

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 DM affection plan / DLD * //(SQM)				
Built Up Area (SQM)?				
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.	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"/>		
Analysis Of The <u>Existing</u> Site And Surrounds	Topography & Accessibility	Land Topography.	Yes <input type="checkbox"/> No <input type="checkbox"/>	
		Existing Urban Fabric And Surrounds.	Yes <input type="checkbox"/> No <input type="checkbox"/>	
		Site Analysis And Access.	Yes <input type="checkbox"/> No <input type="checkbox"/>	
		Accessibility And Transport Networks to the site Including Pedestrian Movement.	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Description Of The <u>Proposed</u> Master Plan	Infrastructure	Existing Infrastructure Network.	Yes <input type="checkbox"/> No <input type="checkbox"/>	
		Project Description	Description Of The Proposed Urban Form And Fabric.	Yes <input type="checkbox"/> No <input type="checkbox"/>
			Functional Diagram.	Yes <input type="checkbox"/> No <input type="checkbox"/>
			Integration Of The Total Project With The Surrounding Environments.	Yes <input type="checkbox"/> No <input type="checkbox"/>
			Landscape Topography Concept.	Yes <input type="checkbox"/> No <input type="checkbox"/>
	Distribution Of Open Spaces.		Yes <input type="checkbox"/> No <input type="checkbox"/>	
	Roads Transportation & Infrastructure	Proposed Zoning & Land Use.	Yes <input type="checkbox"/> No <input type="checkbox"/>	
		All Kind Of Roads And Transport Network (Vehicles, Pedestrian, Cycle Ways, Water Transport, Trains Trams Etc.) Including Capacity And Right Of Ways (Rows)	Yes <input type="checkbox"/> No <input type="checkbox"/>	
	Height & Limit	All Proposed Infrastructure Networks (Electricity, Gas, Water, Irrigation, Drainage, Sewerage) Including The Rows.	Yes <input type="checkbox"/> No <input type="checkbox"/>	
		Building Height Overview Across The Project Site.	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Populations & Amenities		Overall Expected Population.	Yes <input type="checkbox"/> No <input type="checkbox"/>	
	Expected Population By Sector.	Yes <input type="checkbox"/> No <input type="checkbox"/>		
	Expected Population Density.	Yes <input type="checkbox"/> No <input type="checkbox"/>		



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		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 Section.	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			
<ul style="list-style-type: none">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	