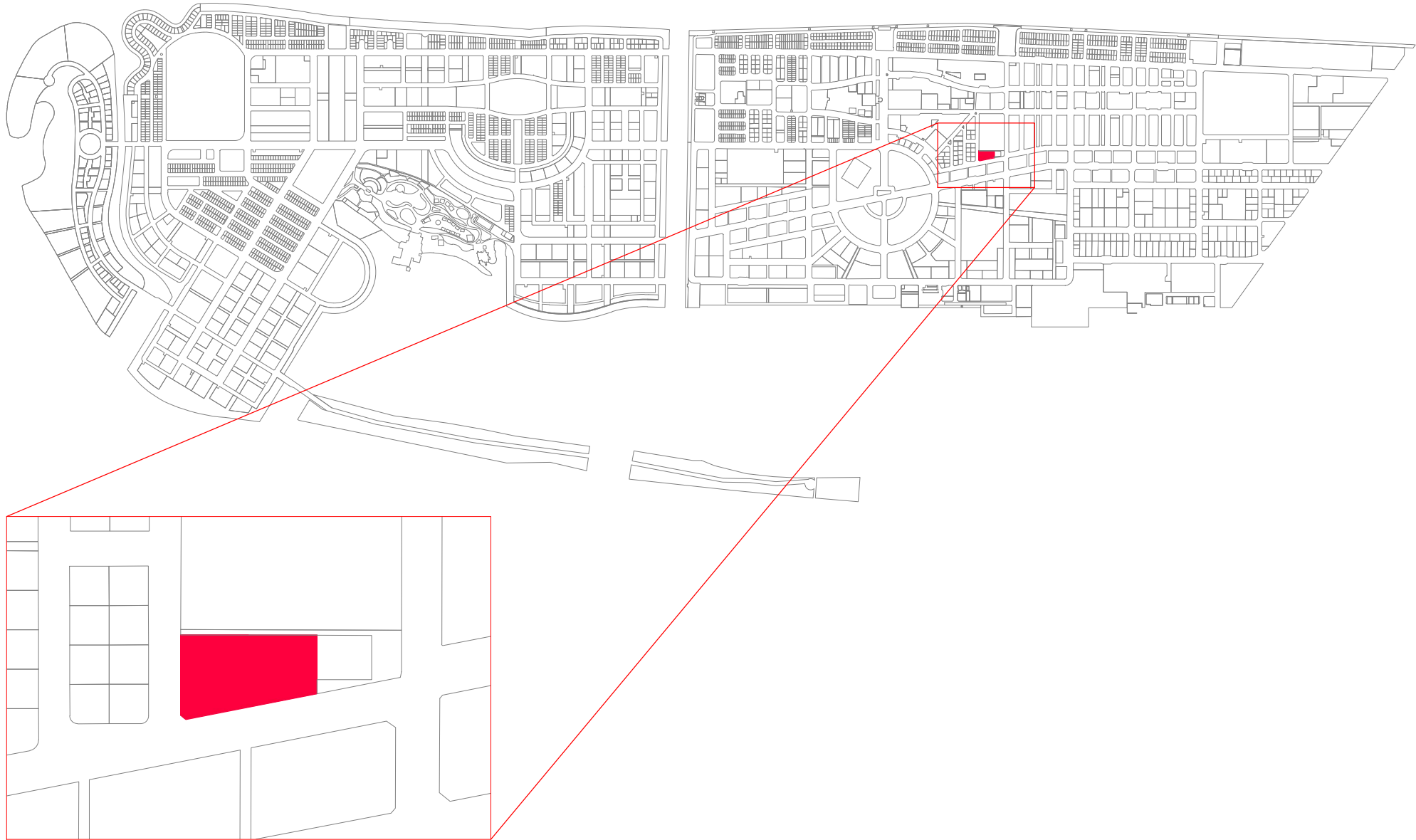




PHASE 2

PHASE 1



LOT 11545
(N2 COMMUNITY CENTRE)

Drawing Name : Location Map

Drawing Stage: Final map

Scale: N.T.S

PLANNERS

Drawn by: Naushad

Revised by: Hiyala

Drawn date: 4th September 2023

Checked by: Mohamed Razzan Abdulla

SURVEYORS

Surveyed by:

Revised by:

Surveyed date:

Revised Date:

Checked by:

Approved by: Muhammad Ibraahim






LEGEND:

-  COMPLETED
-  ONGOING
-  ALLOCATED
-  PROPOSED

LOT 11545 (N2 COMMUNITY CENTRE)		
Drawing Name : Site Context Plan	Drawing Stage: Final map	Scale: N.T.S

PLANNERS	
Drawn by: Naushad	Revised by: Hiyala
Drawn date: 4th September 2023	
Checked by: Mohamed Razzan Abdulla 	

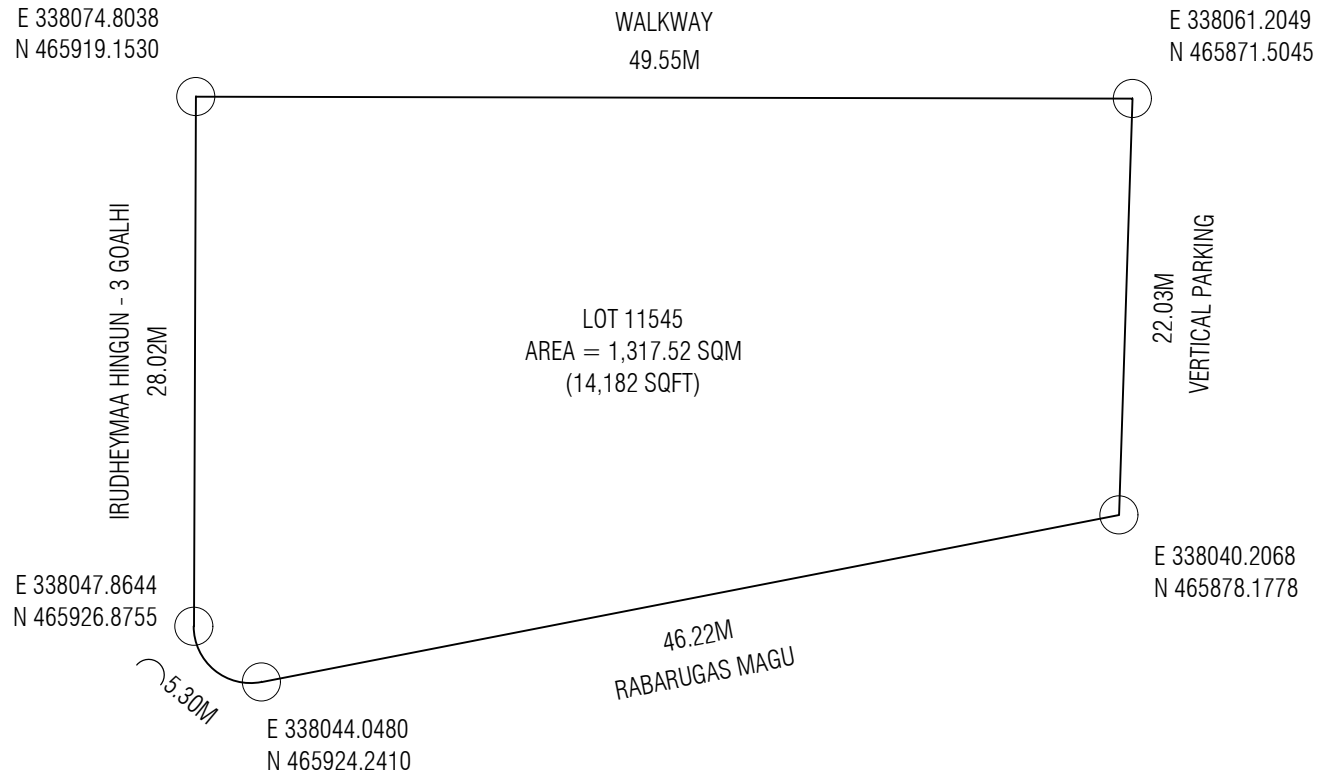
SURVEYORS	
Surveyed by:	Revised by:
Surveyed date:	Revised Date:
Checked by:	Approved by:



شركة تطوير المساكن والتنمية العمرانية

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Housing Development Corporation Limited



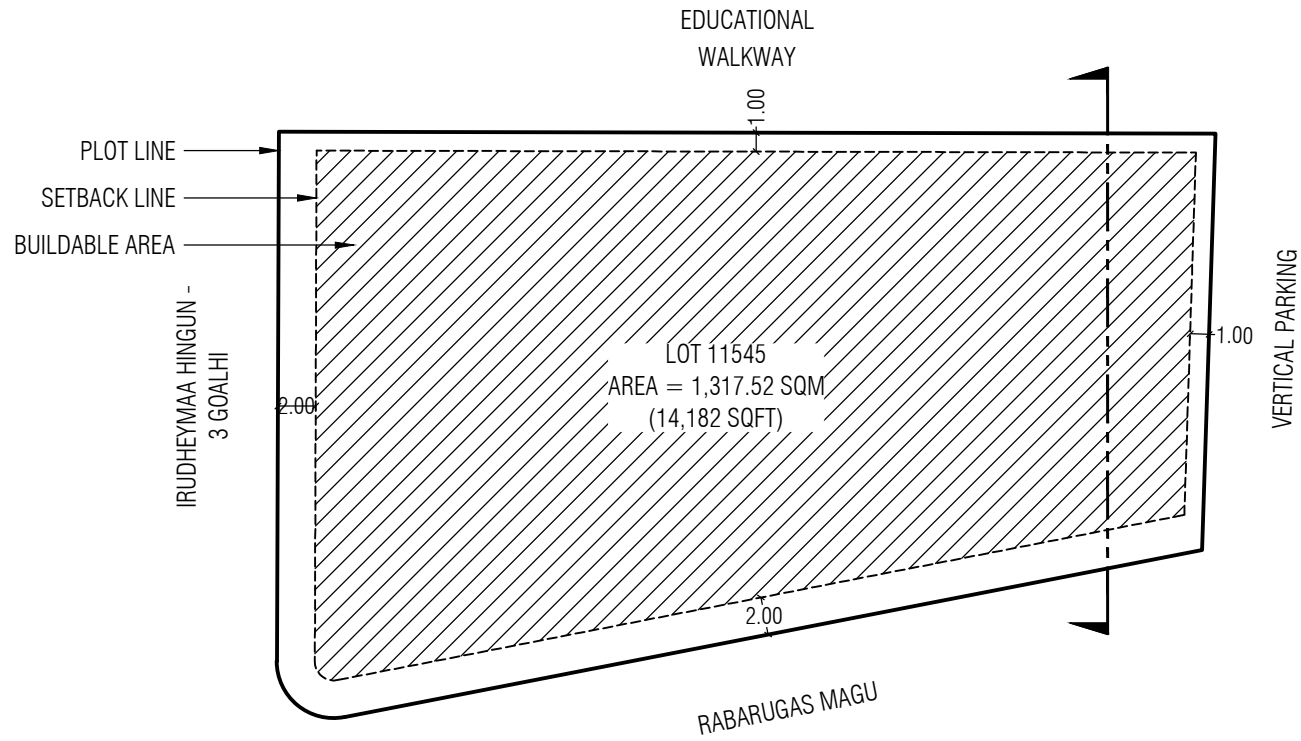
LOT 11545 (N2 COMMUNITY CENTRE)		
Drawing Name : Plot Map	Drawing Stage: Final map	Scale: N.T.S

PLANNERS	
Drawn by:	Revised by:
Drawn date:	
Checked by:	

SURVEYORS	
Surveyed by:	Revised by:
Surveyed date:	Revised Date:
Checked by:	Approved by: Muhammad Ibraahim



نیشنل وڈیوڈمنٹ کورپوریشن لمیٹڈ
urbanco
 Housing Development Corporation Limited



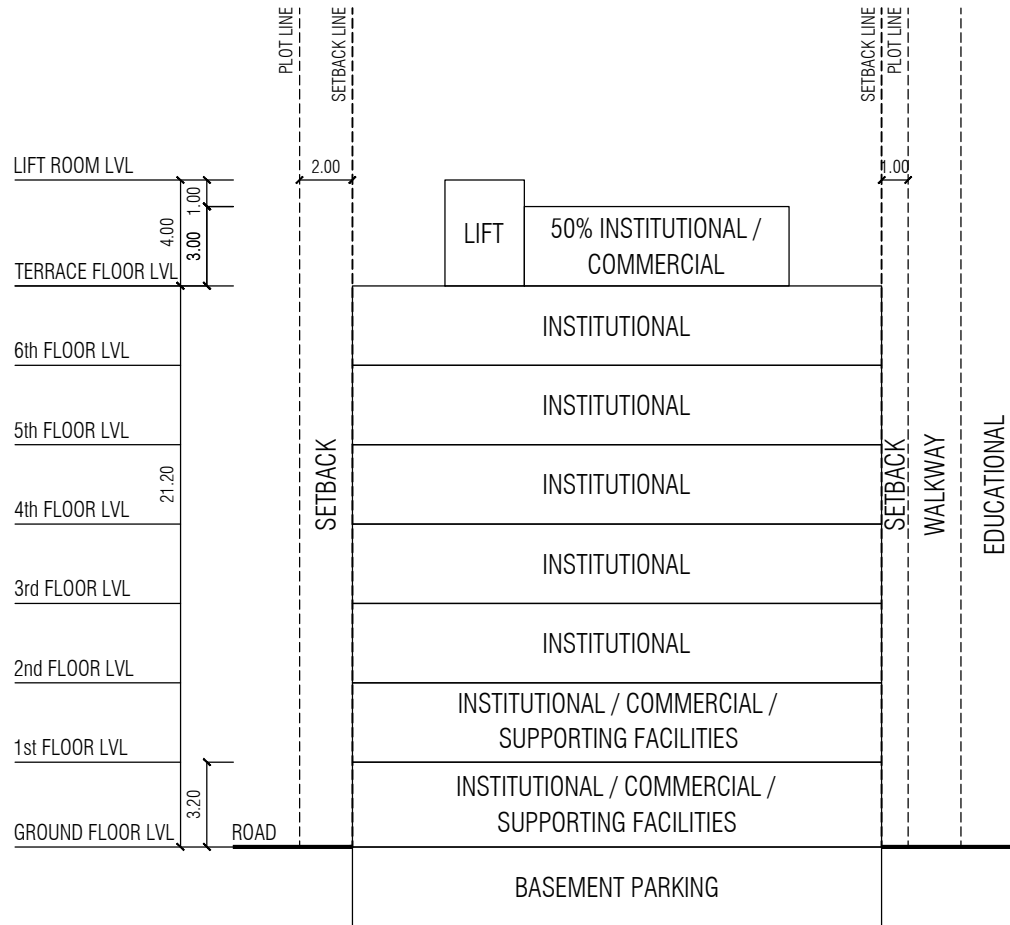
Lot Number	Description	Land Use	Plot Area	Foot Print	Gross Floor Area (G.F.A)	Plot Ratio (F.S.I)	Site Coverage	Floors / Max Height
11545	Community Center	Institutional	1,317.52 SQM	1,054.02 SQM	7,114.61 SQM	5.4	80%	7 Floors / 25.2m
			14,181.65 SQFT	11,345.37 SQFT	76,580.95 SQFT			21.2m bldg + 4m Lift Machine Room

LOT 11545 (N2 COMMUNITY CENTRE)		
Drawing Name : Setback Plan	Drawing Stage: Final map	Scale: N.T.S

PLANNERS	
Drawn by: Naushad	Revised by: Hiyala
Drawn date: 4th September 2023	
Checked by: Mohamed Razzan Abdulla	

SURVEYORS	
Surveyed by:	Revised by:
Surveyed date:	Revised Date:
Checked by:	Approved by:





- * The minimum height between the finished ground floor level and first floor level should be 3.2 meters.
- * 75%-80% of the development should be used for community purposes, whereby 20%-25% should be dedicated to a community center/recreational use and the rest for other community-related uses.
- * 20%-25% of the development can be used for commercial use.
- * 50% of the terrace can be used for institutional and commercial use.
- * A nursing room with a minimum size of 4.5m² should be included in the building.
- * A daycare space with a size of 15%-20% of the footprint should be included on the 1st floor of the building.

LOT 11545 (N2 COMMUNITY CENTRE)		
Drawing Name : Conceptual Section	Drawing Stage: Final map	Scale: N.T.S

PLANNERS	
Drawn by: Naushad	Revised by: Hiyala
Drawn date: 4th September 2023	
Checked by: Mohamed Razzan Abdulla	

SURVEYORS	
Surveyed by:	Revised by:
Surveyed date:	Revised Date:
Checked by:	Approved by:

