

2
0
2
4
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2
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2
6





LOCATION: Dubai South, Plot RB 45

Zone HA.

SITE AREA: 3165.47 SQ. M

BUILT UP AREA: 8265.27 SQ. M

FLOORS: G+4

BUILDING TYPE: Residential

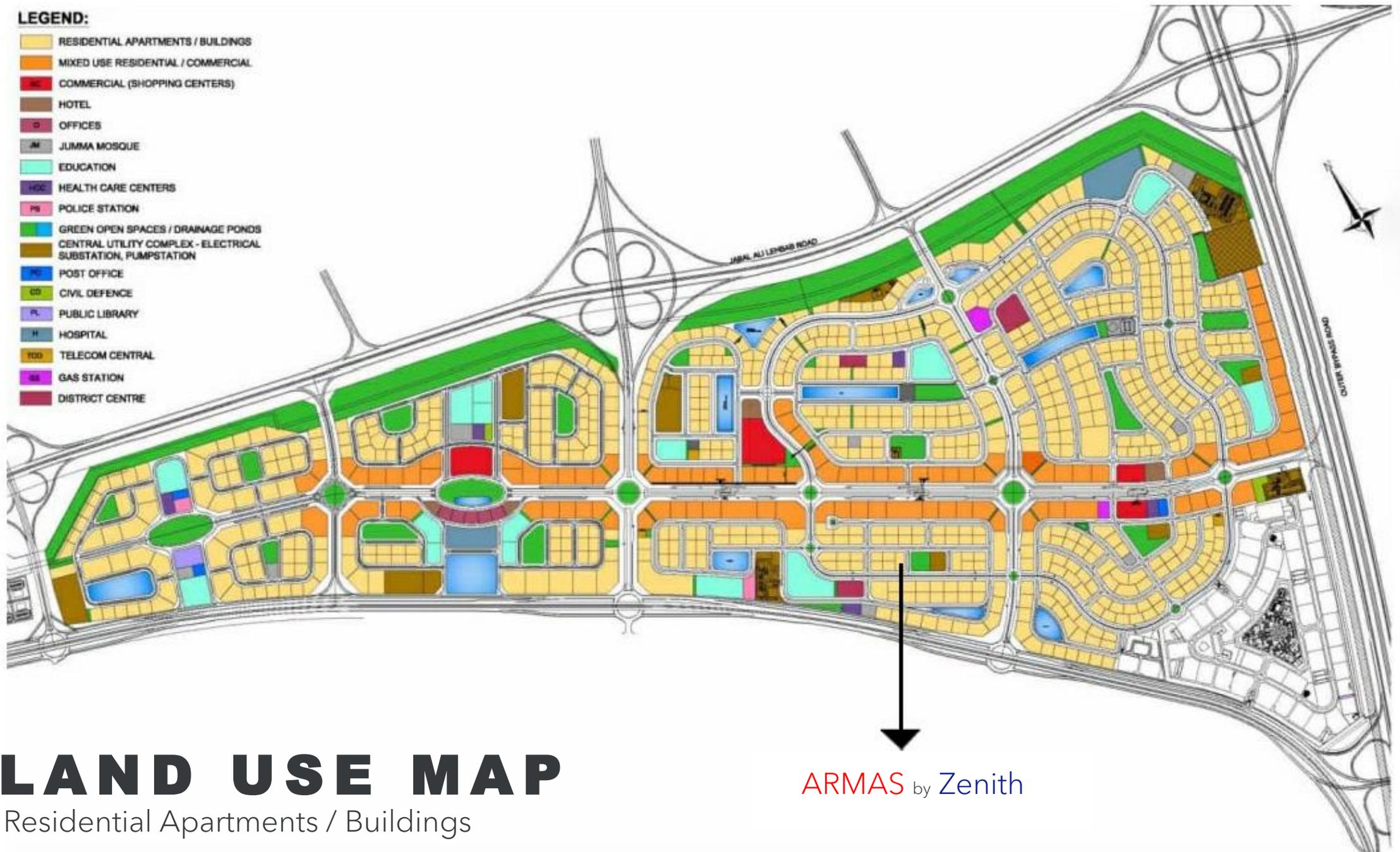


LOCATION

Dubai South, Plot RB 45, Zone HA.

LEGEND:

- RESIDENTIAL APARTMENTS / BUILDINGS
- MIXED USE RESIDENTIAL / COMMERCIAL
- COMMERCIAL (SHOPPING CENTERS)
- HOTEL
- OFFICES
- JUMMA MOSQUE
- EDUCATION
- HEALTH CARE CENTERS
- POLICE STATION
- GREEN OPEN SPACES / DRAINAGE PONDS
- CENTRAL UTILITY COMPLEX - ELECTRICAL SUBSTATION, PUMPSTATION
- POST OFFICE
- CIVIL DEFENCE
- PUBLIC LIBRARY
- HOSPITAL
- TELECOM CENTRAL
- GAS STATION
- DISTRICT CENTRE



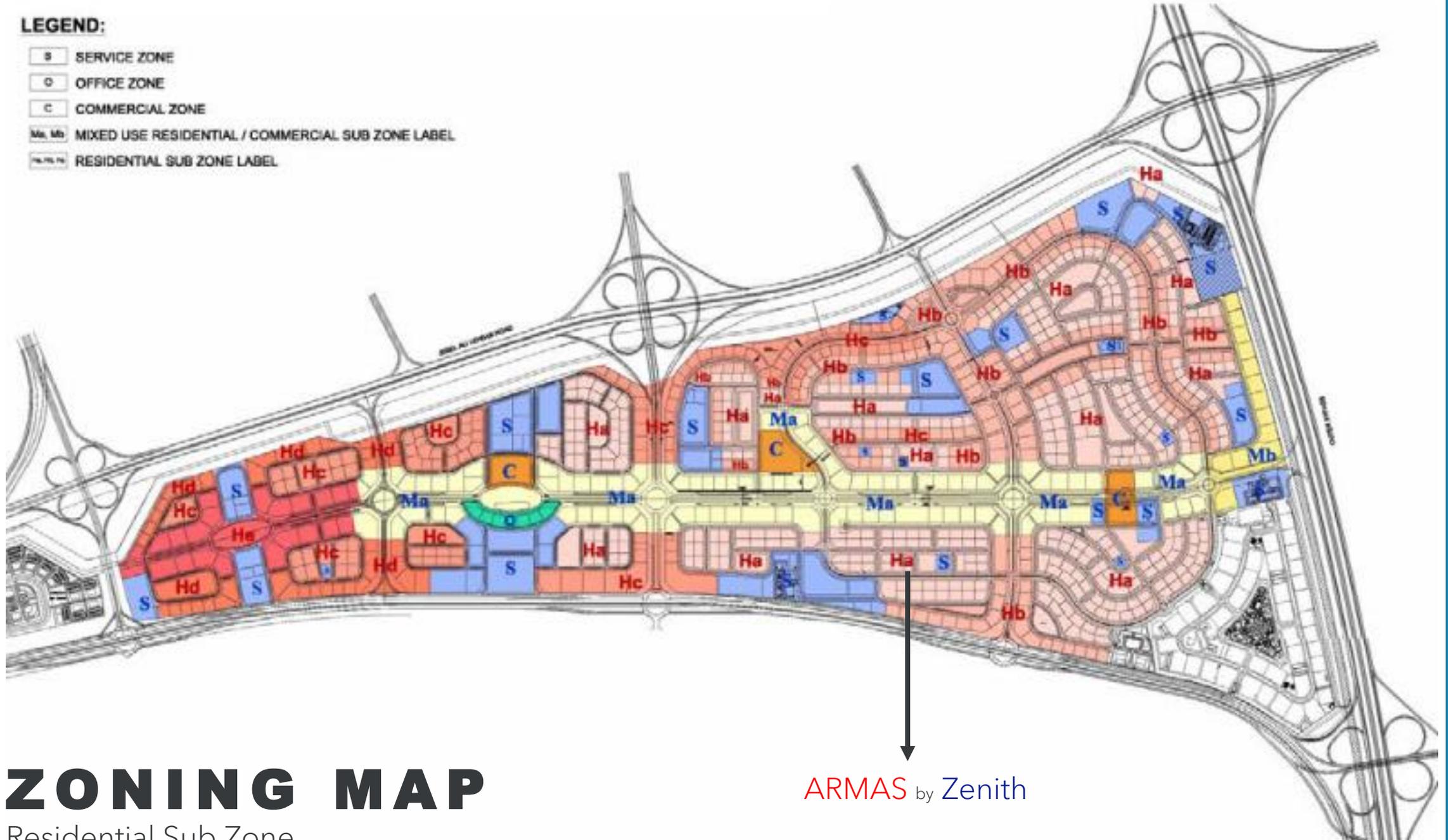
LAND USE MAP

Residential Apartments / Buildings

ARMAS by Zenith

LEGEND:

- S SERVICE ZONE
- O OFFICE ZONE
- C COMMERCIAL ZONE
- Ma, Mb** MIXED USE RESIDENTIAL / COMMERCIAL SUB ZONE LABEL
- Ha, Hb, Hc, Hd** RESIDENTIAL SUB ZONE LABEL



ZONING MAP

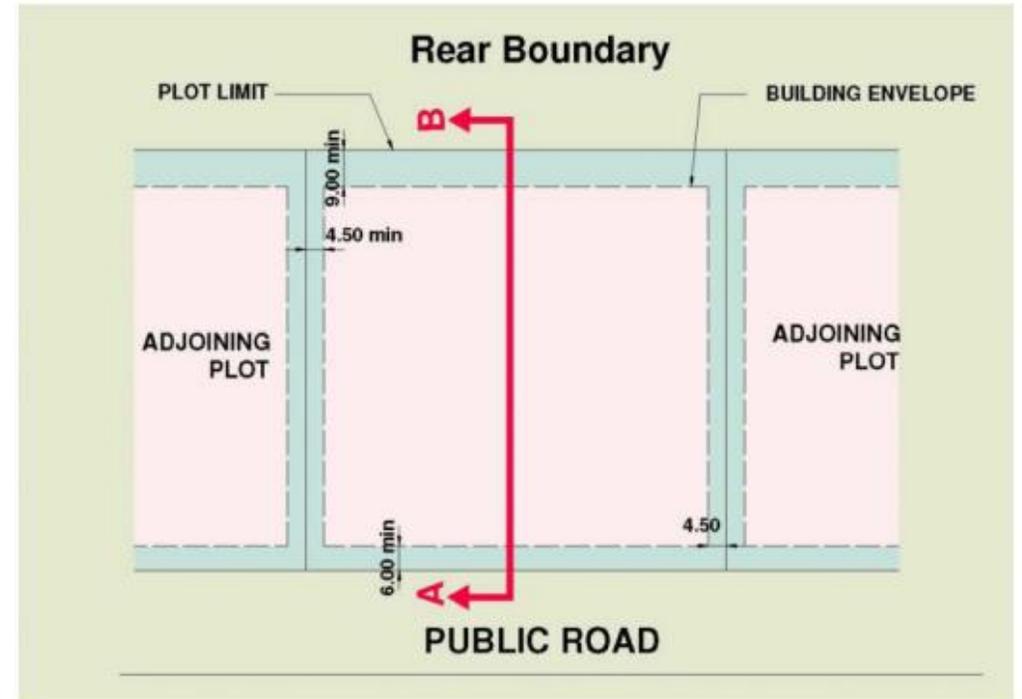
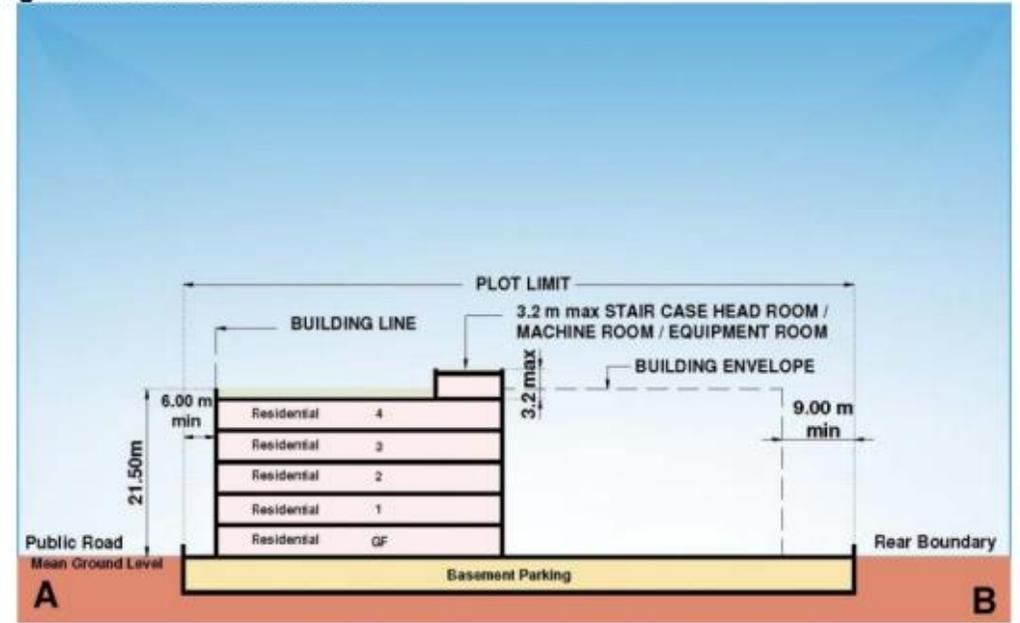
Residential Sub Zone

ARMAS by Zenith

4.3.1 Sub-Zone 'Ha'

- 4.3.1.1 Permitted Use: Residential apartments
- 4.3.1.2 Minimum Setbacks: (See Plate 1)
 - a) From public road: 6.00 meters
 - b) From adjoining plots: 4.50 meters
 - c) From rear boundaries: 9.00 meters
- 4.3.1.3 Floor Area Ratio (FAR): 1.80
- 4.3.1.4 Maximum Number of Floors including the Ground Floor: 5
- 4.3.1.5 Maximum Height of the Finished Floor Level of the Ground Floor from the mean ground level of the front elevation: 1.20 meters
- 4.3.1.6 Maximum Building Height: 21.50 meters.
Staircases and any other structures on the top floor / last floor should not exceed the height of 3.2 meters from the Finished Floor level to the top of Coping.

Figure: Plate 1 Sub-zone 'Ha'



SITE REGULATIONS



AL DAHLEEZ SERVICES					
PLOT	COORDINATES			R	AREA (m ²)
	PT.	X	Y		
45	1	487797.430	2759873.447	3165.47	
	2	487794.854	2759879.988		
	3	487766.320	2759897.348		
	4	487745.066	2759862.412		
	5	487723.811	2759827.476		
	6	487752.346	2759810.116		
	7	487759.417	2759810.965		
Plot Number		RB-45			
Signature					



AFFECTION PLAN

1:600

مؤسسة مدينة دبي للطيران
DUBAI AVIATION CITY CORPORATION



Notes:

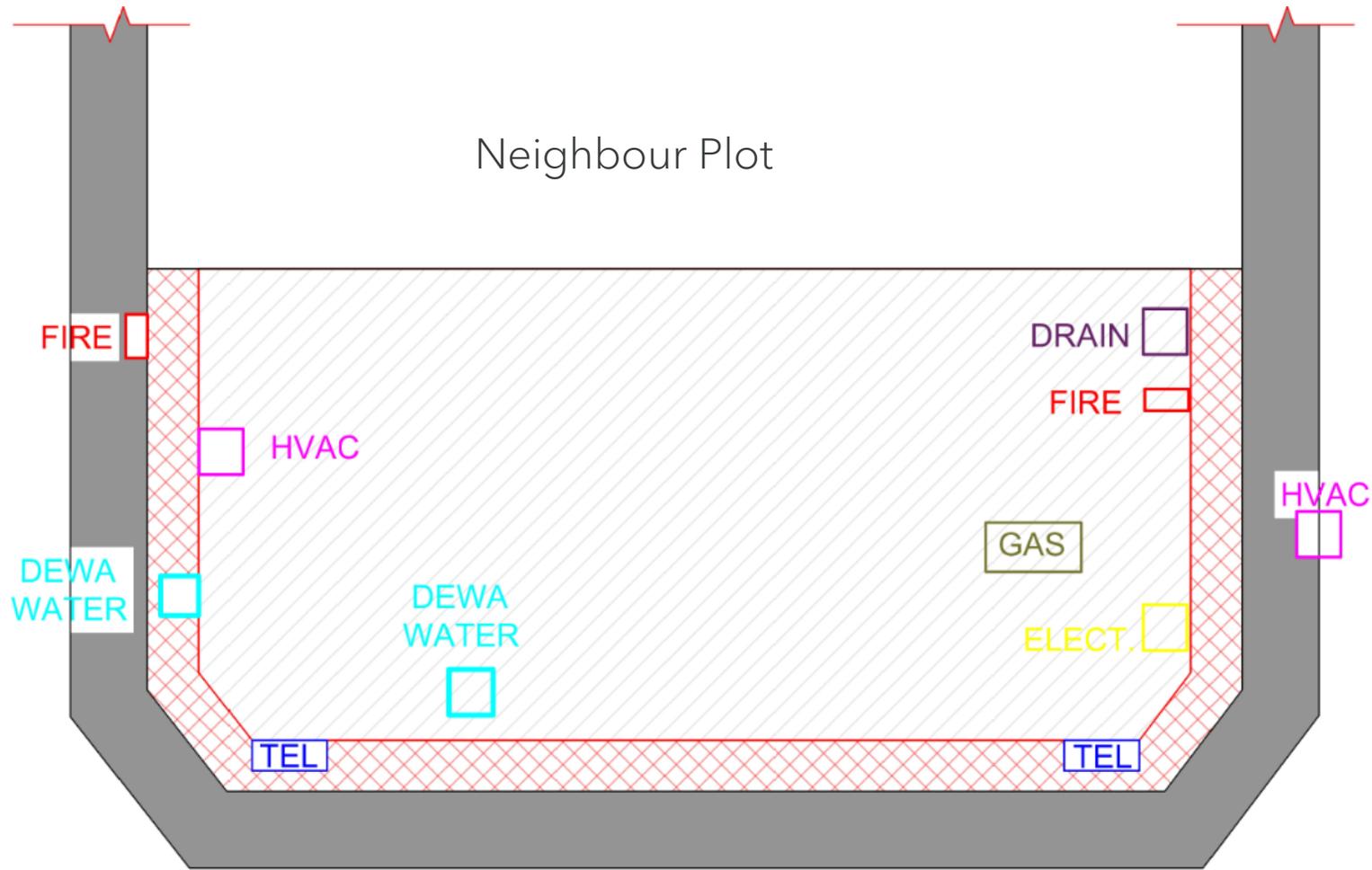
1- All Dimensions are in meters.

Drawn By: DACC - Development Control

Checked By: Usama Saleh

Approved By: VP - Development Control

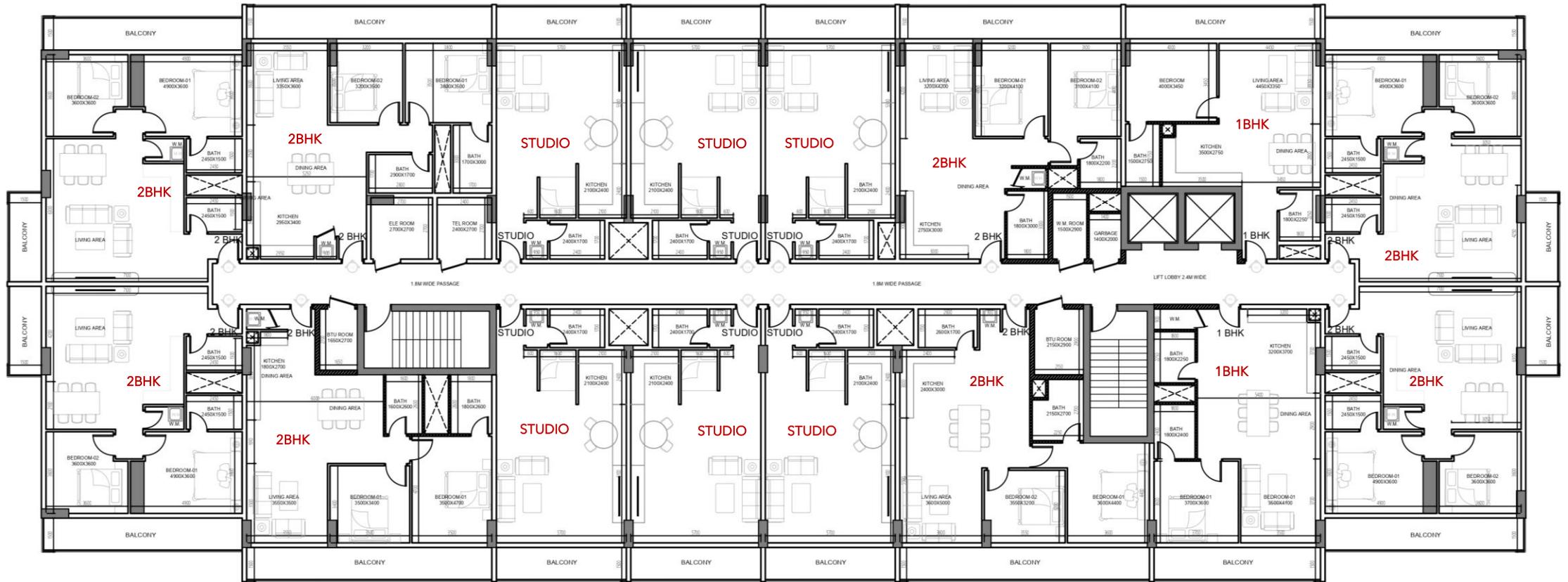
Issue Date: 22 OCT 2024
Valid Until: 21 OCT 2025



Services location on site

SITE PLAN





FAR AREA CALCULATION

SL.NO.	FLOORS	AREA IN SQ.MT	AREA IN SQ.FT
01	GROUND FLOOR	169.18	1821.05
02	FIRST FLOOR	1361.45	14654.64
03	SECOND FLOOR	1361.45	14654.64
04	THIRD FLOOR	1361.45	14654.64
05	FOURTH FLOOR	1361.45	14654.64
06	LOWER TERRACE FLOOR	82.86	891.90
TOTAL PROPOSED FAR AREA		5697.84	61331.55
TOTAL ALLOWED FAR AREA		5697.84	61331.55

BUILT-UP AREA CALCULATION

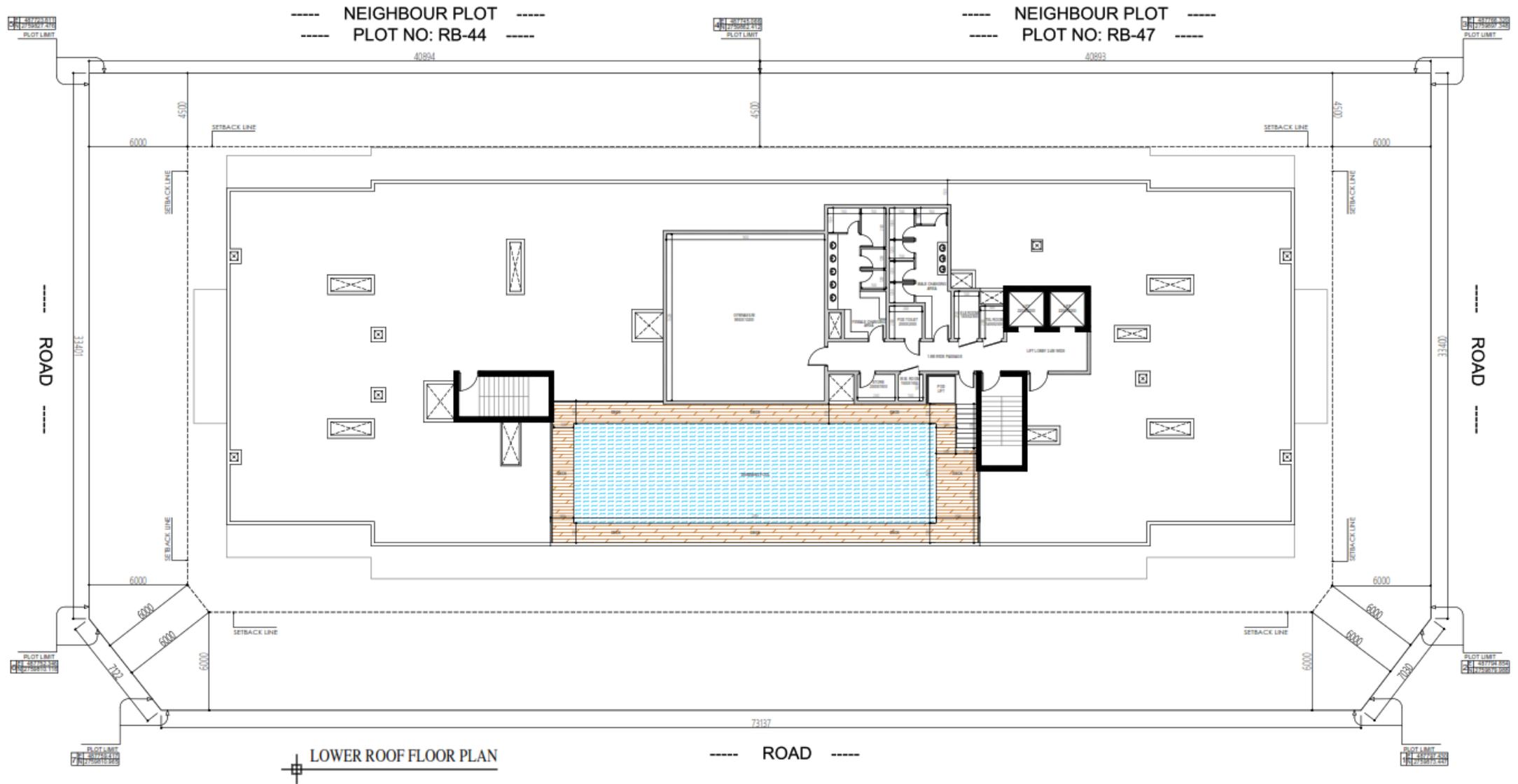
SL.NO.	FLOORS	AREA IN SQ.MT	AREA IN SQ.FT
01	GROUND FLOOR	1834.43	19745.80
02	FIRST FLOOR	1607.71	17305.39
03	SECOND FLOOR	1607.71	17305.39
04	THIRD FLOOR	1607.71	17305.39
05	FOURTH FLOOR	1607.71	17305.39
06	LOWER TERRACE FLOOR		
TOTAL ALLOWED FAR AREA		8265.27	88967.36

NUMBER OF APARTMENT

APARTMENTS	NO. OF UNITS	% PROVIDED
STUDIO	24	37.50
ONE BHK ROOM	08	12.50
TWO BHK ROOM	32	50.00
	64	100

TYPICAL FLOOR LAYOUT





ROOF TOP FLOOR LAYOUT



**SELLABLE AREA STATEMENT
ARMAS**

FLOOR	APPARTMENT	APPARTMENT NO.	SQ.M	SQ.FT
1ST - 4TH	1BHK	01	82.75	890.39
1ST - 4TH	2BHK	02	107.17	1153.1492
1ST - 4TH	2BHK	03	107.17	1153.1492
1ST - 4TH	1BHK	04	91.245	981.7962
1ST - 4TH	2BHK	05	110.9	1193.284
1ST - 4TH	STUDIO	06	70.36	757.0736
1ST - 4TH	STUDIO	07	70.45	758.042
1ST - 4TH	STUDIO	08	71.04	764.3904
1ST - 4TH	2BHK	09	109.06	1173.4856
1ST - 4TH	2BHK	10	107.17	1153.1492
1ST - 4TH	2BHK	11	107.17	1153.1492
1ST - 4TH	2BHK	12	106.27	1143.4652
1ST - 4TH	STUDIO	13	66.02	710.3752
1ST - 4TH	STUDIO	14	65.73	707.2548
1ST - 4TH	STUDIO	15	65.73	707.2548
1ST - 4TH	2BHK	16	102.04	1097.9504
TOTAL			1440.275	15497.359



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DAY RENDER



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NIGHT RENDER



Transform Ideas Into Reality