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)	

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 Issued.		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 ☐
The above is provided in initial stage. In case of any changes this shall be re-submitted and changes mentioned.					
No Objection certificates NOCs	Dubai Governments	DM		Yes ☐	No ☐
		RTA		Yes ☐	No ☐
		TIS NOC along with approved by RTA		Yes ☐	No ☐
		DEWA water.		Yes ☐	No ☐
		DEWA electricity		Yes ☐	No ☐
		Etisalat		Yes ☐	No ☐
		Du		Yes ☐	No ☐
		Dubai Civil Defence		Yes ☐	No ☐
		Dubai civil aviation Authority		Yes ☐	No ☐
		Dubai Police		Yes ☐	No ☐
		Dubai Supply Authority		Yes ☐	No ☐
		Ambulance service centre		Yes ☐	No ☐
		Other *		Yes ☐	No ☐
*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					

CPL-F01b

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Page 1 of 3

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Land use details ROW & Plots	Road network	Road hierarchy layers with roads width & levelling & gates levels (principal road, secondary road …pedestrian, etc.)	Yes ☐	No ☐
		topography plan with Cut & fill -if any	Yes ☐	No ☐
		Cycle ways & details.	Yes ☐	No ☐
		Pedestrian paths & details	Yes ☐	No ☐
		Bus stations & stands	Yes ☐	No ☐
		Metro facilities/ stations /monorail /tram lines, etc.	Yes ☐	No ☐
		Water transportation	Yes ☐	No ☐
		Bridges , Tunnels & pedestrians Bridges, Ramps etc	Yes ☐	No ☐
		Roundabouts , U-turns, slipway ,parking , Signals , pedestrians crossing ,Drop-off ,etc.	Yes ☐	No ☐
		Individual infrastructure utilities layout drawing in PDF	Yes ☐	No ☐
		Individual infrastructure utilities layout drawing in CAD Format (dwg)	Yes ☐	No ☐
		Combined infrastructure utilities layout in PDF	Yes ☐	No ☐
		Combined infrastructure utilities layout in CAD Format (dwg)	Yes ☐	No ☐
		Utilities cross section disposition approved by developer and RTA	Yes ☐	No ☐
		Connection points to individual plots.	Yes ☐	No ☐
		Rain water drains.	Yes ☐	No ☐
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 from all sides/accessible road /prohibited uses /NO of units.	Yes ☐	No ☐
		Land use Site plan with plots number, plot Area & Storeys, Community facilities /Public, Education, Mosque, Retail & Healthcare facilities Catchment plan with table of Community facilities Comparison as per DM regulations.	Yes ☐	No ☐
		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 ☐	No ☐
		Accessible path drawings, accessible checklist & way finding comply with Dubai Universal Design Code (DUDC).	Yes ☐	No ☐
		Submission procedure for new developments / modification /maintenance.	Yes ☐	No ☐
		Signage ,fencing , Elevation theme ,materials ,roof ,MEP ,prohibited uses ,plot amalgamated or separation, Open spaces ,Landscape ,parks , plaza ,playground, fountain ,street furniture.	Yes ☐	No ☐
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 ☐	No ☐
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 ☐	No ☐

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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 ☐ No ☐
Summary		Yes ☐ No ☐

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