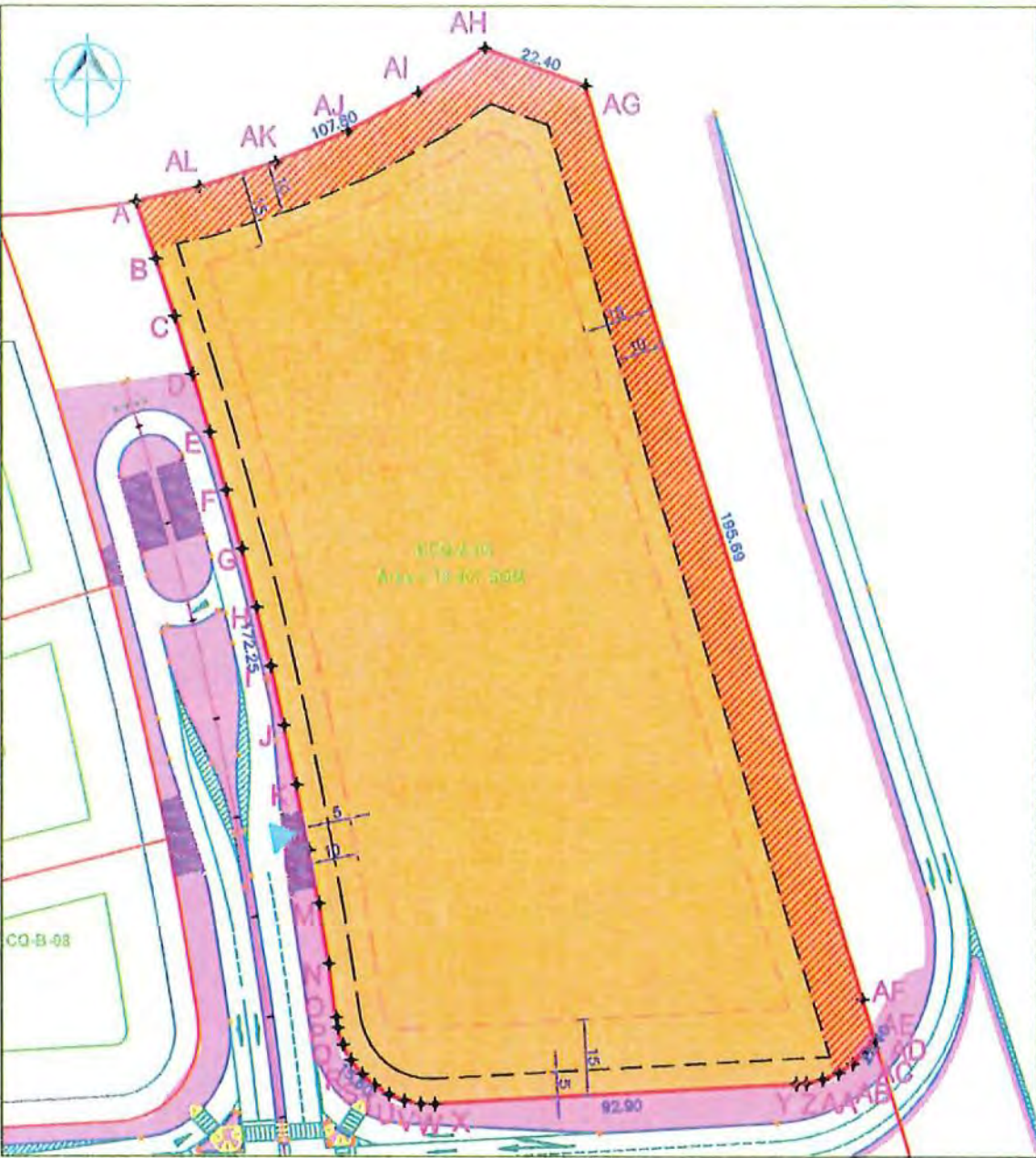


CONCEPT DESIGN



PROPOSED 2B+G+8+PH
RESIDENTIAL BUILDING + COMMERCIAL AT GROUND
ENERGY CITY QATAR-A-05



Energy City Qatar 1

ECQ-A-05

SHEET 1 OF 2

APPROXIMATE AREA = 19,907 M²

PLOT COORDINATES:

SL NO	EASTING	NORTHING	POINT ID
1	229748.084	405690.719	A
2	229752.241	405679.337	B
3	229756.194	405667.997	C
4	229759.976	405656.623	D
5	229763.594	405645.176	E
6	229767.035	405633.670	F
7	229770.309	405622.143	G
8	229773.421	405610.541	H
9	229776.361	405598.900	I
10	229779.126	405587.228	J
11	229781.721	405575.508	K
12	229784.374	405562.642	L
13	229786.516	405551.997	M
14	229788.599	405540.187	N
15	229790.230	405529.447	O
16	229790.568	405527.475	P
17	229791.727	405524.173	Q
18	229793.441	405521.121	R
19	229795.861	405518.415	S
20	229798.819	405516.135	T

C.R. No:66633

Kingdom of Bahrain

ENERGY CITY DEVELOPMENT CO. LTD.

BUILDING REGULATIONS :

LAND USE : SERVICE APARTMENT, ANCILLARY RETAIL

Max. GFA: 51,290 m²

Approx. FAR: 2.58

NUMBER OF FLOORS : G + 8

SETBACKS : -BUILDING FROM BOULEVARD SIDE = 15.0m.
FROM ROADS SIDE = 10.0m.
FROM BUFFER ZONE = 15.0m

-UNDERGROUND PARKING FROM ROADS SIDE = 5.0m.
FROM BUFFER ZONE = 10.0m.

MAX. HEIGHT : 34.00 M.

CAR PARK : -UNDERGROUND CAR PARKING
-OUTDOOR CAR PARK

CAR PARKING REQUIREMENTS :
1 CAR PARK / 100 sqm. (ALTERNATIVELY: 1 CAR PARK PER HOTEL ROOM)

LANDSCAPE : ALL LANDSCAPING PLANTS AND DETAILS SHOULD BE COORDINATED WITH AL WESSIL LANDSCAPE MASTERPLAN.

FLOOR PLANS' DISCLAIMER

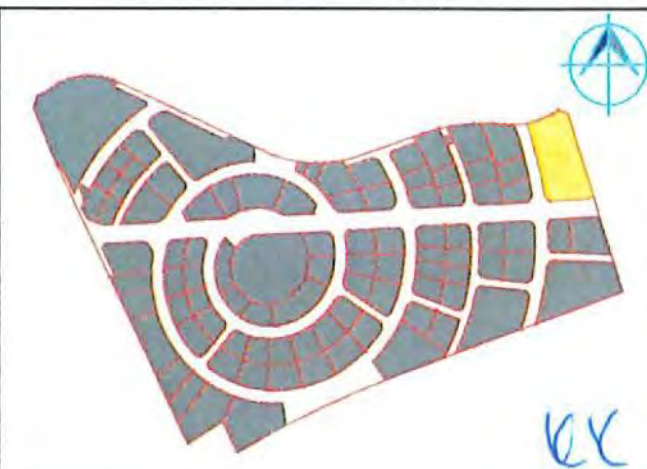
ALL DIMENSIONS AND AREAS THAT ARE NOTED ON THE DRAWINGS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY. LAYOUTS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE DEVELOPER RESERVES THE RIGHT TO MAKE REVISIONS TO THE PLANS.

جميع الأبعاد المذكورة في الصور تقريبية ويمكن إستخدامها للتوضيح والشرح فقط. جميع المخططات والأبعاد قد تتغير من غير سابق إخطار ويحق للمطور أن يعيد النظر في هذه المخططات.

NOTE : DRAWING TO BE READ IN CONJUNCTION WITH DEVELOPMENT GUIDELINES.

LEGEND

PLOT BOUNDARY	---
PLINTH SETBACK	---
TOWER SETBACK	---
LANDSCAPE BUFFER	---
LANDSCAPE BUFFER (SHRUBS ONLY, MAX. HEIGHT 300mm)	---
UNDERGROUND CARPARK SETBACK	---
AT GRADE VEHICULAR ACCESS	---
UNDERGROUND PARKING ACCESS	---



ENERGY CITY 1 - KEY MAP

Approved by :

Mohammed Ali Al Braid
CAC Director

Rev. Number	Drawn by	Checked by	Date	Remarks
3F	LL	ECB	09-08-11	Rev Building Reg
4F	LL	ECB	11-09-14	Rev Building Height
5F	BA (ECQ-1)	SD (LREDC)	02-23-17	Rev. Plot Boundary

APRIL 2024

AREA STATEMENT	
ENERGY CITY QATAR 1 - ECQ-A-05	
PLOT AREA	19907 m²
459 TOTAL APARTMENT UNIT	
BUILT-UP AREA	
BASEMENT 01 & 02 FLOOR (APPROXIMATE AREA)	24000 m²
GROUND FLOOR (APPROXIMATE AREA	6371 m²
TYPICAL 1ST TO 5TH FLOOR (7112 m² X 5)	35560 m²
TYPICAL 6TH TO 8TH FLOOR (7112 m² X 3)	21336 m²
LOWER ROOF PENTHOUSE	1212 m²
TOTAL BUILT-UP AREA.....	88479 m²
GROSS FLOOR AREA	
GROUND FLOOR	5971.17 m²
1ST TO 5TH FLOOR (5506 m² X 5)	27530.00 m²
6TH TO 8TH FLOOR (5609.54 m² X 3)	16828.62 m²
LOWER ROOF PENTHOUSE	1030.00 m²
TOTAL G.F.A. PROVIDED.....	51359.79 m²
TOTAL G.F.A. ALLOWED.....	51360.06 m²

UNITS			
FLOOR	UNITS PER FLOOR	1-BHK	2-BHK
1ST FLOOR	63	63	
2ND FLOOR	63	63	
3RD FLOOR	63	63	
4TH FLOOR	63	63	
5TH FLOOR	63	63	
6TH FLOOR	48	18	30
7TH FLOOR	48	18	30
8TH FLOOR	48	18	30
TOTAL NO. OF UNITS	459	369	90

29 SHOPS/RETAIL AT GROUND FLOOR	
COMMERCIAL AREAS	4000 m²

















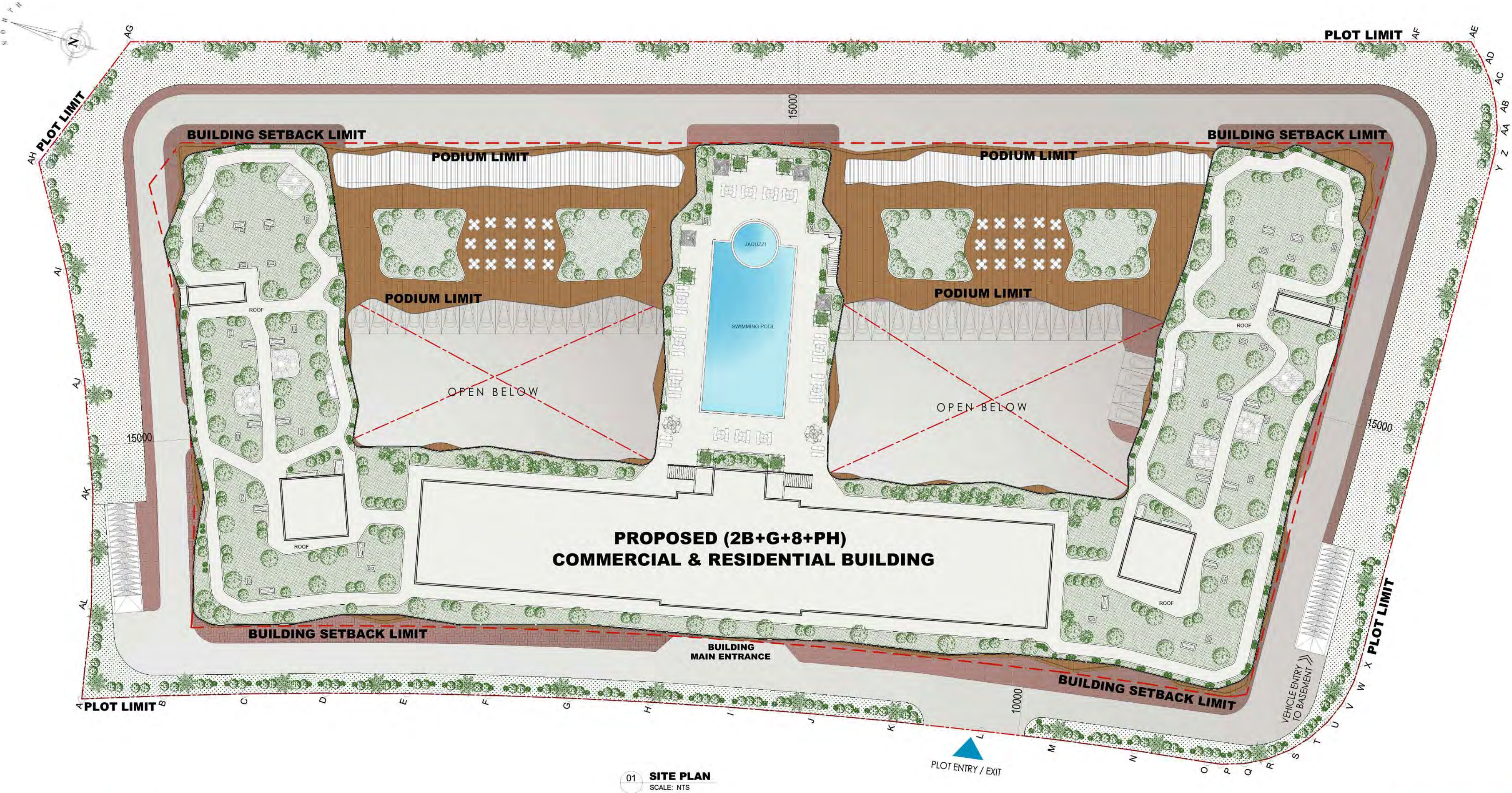












PROPOSED 2B + G + 8 + PH COMMERCIAL & RESIDENTIAL BUILDING ENERGY CITY QATAR 1, ECQ-A-05



01 GROUND FLOOR PLAN
SCALE: NTS



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PROPOSED 2B + G + 8 + PH COMMERCIAL & RESIDENTIAL BUILDING ENERGY CITY QATAR 1, ECQ-A-05



01 FIRST FLOOR PLAN
SCALE: NTS



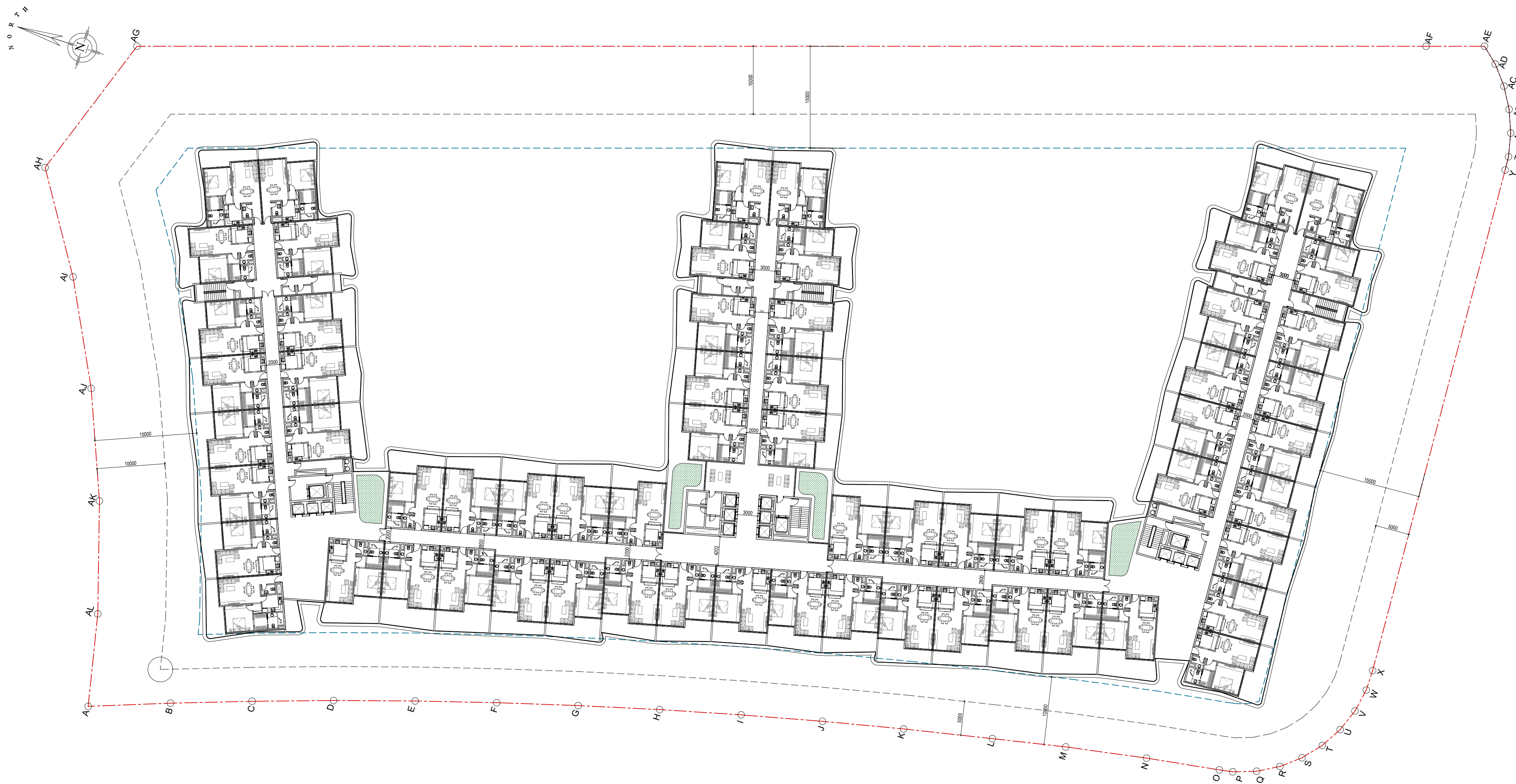
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PROPOSED 2B + G + 8 + PH COMMERCIAL & RESIDENTIAL BUILDING ENERGY CITY QATAR 1, ECQ-A-05



APRIL
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PROPOSED 2B + G + 8 + PH COMMERCIAL & RESIDENTIAL BUILDING ENERGY CITY QATAR 1, ECQ-A-05



01 3RD & 5TH FLOOR PLAN
SCALE: NTS



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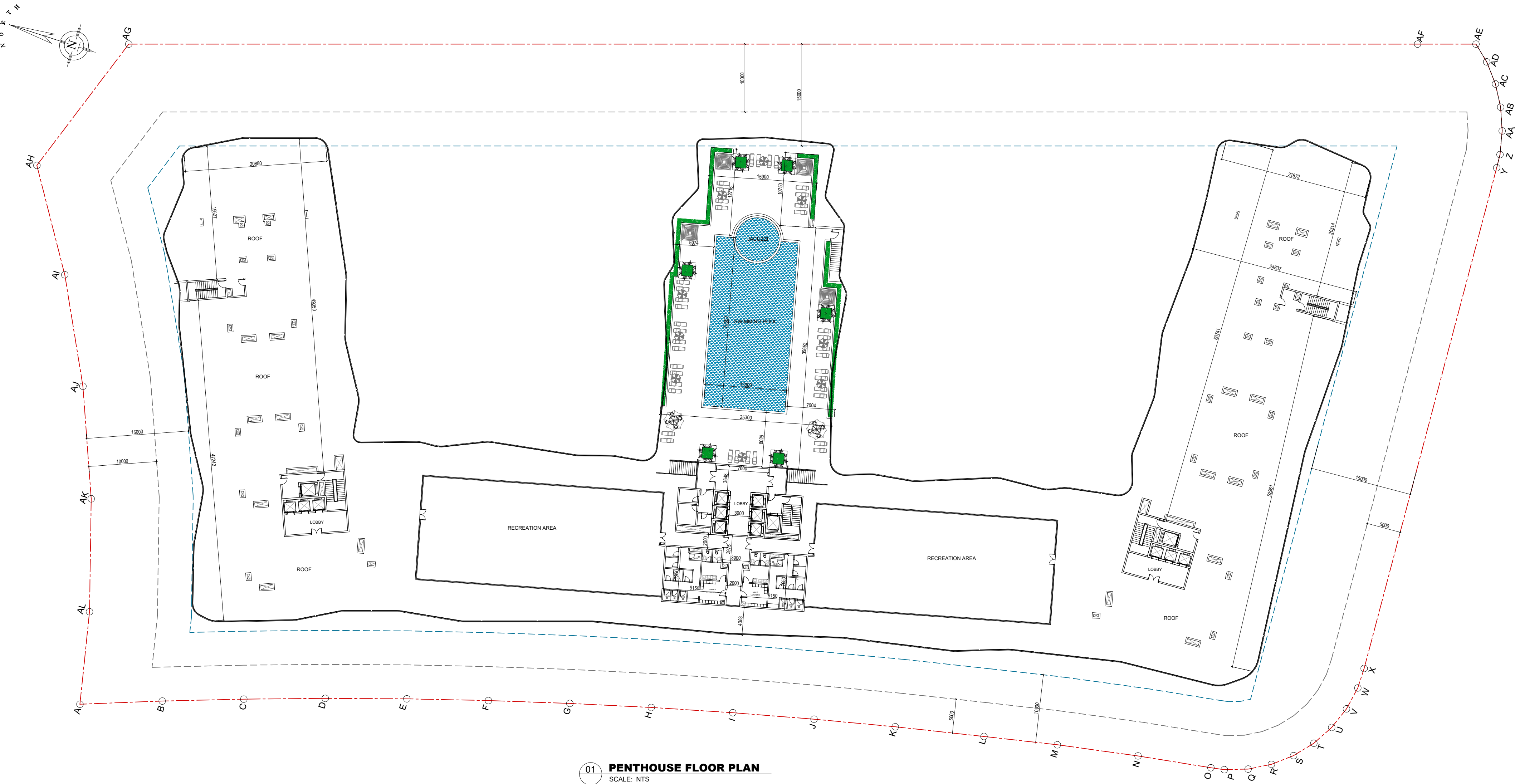
PROPOSED 2B + G + 8 + PH COMMERCIAL & RESIDENTIAL BUILDING ENERGY CITY QATAR 1, ECQ-A-05

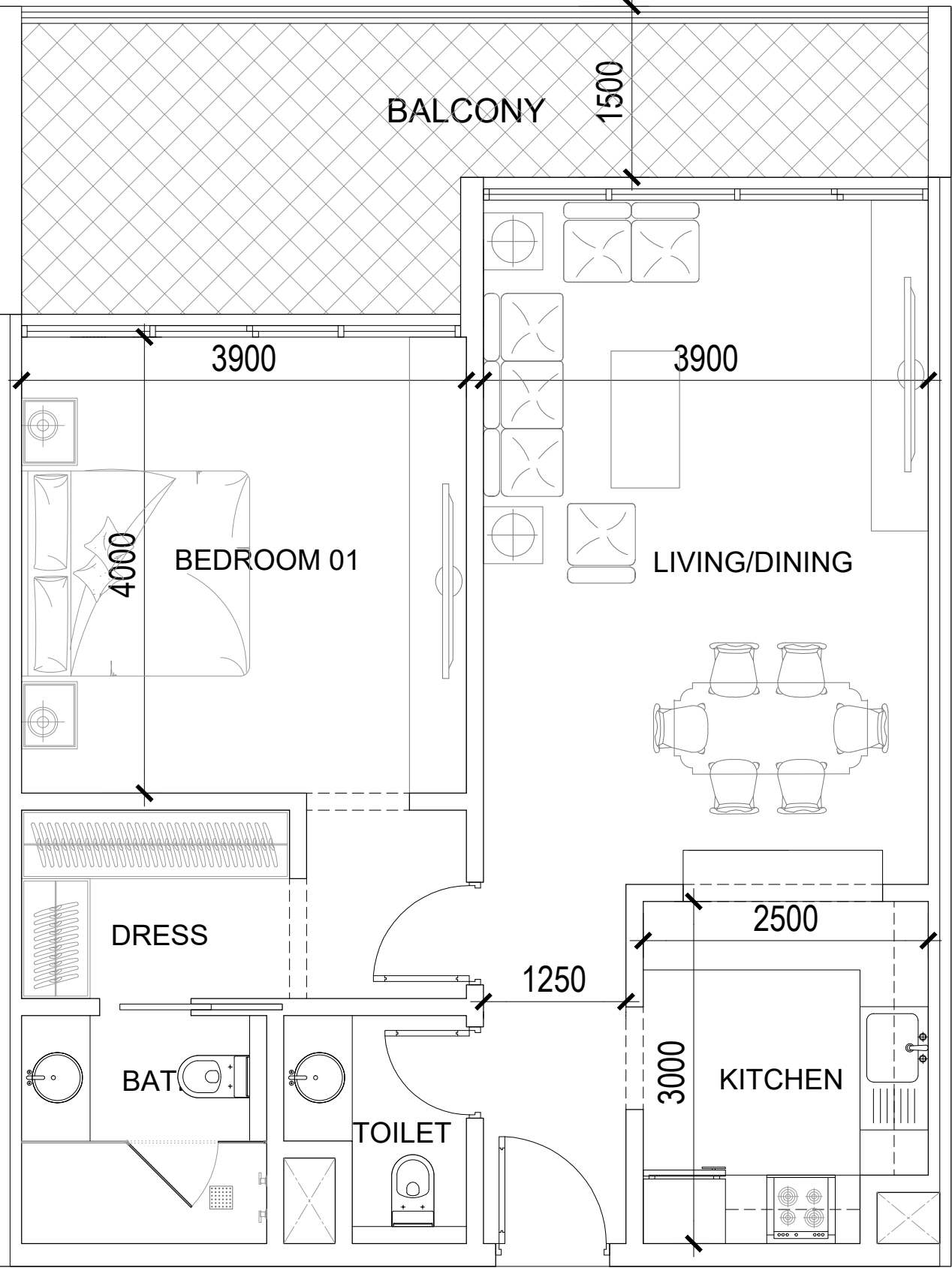


APRIL
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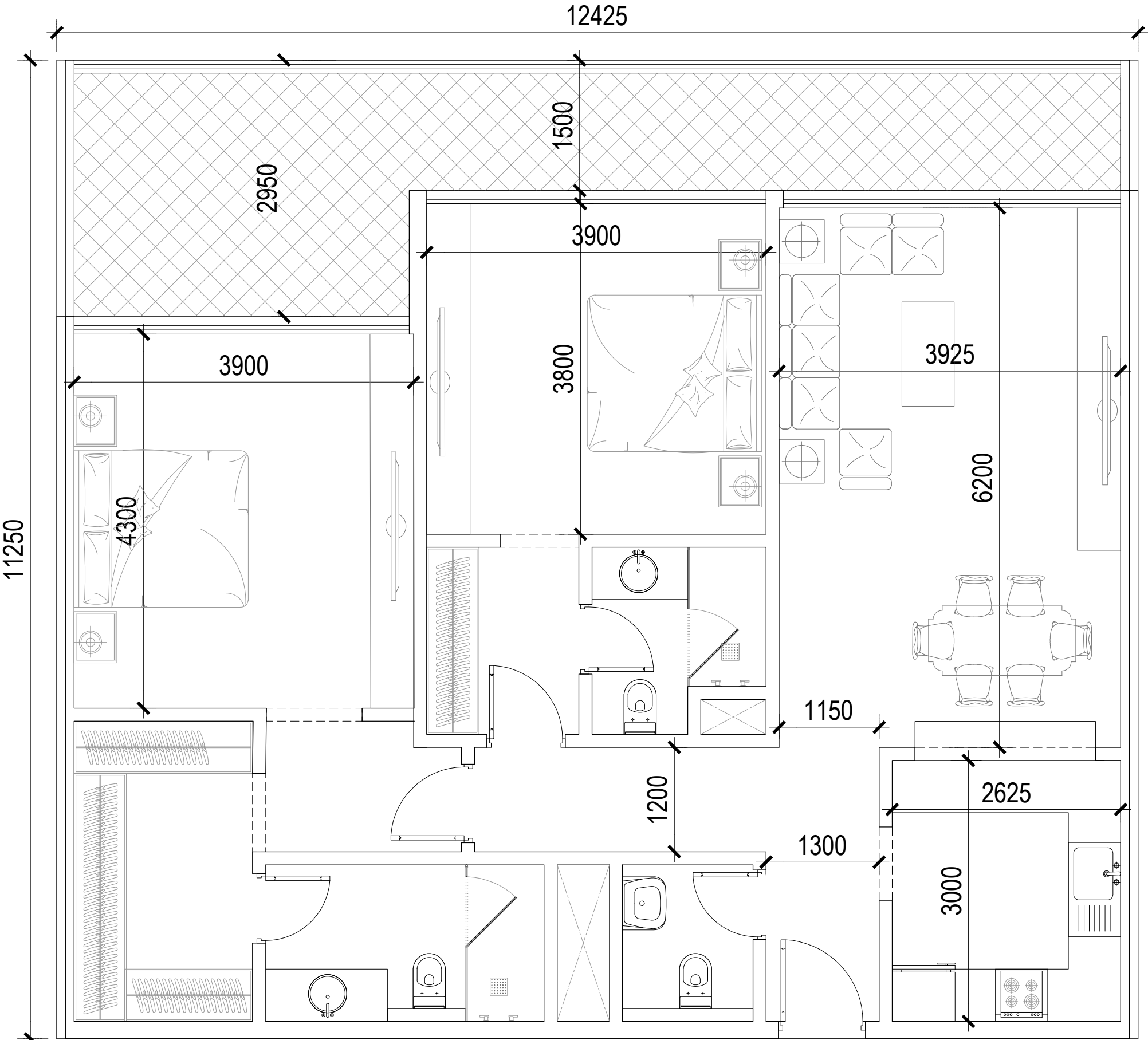


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1-BEDROOM TYPE A
UNIT AREA = 73.10 m²
UNIT AREA + BALCONY = 90 m²



2-BEDROOM TYPE A
UNIT AREA = 114 m²
UNIT AREA + BALCONY = 137 m²