



CIVIL ENGINEERING DIVISION

Client's procedure for Concept Design

1.0 Purpose:

The purpose of this document is to outline the procedure for the Client to obtain Concept Design NOC which is the initial stage of the Building Permit approval .This is required to ensure that the Architectural drawings are in compliance with the minimum building design requirements stipulated in Building Regulations and Design Guidelines- Architecture, International Codes and relevant Trakhees-CED Codes & Regulations prior proceeding for the building permit submission.

2.0 Scope:

All Clients/Business Units operating within the Trakhees jurisdiction area.

3.0 Responsibility:

Trakhees-CED Architect Engineers will handle reviewing submitted drawings in compliance to Trakhees Codes, Regulations and relevant codes, even if, the Client's consultant shall remain entirely responsible for the design, accuracy of design and drawings for the stability and safety.

4.0 References:

- 4.1 Building Regulation & Design Guidelines-Architecture
- 4.2 Regulation & Design Provision for People with Disability
- 4.3 International Codes and relevant Trakhees-CED Codes
- 4.4 DCR related to B.U

5.0 Definitions:

TKS-Trakhees
 BP- Building Permit
 CED-Civil Engineering Division
 EHS-Environment Health & Safety Division
 NOC- No objection Certificate
 Arch.sec- Architectural Section

6.0 Procedure:

Client's Consultant shall register project in e-permit to obtain Project ID prior submitting for concept design. And TKS-CED Helpdesk shall reject submission if project not registered and Project ID not obtained prior concept design submission.

There are three types of submission for Concept Design and these include: New Concept Design, Revised Concept Design, Revalidation of Concept Design and amendment to Concept Design NOC .



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For all submission types, TKS-CED is committed to completing the review process within ten working days, but does strive to try to complete it within 5 working days. Delays can occur due to the following:

- Missing drawings.
- Details clarification.
- Internal department clarification.
- Special approval from higher management.

6.1 Front desk registration & acknowledgement process

- 6.1.1 TKS-CED Helpdesk receives from the Client's Consultant the application for the Concept Design.
- 6.1.2 This application is presented in pdf format in a CD containing the document/drawing package together with other submission requirements depending on submission type
- 6.1.3 The TKS-CED Helpdesk has the right to accept or reject the submission if the CD is not complete as per the checklist requirements.
- 6.1.4 If the submission is complete, then the CD is accepted and a mail notification is forwarded with the submission serial number to the Consultant within one working day, for easy tracking purposes.
- 6.1.5 Incomplete submission are rejected by TKS-CED Helpdesk to be resubmitted as per procedure

6.2 Distribution of Documentation to Respective Sections

- 6.2.1 Once submission accepted it assigned to Manager-Architectural Engineering by Arch. Admin and circulate submission to Architect Engineers.
- 6.2.2 Architect Engineer undertakes review of Architectural drawings and calculations as per Trakhees Design Guidelines and Regulations-Architecture and relevant codes & standards.
- 6.2.3 Submissions are directed to the Planning Section to be checked as per the applicable Planning standards and requirements by Architect engineer for some project where applicable.

6.3 Feedback & Compile Summary

- 6.3.1 Architect Engineer shall check Concept Design submission against Building Regulations and Design Guidelines-Architecture and other relevant documents/applicable standards and shall receive feedback from other relevant section, if required.
- 6.3.2 If the submission meets all requirements, Arch.sec admin to prepare Concept Design NOC with fees notification as per finance Code.



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- 6.3.3 If the submission can meet requirements with some minor revisions/modifications; Arch.sec admin to prepare Conditional Concept Design NOC with fees notification as per finance Code.
- 6.3.4 In the event where any major problems have been identified, Arch.sec admin to prepare commented letter and request them to resubmit.
- 6.3.5 In all cases, Arch.sec admin shall send NOC or commented letter to the document controller admin who is in charge to send them to the Client's Consultant request them to collect CD with the returned or approved documents/drawings.

6.4 Sign and save drawing in the server & Prepare Concept Design NOC

- 6.2.1 If the submission is complete and approved. Architect Engineer stamp the reviewed Concept Design drawings and save them in Trakhees server.
- 6.2.2 Arch.sec admin shall prepare Concept Design NOC and with fees notification and send the prepared NOC along with the fees notification.

6.5 Notify Consultant

- 6.5.1 Once Concept design NOC signed by concerned Architect Engineer and Sr. Manager –Permits & Compliance. The document controller admin shall send Fees notification advice to the related Consultant to settle payment prior receiving of the NOC from TKS-CED helpdesk.

6.6 Issuance of Concept design NOC

- 6.6.1 Concept design NOC is only issued by TKS-CED helpdesk upon payment of Appraisal fees to TKS Cashier at Dragon Mart (1st floor).
- 6.6.2 CD containing Cover Letter, NOC and endorsed drawings are handed over to the Client's Consultant Representative only upon presentation of payment receipt as received from Trakhees Cashier.

6.7 Revised submission

- 6.7.1 Revised submission (Revision): In case of major modification from the issued approval , consultant shall obtain revised concept design approval prior proceeding to B.P
- 6.7.2 Processes to issue Comments/Approved letter same as mentioned previously.

6.8 Building Permit Submission

- 6.8.1 To obtain B.P, Client's Consultant to refer to B.P procedure.

7.0 Record

No	Record description	Retention Time
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7.1	Consultants application form	2 years
	Owner Endorsement letter	2 years
	Master Developer NOC	10 years
	Concept Design NOC	Permanent
	Approved Drawings	Permanent
	Reviewed drawings	Permanent
	Master Developer Approved drawings	10 years
	Consultant License	2 years
	Consultant Appointment letter	2 years
	Documentation Package	2 years
	Correspondence	2 years
	Affection Plan	Permanent
	Concept Design payment recipient	2 years

Upon completion of each review, records are kept centrally on Trakhees server. The records include all documents, drawings and end with the covering letter sent to the applicant by Trakhees.

8.0 Attachments:

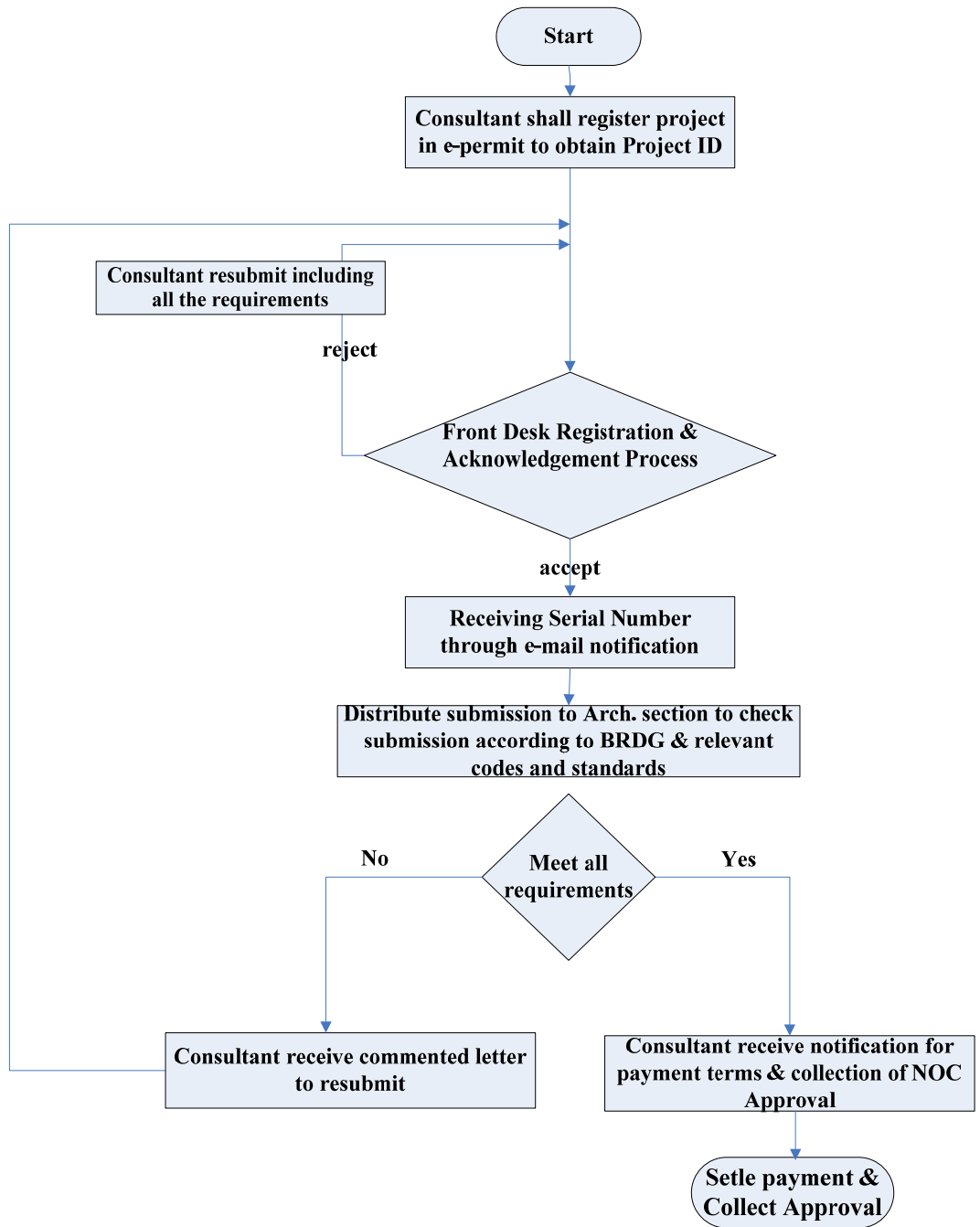
- 8.1 Client Work Flow
- 8.2 Application Form
- 8.3 Template for Concept Design NOC
- 8.4 Internal Concept Design Checklist



8.1 Client Work Flow



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8.2 Application form



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Department of Planning & Development
Ports, Customs & Free Zone Corporation
Government of Dubai



دائرة التخطيط والتطوير
مؤسسة الموانئ والجمارك والمنطقة الحرة
حكومة دبي

APPLICATION FORM FOR CONCEPT DESIGN APPROVAL

Consultant Reference Number:

Submission Type

- New
- Resubmission (Specify Trakhees previous Reference No):
- Revision (Specify previous concept Reference No):
- Revalidation (Specify Expired Approval Reference No.):

Applicant Information

Consultant	
Trade or Commercial Name	<input type="text"/>
E-Mail	<input type="text"/>
License No.	<input type="text"/>
Trakhees CED Reg. No	<input type="text"/>
Client	
Name	<input type="text"/>
Telephone	<input type="text"/>
E-Mail	<input type="text"/>

Project Information

Business Unit / Zone	<input type="text"/>
Plot No. (as per affection plan)	<input type="text"/>
Plot Area (Sq. M) - as per affection plan	<input type="text"/>
Trakhees CED Project ID	<input type="text"/>

Project Description

No. of Floors	<input type="checkbox"/> Basement	<input type="checkbox"/> Ground	<input type="checkbox"/> Mezzanine	<input type="checkbox"/> Typical
	<input type="checkbox"/> Floor	<input type="checkbox"/> Mechanical	<input type="checkbox"/> Roof	<input type="checkbox"/> Upper Roof
Building Description <i>e.g. Warehouse (No. of Floors) + Office (No. of floors) + Service Block (No. of floors)</i>	<input type="text"/>			
Type of Building	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mixed Use	
	<input type="checkbox"/> Other	<input type="text"/>		





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The following tables list documents that need to be submitted along with the application. All documents should be submitted in PDF format. Identify documents that are submitted by tick marking against each document. Documents should be submitted in a CD organized into folders as identified by folder code against each document title. Following is the list of folder codes and corresponding folder names.

(GD) - General Documents (ARCH) - Architectural

New Submission / Re-submission		
	Folder Code	Yes
Set of Architectural Drawings	(ARCH)	<input type="checkbox"/>
Concept Design Approval NOC & Approved Drawings from Master Developer	(GD)	<input type="checkbox"/>
Submission for Revision		
Set of Revised Concept Drawings	(ARCH)	<input type="checkbox"/>
Copy of Revised Concept Approval From the Master Developer	(GD)	<input type="checkbox"/>
Fee Structure and General Conditions		
General:	<ul style="list-style-type: none"> Knowledge Dirham: AED 10.00 per transaction as per regulations of Government of Dubai Payment References: Use the following Service Categories to make payments <ul style="list-style-type: none"> * CED - BUILDING PERMIT NOC FEES (020) * CED - BUILDING PERMIT FEES (for Revisions & Revalidations) (015) Cheques should be drawn in favor of PCFC-TRAKHEES Cash Counter Working Hours - 07.30 am to 02.30 pm Sunday to Thursday. 	
Note:	<ul style="list-style-type: none"> All the form fields are mandatory. Incomplete applications will not be accepted. Payment notification confirming calculated Fee amount will be sent by email to respective Applicant, once the NOC is ready to be collected. Proof of payment on the basis of payment notification, would be needed for NOC collection. In case of any discrepancy in the fee calculation: <ul style="list-style-type: none"> * If under-calculated, the difference should be paid in full prior to the collection of the NOC. 	
Payment Details		
CED	AED: <input type="text"/>	Service Codes (015) - CED - BUILDING PERMIT FEES (for New Submissions) (020) - CED - BUILDING PERMIT NOC FEES (for Revisions & Revalidations)
<ul style="list-style-type: none"> For fee calculations please refer the 'Fee Structure and General conditions' above. 		
Declaration		
<ul style="list-style-type: none"> We hereby confirm that all data provided in this application / documents comply with Trakhees Regulations and Standards. If any delay occurs due to incorrect information provided by us in the submitted application 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. 		
<input type="text"/>		<input type="text"/>
Date		Authorized Name & Signature
For Trakhees Use Only		
<input type="text"/>	<input type="text"/>	<input type="text"/>
Date	Received By	Signature
Application No.	<input type="text"/>	

Print Form



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8.3 Template for Concept Design NOC

Ref NOC: xxxxxx

Date: xxxxxx

M/s xxxxxx P.O Box Dubai UAE

E-mail; [x](#)

Development: xxxxxxxx

Plot No: xxxxxxxx

Project ID xxxxxxxx

Project Details: xxxxxxxx

Lessee/ Possessor: xxxxxxxx

Built Up Area: xxxxxxxx

Subject: Concept Design Approval

Dear Sir,

Reference submittal for concept design approval for the above mentioned plot via your letter ref: xxxxx dated xxxxx, received by Trakhees-CED/Architectural section on xxxxx, we hereby have **No Objection** on submitted concept design to Civil Engineering Division in compliance with the Regulations.

General Conditions:

- Design concept approval is limited only to conceptual stage and no construction activities shall be executed.
- Any changes occurring subsequent to the concept design approval prior to obtaining Building Permit requires further approval from CED - TRAKHEES.
- All changes / amendments on concept approval require Master Developer approval prior to submitting application for revision.
- All outstanding comments shall be incorporated prior to final submission for Building Permit.
- All new Trakhees regulations and design guidelines shall be adapted to the concept approval unless Building Permit has been obtained for this project.
- CED review is not extended to green building regulations.

This Concept Design NOC is valid for six months from the date of issue.

Yours faithfully,

Eng. Madiha Salem**Sr. Manager - Permit & Compliance**

(xxx/xxx)

Pyt Adv #

8.4 Internal Concept Design Checklist

Internal Checklist

Concept Design

Ref No. (JP/Plot No /SNO)

Date

(DD/MM/YYYY)

Consultant Reference

ARCHITECT INTERNAL REVIEWING CHECK LIST

GENERAL REVIEWING CHECKLIST		Y	N	N/A
Reviewing concept application form to comply with Trakhees database: <ul style="list-style-type: none"> ➤ Applicant Information ➤ Project Information ➤ Submittal Required Documents 				
Reviewing standard format of drawings in compliance with Trakhees guidelines & regulations: <ul style="list-style-type: none"> ➤ Title Block ➤ Title Sheet ➤ Calculation Sheet 				
Saving submitted documents & drawings within allocated server				
TECHNICAL REVIEWING CHECKLIST		Y	N	N/A
Comparison between Master Developer approved drawings and proposal submitted to Trakhees.				
Checking of Plot limits with coordinates & plot dimension as per affection plan / lease drawings.				
Levels as per Trakhees CED Design Guidelines & Regulations - Blue Code				
	Indication of level on all floor plans, elevations and sections.			
	Ground floor level			
	Gate level to be indicated & adjacent roads levels			
Setback as per Trakhees CED Design Guidelines & Regulations - Blue Code & Approved DCR of Master Developer				
	For industrial Districts min* 5.5 m			
	for industrial building types, min* 3.0 m between any two constructions within plot limits			
	In general internal set back to be equal to set back between the two buildings and adjacent plots			
	For individual villas min* 3.0 m			
	For staff accommodation ;Min* internal setbacks between the buildings shall be 6 m			
	For Gas Station; no setback from road side allowed. & Min* 3 m on the neighbour's sides.			
Plot coverage area as per Trakhees CED Design Guidelines & Regulations - Blue Code & Approved DCR of Master Developer				
	Shall be as per the DCR of the related business units.			
	For industrial districts max* plot coverage area is 60% & min* is 20%			



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	with exception to TP* min*plot coverage is 30%			
	Villa annex coverage area shall not exceed 50% of the main villa's area			

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Building height as per Trakhees CED Design Guidelines & Regulations - Blue Code & Approved DCR of Master Developer				
	Total height & floor number to be as per DCR for each business unit			
	Internal height			
	height on roof			
	Parapet & Balconies balustrade height to be min* 1.1m			
	Villa annex Max* height is 4.5 m from Road & 4.2m from Neighbour			
	For gas Station Max* height of the sales outlet and its annexes 4.2 m			
	For warehouse & Factory Min *clear height 4 m & Max* 9 m			
	For pharmacy Min* clear height should be 2.7 m			
	For garbage room Min * height of the garbage room shall be 2.4 m			
Topographical as per Trakhees CED Design Guidelines & Regulations - Blue Code				
	plan & sections showing the levels of the land within and surrounding of property lines			
Landscape as per Trakhees CED Design Guidelines & Regulations - Blue Code				
	plans & sections indicating hard and soft landscape elements with dimensions			
Sections as per Trakhees CED Design Guidelines & Regulations - Blue Code				
	at least 2 with at least one section passing thru critical areas such as ramps/staircases/loading / electric sub-station etc,			
Elevations as per Trakhees CED Design Guidelines & Regulations - Blue Code				
	all building sides			
Details as per Trakhees CED Design Guidelines & Regulations - Blue Code				
	walls sections ,enlarged portion of elevation			
	swimming pool, kitchens, baths, ramps ,staircases, lifts,			
	garbage chute & garbage rooms			
	Car shed			
	Additional drawing comprising further elevations, further sections, doors windows schedule, finishing schedule, details			
People with disability as per Trakhees CED Design Guidelines & Regulations - Blue Code				
	2 % of the total parking no requirement (min*. 3.5 x 5.5 m) with minimum of one space in each parking area			
	Parking lot location via entrances to be max* 30m			
	Entrances steps & Lifts for all public building			
	Ramp slope Max*. 8 % + landing provision as per CED regulation			
	At least one toilet facility on main entrance level			
	for hotel establishments ;Room as per CED regulation			
	In self service restaurants tray slides , counters &Food shelves shall be as per CED regulation			
	At least one Cantilevered tables or tables with straight legs to be provided			
	For hospital; All entrances should be accessible to a wheelchair user. All rooms should be accessible for the benefit of patients, visitors and staff members with special needs. All clinics on all floors should be accessible. All patient's rest rooms should be accessible to a wheelchair user			
	For swimming pool& health club ;all above facilities are to be provided			
Plot Fence as per Trakhees CED Design Guidelines & Regulations - Blue Code				
	Fence requirements as per the DCR of related business units.			
	Max* height to be 2.4 m with exception to residential type			



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	Temporary fencing to be as per CED regulation			
Windows as per Trakhees CED Design Guidelines & Regulations - Blue Code				
	Windows area to be min * 10% floor area for any habitable space			
	Windows area to be min * 5% floor area for any service space			
	For industrial Building types ;sky light opening of min * 5% floor area			
	Window sills height to be min* 0.9 m			
	Natural lighting & ventilation for all spaces, corridors , Staircase & sanitary uses according to CED regulation			
Doors as per Trakhees CED Design Guidelines & Regulations - Blue Code				
	Doors min * to be as per CED regulation			
	Doors on escape routes to be as per EHS requirements			
	For garbage room door with min* width 1.8 m			
Court Yards & shafts as per Trakhees CED Design Guidelines & Regulations - Blue Code				
	For habitable spaced min* 6x6 m with min area =square (1/3 floors height)			
	For closed kitchens ,Maid rooms ;min* 3x3 m			
	For pantry & Bathrooms ;min* 0.9x0.9 m			
	Covering the internal Court shall comply with CED regulation			
Projections & Terraces as per Trakhees CED Design Guidelines & Regulations - Blue Code				
	Max* projections according to DCR of the business unit			
	Max* projections according to Adjacent road width			
	Used projection shall not be more than 50% of the building façade			
	No projections within mezzanine			
	Min* setback of 1.0 m from neighbouring plot			
	Projection height to be as per CED regulation			
	Balustrade height to be min* 1.1m & as per CED regulation			
Route access to plot as per Trakhees CED Design Guidelines & Regulations - Blue Code				
	no direct access of parking from road			
	no Access from Sikha/alley way for vehicles			
	pedestrian movements safety in relation to building entrances & parking area			
	Heavy and light vehicle movement within the related property is to be separated including entry and exit			
	No vehicles manoeuvring within road			
Corridors to plot as per Trakhees CED Design Guidelines & Regulations - Blue Code				
	Corridors width & Height to be as per CED Regulation			
	Lift lobby min* width is 2.4m			
	Corridors as fire escape routes to be as per EHS Regulation			
Staircase to plot as per Trakhees CED Design Guidelines & Regulations - Blue Code				
	steps number, dimensions & measurements complying with CED regulation also natural lighting & ventilation			
	distance between staircase & users			
	clear over head height of min* 2.4 m			
	balustrade height of min* 0.9 m & to be as per CED regulation			
	In front of any steps ;Landing platforms as per CED regulation			
Elevators to plot as per Trakhees CED Design Guidelines & Regulations - Blue Code				
	Shall be provided for building higher than 3 floors			
	Shopping mall with 2 floor & above ;panoramic elevator to be provided			
	Vertical traffic assessment report by third party if applicable			
	For mixed used building lifts leading to different uses shall be			



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	segregated			
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Fire-Escape Staircase as per Trakhees CED Design Guidelines & Regulations - Blue Code				
	Shall complying with EHS regulation			
Ramp as per Trakhees CED Design Guidelines & Regulations - Blue Code				
	Vehicles Ramp slopes (straight max. 10 %, Curved Max. 8 %, parking max. 2 %)& clear height of min* 2.4 m			
	Service ramp slope Max*. 8 % + landing provision as per Ced regulation			
	Ramps width & radius to be as per CED regulation			
	Side Rail provision			
Parking as per Trakhees CED Design Guidelines & Regulations - Blue Code				
	Dimension of drive-ways, ramps, parking stall + numbering			
	In general ;size (min*. 2.5 x 5.5 m)			
	For parallel parking; size (min*. 2.5 x 6.0 m)			
	Number of parking according to CED regulation			
	Clear height within parking area to be min* 2.4 m			
	Traffic Impact Assessment (TIA) if applicable			
	Dead -end parking as per CED regulation			
	Turning radius as per CED regulation			
	Loading /unloading to be as per CED regulation			
Sanitation as per Trakhees CED Design Guidelines & Regulations - Blue Code				
	Min* areas for bathrooms as per CED regulation			
	bathroom location via users			
	For all building types Sanitary provisions as per CED regulation			
	corridors min* width of 1.2 m			
	For common toilets ;Segregation for both gender			
Swimming Pool as per Trakhees CED Design Guidelines & Regulations - Blue Code				
	swimming pool wall shall be at least 1.8 m setback			
	Swimming pool requirements on roof top to be as per CED regulation			
	Overflow Gutters/ Surface skimmers provision via area			
	walkway at least 1.2 m wide with grade 2.5%,			
	Ladders provision for 0.6 m depth. Min* of one ladder each 30 m of pool perimeter. With min two at deepest & shallowest depth			
	Pools with steps allowed for depth of 1 m & below			
	Diving Board as per CED regulation			
	washing feet /lavatories /changing rooms			
Refuse Disposal as per Trakhees CED Design Guidelines & Regulations - Blue Code				
	a garbage room on the ground floor level/ located close to the adjacent road			
	All Building types shall be provided with a garbage collection point within the plot limits			
	For buildings with more than three stories & area more than 900m ² ; garbage chute shall be installed.			
	Chute room not less than 0.9 x 0.9 M ² with an outward opening door, 0.8 meter min* width			
	Garbage calculation as per CED regulation			
	Corridors leading to Garbage room			
Landscape as per Trakhees CED Design Guidelines & Regulations - Blue Code				
	Generally the details of landscape & coverage area shall be as per the DCR of the related business units.			
	The minimum width for foot path shall be 1.5 meter			

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Residential as per Trakhees CED Design Guidelines & Regulations - Blue Code				
Villas Annexes				
	Annex shall be used to serve the main building only			
Staff Accommodations				
	Area for each person is 3.8 m2			
	Sanitation/laundry provision as per CED regulation			
	Supervisors rooms with individual service to be 1/40 occupants			
	Dinning room size to accommodate of 1/3 occupants			
	Indoor recreational /Bus parking space			
Religious as per Trakhees CED Design Guidelines & Regulations - Blue Code				
Mosques				
	shall be according to rules of religious Affairs			
	Apartment for Imam & Muezzin			
	Acoustics plan in prayer hall			
Prayer rooms				
	accommodate 5% of the occupancy			
	close to building entrance / reception, located easily approached by residents and public			
	0.75 m2 for each worshipper			
General				
	Separate entrances and facilities shall be provided for men and women			
	Racks for shoes			
	Avoid WC's towards Qibla			
Commercial as per Trakhees CED Design Guidelines & Regulations - Blue Code				
Food Establishment				
	Sanitation & Ablution to be as per regulation			
	area of Food Establishment , kitchen or food preparation to be as per CED regulation			
Hotel establishments				
	shall be according to rules of Tourism Department			
	Min * number of room is 10,for Hotel / Motel & 8 for serviced Apartment			
	Single hotel room number shall not be less 50%			
	Dining room or cafeteria with a pantry or kitchen shall be provided (for the Hotels and Motels).			
	An electrical elevator shall be provided for buildings higher than three floors			
	Min* Area of rooms & serviced Apartments to be as per CED regulation			
Gas Stations				
	located in an area which has been set aside for gas stations, in accordance with DCR			
	Functional uses such as vehicle servicing sales outlet with a min* area of 150 m2			
	Max* of 2 or 3 rooms (depending on location of station) permitted as staff accommodation			
	Min* width of driveway between 2 islands with one pump each is 5.5 m & 8.0 m for 2 pump each island			
	Public Telephone booth and ATM machines			
	a site plan of the station showing, entrances and exits/ All the existing elements that are within a distance of 500 meter/ The direction of the traffic, number of road lanes and speed limit.			

Educational as per Trakhees CED Design Guidelines & Regulations - Blue Code				
General				
	For all educational institution ; shall be according to rules of Educational Ministry			
	For School/Kindergarten; playing fields with their area should not be less than double the area allocated to classrooms, and part of them should be shaded			
	a health clinic ,security/guard post			
Schools				
	Light fixtures shall be located on the left of each pupil and shall not be opposite to the teaching board.			
	Classrooms, courtyards, school canteens and lavatories for boys and girls, shall be segregated.			
	Provision a library /laboratories, computer rooms, activities hall , Mast for the flag			
kindergartens				
	Classrooms shall be located on the ground floor level & shall be segregated from any other educational classes			
	Waiting areas and rooms for management staff, teachers, administrators and supervisors.			
	With playing field; provision of Toys & recreational facilities			
	Provision of Canteen and Multipurpose Hall.			
Nurseries				
	Min* distance between beds is 1.0 m			
	shall be located either on the ground or first floor			
	Open spaces that can be used for children's physical activities.			
Health as per Trakhees CED Design Guidelines & Regulations - Blue Code				
Hospitals				
	shall be according to rules of Ministry of Health			
	Patient's rooms should be as far as possible from the road & car parking area. The walls should be sound proof to prevent noise transmission.			
	rooms			
	isolation room			
Clinics				
	shall be according to rules of Ministry of Health			
	Rooms, one for specialist doctor and other for examination or treatment, with min*area 12 m2			
	Reception lobby/ Male and female segregated waiting halls / Pantry			
Pharmacies				
	Min*area of 28 m2			
	Min* distance between the new pharmacy and any other existing pharmacies shall be 200 m			
Industrial as per Trakhees CED Design Guidelines & Regulations - Blue Code				
Factories & Warehouses				
	located, coverage min* & max* in accordance with DCR			
	Skylight provision of 5% floor area			



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		Max* office area percentage within Industrial area is 20% of total built up area			
		Messing Room, Pantry, and changing room with lockers			

Remarks:

Architect:

Section Manger:

Sr. Manager - Permits & Compliance