

Final 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 <input type="checkbox"/>	No <input type="checkbox"/>
		Brief Scope Of Project.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	Land Owner Documents	Valid Affection Plan By DM For The Developed Land Issued.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
		Property Certificate From Dubai Land Department.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
		DM Plot Demarcation Certificate with DLTM Coordinates	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	Consultant(s) Information	Main Consultant With Trade License As Master Planner And DM Practice Record.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
		Appointment Letter Signed And Sealed By Developer.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	List Of Involved Consultants With Registered Activities.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
The above is provided in the initial stage /Final Master plan In case of any changes this shall be re-submitted and changes mentioned.				
No Objection certificates NOCs	Dubai Governments	DM	Yes <input type="checkbox"/>	No <input type="checkbox"/>
		RTA	Yes <input type="checkbox"/>	No <input type="checkbox"/>
		TIS NOC along with approved by RTA	Yes <input type="checkbox"/>	No <input type="checkbox"/>
		DEWA water	Yes <input type="checkbox"/>	No <input type="checkbox"/>
		DEWA electricity	Yes <input type="checkbox"/>	No <input type="checkbox"/>
		Etisalat	Yes <input type="checkbox"/>	No <input type="checkbox"/>
		Du	Yes <input type="checkbox"/>	No <input type="checkbox"/>
		Dubai Civil Defence	Yes <input type="checkbox"/>	No <input type="checkbox"/>
		Dubai civil aviation Authority	Yes <input type="checkbox"/>	No <input type="checkbox"/>
		Dubai Police	Yes <input type="checkbox"/>	No <input type="checkbox"/>
		Dubai Supply Authority	Yes <input type="checkbox"/>	No <input type="checkbox"/>
		Ambulance service centre	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Other *	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
*Trakhees may request approvals or NOCs from other parties depending on the type and nature of the project such as Education Ministry /Awqaf/ Health/ Ministry/KHDA.				

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Submission Requirement's/Check List		Attached	
Land use details ROW & Plots	Road network	Road hierarchy layers with roads width & levelling & gates levels (principal road, secondary road ...pedestrian, etc.)	Yes <input type="checkbox"/> No <input type="checkbox"/>
		Topography plan with Cut & fill -if any	Yes <input type="checkbox"/> No <input type="checkbox"/>
		Cycle ways & details	Yes <input type="checkbox"/> No <input type="checkbox"/>
		Pedestrian paths & details	Yes <input type="checkbox"/> No <input type="checkbox"/>
		Bus stations & stands	Yes <input type="checkbox"/> No <input type="checkbox"/>
		Metro facilities/ stations /monorail /tram lines, etc.	Yes <input type="checkbox"/> No <input type="checkbox"/>
		Water transportation	Yes <input type="checkbox"/> No <input type="checkbox"/>
		Bridges , Tunnels & pedestrians Bridges, Ramps etc.	Yes <input type="checkbox"/> No <input type="checkbox"/>
		Roundabouts , U-turns, slipway ,parking , Signals , pedestrians crossing , Drop-off ,etc.	Yes <input type="checkbox"/> No <input type="checkbox"/>
		Individual infrastructure utilities layout drawing in PDF	Yes <input type="checkbox"/> No <input type="checkbox"/>
		Individual infrastructure utilities layout drawing in CAD Format (dwg)	Yes <input type="checkbox"/> No <input type="checkbox"/>
		Combined infrastructure utilities layout in PDF	Yes <input type="checkbox"/> No <input type="checkbox"/>
		Combined infrastructure utilities layout in CAD Format (dwg)	Yes <input type="checkbox"/> No <input type="checkbox"/>
		Utilities cross section disposition approved by developer and RTA	Yes <input type="checkbox"/> No <input type="checkbox"/>
		Connection points to individual plots	Yes <input type="checkbox"/> No <input type="checkbox"/>
Rain water drains	Yes <input type="checkbox"/> No <input type="checkbox"/>		
All above drawings Including The ROW shall be stamped by consultant, developer and related service authorities			
Plot details and DCR*		Table in Excel & PDF listing all plots number in sequence, communities /districts , all planning requirements (plot number, dimension, , allowable usage & sub usage /height/ storeys /(FAR/GFA / Parking /Population) with calculation formula /setback	Yes <input type="checkbox"/> No <input type="checkbox"/>
		Land use Site plan with plots number , plot Area & Storeys ,Community facilities /Public ,Education ,Mosque ,Retail & Healthcare facilities Catchment plan with table of	Yes <input type="checkbox"/> No <input type="checkbox"/>
		Site Envelope in CAD & PDF for each plot containing planning information (land use, set back, height, plot coverage, GFR Gross Floor area , parking requirements, accessible road ,adjacent ,North direction ,etc as listed in above table.	Yes <input type="checkbox"/> No <input type="checkbox"/>
		Accessible path drawings, accessible checklist and way finding comply with Dubai Universal Design Code (DUDC).	Yes <input type="checkbox"/> No <input type="checkbox"/>
		Submission procedure for new developments / modification /maintenance	Yes <input type="checkbox"/> No <input type="checkbox"/>
		Signage, fencing, Elevation theme, materials, roof, MEP, prohibited uses, plot amalgamated or separation, Open spaces, Landscape, parks, plaza, playground, fountain, street furniture	Yes <input type="checkbox"/> No <input type="checkbox"/>

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Sustainability framework	Finalised sustainability framework for the master plan focussing on all of but not limited to energy conservation, water conservation, renewable energy, sustainable transportation, sustainable site and innovation.	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 Section.	Yes <input type="checkbox"/> No <input type="checkbox"/>
Environment Health & Safety.	Adequate Safety Consideration for Various Developments within the Master Plan such as Bridges, Lakes, Lake Crossing, GSM Towers, Public Recreation Area, Public Swimming Pools, Water Features, Fountains, Hardscape, Softscape, Landscaping, Drainage Network System, Irrigation Network System, Storm Water Network System	Yes <input type="checkbox"/> No <input type="checkbox"/>

Summary		Yes <input type="checkbox"/> No <input type="checkbox"/>
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Notes

All submitted drawings & documents to be in CAD and PDF 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 /DCR revisions including partial modification (if any) shall be submitted for 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
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