

Initial Master Plan Submission Application Form and Check List

Project Name	
Community Name	
Developer Name	
Consultant Name	
Consultant Mobile No.	
Consultant Email	
License No.	
Plot number	
Plot Area as per affection plan / DLD (SQM)	
Built Up Area (SQM)	
Previous Submission Ref. No	

Submission Requirement's/ Check List			Attached	
Administrative Documents	Introduction	Covering Letter.	Yes	No
		Brief Scope Of Project.	Yes	No
	Land Owner documents	Valid Affection Plan By DM For The Developed Land.	Yes	No
		Property Certificate From Dubai Land Department.	Yes	No
		DM Plot Demarcation Certificate with DLTM Coordinates.	Yes	No
	Consultant(s) Information	Main Consultant With Trade License As Master Planner And DM Practice Record.	Yes	No
Appointment Letter Signed And Sealed By Developer.		Yes	No	
List Of Involved Consultants With Registered Activities.		Yes	No	
Analysis Of The Existing Site And Surrounds	Topography & Accessibility	Land Topography.	Yes	No
		Existing Urban Fabric And Surrounds.	Yes	No
		Site Analysis And Access.	Yes	No
		Accessibility And Transport Networks to the site Including Pedestrian Movement.	Yes	No
	Infrastructure	Existing Infrastructure Network.	Yes	No
Description Of The Proposed Master Plan	Project Description	Description Of The Proposed Urban Form And Fabric.	Yes	No
		Functional Diagram.	Yes	No
		Integration of The Total Project With The Surrounding Environments.	Yes	No
		Landscape Topography Concept.	Yes	No
		Distribution of Open Spaces.	Yes	No
		Proposed Zoning & Land Use.	Yes	No
	Roads Transportation & Infrastructure	All Kind Of Roads And Transport Network (Vehicles, Pedestrian, Cycle Ways, Water Transport, Trains Trams Etc.) Including Capacity And Right Of Ways (Rows)	Yes	No
		All Proposed Infrastructure Networks (Electricity, Gas, Water, Irrigation, Drainage, Sewerage) Including The Rows.	Yes	No
	Height & Limit	Building Height Overview Across The Project Site.	Yes	No
	Populations & Amenities	Overall Expected Population.	Yes	No
Expected Population By Sector.		Yes	No	

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		Expected Population Density.	Yes <input type="checkbox"/> No <input type="checkbox"/>
		Expected Population Of Each Phasing Construction.	Yes <input type="checkbox"/> No <input type="checkbox"/>
		Table Showing All Facilities - Including Open Spaces -With plot Number & Areas and designation Along With Targeted Number of Population As Per Trakhees Standards.	Yes <input type="checkbox"/> No <input type="checkbox"/>
	Planning Information	Conceptual Phasing Construction.	Yes <input type="checkbox"/> No <input type="checkbox"/>
		Iconic Buildings & Landmarks & Gateways.	Yes <input type="checkbox"/> No <input type="checkbox"/>
		Site Profile And Skyline (Different Sections Thru Overall Site)	Yes <input type="checkbox"/> No <input type="checkbox"/>
		Arterial Perspectives (From Different Angles).	Yes <input type="checkbox"/> No <input type="checkbox"/>
		Parks View And Features.	Yes <input type="checkbox"/> No <input type="checkbox"/>
	Environmental Impact Assessment (EIA)	Comprehensive impact assessment of the master plan wherein the environmental consequences, both beneficial and adverse, are identified, assessed and mitigated. EIA should be conducted by any Trakhees Prequalified Environmental Consultant and it has to be approved by Trakhees – Inspection Department Project Safety and Environment	Yes <input type="checkbox"/> No <input type="checkbox"/>
Summary			Yes <input type="checkbox"/> No <input type="checkbox"/>

Notes

All submitted drawings & documents to be in CAD drawing and PDF formats signed by developer and main consultant.
Master Plan concept details shall comply with Trakhees Guidelines, Dubai Universal Design Code (DUDC) & all Local Authorities regulations.
Master plan revisions including partial modification (if any) shall be submitted to Trakhees review & approval.

Disclaimer And Signature

- We hereby confirm that All Information and Documents provided in this Application 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.

Signature:

Date: