

CIRCULAR

To: **All Business Units/Clients/Consultants**

Subject: Circular for improvement of the Concept Design Process

Our Ref: CEDGR-2-Circular

Date: 31 March 2015

As part of Trakhees – CED's continual improvement of services provided to our valued Business Units, Clients for the issuance of the Concept Design NOC.

Trakhees -CED Instructed consultant to play an active role in verifying procedures for Concept Design approval and take up the responsibility of self-verification prior submitting for approval.

The Architectural Section has issued attached checklist on technical requirements to be fulfilled for concept design improvement and asked all consultancy offices to conduct self-verification during concept design submission.

This circular came as part of the efforts of Trakhees to develop procedures for issuing building permits & activating the self-performance powers of consultancies to allow them to comply with Trakhees & international standards.

Your compliance and cooperation will be appreciated as this is to be implemented with immediate effect.

Eng. Abdulla M. Belhou
Director – Trakhees Civil Engineering Division
Port, Customs and Free Zone Corporation

ARCHITECTURAL VERIFICATION CHECKLIST

Project Information

Community Name as per TKS Site Plan

Plot No. (as per TKS Site Plan)

Project ID

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TECHNICAL REVIEWING CHECKLIST as per Trakhees Building Regulations & Design Guidelines- Architecture & DCR of the related business unit.		CHECKED	N/A
1	The submitted proposal is comprised with approved drawing by Master developer		
2	Calculation sheet (Area, Parking & garbage...) as per BRDG		
3	Plans, Elevations, Sections and Details as per BRDG		
4	Requirement of People with disability as per Regulations & Design Provision For People With Disability		
5	Plot limits with coordinates & plot dimension to be as per TKS site plan/ lease drawings		
6	Plot coverage area as per BRDG & DCR		
7	Gate level as per BRDG & DCR		
8	Building height and internal clear height as per BRDG & DCR		
9	Setback as per BRDG & DCR		
10	Plot Fence / Boundary Wall as per BRDG		
11	Openings Requirement as per BRDG		
12	External Building Element and Projection & Terraces as per BRDG		
13	Internal Corridors to be as per BRDG		
14	Staircase, Lifts & lobbies as per BRDG		
15	Fire-Escape Staircase as per Dubai Civil Defense regulations		
16	Access ramps requirement as per BRDG		
16.1	• Vehicles Ramp slopes (straight max. 10 %, Curved Max. 8 %, parking stalls max. 2 %)		
16.2	• Ramps width (Straight one way min. 3 m, Curved min. 3.5 m)		
16.3	• Curved ramp inner radius (min. 4.5 m)		
16.4	• Safety separation between lanes (min 0.3m)		
17	Off Street Parking Requirement as per BRDG		
17.1	• Number of Parking Provision as Per Ced Regulation		
17.2	• Dimension of drive-ways, ramps, parking stall + slot numbering		
17.3	• In general; stall size (min. 2.5 x 5.5 m)		
17.4	• For parallel parking; stall size (min. 2.5 x 6.0 m)		

17.5	• Clear overhead height within covered parking area to be min. 2.4 m		
17.6	• Turning radius as per BRDG		
17.7	• Loading /unloading bays to be as per BRDG		
18	Building Requirements of development types (Residential, Religious, Commercial, Educational, Health or Industrial) as per BRDG		
19	Sanitation as per BRDG		
20	Swimming Pool as per BRDG		
21	Refuse Disposal as per BRDG		
Abbreviations:			
BRDG : Trakhees Building Regulations & Design Guidelines- Architecture			
DCR : Development Control Regulation of Master Developer			

Declaration

- We hereby confirm that all above technical aspects have been properly checked in compliance with Trakhees Regulations & Design Guidelines as well as all related local & International standards. Complete coordination has been insured between all submitted displays and we are fully responsible for incompliance.
- If any delay occurs due to incorrect information provided by us in the submitted checklist we hold ourselves solely responsible for the delay.
- We are liable for any legal obligations which may occur due to invalid / tampered documents being submitted along with this application.

Date

Authorized Engineer Name & Signature