



Architectural Verification Checklist

Project Information			
Community Name (as per TKS Site Plan)			
Plot No. (as per TKS Site Plan)		Project ID	P-

Checklist for Architectural verification		Yes	No	Remarks
TECHNICAL REVIEWING CHECKLIST, as per Dubai Building Code (DBC) & DCR of the related business unit				
1	The submitted proposal is comprised with approved drawing by Master Developer			
2	Calculation Sheet (Area, Parking, & Garbage..) as per DBC			
3	Plans, Elevations, Sections and Details as per DBC			
4	Requirement of People with Disability as per DBC			
5	Plot limits with coordinates & plot dimension to be as per TKS site plan/ lease drawings			
6	Gate Level as per DBC & DCR			
7	Building height & Internal clear height as per DBC & DCR			
8	Setback as per DBC & DCR			
9	Plot Fence / Boundary Wall as per DBC & DCR			
10	Openings Requirement as per DBC			
11	External Building Element and Projection & Terraces as per DBC			
12	Internal Corridors to be as per DBC			
13	Staircase, Lifts & Lobbies as per DBC			
14	Fire-Escape Staircase as per DBC			
15	Access Ramps requirement as per DBC			
15.1	• Vehicles Ramp Slopes (straight Max. and Curved Max. 12% with blended transitions to horizontal parking levels for buildings only as per Table B.10 and Figure B.54, parking stalls Max. 4% while Accessible parking Max 2%)			
15.2	• Ramps Width (Straight one way Min. 3 m, Curved Min. 3.5 m)			
15.3	• Curved Ramp Inner Radius (Min. 4.5 m)			
15.4	• Safety Separation between Lanes (Min. 0.3 m)			
16	Off Street Parking requirements as per DBC			
16.1	• Number of Parking provision as per DBC			
16.2	• Dimension of Drive-ways, ramps, parking stall + slot numbering			



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16.3	• In general; stall size (Min. 2.5 m x 5.5 m)			
16.4	• For parallel parking; stall size (Min. 2.5 m x 6.0 m)			
16.5	• Clear overhead height within covered parking area to be Min. 2.3 m			
16.6	• Turning radius as per DBC			
16.7	• Loading /unloading bays to be as per DBC			
17	Building Requirements of development types (Residential, Religious, Commercial, Educational, Health or Industrial) as per DBC			
18	Sanitation as per DBC			
19	Swimming Pool as per DBC			
20	Refuse Disposal as per DBC			

Abbreviations:

DBC: Dubai Building Code

DCR: Development Control Regulation of Master Developer

Declaration

- We hereby confirm that all above technical aspects have been properly checked in compliance with Dubai Building Code (DBC) as well as all related local & International standards. Complete coordination has been ensured between all submitted displays and we are fully responsible for Non-compliance.
- If any delay occurs due to incorrect information provided by us in the submitted checklist, 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.
- We the (consultant) office/firm responsible for the design and supervision of the project specified above, undertake to follow and comply with International Standards (ASHRAE, SMACNA) and Local Regulations.

Date

Authorized Engineer Name & Signature