



BINGHATTI - GARDENIA

UG + G + 5P +33 RESIDENTIAL FLOOR + ROOF .

AL BARSHA SOUTH FOURTH 681





BINGHATTI GARDENIA

PRESPECTIVE SHEET

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CAR PARKING CALCULATION AS PER DBC			
TYPE OF UNITS	NO. UNIT	MULTIPLIER	TOTAL NO CAR PARK REQ.
STUDIO	52	1.00	52
1-BED	161	1.00	161
2-BED	55	1.00	55
TOTAL			268
RETAIL (1car park / 70. sqm.)	9	SHOP AREA=632.36 / 70.00	
OFFICES (1car park / 50. sqm.)	27	OFFICE AREA= 1334.14/ 50.00	
PARKING REQ.	304		
RESIDENTIAL (VISITORS PARKING) (1car park / 35 BAY)	7.66		
RETAIL (VISITORS PARKING) (1car park / 35 BAY)	0.26		
OFFICES (VISITORS PARKING) (10% of Total Car Parking)	2.67		
TOTAL PARKING REQ.	314		
TOTAL PROPOSED PARKING	375		
EXTRA	61		

CAR PARKING CALCULATION AS PER DCR			
TYPE OF UNITS	NO. UNIT	MULTIPLIER	TOTAL NO CAR PARK REQ.
STUDIO	0	1.00	0
1-BED	109	1.00	109
2-BED	107	1.50	161
TOTAL			270
RETAIL (1car park / 25. sqm.)	25	SHOP AREA=632.36 / 25.00	
OFFICES (1car park / 50. sqm.)	27	OFFICE AREA= 1334.14/ 50.00	
PARKING REQ.	321		
RESIDENTIAL (VISITORS PARKING) (1car park / 35 BAY)	7.70		
RETAIL (VISITORS PARKING) (1car park / 35 BAY)	0.72		
OFFICES (VISITORS PARKING) (10% of Total Car Parking)	2.67		
TOTAL PARKING REQ.	333		
TOTAL PROPOSED PARKING	375		
EXTRA	42		

RESIDENTIAL UNIT TABULATION SUMMARY					
FLOORS	STUDIO	1-BED	2-BED	3-BED	TOTAL
9TH FLOOR	0	5	3	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	4	8	0	0	12
19TH FLOOR	0	4	4	0	8
20TH FLOOR	4	8	0	0	12
21ST FLOOR	0	4	4	0	8
22ND FLOOR (MECH. FLOOR)	0	0	0	0	0
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
33RD FLOOR	0	4	4	0	8
34TH FLOOR	4	8	0	0	12
35TH FLOOR	0	4	4	0	8
36TH FLOOR	4	8	0	0	12
TOTAL	52	161	55	0	268

OFFICE TABULATION	
FLOORS	OFFICES
6TH FLOOR	06
7TH FLOOR	08
8TH FLOOR	08
TOTAL	21

RETAIL TABULATION	
FLOORS	RETAIL
GROUND FLOOR	02

FLOORS	NO.
BASEMENT	44
GROUND	0
PODIUM-1	65
PODIUM-2	65
PODIUM-3	65
PODIUM-4	65
PODIUM-5	66
STREET	5
TOTAL	375

BICYCLE PROVISION	
BICYCLE REQUIRED = 375x5/100 (MINIMUM 5% OF TOTAL NO. OF CAR PARKING AVAILABLE)	19
BICYCLE PROVIDED	22

CAR PARKING FOR PEOPLE OF DETERMINATION	
CAR PARKING REQUIRED = 304x2/100 (MINIMUM 2% OF TOTAL NO. OF CAR PARKING AVAILABLE)	6
CAR PARKING PROVIDED	11

VISITORS PARKING (RESIDENTIAL+RETAIL)	
CAR PARKING REQUIRED = 277/35 (1 SPACE PER 35 BAY)	8
VISITOR CAR PARKING PROVIDED ON BUILDING	8

VISITORS PARKING (OFFICES)	
CAR PARKING REQUIRED = 27x10/100 (MINIMUM 10% OF TOTAL NO. OF CAR PARKING AVAILABLE)	3
VISITOR CAR PARKING PROVIDED ON BUILDING	3

PREFERRED PARKING PROVISION	
PREFERRED PARKING REQUIRED = 375x5/100 (MINIMUM 5% OF TOTAL NO. OF CAR PARKING AVAILABLE)	19
PREFERRED PARKING PROVIDED	19

SUMMARY FOR GFA (RESIDENTIAL)		
FLOOR LEVELS	SQ.M	SQ.FT
GROUND FLOOR	294.22	3166.90
PODIUM 1 FLOOR	101.54	1092.97
PODIUM 2,3&4 FLOORS	304.62	3278.90
PODIUM 5 FLOOR	101.54	1092.97
6TH FLOOR	339.11	3650.19
7TH & 8TH FLOOR	0.00	0.00
9TH-35TH ALT FLOORS (14 FLOORS)	8788.06	94593.83
10TH-36TH ALTERNATE FLOORS (EXCEPT 22ND FLOOR) (13 FLOORS)	8160.34	87837.12
22ND MECH. FLOOR	86.24	928.28
ROOF FLOOR	17.40	187.29
TOTAL PROPOSED GFA	18193.08	195828.45
TOTAL ALLOWED GFA	18377.90	197817.86
PLOT AREA	2386.74	25690.63
ALLOWED FLOOR AREA RATIO	7.70	
PROPOSED FLOOR AREA RATIO	7.62	
EXTRA FLOOR AREA EXTRA(+) SHORTAGE(-)	-184.82	

SUMMARY FOR FLOOR AREA FOR (OFFICE)		
FLOOR LEVELS	SQ.M	SQ.FT
GROUND FLOOR	113.43	4174.55
6TH FLOOR	387.83	4174.55
7TH & 8TH FLOOR	1372.87	14777.46
TOTAL PROPOSED GFA	1874.13	20172.96
TOTAL ALLOWED GFA	2386.74	25690.63
PLOT AREA	2386.74	25690.63
ALLOWED FLOOR AREA RATIO	1.00	
PROPOSED FLOOR AREA RATIO	0.79	
EXTRA FLOOR AREA EXTRA(+) SHORTAGE(-)	-512.61	

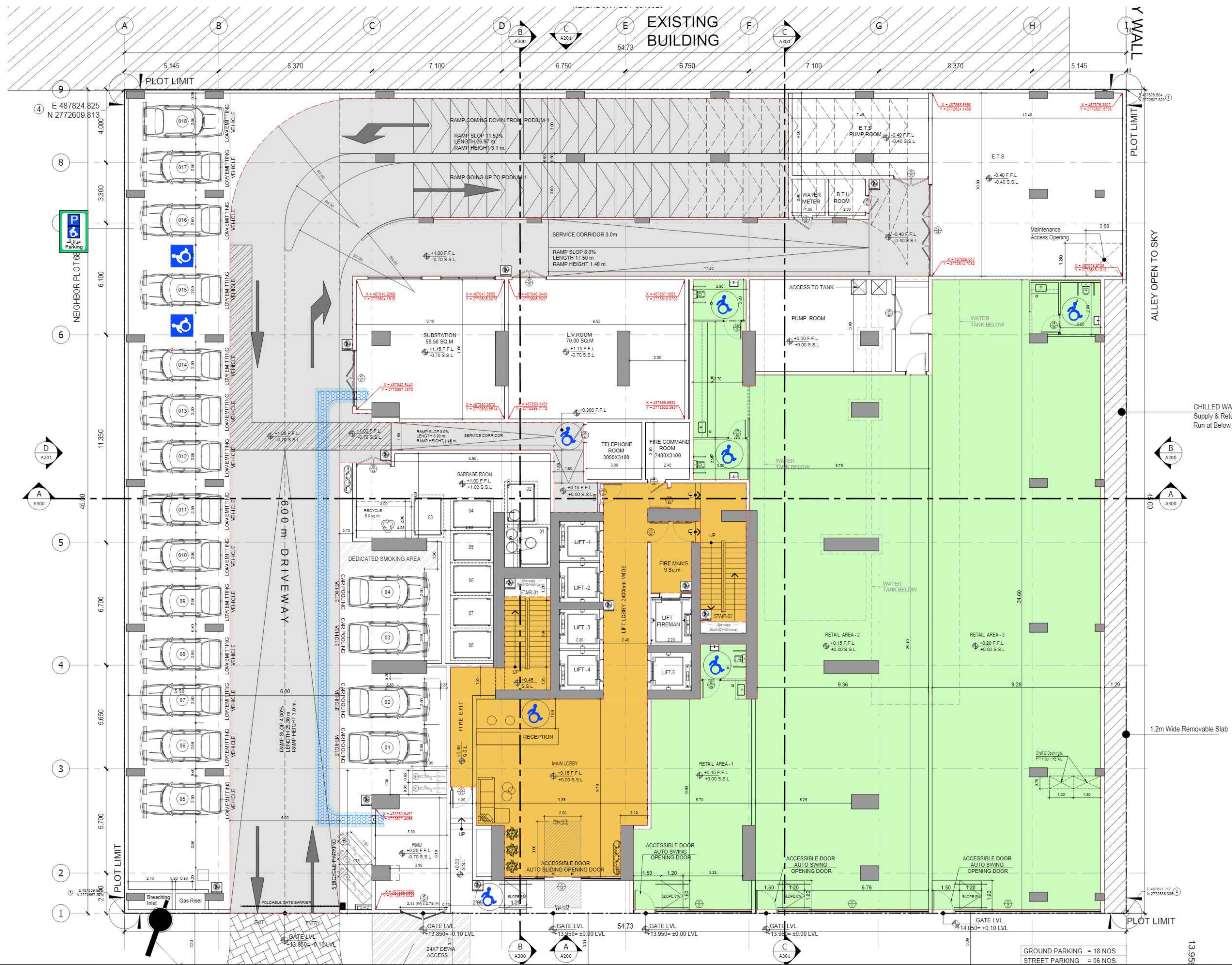
SUMMARY FOR GFA (RETAIL)		
FLOOR LEVELS	SQ.M	SQ.FT
GROUND FLOOR	632.36	6806.67
TOTAL PROPOSED GFA	632.36	6806.67
TOTAL ALLOWED GFA	716.02	7707.19
PLOT AREA	2386.74	25690.63
ALLOWED FLOOR AREA RATIO	0.30	
PROPOSED FLOOR AREA RATIO	0.26	
EXTRA FLOOR AREA EXTRA(+) SHORTAGE(-)	-83.66	

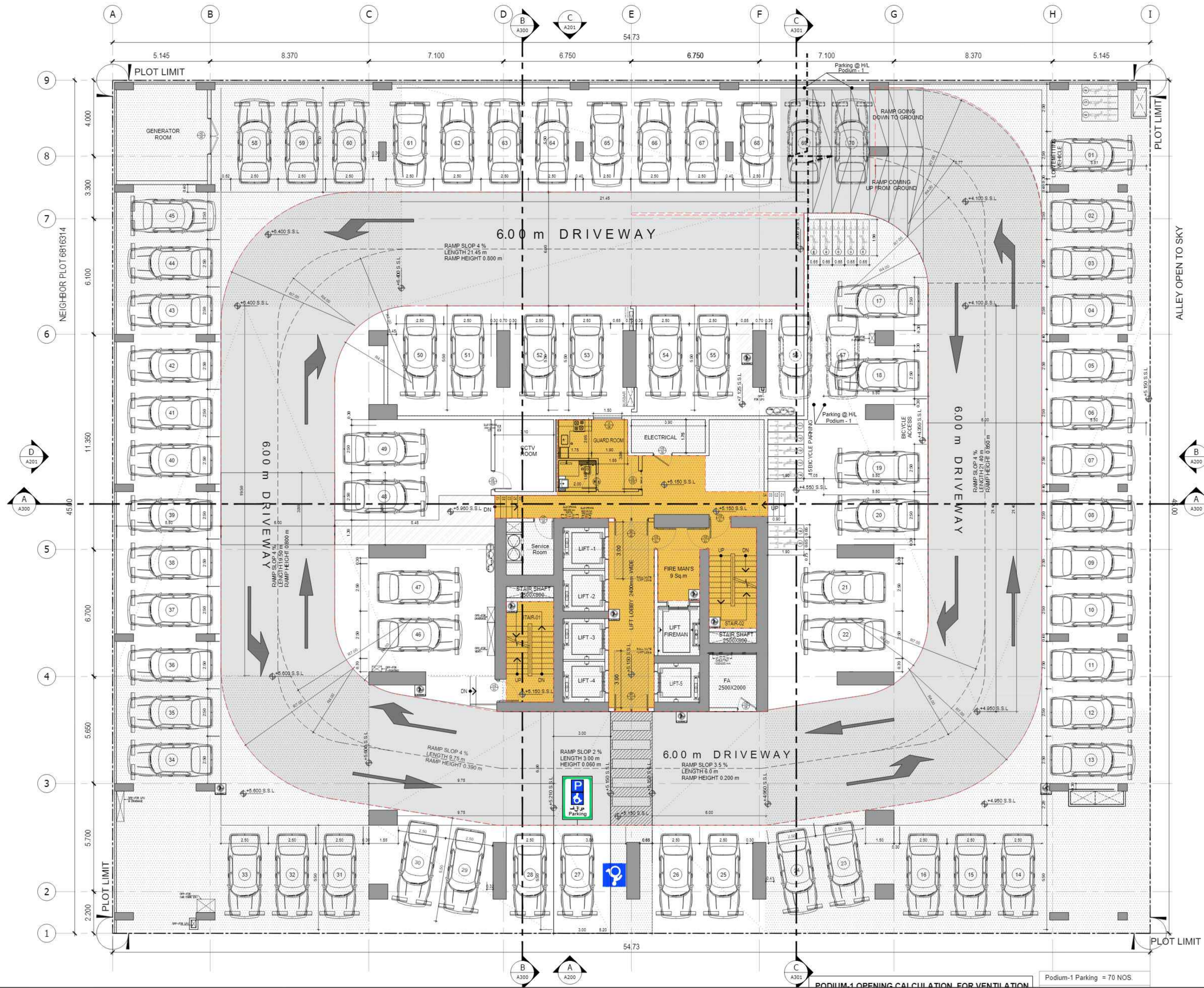
SUMMARY OF AREA						
	ALLOWED		PROPOSED		BALANCE +EXTRA / - SHORTAGE	
	(sq.m)	(sq.ft)	(sq.m)	(sq.ft)	(sq.m)	(sq.ft)
RESIDENTIAL LAND USE (7.70 RATIO)	18377.90	197817.9	18193.08	195828.45	-184.82	-1989.40
RETAIL LAND USE (0.30 RATIO) OF PLOT AREA	716.02	7707.19	632.36	6806.68	-83.66	-901
OFFICE USE (1.00 RATIO) OF PLOT AREA	2386.74	25690.63	1874.13	20172.97	-512.61	-5518
TOTAL GROSS FLOOR AREA (9.00 RATIO)	21480.66	231215.7	20699.57	222808.08	-781.09	-8407.60

AVERAGE FLOOR PLATE AREA CALCULATION		
SUMMARY FOR PLATE FLOOR AREA		
GROUND FLOOR	0.00	0.00 SQ.FT
6TH,7TH & 8TH FLOOR (3 FLOORS)	2535.48	27291.65 SQ.FT
9TH-35TH ALTERNATE FLOOR (14 FLOORS)	12228.72	131628.72 SQ.FT
10TH-36TH ALTERNATE FLOOR (EXCEPT 22ND FLOOR) (13 FLOORS)	10411.70	112070.50 SQ.FT
TOTAL FLOOR PLATE AREA	25175.90	270990.87 SQ.FT

PERMISSIBLE AVG. PLATE FLOOR	35.19	ALLOWED TYPICAL FLOOR PLATE AREA	840.00 SQ.M	9041.68 SQ.FT	
PLOT AREA	2386.74 SQ.M	25690.63 SQ.FT			
TOTAL FLOOR PLATE AREA	25175.90	270990.87 SQ.FT	PROPOSED FLOOR PLATE AREA	839.20 SQ.M	9033.03 SQ.FT
PROPOSED AVERAGE FLOOR PLATE (BUILDING FOOTPRINT AREA / 30) * TOTAL / PLOT AREA = TOTAL PERCENTAGE ± PERMISSIBLE AVERAGE PLATE	35.16%				







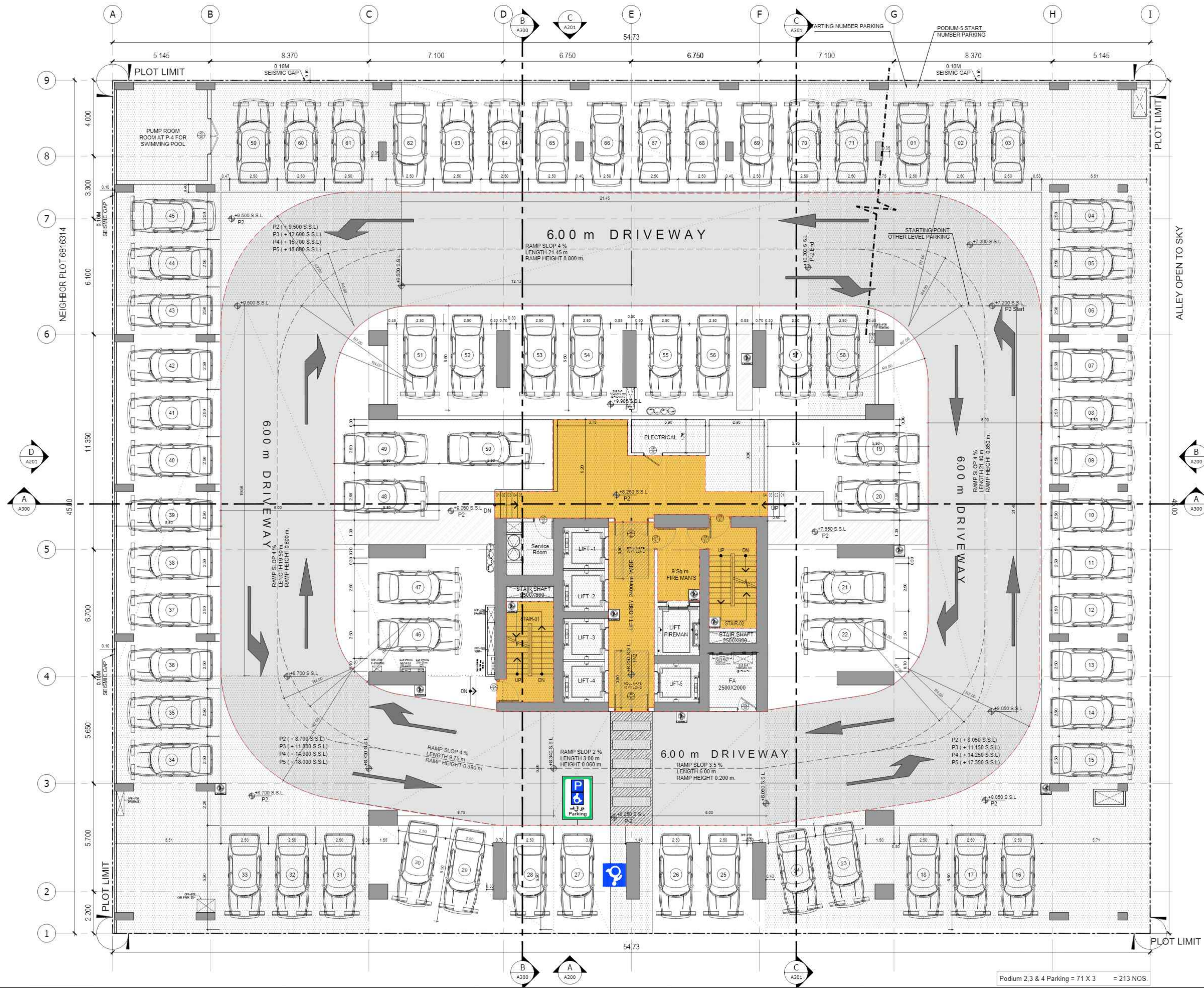
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PODIUM 1 FLOOR PLAN

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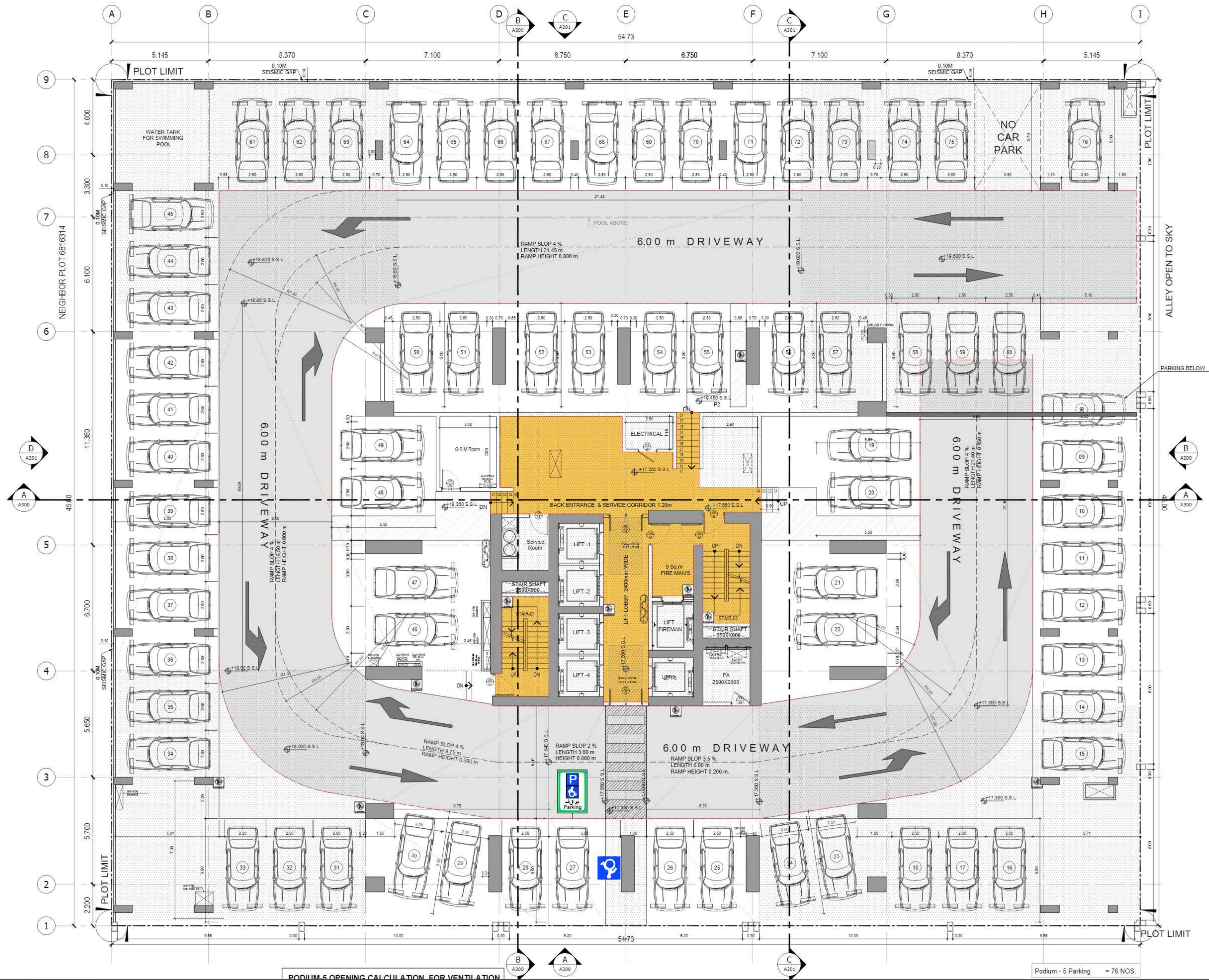
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PODIUM 2, 3 & 4 FLOOR PLAN

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PODIUM 5 OPENING CALCULATION FOR VENTILATION

Podium - 5 Parking = 76 NOS.



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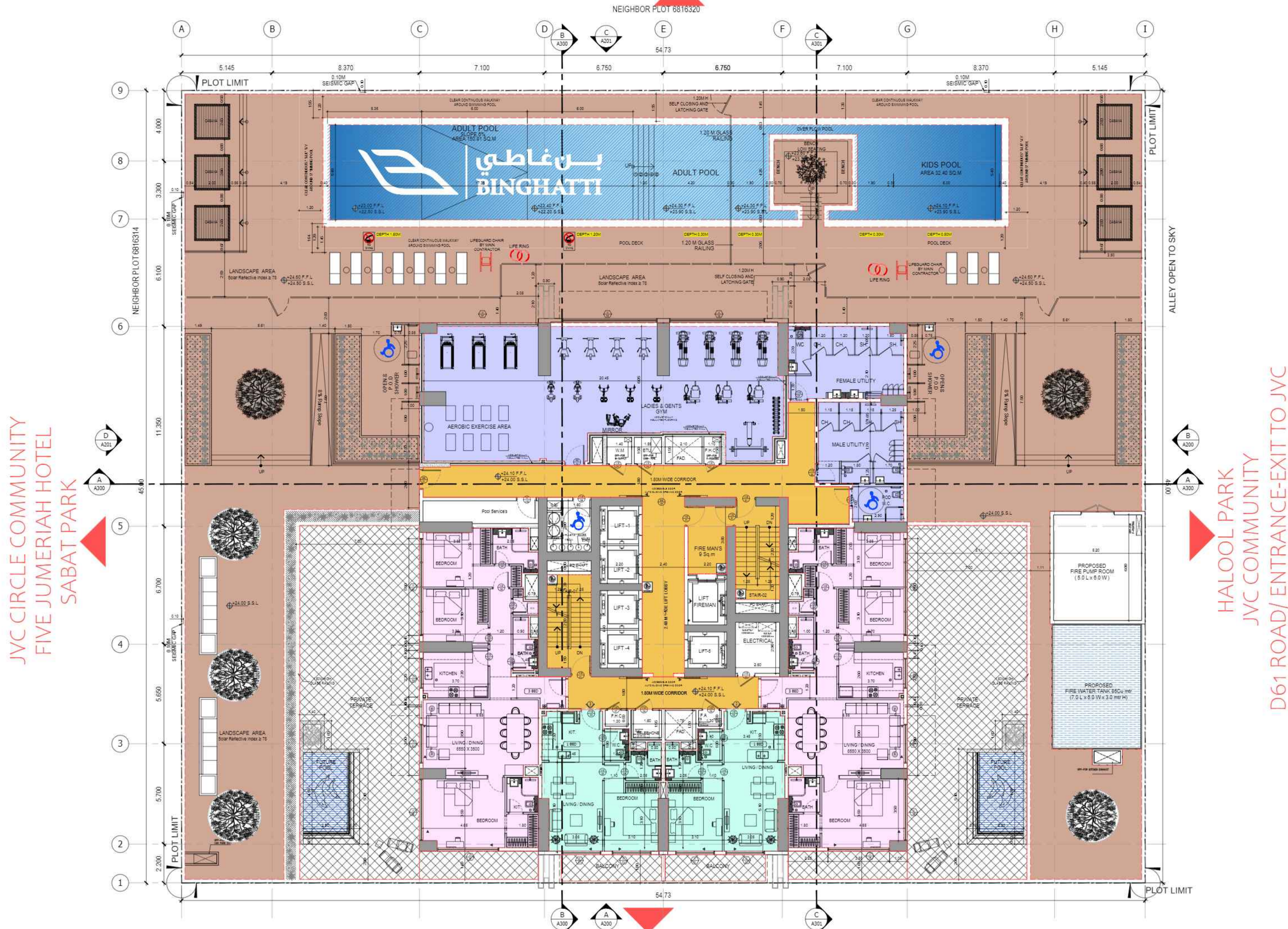
PODIUM 5 FLOOR PLAN

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JVC COMMUNITY PARK
JVC COMMUNITY
AMENITY VIEW



JVC CIRCLE COMMUNITY
FIVE JUMERIAH HOTEL
SABAT PARK

HALOOL PARK
JVC COMMUNITY
D61 ROAD/ ENTRANCE-EXIT TO JVC

JVC COMMUNITY
INTERNAL ROAD
THAMAM PARK

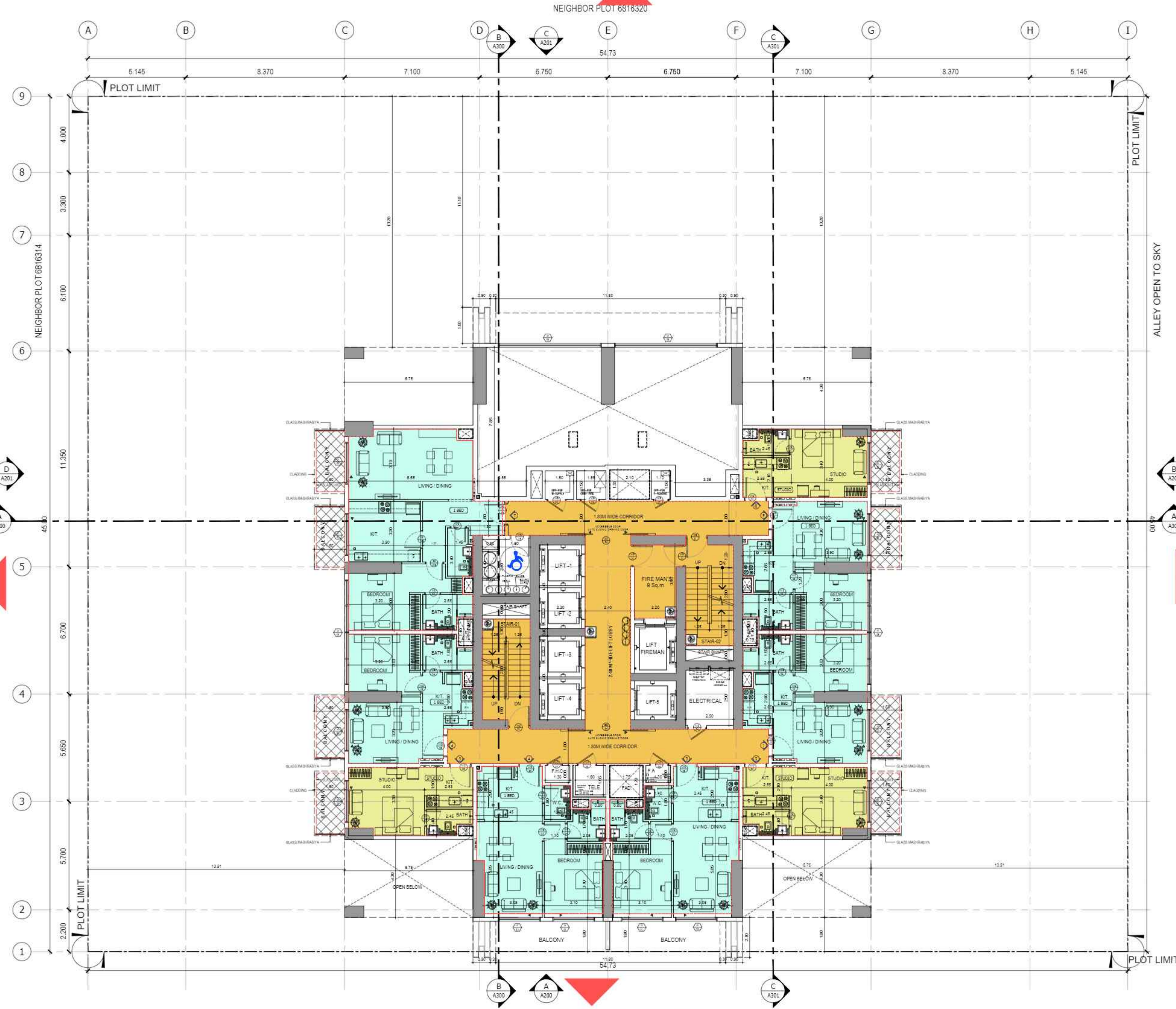
1ST FLOOR

JVC COMMUNITY PARK
JVC COMMUNITY
AMENITY VIEW

JVC CIRCLE COMMUNITY
FIVE JUMERIAH HOTEL
SABAT PARK

HALOOL PARK
JVC COMMUNITY
D61 ROAD/ENTRANCE-EXIT TO JVC

JVC COMMUNITY
INTERNAL ROAD
THAMAM PARK



BINGHATTI GARDENIA

2ND FLOOR PLAN



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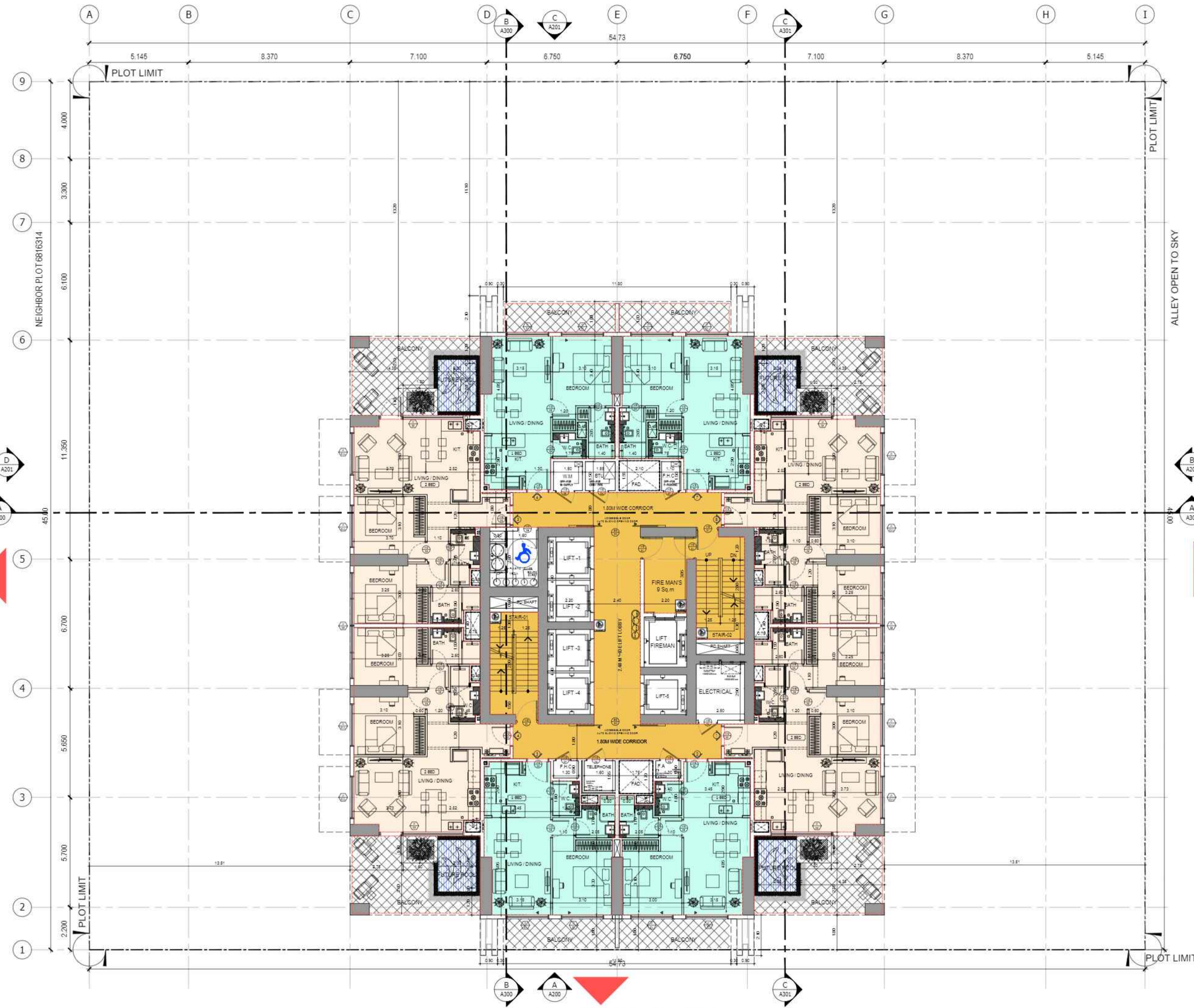
JVC COMMUNITY PARK
JVC COMMUNITY
AMENITY VIEW

NEIGHBOR PLOT 6816320

JVC CIRCLE COMMUNITY
FIVE JUMERIAH HOTEL
SABAT PARK

HALOOL PARK
JVC COMMUNITY
D61 ROAD/ENTRANCE-EXIT TO JVC

JVC COMMUNITY
INTERNAL ROAD
THAMAM PARK



BINGHATTI GARDENIA

3RD, 5TH, 7TH, 9TH FLOOR PLAN

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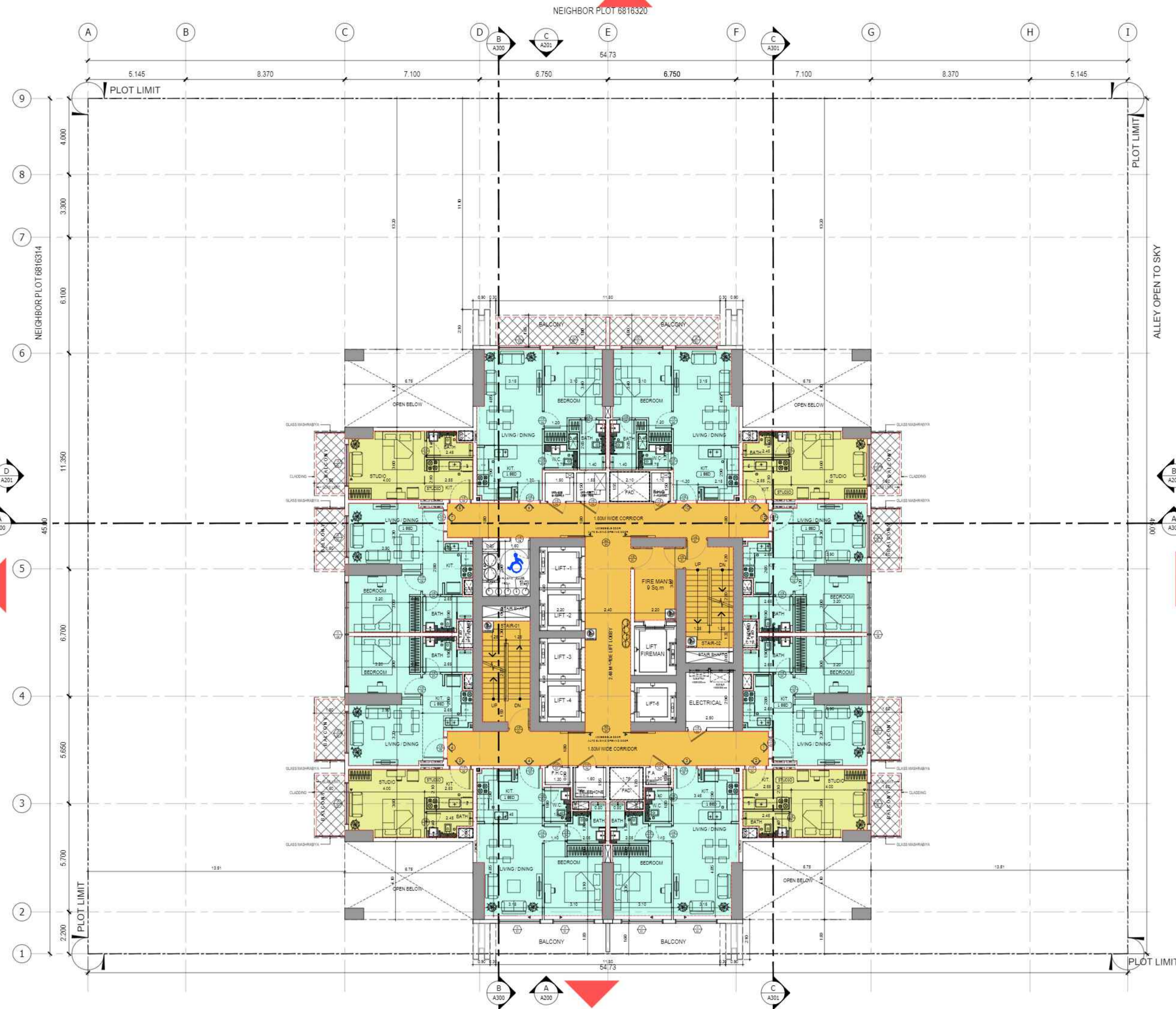
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JVC COMMUNITY PARK
JVC COMMUNITY
AMENITY VIEW

JVC CIRCLE COMMUNITY
FIVE JUMERIAH HOTEL
SABAT PARK

HALOOL PARK
JVC COMMUNITY
D61 ROAD/ ENTRANCE-EXIT TO JVC

JVC COMMUNITY
INTERNAL ROAD
THAMAM PARK



BINGHATTI GARDENIA

4TH, 6TH, 8TH, 10TH FLOOR PLAN

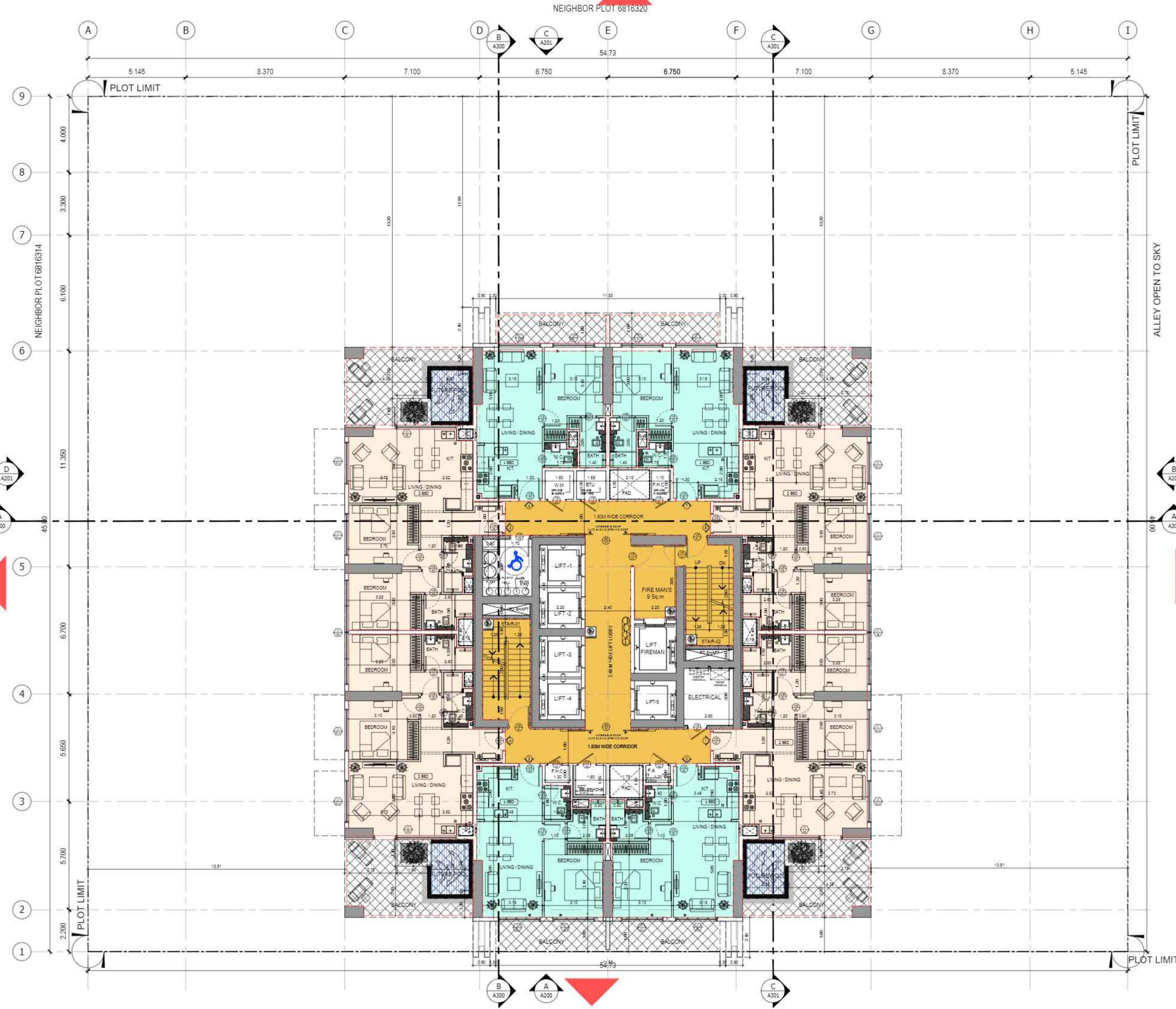


JVC COMMUNITY PARK
JVC COMMUNITY
AMENITY VIEW

JVC CIRCLE COMMUNITY
FIVE JUMERIAH HOTEL
SABAT PARK

HALOOL PARK
JVC COMMUNITY
D61 ROAD/ENTRANCE-EXIT TO JVC

JVC COMMUNITY
INTERNAL ROAD
THAMAM PARK



BINGHATTI GARDENIA

11TH, 13TH, 15TH, 17TH 19TH FLOOR PLAN

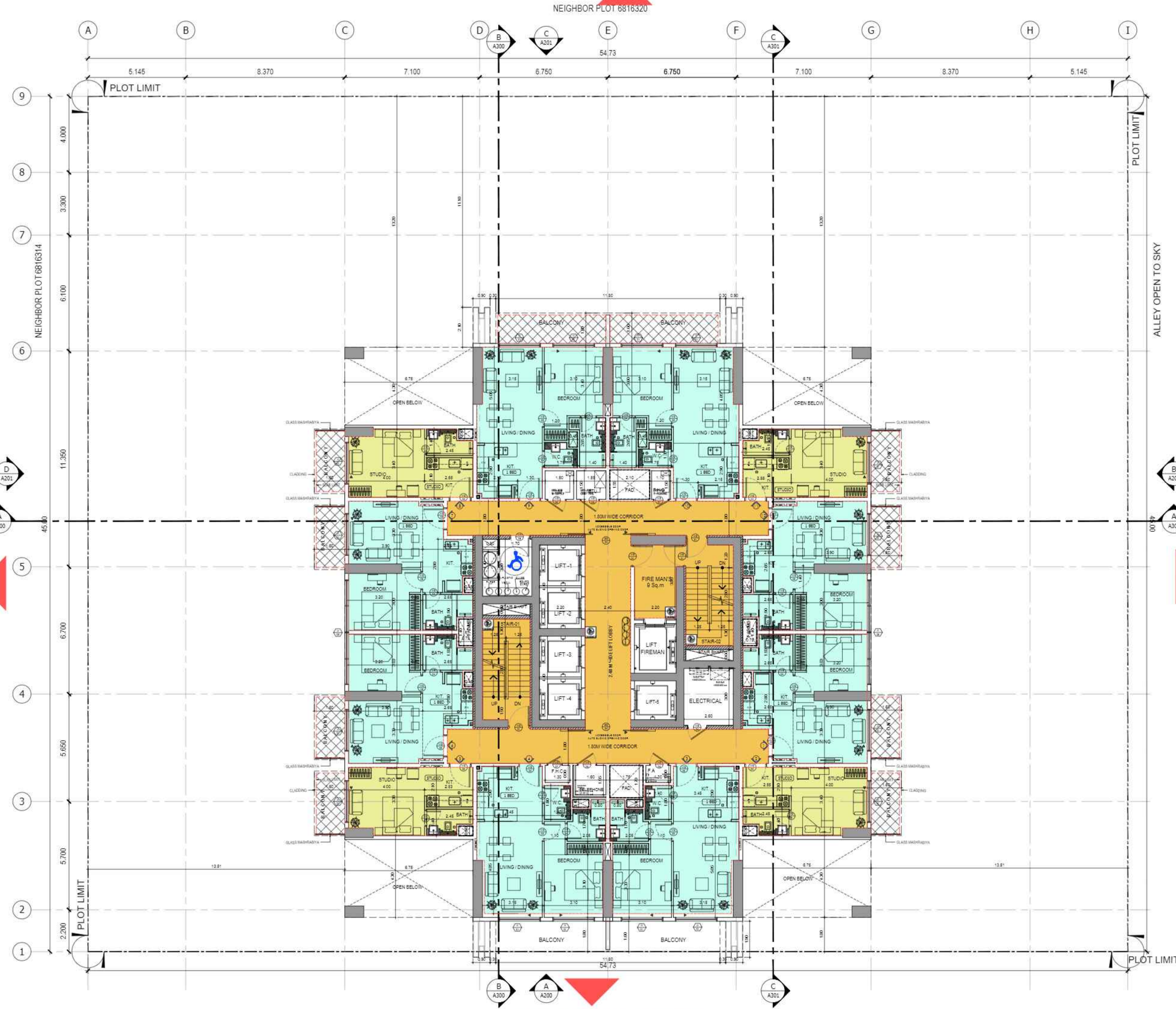


JVC COMMUNITY PARK
JVC COMMUNITY
AMENITY VIEW

JVC CIRCLE COMMUNITY
FIVE JUMERIAH HOTEL
SABAT PARK

HALOOL PARK
JVC COMMUNITY
D61 ROAD/ENTRANCE-EXIT TO JVC

JVC COMMUNITY
INTERNAL ROAD
THAMAM PARK



BINGHATTI GARDENIA

12TH, 14TH, 16TH, 29TH FLOOR PLANS

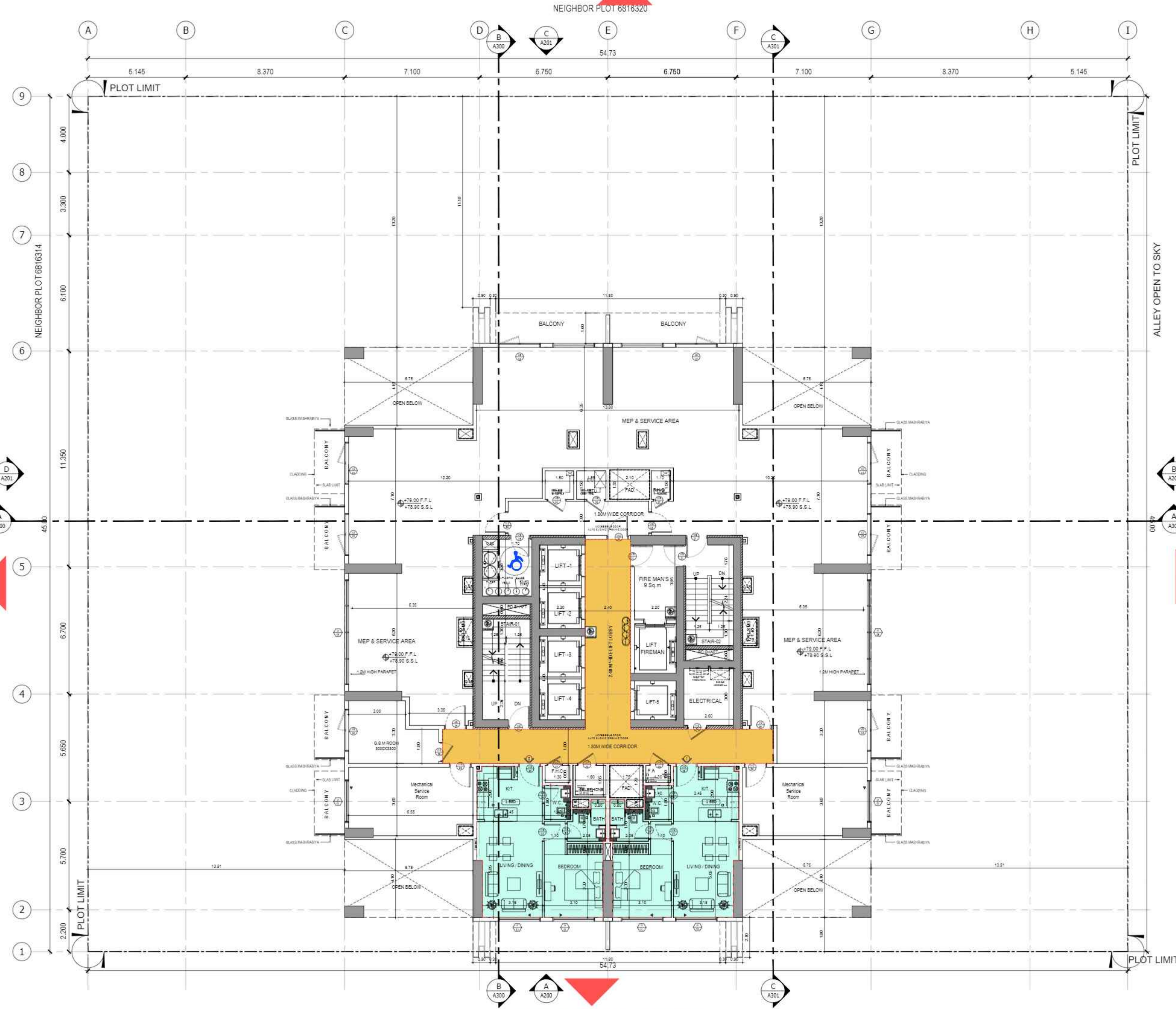


JVC COMMUNITY PARK
JVC COMMUNITY
AMENITY VIEW

JVC CIRCLE COMMUNITY
FIVE JUMERIAH HOTEL
SABAT PARK

HALOOL PARK
JVC COMMUNITY
D61 ROAD/ENTRANCE-EXIT TO JVC

JVC COMMUNITY
INTERNAL ROAD
THAMAM PARK



BINGHATTI GARDENIA

18TH FLOOR PLANS

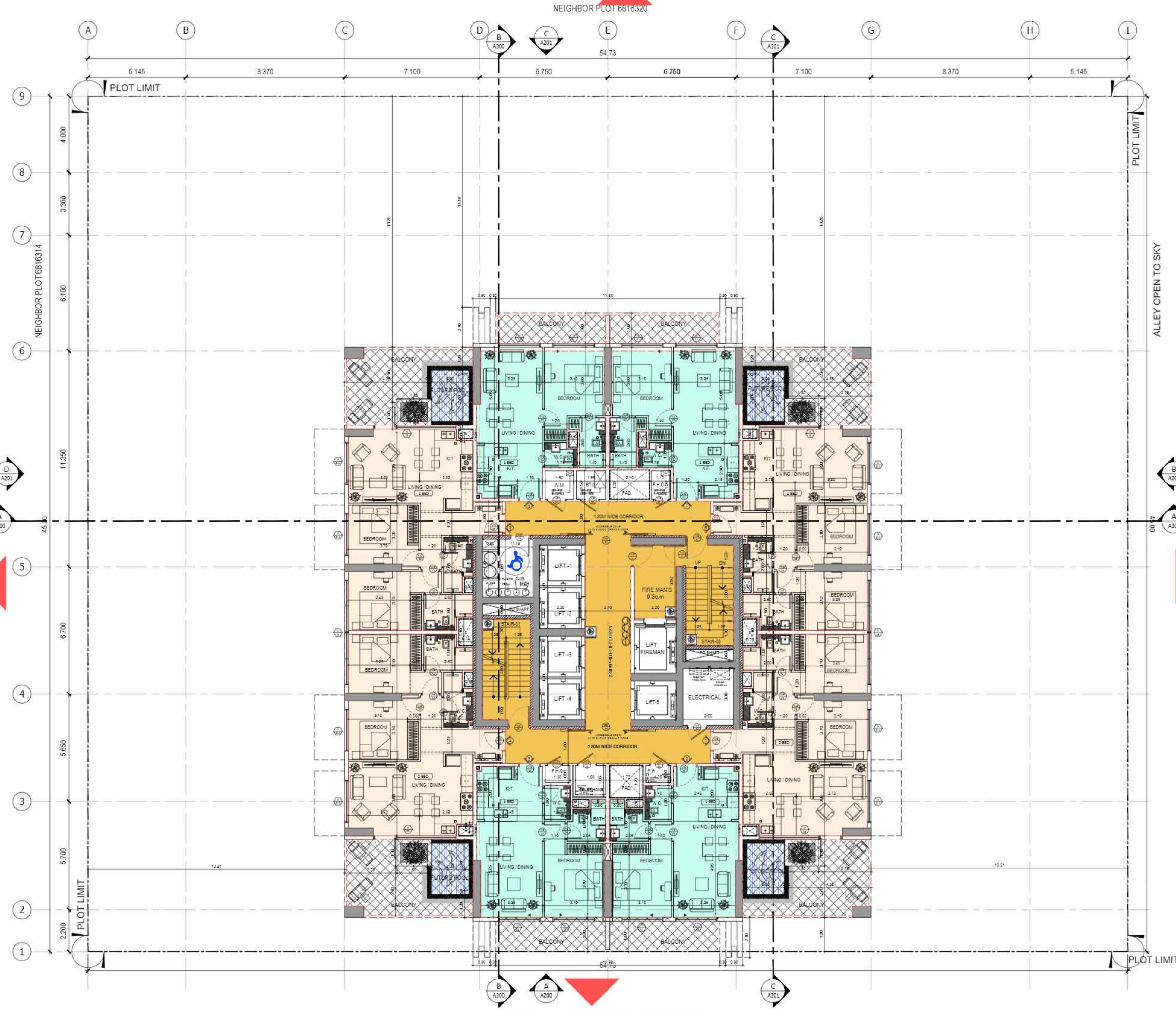


JVC COMMUNITY PARK
JVC COMMUNITY
AMENITY VIEW

JVC CIRCLE COMMUNITY
FIVE JUMERIAH HOTEL
SABAT PARK

HALOOL PARK
JVC COMMUNITY
D61 ROAD/ENTRANCE-EXIT TO JVC

JVC COMMUNITY
INTERNAL ROAD
THAMAM PARK



BINGHATTI GARDENIA

21ST, 23RD, 25TH, 27TH FLOOR PLAN

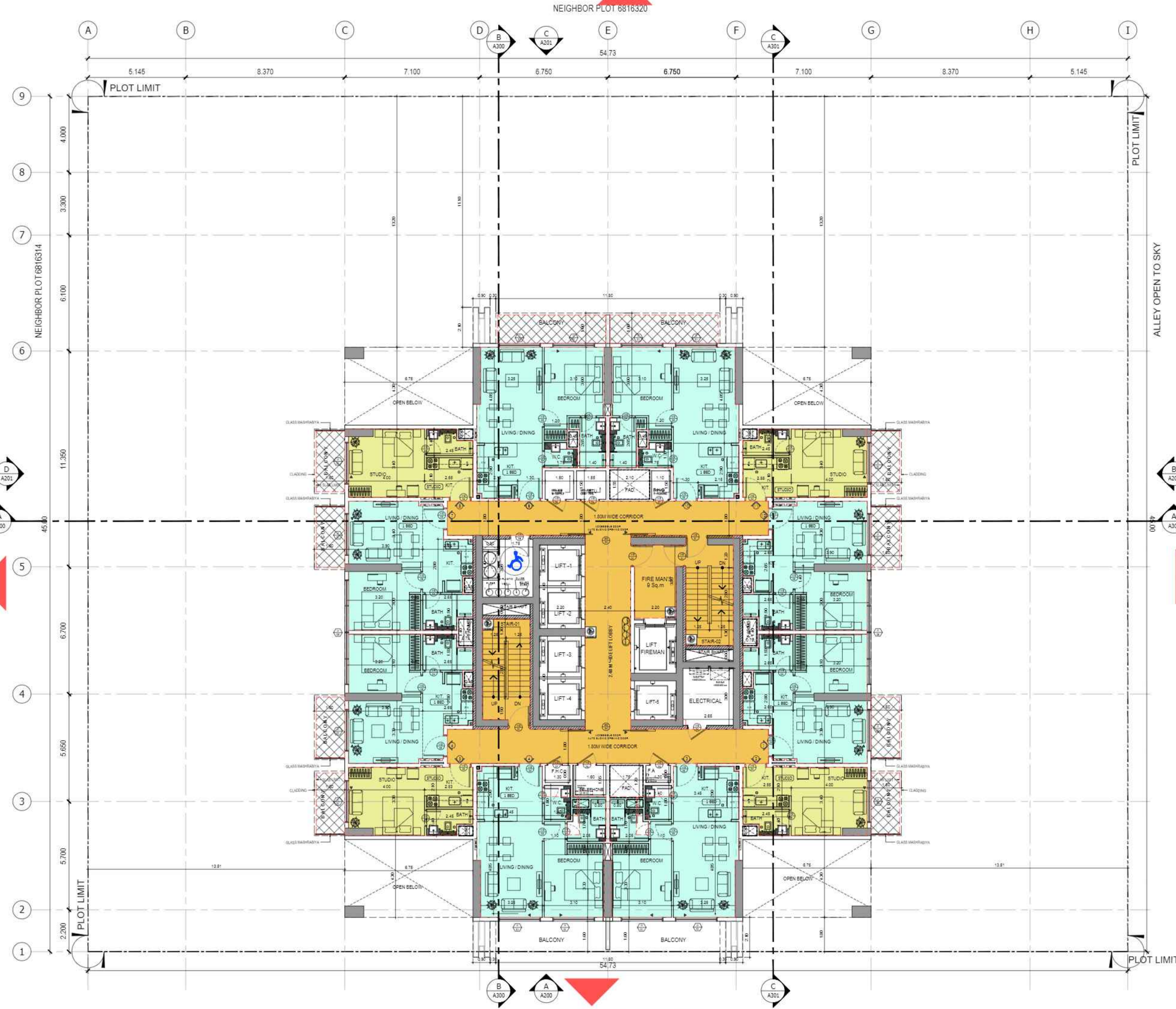


JVC COMMUNITY PARK
JVC COMMUNITY
AMENITY VIEW

JVC CIRCLE COMMUNITY
FIVE JUMERIAH HOTEL
SABAT PARK

HALOOL PARK
JVC COMMUNITY
D61 ROAD/ENTRANCE-EXIT TO JVC

JVC COMMUNITY
INTERNAL ROAD
THAMAM PARK



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22ND, 24TH, 26TH FLOOR PLAN

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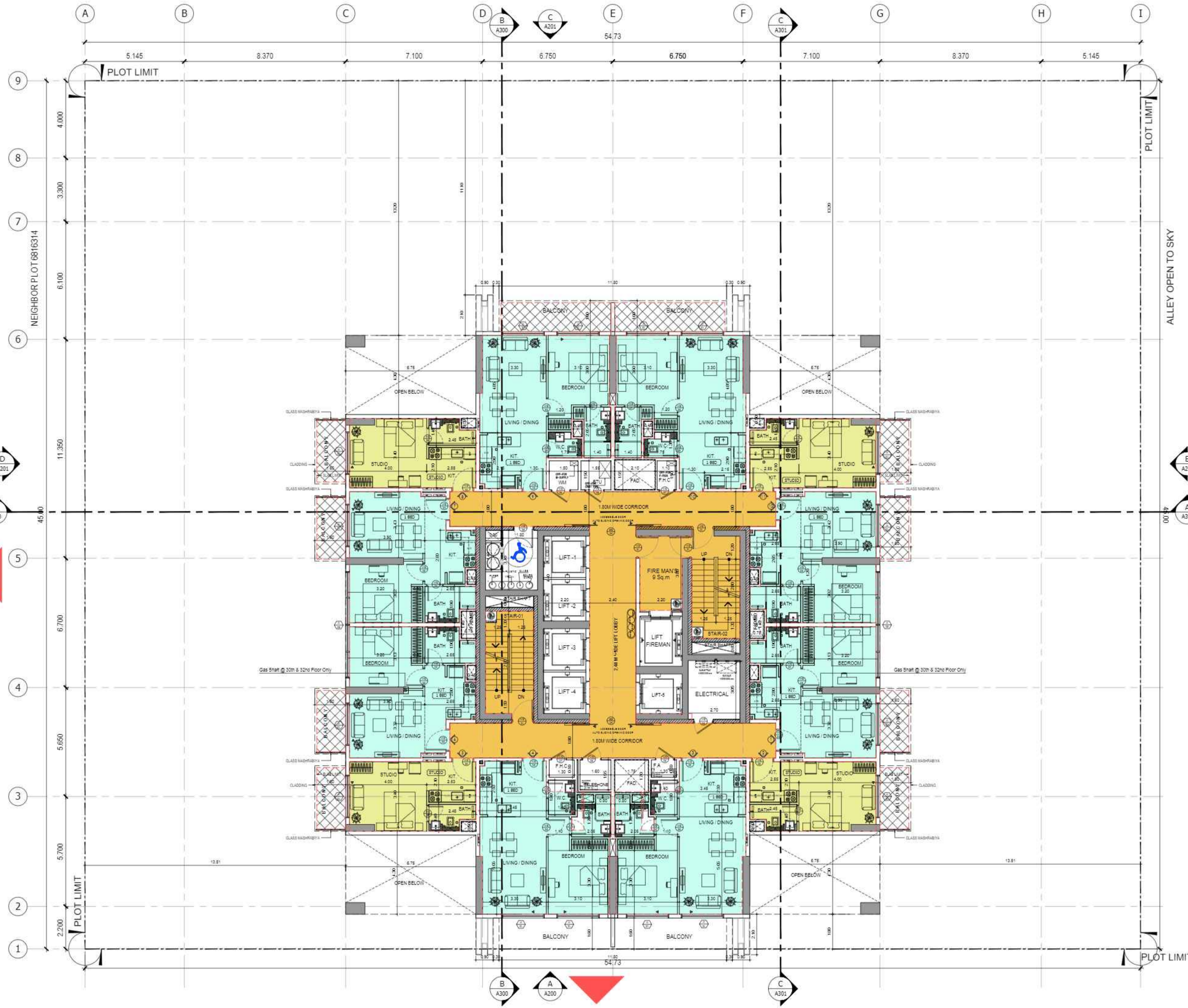
JVC COMMUNITY PARK
JVC COMMUNITY
AMENITY VIEW

NEIGHBOR PLOT 6816320

JVC CIRCLE COMMUNITY
FIVE JUMERIAH HOTEL
SABAT PARK

ALLEY OPEN TO SKY
HALLOOL PARK
JVC COMMUNITY
D61 ROAD/ ENTRANCE-EXIT TO JVC

JVC COMMUNITY
INTERNAL ROAD
THAMAM PARK



BINGHATTI GARDENIA

28TH, 30TH, 32ND FLOOR PLAN



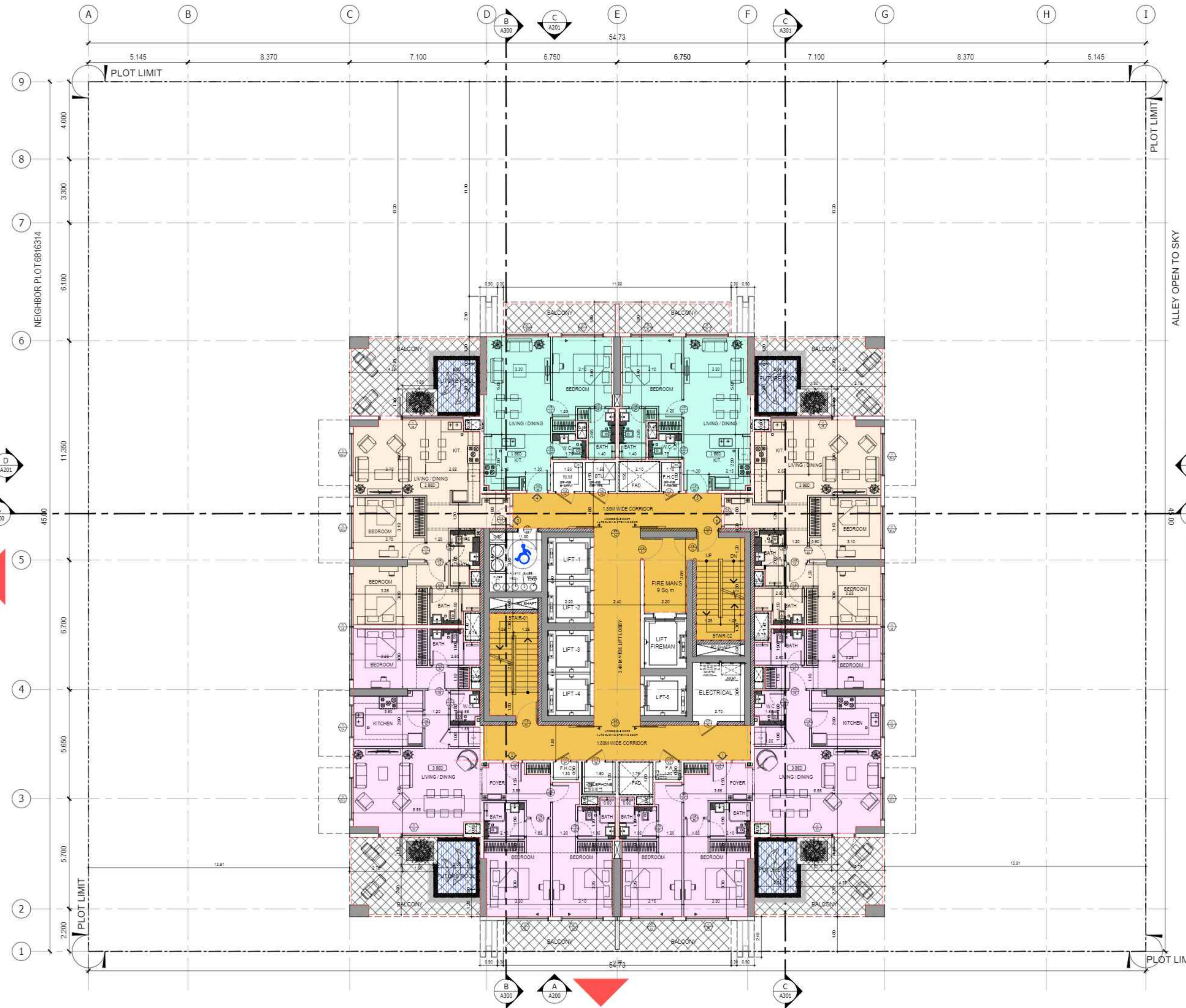
JVC COMMUNITY PARK
JVC COMMUNITY
AMENITY VIEW

NEIGHBOR PLOT 6816320

JVC CIRCLE COMMUNITY
FIVE JUMERIAH HOTEL
SABAT PARK

HALOOL PARK
JVC COMMUNITY
D61 ROAD/ ENTRANCE-EXIT TO JVC

JVC COMMUNITY
INTERNAL ROAD
THAMAM PARK



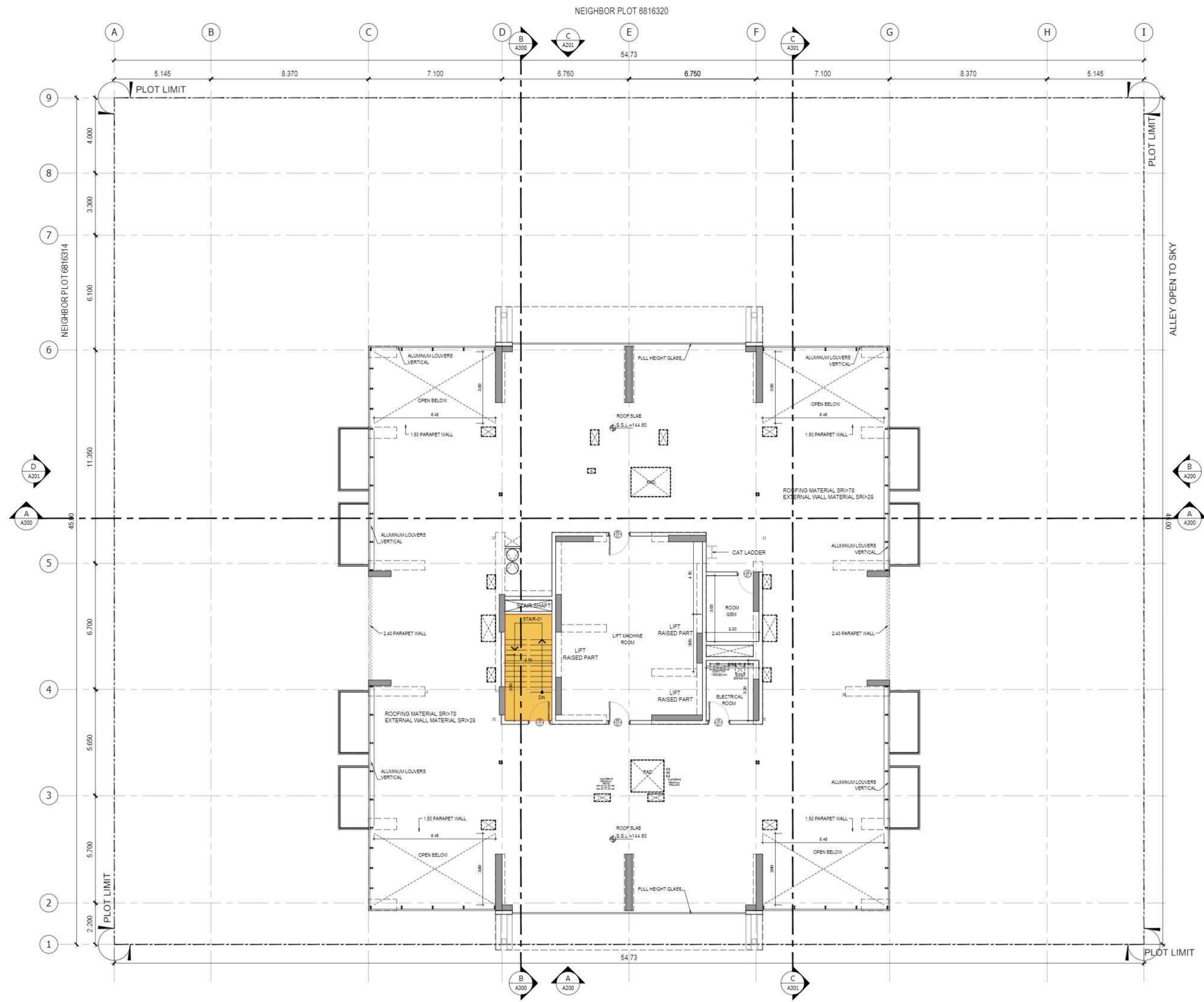
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29TH, 31ST, 33RD FLOOR PLAN

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29TH,31ST, 33RD FLOOR PLAN





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