



PRE-QUALIFICATION DOCUMENTS

- ✓ Project Manager: Muhammad Abid Muhammad Rashid
- ✓ 4slandscaping@gmail.com
- ✓ [Tel:043439090](tel:043439090)
- ✓ Mob: 0551889009
- ✓ Office: 301, 3rd floor, Irani Building 5, Al Quoz 3, Dubai UAE
- ✓ www.poolsgardensuae.com

CONTENTS OF COMPANY PROFILE

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- Services
- Why Choose Four Seasons Gardens Landscaping
- Cvs Of Key Persons
- Trade License
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- Shop Drawings

About Us:

- ✓ **Four Seasons Gardens Landscaping LLC** is the leading landscaping Company based in Dubai. it is the leading swimming pool and landscaping contractor in Dubai whose completed a lot of project in Dubai with quality of work.
- ✓ Since the company start its journey in landscaping field 2010, our company proves our expertise in design, installation and maintenance of indoor and outdoor pools, Jacuzzi, waterfeatures, pergola, gazebo as well as soft and hard landscaping projects.
- ✓ Our professionals manage the whole project process from the concept drawing and through Engineering detail drawings and completed the project as per standard authorities rules and regulation and according to the client wishes.
- ✓ **Four Seasons Gardens Landscaping LLC** has a team of highly-experienced professionals armed with extensive local expertise and awareness. Our enthusiastic and committed team has a widerange of background and experience including as civil, structural engineers, architects, MEPs and have delivered landmark projects in the region.
- ✓ The mission of our company is to provide the best quality landscaping services to our customers at reasonable prices. Our vision is to allow our customers to enjoy nature by incorporating it into their homes and places of work

Services

- Swimming Pool Construction (Civil & MEP works)
- Water feature construction (Civil & MEP works
- Wooden Decking Works
- Landscaping work.
- Wooden & Aluminum Pergola Works
- Tiles & interlocks Installation Works
- Automatic irrigation System Works
- Landscape Lights Installation Works
- Garden Maintenance Works
- Swimming Pool Maintenance Works

Why Choose Four Seasons?

- We understand the needs of customers as per site conditions.
- Take feedback seriously
- Easy access to us
- Quick response from us
- Personalized service
- Reasonably priced
- Passionate about landscaping works
- Closely supervised workers
- Quality works
- We treat our customers as our friends & their gardensswimming pool like our own.
- Completed a lot Projects of swimming Pool & Landscapingwork under consultants, Dubai Municipality, DDA & Nakeel & Trakhees.
- Familiars with all standard specification for swimming poolshop drawings as per consultant and authorities requirement.
- Deal with consultants and all the involved authorities in theprojects.

CVs Of Key Persons:

Project Manager:

- ✓ Name: Muhammad Abid
- ☐ Experience: Project 18 years of experience in swimming pool and Landscaping works.

Project Engineer

- ✓ Name: Ihsan
- ✓ Experience: 9 years of Experience in swimming pool and Landscaping Work in Dubai. Approved Engineer In swimming pool & Landscaping work from Dubai Municipality and Trakhees.

Operational Manager:

- ✓ Name: Muhammad Asad
- ✓ Experience: 9 years of experience in swimming pool & Landscaping works and completed a lot of swimming pool & Landscaping project Under Govt authorities' and consultant.

Architect:

- ✓ Name: Muhsan Abbas
- ✓ Experience: 7 years of Experience in swimming pool & Landscape designing.

Site supervisor

- ✓ Name: Bashrat
- ✓ Experience: 12 years of Experience in swimming pool & Landscape Project.



اقتصاد دبي
DUBAI ECONOMY



رخصة مهنية Professional License

تفاصيل الرخصة / License Details

License No.	642595	رقم الرخصة
Trade Name	FOUR SEASONS GARDEN LANDSCAPING	الإسم التجاري
Legal Type	Sole Establishment	الشكل القانوني
Expiry Date	19/07/2022	تاريخ الانتهاء
D&B D-U-N-S @	0	الرقم العالمي
Register No.		رقم السجل التجاري
Issue Date	20/07/2010	تاريخ الإصدار
Main License No.	642595	رقم الرخصة الأم
DCCI No.		عضوية الغرفة

الأطراف / License Members

Share / الحصص	Role / الصفة	Nationality / الجنسية	Name / الإسم	No./ الشخص
	Est. Owner / مالك مؤسسة	Pakistan / باكستان	محمد عابد محمد راشد	347685
	Agent / وكيل خدمات	United Arab Emirates / الإمارات	فريدة حسين زوجة حسن علي خليل الحواي	116143

Beneficiary Owner consent of this license has been signed on 10/06/2021. For more information or to know the Beneficiary Owner please visit any DED service center or DED eServices website.

تم توقيع إفادة المستفيد الحقيقي لهذه الرخصة بتاريخ 10/06/2021. للمزيد من المعلومات أو لمعرفة المستفيد الحقيقي يرجى التكرم بزيارة مراكز الخدمة أو الخدمات الإلكترونية التابعة لدائرة التنمية الاقتصادية.

نشاط الرخصة التجارية / License Activities

Landscape & Gardening works & Maintenance
Land Preparation & Irrigation Systems Works & Maintenance

أعمال تنفيذ البستنة والتجميل الزراعي والصيانة
أعمال إعداد الأراضي وتنفيذ شبكات الري وصيانتها

العنوان / Address

Phone No
Fax No
Mobile No

تليفون
فكس
هاتف متحرك

P.O. Box
Parcel ID
ملك صندوق دبي للدعم المالي - بر دبي - الفوز الثالثة 301-O مكتب رقم

البريد الإلكتروني / Email

ملاحظات / Remarks

Print Date 03/07/2021 9:51 تاريخ الطباعة

Receipt No. 13971582

رقم الإيصال



يمكنك الآن تجديد رخصتك التجارية من خلال الرسائل النصية القصيرة، أرسل رقم الرخصة إلى 6969 (دو/اتصالات) للحصول على إذن الدفع.
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وثيقة إلكترونية معتمدة وصادرة بدون توقيع من دائرة التنمية الاقتصادية، لمراجعة صحة البيانات الواردة في الرخصة يرجى زيارة الموقع www.dubaided.gov.ae
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رخصة تجارية Commercial License

تفاصيل الرخصة / License Details

License No.	701285	رقم الرخصة
Company Name	FOUR SEASONS TECHNICAL SERVICES LLC	اسم الشركة
Trade Name	FOUR SEASONS TECHNICAL SERVICES LLC	الاسم التجاري
Legal Type	Limited Liability Company(LLC)	الشكل القانوني
Expiry Date	04/01/2022	تاريخ الانتهاء
D&B D-U-N-S @	0	رقم الرخصة الام
Register No.	1128094	رقم السجل التجاري
Issue Date	05/01/2014	تاريخ الإصدار
Main License No.	701285	رقم الرخصة الام
DCCI No.	228189	عضوية الغرفة

الأطراف / License Members

Share / الحصص	Role / الصفة	Nationality / الجنسية	Name / الاسم	No. / رقم الشخص
	Manager / مدير	Pakistan / باكستان	محمد عبد محمد راشد	347685

نشاط الرخصة التجارية / License Activities

Land Preparation & Irrigation Systems Works & Maintenance	أعمال إعداد الأراضي وتنفيذ شبكات الري وصيانتها
Landscaping Works	تجميل الساحات الخارجية والداخلية
Landscape & Gardening works & Maintenance	أعمال تنفيذ البستنة والتجميل الزراعي والصيانة
Swimming Pools Installation	تركيب أحواض السباحة
Painting Contracting	أعمال الإصباغ والدهانات
Carpentry & Flooring Contracting	أعمال النجارة وتركيب الأرضيات
Floor and wall Tiling Works	أعمال تليط الأرضيات والحوائط
Plaster Works	أعمال البلاستر

العنوان / Address

Phone No	971-4-3439090	تليفون	P.O. Box	115446	صندوق بريد
Fax No	971-4-3326299	فاكس	Parcel ID	358-635	رقم القطعة
Mobile No	971-55-1889009	هاتف متحرك			مكتب رقم 301 ملك صندوق دبي للدعم المالي-التقني

البريد الإلكتروني / Email

ملاحظات / Remarks

تم حذف النشاط بتاريخ 7/3/2017

Print Date	04/02/2021	13:38	تاريخ الطباعة	Receipt No.	0	رقم الإيصاف
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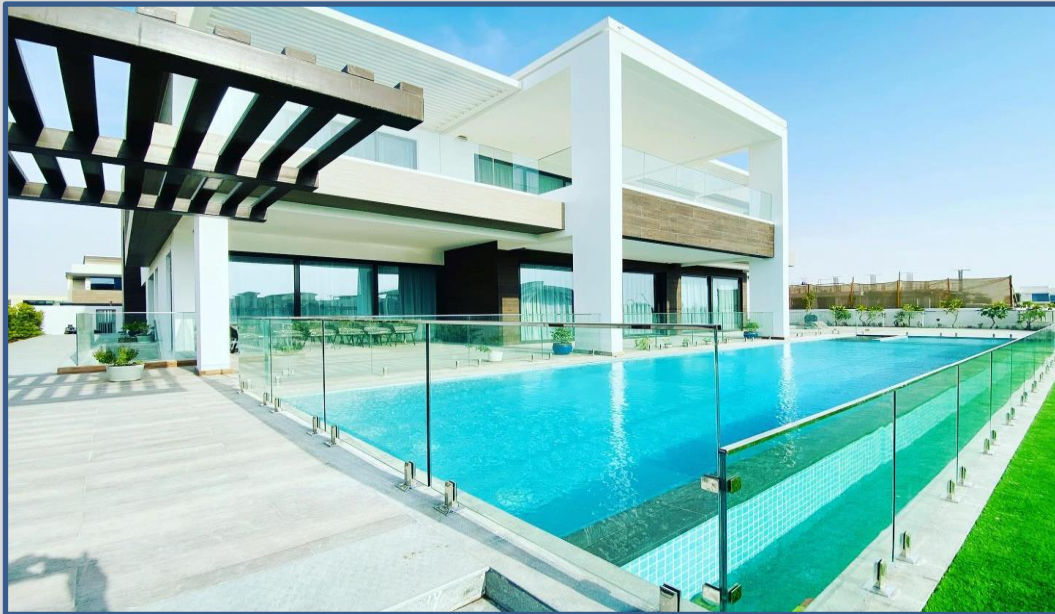
Manpower:

- ✓ **Mason: 15Nos**
- ✓ **Plumber : 3Nos**
- ✓ **Carpenter/Steel Fixer: 8Nos**
- ✓ **Electricians& :3Nos**
- ✓ **Driver : 4Nos**
- ✓ **Ordinary Labors 12**
- ✓ **Maintenance Gardener: 10**
- ✓ **Total manpower:55**

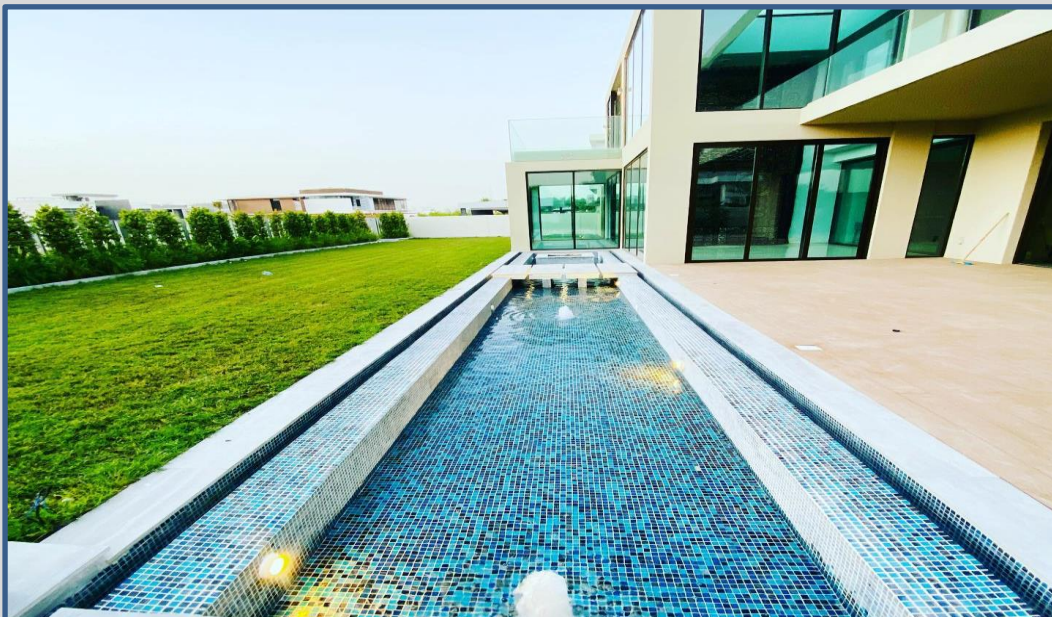
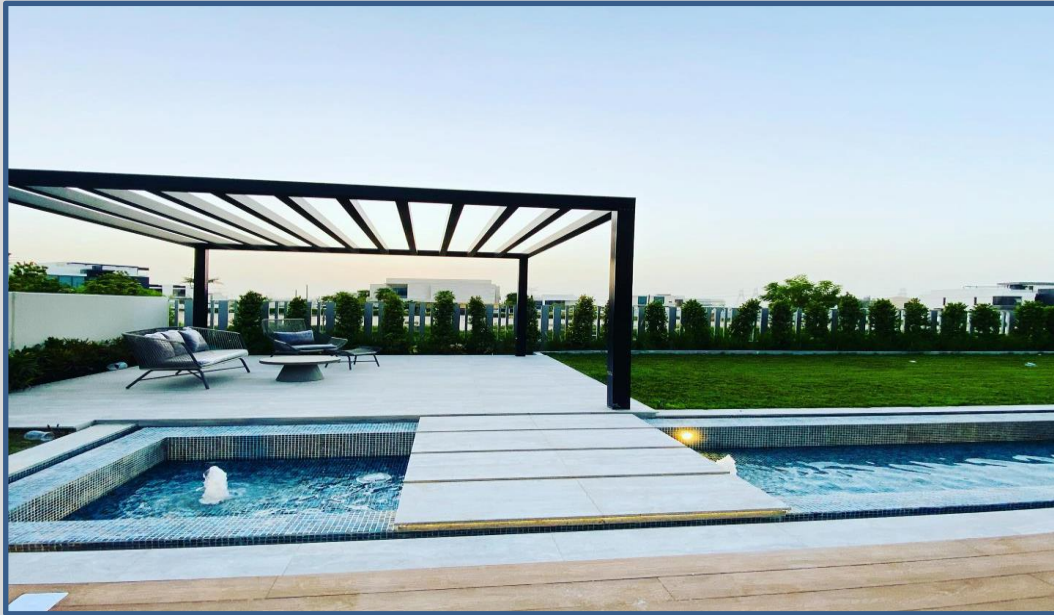
Completed Projects:

11 | Page Four Seasons Gardens Landscaping LLC

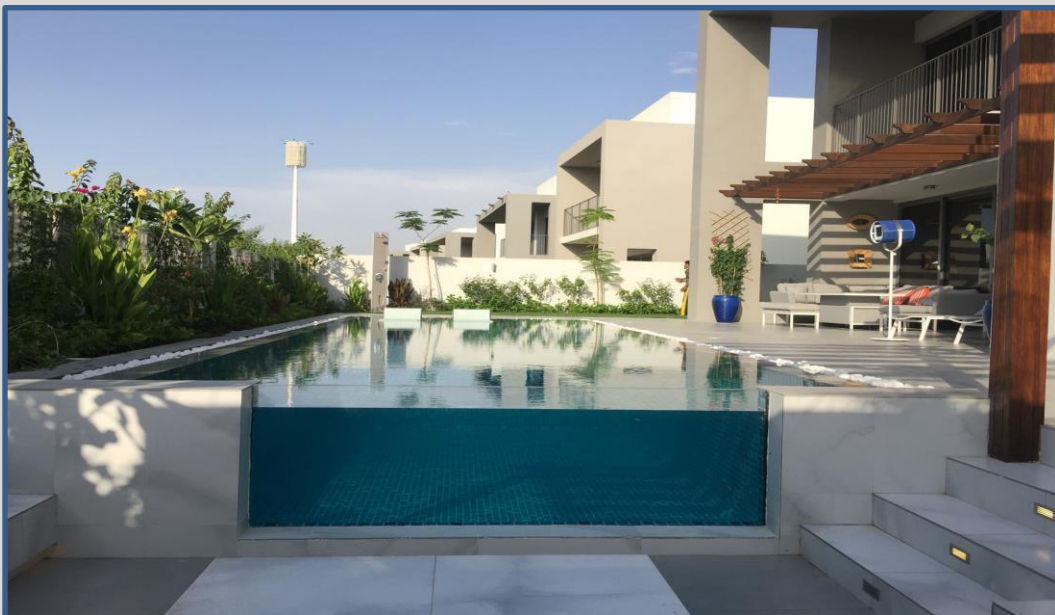
- Swimming Pool Construction Works Dubai Hills
- Consultant: Model Engineering Consultant
- Main contractor: Build Tech Construction
- Pool contractor: Four Seasons Gardens Landscaping LLC



2: Water feature & Landscaping Works Villa 174 Dubai Hills.



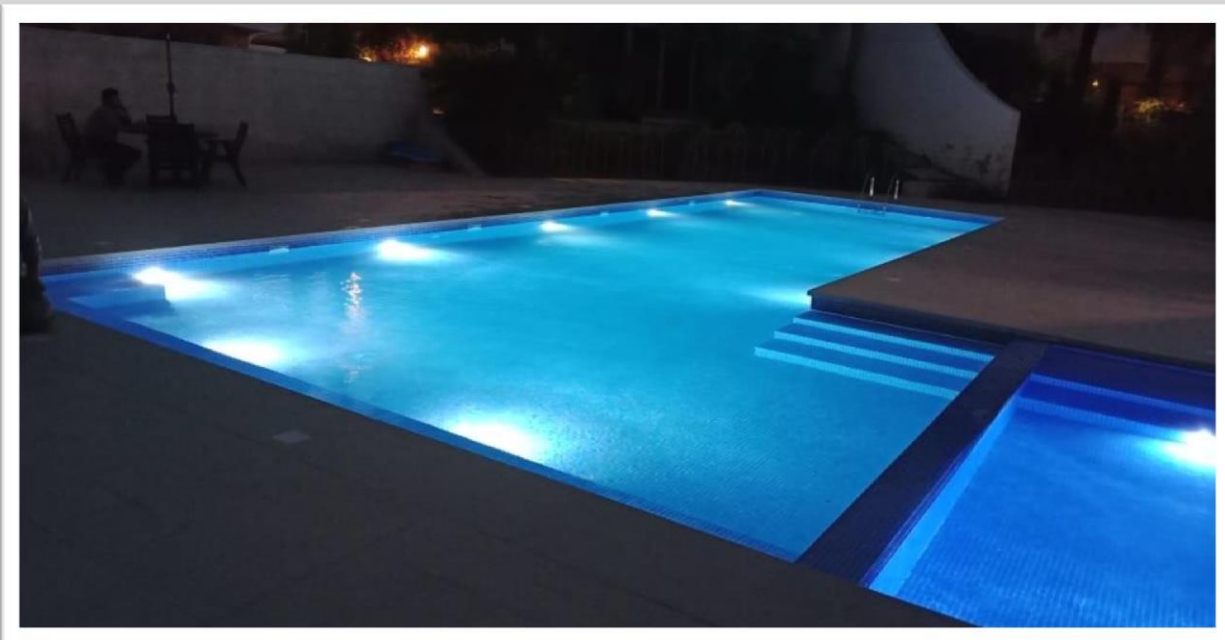
3: Swimming Pool construction Work villa 198 Dubai Hills



**4: swimming pool & Landscaping work The Villa Sahil 1 villa 29
Arabian Ranches:**



5: swimming pool & Landscaping work Jumeirah 1 API Vills



6: swimming pool work At Damac Hills Villa 49



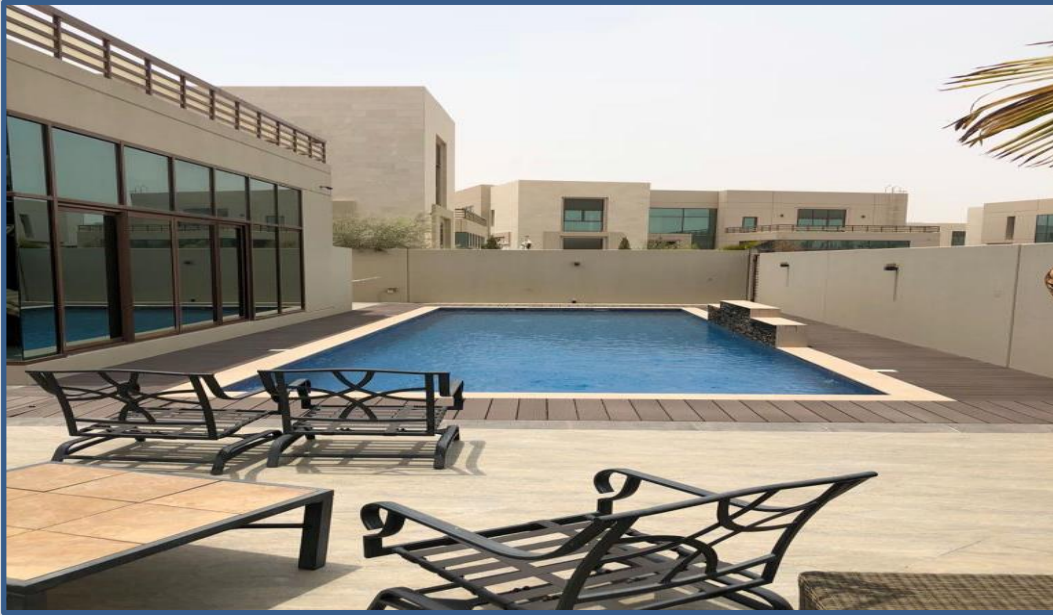
7. Paving & Irrigation Works At Dubai Municipality Main Office.



**8. Swimming Pool & Landscaping Works
meadow 2 Villa 16**



9) Swimming Pool Construction Works: Maydon Villa MBR



10: Swimming Pool & Landscaping works Jumeriah Park Villa 31



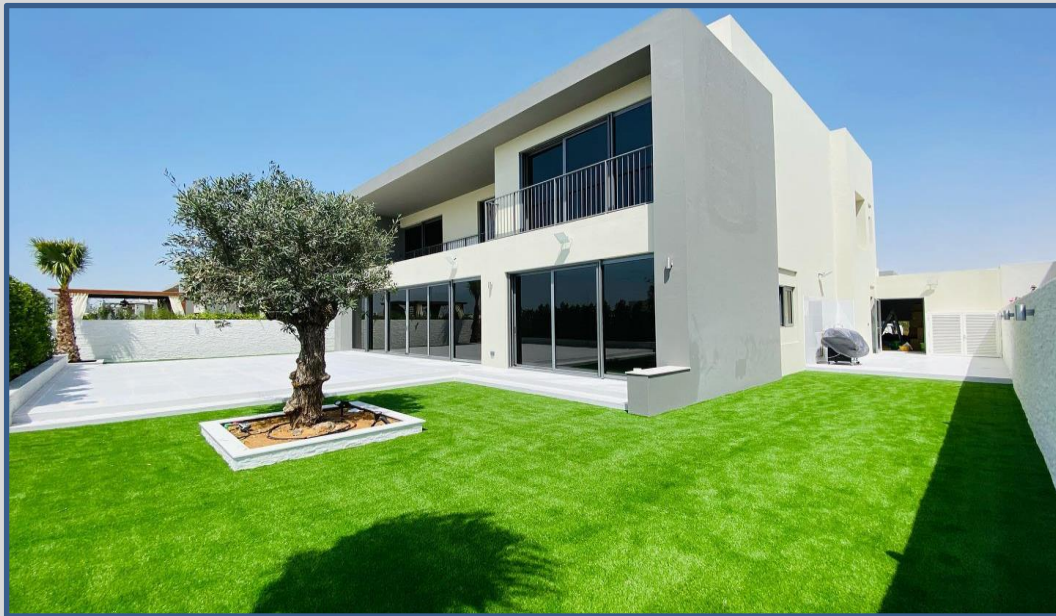
11. Swimming Pool & Landscaping Works Al Furjan Villa 42



12: Swimming Pool & Paving Work Al Furjan Villa 802



14: Artificial Grass & wall Cladding work Sidra 3 Villa 42:



15: Swimming Pool & Landscaping Work villa P56:



16: Swimming Pool & Landscaping Work villa Mudon Villa 008



17: Swimming Pool & Landscaping Work Arabian Ranches:



DDA Approvals:

: Completion certificate Villa 360 Dubai Hills



سلطة دبي للتطوير
Dubai Development Authority

BUILDING MODIFICATIONS COMPLETION CERTIFICATE

Certificate Number	REQ-372021-1		
Plot Number	6319532	Issue Date	15-Sep-2021

BUILDING DESCRIPTION/HEIGHT	BUILDING USE
E5: G+1F+R	E5: Villa

PROJECT INFORMATION:

Project Number	F2100739		
Project Location	DUBAI HILLS		
Building Name	sidra 2 villa 360		
Floor No.	Ground Floor	Unit Type	Others
Unit No.	sidra 2 villa 360		
Description	SWIMMING POOL CONSTRUCTION		
Consultant			
Contractor	FOUR SEASONS TECHNICAL SERVICES L.L.C 701285		

PROJECT CONDITION(S):

NOTE(S):

GENERAL TERMS & CONDITIONS:

1. Dubai Development Authority shall bear no liability arising from the issuance of this completion certificate, and both Contractor and/or Consultant shall bear the full liability resulting from any errors in design, execution, stability & safety of the building in accordance with Dubai Development Authority Laws and Regulations.
2. Any future changes in the building or usage must be notified and approved by the Dubai Development Authority - Development Control Department prior to execution at site.
3. All fit-out works must be coordinated with Dubai Development Authority - Development Control Department throughout all stages of design and execution.
4. Building owner shall at all times maintain the building (both inclusive internal and external) commencing from the issuance date of the Maintenance Permit from Dubai Development Authority - Development Control Department.
5. Building Facility Managements in-charge shall bear full responsibility for regular maintenance of elevators, public safety, firefighting and fire alarm systems by specialized approved party.
6. Tenants / owner should have valid trade license issued from relevant authority prior to occupy / operate the unit.

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PO Box 478844

: Work Permit Villa 360 Dubai Hills



سلطة دبي للتطوير
Dubai Development Authority

BUILDING MODIFICATIONS PERMIT

Permit Number	F2100739	Initial Issue Date	27-May-2021
Plot Number	6319532	Expiry Date	
Current Issue Date	27-May-2021		

BUILDING DESCRIPTION/HEIGHT	BUILDING USE
E5: G+1F+R	E5: Villa

PROJECT INFORMATION:	
Project Location	DUBAI HILLS
Building Name	sidra 2 villa 360
Floor No.	Ground Floor
Unit No.	sidra 2 villa 360
Permitted Activities	SWIMMING POOL CONSTRUCTION
Consultant	
Contractor	FOUR SEASONS TECHNICAL SERVICES L.L.C 701285

PROJECT CONDITION(S):
1. NOC from Environmental Department to be obtained for swimming pool. before Completion certificate is applied

NOTE(S):
1. Kindly refer to the attached comment sheet. The comments to be noted and complied. 2. Dubai Development Authority - Development Control Department inspection is required prior to all concrete casting of foundations, suspended beams & slabs.

GENERAL TERMS & CONDITIONS:
1. Dubai Development Authority shall bear no liability arising from the issuance of this permit and both Consultant and/or the Contractor shall bear the full liability resulting from any errors in design, execution, stability and safety of building in accordance with Dubai Development Authority Laws and regulations 2. The Contractor shall build according to the permit approved drawings, with full adherence to the Health, Safety & Environment regulations on site. 3. This permit shall be cancelled in the event the work does not commence within six months from the date of issuance. 4. Design Modification Completion Certificate must be obtained from Dubai Development Authority-Development Control Department prior to operating. 5. The Design Modification Permit and approved drawings must be always displayed on site for ready reference by Dubai Development Authority inspectors. 6. All the Sub-Contractors must have a valid trade license from Dubai at all time. 7. Dubai Development Authority regulations and construction laws must be followed, and Development Control Department must be notified at all times of the following: • For Re-demarcation: Before casting the boundary wall tie beam. • Completion of the FIC connection to the external sewerage network • The building has been completely or partially executed and ready for occupation • The work has been suspended (through form No. ZDDC-65) and/or resuming the work after suspension • In case of any collapses or damages in the building under construction or the neighboring building or services, or any accidents and/or incidents on hotline: 800-4332

REQ-328755-2

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: Completion Certificate Mudon Villa:



سلطة دبي للتطوير
Dubai Development Authority

BUILDING MODIFICATIONS COMPLETION CERTIFICATE

Certificate Number	REQ-309513	Issue Date	24-Dec-2020
Plot Number	6773256		

BUILDING DESCRIPTION/HEIGHT	BUILDING USE
G+1	Residential

PROJECT INFORMATION:

Project Number	F1903076		
Project Location	MUDON		
Building Name	Villa		
Floor No.	Ground floor	Unit Type	
Unit No.	Al Heibiah Third		
Description	Swimming Pool Construction		
Consultant			
Contractor	FOUR SEASONS TECHNICAL SERVICES L.L.C 701285		

PROJECT CONDITION(S):

NOTE(S):

GENERAL TERMS & CONDITIONS:

1. Dubai Development Authority shall bear no liability arising from the issuance of this completion certificate, and both Contractor and/or Consultant shall bear the full liability resulting from any errors in design, execution, stability & safety of the building in accordance with Dubai Development Authority Laws and Regulations.
2. Any future changes in the building or usage must be notified and approved by the Dubai Development Authority - Development Control Department prior to execution at site.
3. All fit-out works must be coordinated with Dubai Development Authority - Development Control Department throughout all stages of design and execution.
4. Building owner shall at all times maintain the building (both inclusive internal and external) commencing from the issuance date of the Maintenance Permit from Dubai Development Authority - Development Control Department.
5. Building Facility Managements in-charge shall bear full responsibility for regular maintenance of elevators, public safety, firefighting and fire alarm systems by specialized approved party.
6. Tenants / owner should have valid trade license issued from relevant authority prior to occupy / operate the unit.

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Permit For Villa 10 Damac Hills:



سلطة دبي للتطوير
Dubai Development Authority

BUILDING MODIFICATIONS PERMIT

Permit Number	F2100757	Initial Issue Date	20-Apr-2021
Plot Number	6766629	Expiry Date	
Current Issue Date	20-Apr-2021		

BUILDING DESCRIPTION/HEIGHT	BUILDING USE
Villa 1: G+1F+R	Villa 1: Villa

PROJECT INFORMATION:

Project Location	DAMAC HILLS
Building Name	Villa # 10
Floor No.	Ground Floor
Unit No.	Villa # 10
Permitted Activities	Swimming Pool Construction
Consultant	
Contractor	FOUR SEASONS TECHNICAL SERVICES L.L.C 701285

PROJECT CONDITION(S):

1. NOC from Environmental Department to be obtained for swimming pool. before Completion certificate is applied

NOTE(S):

1. Kindly refer to the attached comment sheet. The comments to be noted and complied.
2. Dubai Development Authority - Development Control Department inspection is required prior to all concrete casting of foundations, suspended beams & slabs.

GENERAL TERMS & CONDITIONS:

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2. The Contractor shall build according to the permit approved drawings, with full adherence to the Health, Safety & Environment regulations on site.
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5. The Design Modification Permit and approved drawings must be always displayed on site for ready reference by Dubai Development Authority inspectors.
6. All the Sub-Contractors must have a valid trade license from Dubai at all time.
7. Dubai Development Authority regulations and construction laws must be followed, and Development Control Department must be notified at all times of the followings:
 - For Re-demarcation: Before casting the boundary wall tie beam.
 - Completion of the FIC connection to the external sewerage network
 - The building has been completely or partially executed and ready for occupation
 - The work has been suspended (through form No. ZDDC-65) and/or resuming the work after suspension
 - In case of any collapses or damages in the building under construction or the neighboring building or services, or any accidents and/or incidents on hotline: 800-4332

REQ-329139-3

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Completion Certificate For Villa Damac Hills:



سلطة دبي للتطوير
Dubai Development Authority

BUILDING MODIFICATIONS COMPLETION CERTIFICATE

Certificate Number	REQ-309523-1		
Plot Number	6767767	Issue Date	29-Dec-2020

BUILDING DESCRIPTION/HEIGHT	BUILDING USE
Building 1: G+1F+R	Building 1: Villa

PROJECT INFORMATION:

Project Number	F1902538		
Project Location	DAMAC HILLS		
Building Name	Villa		
Floor No.	Ground Floor	Unit Type	
Unit No.	Plot # 6767767 @ Akoya Damac Hills		
Description	Swimming pool & Landscaping works		
Consultant			
Contractor	FOUR SEASONS TECHNICAL SERVICES L.L.C 701285		

PROJECT CONDITION(S):

NOTE(S):

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Completion certificate For Villa198 Dubai Hills:



سلطة دبي للتطوير
Dubai Development Authority

BUILDING MODIFICATIONS COMPLETION CERTIFICATE

Certificate Number	REQ-272925	Issue Date	5-Jul-2020
Plot Number	6316129		

BUILDING DESCRIPTION/HEIGHT	BUILDING USE
E5M: G+1F+R	E5M: Villa

PROJECT INFORMATION:			
Project Number	F2000036		
Project Location	DUBAI HILLS		
Building Name	-		
Floor No.	-	Unit Type	Others
Unit No.			
Description			
Consultant			
Contractor	FOUR SEASONS TECHNICAL SERVICES L.L.C		

PROJECT CONDITION(S):

NOTE(S):

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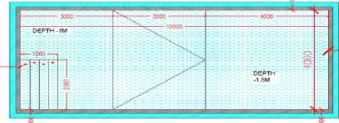
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Nakheel Approvals:

 NAKHEEL NCPM Development Control & Planning Approvals NOC	 APPROVAL FOR OUTDOOR WORKS		Ref. No. 0106-0921-1383		Site Work Duration: From the date of Gate pass issuance	12 WEEKS	
	Development Jumeirah Park (L.L.C)		BUILT FORM		Issue Date: 22 Sep 2021		
	Purchaser Peter Nishikawa Horvath,		Contact Details T 971526809913 E peter@printarabia.ae		Expiry Date: 22 March 2022		
	Consultant/Contr. Four Seasons technical Services LLC		Contact Details T 0551889008 E 4slandscaping@gmail.com		Affection Plan ID: JPH3VS013		
	We refer to your application registered on 21 Sep 2021 regarding the abovementioned plot and accompanying Outdoor Works design drawings nos. This approval is based on the drawings referenced above. For the avoidance of any doubt, this approval permits the following: Construction of swimming pool with water features, underground pump room and balance tank, protection fence, open shower, bar counter, general hard and soft scape works.						
With this letter we confirm handing over one drawing set duly stamped as approved and signed for your use & record. A copy of CED approval, this NOC, and all other related permits, is to be maintained in a prominent and visible location at the property and is to be clearly accessible for staff of Nakheel and other Authorities. All works associated with proposed modifications are to be limited to the hours between 7am and 7pm Sunday to Thursday inclusive. In carrying out the modification works, all reasonable & practical measures to minimize releases of contaminants (dust, odors, etc.) to the neighbor or built environment must be taken. Wastewater, chemicals, paints, powders, adhesives or other substances used in the modification works shall be disposed of offsite & mustn't be released to waterways, watercourses, drains or soils. Contractors, consultants and their staff are not permitted to reside within the property during the period of the modification works. Contractors, consultants and supplier's vehicles and/or equipment aren't to be parked upon the footpath or any other area except within designated parking spaces within the street unless otherwise approved by Nakheel. The Applicant & contractor/agent shall be fully responsible, at his/her expense, for the rectification to any Common Use Facilities damaged, soiled or defaced (including paint spills) by the proposed Modification works. These rectification works are to be agreed & approved by Nakheel. This includes removal of any waste materials, associated with the Modification works, from the external areas of the Property and the Common Use Facilities. NOC issuance from Nakheel does not relieve the Purchasers or their representatives from their obligation to comply with the requirements of all applicable Authorities and Utilities and of their responsibilities for any errors or discrepancies in their design, for which the purchasers shall be responsible for the rectification of such errors at any time they become apparent. All amounts stated in this Agreement are exclusive of any value added tax ("VAT"), sales tax or equivalent tax. To the extent that the VAT at standard rate as prescribed in the VAT laws and regulations ("VAT Amount") is applicable at the time that the amount payable is chargeable, it shall be added to the amounts payable. If other taxes become applicable to any amounts payable, as a result of a change in legislation applicable in Dubai, this shall be added to the amounts payable at the applicable rates.		We are pleased to inform you that your Outdoor Works design submission is considered to be in general compliance with the Development Control Regulations version 3.0 and is considered acceptable in all other regards, and is therefore approved General Conditions: - This NOC does not approve work that includes extra built up area such as enclosure of balconies, loggias, voids, terraces and porches, conversion of use, new extensions etc. - The proposed modifications shall be undertaken in accordance with the drawings and documents identified and listed above. Should there be any inconsistency between what is shown on the plan(s) and the conditions of this approval, then these conditions will prevail. - This approval is intended only for the work described above. - It is a MUST to obtain Trakhees EHS and CED approvals prior to the commencement of modification works at site. This Approval serves Purchaser Application to Trakhees- CED as long as it is valid. - It is the purchaser's responsibility to appoint a third party to study the ground water level in the area where proposing construction and/or installation of a swimming pool. - Developer/ purchaser (including all his affiliates and associated legal entities, his and their personnel, subcontractors, consultants, representatives, and agents), must indemnify and hold harmless Nakheel and all its affiliates and any associated legal entities from and against any claims, losses, expenses, costs, actions, demands, damages and/or liabilities that may arise in connection with or pursuant to the operations including any future liability that may arise as a result of the aforementioned operations, including but not limited to injury or death of any person or damage or loss to any property of any party. - This approval is valid for a maximum period of 6 months, which commences from the date highlighted as (Issue Date) and expires on the date highlighted as (Expiry Date) unless otherwise extended in writing by the Master Developer. It is your responsibility to ensure that you obtain all requisite Trakhees and other Authority approvals and commence construction before the expiry of this NOC. If you do not obtain all requisite Trakhees and other approvals and/or commence construction before the expiry of this NOC, you are advised to seek an extension of time from Nakheel to this NOC before its expiry. If you fail to obtain all requisite Trakhees and other approvals and/or commence construction before expiry of this NOC, you will be required to make a fresh submission should you wish to proceed further. - This NOC is personal to the above referenced Purchaser(s)/ developer of this property. It is not automatically transferable to new property Purchasers on sale of the property or any third party, if the approval has not been implemented prior to sale, and is still valid. In such circumstances this approval will be deemed to be invalid and of no further force and effect. Should any new property Purchaser wish to proceed on the basis of the previously approved plans and drawings and NOC, the new Purchaser will be required to either make a fresh submission if the NOC has expired or apply to transfer the NOC to their name if extant. - NO additional electrical load will be supplied / approved by Nakheel as a result of these modifications. - In carrying out the modification works, all reasonable and practical measures to minimize releases of contaminants to the built environment must be taken. Wastewater, chemicals, paints, powders, adhesives or other substances used in the modification works shall be disposed of off-site and must not be released to waterways, watercourses, drains or soils. - No works other than that approved by this are to be undertaken without the prior approval of Nakheel Community Planning and Management (NCPM) and other authorities where relevant. - Nakheel Community Planning and Management (NCPM) has not made any assessment of any proposed Mechanical, Electrical or Plant (MEP) or structure associated with the proposed modifications or the potential impact the proposed modifications might have upon existing MEP or structure. - The Applicant and contractor/agent shall bear full responsibility for assessing the impact the modifications may have (if any) upon existing and proposed MEP or structure. Nakheel Community Planning and Management (NCPM) accepts no liability for any impact upon MEP or structure caused by the proposed modifications. - The Owner/Contractor upon receiving Trakhees Modification / Outdoor Permit, shall coordinate with Nakheel Community Planning / Landscaping Team before commencement of work at site Planning Conditions – Palm Jumeirah (only): Hoarding Fence is required to be made of PVC, white color with skinned surface following Nakheel Standards. - There is an artificial salt retardant membrane that is located between approximately 400 – 600mm underground. If disturbed, this membrane is to be reinstated to avoid salt intrusion into the upper soil levels and the foundations of the structures on the plot. - No modifications of the existing boundary walls are allowed					
Disclaimer: This approval is strictly design-focused and is limited to the elements of the proposal and as they relate to the applicable DCR. It is for the purposes of acknowledging in-principle the compliance of the submitted proposal and by no means absolves Developer from any breach to the controls. Accuracy of measurements and calculations and all Engineering and technical solutions are not part of this Approval. Developer remains subject in full to all contractually binding conditions stipulated in the Sales and Purchase Agreement of the subject plot. Developer also indemnifies Master Developer and his employees from any damage, risk or loss, or legal and financial responsibility that may be borne at any stage in relation to this development.		Signed by:  Dr. Ahmed Ragab Head of Development Control & Planning Approvals Nakheel Community Planning and Management		Stamp:  Jumeirah Park LLC جميرا بارك ش د م 12		For and on behalf of: Jumeirah Park (L.L.C) 	
Gulsev Ozdem Fytillis Sep 22 2021 10:39 AM		Gulsev Ozdem Fytillis Sep 22 2021 10:39 AM		Date: 22 Sep 2021		Nakheel Group PO Box 17777 Dubai, United Arab Emirates T +971 4 390 3300 F +971 4 368 0558 nakheel.com	

 NAKHEEL NCPM Development Control & Planning Approvals NOC	VD	VARIATION TO APPROVED EXISTING BUILDING	
	Ref. No. 0106-0921-0992	Issue Date: 16 Sep 2021	Expiry Date: 16 Mar 2022
	Development Al Furjan (L.L.C)	SERVICED PLOTS	
	Purchaser Salah Sultan Ahmed Rashid Almualla,	Plot ID: AFNCVIL033	
	Contact Details T 971557555808 E Alihamadalmualla@gmail.com		
Consultant/Contr. FOUR SEASONS TECHNICAL SERVICES LLC	Contact Details T 0551889008 E 4slandscaping@gmail.com		
We refer to your Design Variation submission registered on 16 September 2021 regarding the abovementioned plot and accompanying Architectural and landscape drawings A-03 Your Design Variation submission post building completion is considered to be in general compliance (SF DCR Al Furjan Villa Plots) and is therefore APPROVED with the conditions below. This variation allows the following changes and as clouded on the drawings: 1. Adding swimming pool and underground pump room.			
With this letter we confirm handing over one drawing set duly stamped as approved and signed for your use and record. Design Variations Any significant changes occurring subsequent to the stamped approved drawings due to purchaser's decision or comments and remarks from local authorities, or any other reasons must be duly notified to Nakheel and approved before any incorporation into the development irrespective of the status of the development. Particular Conditions Overriding development criteria Nakheel may change the criteria of its development from time to time to optimize development potential. The Purchaser is deemed to agree and abide to Nakheel policies on an ongoing basis and are required to conform to Nakheel future submission requirements and the requirements of all the local Authorities and the utility services. Limitation of liability: NOC issuance from Nakheel does not relieve the Purchaser or their representatives from their obligation to comply with the requirements of all applicable Authorities and Utilities and of their responsibilities for any errors or discrepancies in their design, for which the purchasers shall be responsible for the rectification of such errors at any time they become apparent. Trakhees approval: Trakhees APPROVAL is a must. Prior to the expiration of this NOC, Purchaser shall apply for Trakhees approval along with Nakheel stamped drawings. All amounts stated in this Agreement are exclusive of any value added tax ("VAT"), sales tax or equivalent tax. To the extent that the VAT at standard rate as prescribed in the VAT laws and regulations ("VAT Amount") is applicable at the time that the amount payable is chargeable, it shall be added to the amounts payable. If other taxes become applicable to any amounts payable, as a result of a change in legislation applicable in Dubai, this shall be added to the amounts payable at the applicable rates. Disclaimer: This NOC is strictly design-focused and is limited to the elements of the proposal and as they relate to the applicable DCR. It is for the purposes of acknowledging in principle the compliance of the submitted proposal and by no means absolves Developer/purchaser from any breach to the controls. Accuracy of measurements and calculations and all Engineering and technical solutions are not part of this NOC. Developer/purchaser remains subject in full to all contractually binding conditions stipulated in the Sales and Purchase Agreement of the subject plot. Developer/purchaser also indemnifies Master Developer and his employees from any damage, risk or loss, or legal and financial responsibility that may be borne at any stage in relation to this development.	Specific Conditions: - No works shall be allowed outside plot limits. - It is the consultant / contractor responsibility to verify the site levels and to match with existing road levels in terms of -and not limited to- gate levels, car accesses, FIC location and connection and any other connections that might be under design by Nakheel infra-structure within subject development. General Conditions: - It is a MUST to obtain Trakhees EHS and CED approvals prior to the commencement of modification works at site. This Approval serves Owner Application to Trakhees- CED Approval as long as it is valid. - This approval is specific for the proposed modifications described above and as per the submitted drawings and documents identified and listed above. Any inconsistency or changes to the location, size and height of the proposed modifications will result in considering the first approval as null and void. Therefore, new application will need to be submitted. - This approval is valid for a maximum period of 6 months, which commences from the date highlighted as (Issue Date) and expires on the date highlighted as (Expiry Date) unless otherwise extended in writing by the Master Developer. During this time, the Owner must obtain building permit from Trakhees. - Compliance with Development Design Control Regulations, applicable codes and all laws is mandatory. - The Approved modifications shall not result by any mean in a change of use. - This approval throughout its validity is particular to the current owner as it is to plot. It may be transferable to a new owner only upon an official approval from Master Developer. - No extra utility load will be supplied / approved by Nakheel as a result of these modifications. - The owner shall undertake that the modifications, enclosure or conversion of use will not generate extra load on the sewage system and network of the Development. - The Owner shall undertake that these modifications shall comply with the development community rules and code of behavior essentially for common use facility. - Nakheel has not made any assessment of any proposed Mechanical, Electrical, plumbing (MEP) or structure associated with the proposed modifications or the potential impact the proposed modifications might have upon existing MEP or structure. - The applicant and contractor/agent shall bear full responsibility for assessing the impact the modifications may have (if any) upon existing and proposed MEP or structure. Nakheel accepts no liability for any impact upon MEP or structure caused by the proposed modifications. - Nakheel will accept no claims under the Sale and Purchase Agreement in respect of any defect in the property, whether structural or otherwise arising as a consequence of modification works and, in carrying out modifications, the owner will be deemed to have indemnified Nakheel, its associated entities, its agents, employees and successors against any claims, damages, injuries, losses (including loss of life) or liabilities as a direct or indirect consequences of villa modification works. - For Palm Jumeirah (only), Hoarding Fence is required to be made of PVC, white color with skinned surface following Nakheel Standards.		
Signed by:  Dr. Ahmed Ragab Head of Development Control & Planning Approvals Nakheel Community Planning and Management Lucyna Makowska 	Stamp:  Date: 16 Sep 2021		For and on behalf of: Al Furjan (L.L.C) 

 NAKHEEL NCPM Development Control & Planning Approvals NOC	 APPROVAL FOR OUTDOOR WORKS		Ref. No. 0106-0921-1383		Site Work Duration: From the date of Gate pass issuance	12 WEEKS	
	Development Jumeirah Park (L.L.C)		BUILT FORM		Issue Date: 22 Sep 2021		
	Purchaser Peter Nishikawa Horvath,		Contact Details T 971526809913 E peter@printarabia.ae		Expiry Date: 22 March 2022		
	Consultant/Contr. Four Seasons technical Services LLC		Contact Details T 0551889008 E 4slandscaping@gmail.com		Affection Plan ID: JPH3VS013		
	We refer to your application registered on 21 Sep 2021 regarding the abovementioned plot and accompanying Outdoor Works design drawings nos. This approval is based on the drawings referenced above. For the avoidance of any doubt, this approval permits the following: Construction of swimming pool with water features, underground pump room and balance tank, protection fence, open shower, bar counter, general hard and soft scape works.						
With this letter we confirm handing over one drawing set duly stamped as approved and signed for your use & record. A copy of CED approval, this NOC, and all other related permits, is to be maintained in a prominent and visible location at the property and is to be clearly accessible for staff of Nakheel and other Authorities. All works associated with proposed modifications are to be limited to the hours between 7am and 7pm Sunday to Thursday inclusive. In carrying out the modification works, all reasonable & practical measures to minimize releases of contaminants (dust, odors, etc.) to the neighbor or built environment must be taken. Wastewater, chemicals, paints, powders, adhesives or other substances used in the modification works shall be disposed of offsite & mustn't be released to waterways, watercourses, drains or soils. Contractors, consultants and their staff are not permitted to reside within the property during the period of the modification works. Contractors, consultants and supplier's vehicles and/or equipment aren't to be parked upon the footpath or any other area except within designated parking spaces within the street unless otherwise approved by Nakheel. The Applicant & contractor/agent shall be fully responsible, at his/her expense, for the rectification to any Common Use Facilities damaged, soiled or defaced (including paint spills) by the proposed Modification works. These rectification works are to be agreed & approved by Nakheel. This includes removal of any waste materials, associated with the Modification works, from the external areas of the Property and the Common Use Facilities. NOC issuance from Nakheel does not relieve the Purchasers or their representatives from their obligation to comply with the requirements of all applicable Authorities and Utilities and of their responsibilities for any errors or discrepancies in their design, for which the purchasers shall be responsible for the rectification of such errors at any time they become apparent. All amounts stated in this Agreement are exclusive of any value added tax ("VAT"), sales tax or equivalent tax. To the extent that the VAT at standard rate as prescribed in the VAT laws and regulations ("VAT Amount") is applicable at the time that the amount payable is chargeable, it shall be added to the amounts payable. If other taxes become applicable to any amounts payable, as a result of a change in legislation applicable in Dubai, this shall be added to the amounts payable at the applicable rates.		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This Approval serves Purchaser Application to Trakhees- CED as long as it is valid. - It is the purchaser's responsibility to appoint a third party to study the ground water level in the area where proposing construction and/or installation of a swimming pool. - Developer/ purchaser (including all his affiliates and associated legal entities, his and their personnel, subcontractors, consultants, representatives, and agents), must indemnify and hold harmless Nakheel and all its affiliates and any associated legal entities from and against any claims, losses, expenses, costs, actions, demands, damages and/or liabilities that may arise in connection with or pursuant to the operations including any future liability that may arise as a result of the aforementioned operations, including but not limited to injury or death of any person or damage or loss to any property of any party. - This approval is valid for a maximum period of 6 months, which commences from the date highlighted as (Issue Date) and expires on the date highlighted as (Expiry Date) unless otherwise extended in writing by the Master Developer. It is your responsibility to ensure that you obtain all requisite Trakhees and other Authority approvals and commence construction before the expiry of this NOC. If you do not obtain all requisite Trakhees and other approvals and/or commence construction before the expiry of this NOC, you are advised to seek an extension of time from Nakheel to this NOC before its expiry. If you fail to obtain all requisite Trakhees and other approvals and/or commence construction before expiry of this NOC, you will be required to make a fresh submission should you wish to proceed further. - This NOC is personal to the above referenced Purchaser(s)/ developer of this property. It is not automatically transferable to new property Purchasers on sale of the property or any third party, if the approval has not been implemented prior to sale, and is still valid. In such circumstances this approval will be deemed to be invalid and of no further force and effect. Should any new property Purchaser wish to proceed on the basis of the previously approved plans and drawings and NOC, the new Purchaser will be required to either make a fresh submission if the NOC has expired or apply to transfer the NOC to their name if extant. - NO additional electrical load will be supplied / approved by Nakheel as a result of these modifications. - In carrying out the modification works, all reasonable and practical measures to minimize releases of contaminants to the built environment must be taken. Wastewater, chemicals, paints, powders, adhesives or other substances used in the modification works shall be disposed of off-site and must not be released to waterways, watercourses, drains or soils. - No works other than that approved by this are to be undertaken without the prior approval of Nakheel Community Planning and Management (NCPM) and other authorities where relevant. - Nakheel Community Planning and Management (NCPM) has not made any assessment of any proposed Mechanical, Electrical or Plant (MEP) or structure associated with the proposed modifications or the potential impact the proposed modifications might have upon existing MEP or structure. - The Applicant and contractor/agent shall bear full responsibility for assessing the impact the modifications may have (if any) upon existing and proposed MEP or structure. 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Gulsev Ozdem Fytillis Sep 22 2021 10:39 AM		Gulsev Ozdem Fytillis Sep 22 2021 10:39 AM		Date: 22 Sep 2021			
Nakheel Group PO Box 17777 Dubai, United Arab Emirates T +971 4 390 3300 F +971 4 368 0558 nakheel.com							

 NAKHEEL N C P M Development Control & Planning Approvals 		OW		APPROVAL FOR OUTDOOR WORKS	
		Ref. No. 0001-0621-0744		PROPOSED WORKS	
Development Jumeirah Park (L.L.C)		BUILT FORM		Issue Date: 07 Jun 2021	
Purchaser Basel Rafiq Mohd Altanbouz,		Contact Details T 97 1562520088 E btanbouz@tcco.com		Expiry Date: 07 December 2021	
Consultant/Contr. KCJ Landscaping Co LLC		Affection Plan ID:		JPB3VL031	
Contact Details T E info@kcjlandscaping.ae					
We refer to your application registered on 07 Jun 2021 regarding the abovementioned plot and accompanying Outdoor Works design drawings nos. This approval is based on the drawings referenced above. For the avoidance of any doubt, this approval permits the following: - Construction of swimming pool, underground pump room and BBQ counter. - Construction of open, non-enclosed, non-air conditioned, lightweight pergola. - Hard and soft landscaping works. With this letter we confirm handing over one drawing set duly stamped as approved and signed for your use & record. A copy of CED approval, this NOC, and all other related permits, is to be maintained in a prominent and visible location at the property and be clearly accessible for staff of Nakheel and other Authorities. All works associated with proposed modifications are to be limited to the hours between 7am and 7pm Sunday to Thursday inclusive. In carrying out the modification works, all reasonable & practical measures to minimize releases of contaminants (dust, odors, etc.) to the neighbor or built environment must be taken. Waste water, chemicals, paints, powders, adhesives or other substances used in the modification works shall be disposed of offsite & mustn't be released to waterways, watercourses, drains or soils. Contractors, consultants and their staff are not permitted to reside within the property during the period of the modification works. Contractors, consultants and supplier's vehicles and/or equipment aren't to be parked upon the footpath or any other area except within designated parking spaces within the street unless otherwise approved by Nakheel. The Applicant's contractor/ agent shall be fully responsible, at his/her expense, for the rectification to any Common Use Facilities damaged, soiled or defaced (including paint spills) by the proposed Modification works. These rectification works are to be agreed & approved by Nakheel. This includes removal of any waste materials, associated with the Modification works, from the external areas of the Property and the Common Use Facilities. NOC issuance from Nakheel does not relieve the Purchaser or their representatives from their obligation to comply with the requirements of all applicable Authorities and Utilities and of their responsibilities for any errors or discrepancies in their design, for which the purchasers shall be responsible for the rectification of such errors at any time they become apparent. All amounts stated in this Agreement are exclusive of any value added tax ("VAT"), sales tax or equivalent tax. To the extent that the VAT at standard rate as prescribed in the VAT laws and regulations ("VAT Amount") is applicable at the time that the amount payable is chargeable, it shall be added to the amounts payable. If other taxes become applicable to any amounts payable, as a result of a change in legislation applicable in Dubai, this shall be added to the amounts payable at the applicable rates. Disclaimer: This approval is strictly design-focused and is limited to the elements of the proposal and as they relate to the applicable DCR. It is for the purposes of acknowledging in-principle the compliance of the submitted proposal and by no means absolves Developer from any breach to the controls. Accuracy of measurements and calculations and all Engineering and technical solutions are not part of this Approval. Developer remains subject in full to all contractually binding conditions stipulated in the Sales and Purchase Agreement of the subject plot. Developer also indemnifies Master Developer and his employees from any damage, risk or loss, or legal and financial responsibility that may be borne at any stage in relation to this development.					
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Signed by:		Stamp:		For and on behalf of:	
 Dr. Ahmed Ragab				Jumeirah Park (L.L.C)  Jumeirah Park	
Head of Development Control & Planning Approvals Nakheel Community Planning and Management		Date: 07 Jun 2021			
Sara Alkhayat					

Trakhees Approvals:

Department of Planning & Development
Ports, Customs & Free Zone Corporation
Government of Dubai



دائرة التخطيط والتطوير
مؤسسة الموانئ والجمارك والمنطقة الحرة
حكومة دبي

MODIFICATION PERMIT

REF NO: TKS/NOC-MP/41233/2021/12607

Issue Date: 06-Oct-2021

Applicant Information

Client Name	Salah Sultan Ahmad Rashid Almulla		
Trakhees ID	P-0-172164	Trade License No.	
Contractor Name	Four Seasons Technical Services L.L.C		
Trakhees ID	C-0007-088960	Trade License No.	701285
Consultant Name	None		
Trakhees ID	-	Trade License No.	-

Project Information

Business Unit	Nakheel	Location	Al Furjan
Plot No.	AFNCVIL033	Building No.	MAG 23
Modified Area	42.25 sq m	Unit No.	AFNCVIL033
Work Description	Outdoor Works (construction of swimming pool and U/G pump room)		
Special Comments	Refer to approved drawings and special comments (if any) in attached sheets for further compliance.		

General Conditions

- This NOC should be printed and posted on the site entrance for the reference of Trakhees Inspection Engineers.
- All approved modification works shall be isolated from General Public and Operation Areas & executed within the premises unit.
- Modification Permit and Approved Drawings shall be available on site during the modification activities.
- The Contractor/Consultant and his agents shall remain entirely responsible for all errors in the design and execution of the project.
- No storage or utilization of adjacent unit or area is permitted unless clearance obtained from concerned parties.
- Environment, Health and Safety (EHS) aspects are to be met during the Modification Works as per Trakhees Guidelines & Regulations.
- Consultant/Contractor shall inform Trakhees (CED and EHS) of any accidents or incident that occurs during modification works period.
- COC requirements (if applicable) shall be complied as per submitted undertaking letter. Trakhees Construction Safety Inspectors will verify the COC compliance any time during the course of modification works.
- Revalidation of Permit is required if modification works are not completed within six (6) months from the date of issuance of Modification permit.
- Operation/Occupation of the modified area is not permitted unless Modification Completion Certificate (MCC) is obtained from Trakhees.
- Refundable Deposit shall be collected after issuance of Modification Completion Certificate or else it will be forfeited. Trakhees has the right to forfeit the refundable deposit if the appointed contractor fails to maintain the cleanliness of the site and surroundings or any unpaid payment (Fines and/or Fees) owing to the project/plot mentioned in the department remarks without referring back to who paid the project deposit.

Approved By

دلال البشير

Dr. Dalal Yousuf Albishri

Senior Manager Accreditation and Compliance



Department of Planning & Development
Ports, Customs & Free Zone Corporation
Government of Dubai



دائرة التخطيط والنظاير
مؤسسة الموانئ والجمارك والمنطقة الحرة
حكومة دبي

MODIFICATION PERMIT

REF NO: TKS/NOC-MP/40719/2021/12450

Issue Date: 12-Sep-2021

Applicant Information

Client Name	Basel Rafiq Mod Altanbouz		
Trakhees ID	P-0-166505	Trade License No.	
Contractor Name	Four Seasons Technical Services L.L.C		
Trakhees ID	C-0007-088960	Trade License No.	701285
Consultant Name	None		
Trakhees ID	-	Trade License No.	-

Project Information

Business Unit	Nakheel	Location	Jumeirah Park
Plot No.	JPB3VL031	Building No.	villa31
Modified Area	LS	Unit No.	villa31
Work Description	Proposed aluminum Pergola, Swimming pool, Pump room & balance tank		
Special Comments	Refer to approved drawings and special comments (if any) in attached sheets for further compliance.		

General Conditions

- This NOC should be printed and posted on the site entrance for the reference of Trakhees Inspection Engineers.
- All approved modification works shall be isolated from General Public and Operation Areas & executed within the premises unit.
- Modification Permit and Approved Drawings shall be available on site during the modification activities.
- The Contractor/Consultant and his agents shall remain entirely responsible for all errors in the design and execution of the project.
- No storage or utilization of adjacent unit or area is permitted unless clearance obtained from concerned parties.
- Environment, Health and Safety (EHS) aspects are to be met during the Modification Works as per Trakhees Guidelines & Regulations.
- Consultant/Contractor shall inform Trakhees (CED and EHS) of any accidents or incident that occurs during modification works period.
- COC requirements (if applicable) shall be complied as per submitted undertaking letter. Trakhees Construction Safety Inspectors will verify the COC compliance any time during the course of modification works.
- Revalidation of Permit is required if modification works are not completed within six (6) months from the date of issuance of Modification permit.
- Operation/Occupation of the modified area is not permitted unless Modification Completion Certificate (MCC) is obtained from Trakhees.
- Refundable Deposit shall be collected after issuance of Modification Completion Certificate or else it will be forfeited. Trakhees has the right to forfeit the refundable deposit if the appointed contractor fails to maintain the cleanliness of the site and surroundings or any unpaid payment (Fines and/or Fees) owing to the project/plot mentioned in the department remarks without referring back to who paid the project deposit.

Approved By

دلال البشير

Dr. Dalal Yousuf Albishri

Senior Manager Accreditation and Compliance



Page 1 of 2

Department of Planning & Development
Ports, Customs & Free Zone Corporation
Government of Dubai



دائرة التخطيط والتطوير
مؤسسة الموانئ والجمارك والمنطقة الحرة
حكومة دبي

MODIFICATION PERMIT

REF NO: TKS/NOC-MP/41321/2021/12613

Issue Date: 06-Oct-2021

Applicant Information

Client Name	Peter Nishikawa Horvath		
Trakhees ID	P-0-172305	Trade License No.	
Contractor Name	Four Seasons Technical Services L.L.C		
Trakhees ID	C-0007-088960	Trade License No.	701285
Consultant Name	None		
Trakhees ID	-	Trade License No.	-

Project Information

Business Unit	Nakheel	Location	Jumeirah Park
Plot No.	JPH3VS013	Building No.	13
Modified Area	LS	Unit No.	villa13
Work Description	Swimming pool with water features, underground pump room and balance tank, protection fence, open shower, bar counter, general hard and soft scape works.		
Special Comments	Refer to approved drawings and special comments (if any) in attached sheets for further compliance.		

General Conditions

- This NOC should be printed and posted on the site entrance for the reference of Trakhees Inspection Engineers.
- All approved modification works shall be isolated from General Public and Operation Areas & executed within the premises unit.
- Modification Permit and Approved Drawings shall be available on site during the modification activities.
- The Contractor/Consultant and his agents shall remain entirely responsible for all errors in the design and execution of the project.
- No storage or utilization of adjacent unit or area is permitted unless clearance obtained from concerned parties.
- Environment, Health and Safety (EHS) aspects are to be met during the Modification Works as per Trakhees Guidelines & Regulations.
- Consultant/Contractor shall inform Trakhees (CED and EHS) of any accidents or incident that occurs during modification works period.
- COC requirements (if applicable) shall be complied as per submitted undertaking letter. Trakhees Construction Safety Inspectors will verify the COC compliance any time during the course of modification works.
- Revalidation of Permit is required if modification works are not completed within six (6) months from the date of issuance of Modification permit.
- Operation/Occupation of the modified area is not permitted unless Modification Completion Certificate (MCC) is obtained from Trakhees.
- Refundable Deposit shall be collected after issuance of Modification Completion Certificate or else it will be forfeited. Trakhees has the right to forfeit the refundable deposit if the appointed contractor fails to maintain the cleanliness of the site and surroundings or any unpaid payment (Fines and/or Fees) owing to the project/plot mentioned in the department remarks without referring back to who paid the project deposit.

Approved By

دلال البشير

Dr. Dalal Yousuf Albishri

Senior Manager Accreditation and Compliance



Page 1 of 2

P.O. Box 2001, Dubai, United Arab Emirates
Tel: +971 4 3636888 • Fax: +971 4 3636861
Web Site: www.trakhees.ae

ص.ب. 2001، دبي، الإمارات العربية المتحدة
هاتف: +971 4 3636888 • فاكس: +971 4 3636861
الموقع الإلكتروني: www.trakhees.ae

Department of Planning & Development
Ports, Customs & Free Zone Corporation
Government of Dubai



دائرة التخطيط والتطوير
مؤسسة الموانئ والجمارك والمنطقة الحرة
حكومة دبي

Modification Completion Certificate

MCC Ref. : TKS/NOC-MC/40748/2021/9512
Lessee : KAPIL GOBIND AIDASANI AND SARIKA KAPIL AIDASANI
Location : Jumeirah ParkJPL3VL067-67-VILLA67
Work Description : Outdoor Works (construction of swimming pool, U/G pump room & balance tank, open shower and landscaping works)
Building Usage : LANDLORD'S UNIT
Modification NOC Ref. : TKS/NOC-MP/39145/2021/11989 issued on 10-Jun-2021
Contractor : Four Seasons Technical Services L.L.C
Date of Inspection : 19-Sep-2021

Notes:

1. The above mentioned project been completed as per Trakhees Building Regulations and Design Guidelines.
2. Trakhees has no objection in Electrical & Water Authority [DEWA] providing service connections to the above location.
3. The lessee shall undertake to maintain the premises regularly both internally and externally within plot limits.
4. No modifications, additions and change of Premises usage shall be carried out without the written approval of Trakhees.
5. Trakhees assumed no responsibility or liabilities what-so-ever with regard to safety of personnel or property of the lesser by the issuance of this Certificate and attention is drawn to all Trakhees regulations regarding ongoing responsibilities.
6. The lessee shall comply to comments issued with approval by Trakhees Environment, Health and Safety Division.
7. Trakhees Civil Engineering Division has No Objection in Trakhees Finance refunding the Security Deposit.
8. This Completion Certificate is issued upon the completion of the above project in accordance to Trakhees procedures, without liability or responsibility whatsoever on Trakhees towards rights of the third parties.



Eiman Gharib

Eiman Gharib
Modification Section manager

Date: 20-Sep-2021

DM Approvals:



ترخيص أعمال تعديلات

نظام دبي لتراخيص البناء
Dubai BPS

رقم الترخيص	370614 - 1 - 3	تاريخ الإصدار	23/09/2021	تاريخ تعيين المقاول	23/09/2021
اسم المالك	حسين غافان سعيد البسطي				
رقم الأرض	3430452	اسم المنطقة		الوصل	
نوع الرخصة	ترخيص أعمال تعديلات وإضافات بسيطة (ملاك)	نوع المبنى / عدد المباني	فيلا خاصة-1		
وصف العمل	إضافة مسبح				
رقم المبنى المعدّل	1	استعمالات المبنى	خدمات خارجية		
الاستشاري		رقم الرخصة			
الشركة المنفذة	فور سيزونس للخدمات الفنية ش.م.م	رقم الرخصة	701285		
المقاول الثانوي		رقم الرخصة			
قيمة الرسوم	167	رقم الإيصال	202100353124	التاريخ	23/09/2021
قيمة تأمين المقاول	500	رقم الإيصال	202100353064	التاريخ	23/09/2021
التجديدات	التجديد	الرقم		التاريخ	
إشتراطات خاصة :					

إشتراطات عامة :

1. التقيد بتنفيذ الأعمال وفقا للرخصة والمخططات المعتمدة والأصول الفنية والهندسية والالتزام باشتراطات الأمن والسلامة.
2. الالتزام باستيفاء الاشتراطات والتعهدات الخاصة بالرخصة.
3. يجب أن يكون مقاولي الباطن المتعاقد معهم مرخصين في إمارة دبي.
4. يلغى الترخيص إذا لم يبدأ العمل خلال ستة أشهر من تاريخ الإصدار أو في حال توقف العمل أكثر من ستة أشهر متتالية .
5. الحصول على شهادة الإنجاز عند اكتمال الأعمال وفق الإجراءات المعتمدة.
6. الإطلاع على كافة القوانين والأنظمة المعتمدة والتعاميم الصادرة وأية تحديثات جديدة من الموقع الإلكتروني للبلدية.
7. الإبلاغ عن الحوادث الإنشائية أو أية أضرار فورا من خلال الاتصال على هاتف بلدية دبي رقم (800900).



تاريخ الطباعة : 23/09/2021

صفحة 1 من 1



ترخيص أعمال تعديلات

نظام دبي لتراخيص البناء
Dubai BPS

رقم الترخيص	: 4 - 1 - 366818	تاريخ الإصدار	: 15/06/2021	تاريخ تعيين المقاول	: 15/06/2021
اسم المالك	: شركة تلال الإمارات - المرحلة الأولى - ذ.م.م				
رقم الأرض	: 3942405	اسم المنطقة	: الثانية الرابعة		
نوع الرخصة	: ترخيص أعمال تعديلات وإضافات بسيطة (ملاك)	نوع المبنى/ عدد المباني	: فيلا استثمارية-2		
وصف العمل	: إضافة مسبح				
رقم المبنى المعدّل	: 2 * 1	استعمالات المبنى	: خدمات خارجية		
الاستشاري	:	رقم الرخصة	:		
الشركة المنفذة	: فور سيزونس للخدمات الفنية ش.ذ.م.م	رقم الرخصة	: 701285		
المقاول الثانوي	:	رقم الرخصة	:		
قيمة الرسوم	: 275	رقم الإيصال	: 202100219161	التاريخ	: 15/06/2021
قيمة تأمين المقاول	: 500	رقم الإيصال	: 202100219135	التاريخ	: 15/06/2021
التجديدات	: التجديد	الرقم	:	التاريخ	:
اشتراطات خاصة :					

اشتراطات عامة :

1. التقيد بتنفيذ الأعمال وفقاً للرخصة والمخططات المعتمدة والأصول الفنية والهندسية والالتزام باشتراطات الأمن والسلامة.
2. الالتزام باستيفاء الاشتراطات والتعهدات الخاصة بالرخصة.
3. يجب أن يكون مقاولي الباطن المتعاقد معهم مرخصين في إمارة دبي.
4. يلغى الترخيص إذا لم يبدأ العمل خلال ستة أشهر من تاريخ الإصدار أو في حال توقف العمل أكثر من ستة أشهر متتالية.
5. الحصول على شهادة الإنجاز عند اكتمال الأعمال وفق الإجراءات المعتمدة.
6. الإطلاع على كافة القوانين والأنظمة المعتمدة والتعاميم الصادرة وأية تحديثات جديدة من الموقع الإلكتروني للبلدية.
7. الإبلاغ عن الحوادث الإنشائية أو أية أضرار فوراً من خلال الاتصال على هاتف بلدية دبي رقم (800900).



تاريخ الطباعة : 15/06/2021

صفحة 1 من 1



ترخيص أعمال تعديلات

نظام دبي لتراخيص البناء
Dubai BPS

رقم الترخيص	: 367065 - 1 - 2	تاريخ الإصدار	: 07/06/2021	تاريخ تعيين المقاول	: 07/06/2021
اسم المالك	: شركة تلال الإمارات - المرحلة الأولى - ذ.م.م				
رقم الأرض	: 3944522	اسم المنطقة	: الثانية الرابعة		
نوع الرخصة	: ترخيص أعمال تعديلات وإضافات بسيطة (ملاك)	نوع المبنى/ عدد المباني	: فيلا استثمارية-1		
وصف العمل	: تعديلات بسيطة				
رقم المبنى المعدّل	: 1	استعمالات المبنى	:		
الاستشاري	:	رقم الرخصة	:		
الشركة المنفذة	: فور سيزونس للخدمات الفنية ش.ذ.م.م	رقم الرخصة	: 701285		
المقاول الثانوي	:	رقم الرخصة	:		
قيمة الرسوم	: 272	رقم الإيصال	: 202100208255	التاريخ	: 07/06/2021
قيمة تأمين المقاول	: 500	رقم الإيصال	: 202100208251	التاريخ	: 07/06/2021
التجديدات	: التجديد	الرقم	:	التاريخ	:
اشتراطات خاصة :					

اشتراطات عامة :

1. التقيد بتنفيذ الأعمال وفقاً للرخصة والمخططات المعتمدة والأصول الفنية والهندسية والالتزام باشتراطات الأمن والسلامة.
2. الالتزام باستيفاء الاشتراطات والتعهدات الخاصة بالرخصة.
3. يجب أن يكون مقاولي الباطن المتعاقد معهم مرخصين في إمارة دبي.
4. يلغى الترخيص إذا لم يبدأ العمل خلال ستة أشهر من تاريخ الإصدار أو في حال توقف العمل أكثر من ستة أشهر متتالية.
5. الحصول على شهادة الإنجاز عند اكتمال الأعمال وفق الإجراءات المعتمدة.
6. الإطلاع على كافة القوانين والأنظمة المعتمدة والتعاميم الصادرة وأية تحديثات جديدة من الموقع الإلكتروني للبلدية.
7. الإبلاغ عن الحوادث الإنشائية أو أية أضرار فوراً من خلال الاتصال على هاتف بلدية دبي رقم (800900).



التاريخ : 07/06/21
رقم الأرض : 3944522
رقم المعاملة : 367065-1-2

إدارة تراخيص البناء

تاريخ الطباعة : 07/06/2021

صفحة 1 من 1



ترخيص أعمال تعديلات

نظام دبي لتراخيص البناء
Dubai BPS

رقم الترخيص	: 1 - 344120	تاريخ الإصدار	: 24/06/2019	تاريخ الطباعة	: 24/06/2019
اسم المالك	: صلاح عبدالله راشد عمران السويدي	اسم المنطقة	: المزهرة الأولى	نوع الرخصة	: ترخيص أعمال تعديلات وإضافات بسيطة (ملاك)
رقم الأرض	: 2621625	نوع المبنى / عدد المباني	: فيلا خاصة-1	وصف العمل	: إضافة حمام السباحة
رقم المبنى المعدّل	: 1	استعمالات المبنى	: خدمات خارجية	رقم الرخصة	: 701285
الشركة المنفذة	: فور سيزونز للخدمات الفنية ش ذ م م	رقم الرخصة	: 701285	المقاول الثانوي	: رقم الرخصة
قيمة الرسوم	: 279	رقم الإيصال	: 201900244384	التاريخ	: 24/06/2019
قيمة تأمين المقاول	: 500	رقم الإيصال	: 201900244416	التاريخ	: 24/06/2019
التجديدات	: التجديد	الرقم	:	التاريخ	:

إشتراطات خاصة :

1. التقيد بتنفيذ الأعمال وفقا للرخصة والمخططات المعتمدة والأصول الفنية والهندسية والالتزام باشتراطات الأمن والسلامة.
2. الالتزام باستيفاء الاشتراطات والتعهدات الخاصة بالرخصة.
3. يجب أن يكون مقاولي الباطن المتعاقد معهم مرخصين في إمارة دبي.
4. يلغى الترخيص إذا لم يبدأ العمل خلال ستة أشهر من تاريخ الإصدار أو في حال توقف العمل أكثر من ستة أشهر متتالية .
5. الحصول على شهادة الإنجاز عند اكتمال الأعمال وفق الإجراءات المعتمدة.
6. الإطلاع على كافة القوانين والأنظمة المعتمدة والتعاميم الصادرة وأية تحديثات جديدة من الموقع الالكتروني للبلدية.
7. الإبلاغ عن الحوادث الإنشائية أو أية أضرار فوراً من خلال الاتصال على هاتف بلدية دبي رقم (800900).

صفحة 1 من 1



Environmental Approvals:

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Dubai Municipality - Swimming Pool Design Approval Service



DUBAI MUNICIPALITY
PUBLIC HEALTH AND
SAFETY DEPARTMENT



Public Safety Section

Tel: 04-2064244, 04-2064238
Fax: 04-2270160

SWIMMING POOL APPROVAL

اعتماد حوض سباحة

Request Details

Request Ref. Number: : SPA-21-0329 Request date : 21/06/2021

Request Status : **APPROVED**

Approved by : Osman Hassan

Plot Details

Plot Number : 6319532

Owner : KARLA MARIA

Location : dubai hills

Building Type : Single Dwelling

Applicant Details

Company Name : FOUR SEASONS TECHNICAL SERVICES LLC

Trade License No : 701285

P.O.Box :

Tel : 0097142725889

Fax :

هذه الشهادة ليست برخصة بناء لذا يتوجب أخذ كافة التصاريح من الإدارات الأخرى المعنية

This certificate is not a building permit and therefore permits from other concerned departments need to be taken.

This Approval is issued based on plans submitted online to PHS. Dubai Municipality - PHS shall not be held responsible for any loss or damage as a result of misuse of this swimming pool

<https://portal.dm.gov.ae/spaapp/printApproval.do?nextPage=printApproval>

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Dubai Municipality - Swimming Pool Design Approval Service



DUBAI MUNICIPALITY
PUBLIC HEALTH AND
SAFETY DEPARTMENT



Public Safety Section

Tel: 04-2064244, 04-2064238
Fax: 04-2270160

SWIMMING POOL APPROVAL

اعتماد حوض سباحة

Request Details

Request Ref. Number: : SPA-21-0129 Request date : 15/03/2021

Request Status : **APPROVED**

Approved by : Osman Hassan

Plot Details

Plot Number : 6316381
 Owner : Divya Vinodral Vallabh
 Location : Dubai Hills
 Building Type : Single Dwelling

Applicant Details

Company Name : FOUR SEASONS TECHNICAL SERVICES LLC
 Trade License No : 701285
 P.O.Box :
 Tel : 0097142725889
 Fax :

هذه الشهادة ليست برخصة بناء لذا يتوجب أخذ كافة التصاريح من الإدارات الأخرى المعنية

This certificate is not a building permit and therefore permits from other concerned departments need to be taken.

This Approval is issued based on plans submitted online to PHS. Dubai Municipality - PHS shall not be held responsible for any loss or damage as a result of misuse of this swimming pool

<https://portal.dm.gov.ae/spaapp/printApproval.do?nextPage=printApproval>

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Dubai Municipality - Swimming Pool Design Approval Service



DUBAI MUNICIPALITY
PUBLIC HEALTH AND
SAFETY DEPARTMENT



Public Safety Section

Tel: 04-2064244, 04-2064238
Fax: 04-2270160

SWIMMING POOL APPROVAL

اعتماد حوض سباحة

Request Details

Request Ref. Number:	:	SPA-21-0145	Request date	:	23/03/2021
Request Status	:	APPROVED			
Approved by	:	Osman Hassan			

Plot Details

Plot Number	:	6319583
Owner	:	YENNY CAROLINA IZQUIERDO
Location	:	hadaeq mohammed bin rashid
Building Type	:	Single Dwelling

Applicant Details

Company Name	:	FOUR SEASONS TECHNICAL SERVICES LLC
Trade License No	:	701285
P.O.Box	:	
Tel	:	0097142725889
Fax	:	

هذه الشهادة ليست برخصة بناء لذا يتوجب أخذ كافة التصاريح من الإدارات الأخرى المعنية

This certificate is not a building permit and therefore permits from other concerned departments need to be taken.

This Approval is issued based on plans submitted online to PHS. Dubai Municipality - PHS shall not be held responsible for any loss or damage as a result of misuse of this swimming pool

<https://portal.dm.gov.ae/spaapp/printApproval.do?nextPage=printApproval>

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Dubai Municipality - Swimming Pool Design Approval Service



DUBAI MUNICIPALITY
PUBLIC HEALTH AND
SAFETY DEPARTMENT



Public Safety Section

Tel: 04-2064244, 04-2064238
Fax: 04-2270160

SWIMMING POOL APPROVAL

اعتماد حوض سباحة

Request Details

Request Ref. Number: : SPA-21-0208 Request date : 22/04/2021

Request Status : **APPROVED**

Approved by : Osman Hassan

Plot Details

Plot Number : 6316382
 Owner : zhijian wang
 Location : Al Hebiah Fourth
 Building Type : Single Dwelling

Applicant Details

Company Name : FOUR SEASONS TECHNICAL SERVICES LLC
 Trade License No : 701285
 P.O.Box :
 Tel : 0097142725889
 Fax :

هذه الشهادة ليست برخصة بناء لذا يتوجب أخذ كافة التصاريح من الإدارات الأخرى المعنية

This certificate is not a building permit and therefore permits from other concerned departments need to be taken.

This Approval is issued based on plans submitted online to PHS. Dubai Municipality - PHS shall not be held responsible for any loss or damage as a result of misuse of this swimming pool

<https://portal.dm.gov.ae/spaapp/printApproval.do?nextPage=printApproval>

1/2

			
INSPECTION REQUEST			
Project:	Estate II villas and Town Houses at Al furjan	Ref. No. DB-FSTS- MIR---009	Rev. R1
Project No.	AFWBVL074	Date: 8-9-2021	
Main Contractor:	Dubuild Contracting LLC	Swimming Pool Contractor:	FOUR SEASONS TECHNICAL SERVICES L.L.C
From:	Project Manger	To:	Archcorp Architectural Engineering
Specs. Ref.	N/A	Material submittal. Page -2 S.NO:7	
This Request for Inspection should be submitted 24 hours prior to the required inspection date.			
DETAILS OF INSPECTION			
☐ Structure ☐ Mechanical ☐ Electical ☐ Architectural ☐ Civil ☒ MEP Materials ☐ Others (Specify) Builders Work			
Description of Works to be Inspected: (attached highlighted copy of the relevant drawing)			
Inspection Request for Material of Swimming pool Sleeves pipes (Plumbing& Electrical Conduit) at AFWBVL074 prior to start further activity			
Location of Works to be Inspected: AFWBVL074			
Inspection Date: 9-9-2021		Inspection Time : 4:00 PM TO 5:00 PM	
CONFIRMATION OF CONTRACTOR'S QA / QC INSPECTION			
I Confirmed that the requested inspection request has complied with specifications, approved drawings, Method Statement, and Quality Control Plan and the coordinated with the related discipline			
MEP SUBCONTRACTOR	QA/QC	PROJECT MANAGER	
NAME	NAME	NAME	
SIGNATURE	SIGNATURE	SIGNATURE	
DATE	DATE	DATE	
FOR SWIMMING POOL CONTRACTOR	FOR CONTRACTOR	RECEIVED BY CONSULTANT	
Name: IHSAN ULLAH	Name: Yasser Al Hamad	Name:	
Designation:Project	Designation:Project Manager	Stamp:	
Signature: 	Signature:	Signature:	
Date: 8-9-2021 , Time: 10.00AM	Date: , Time:	Date:	
ENGINEERS INSPECTION COMMENTS:			
☐ Approved ☐ Revise & Resubmit ☐ For Information ☐ Approved with Comments ☐ Rejected			
CONSULTANT		CONTRACTOR	
Resident Engineer:		Received By:	
Date:		Date:	
Checking and approval by the Engineer shall not relieve the Contractor from his obligations to perform the work in accordance with the Contract Documents, Requirement of Safety, and Local Authorities regulations.			

			
INSPECTION REQUEST			
Project:	Estate II villas and Town Houses at Al furjan	Ref. No. DB-FSTS- IR-STR-005	Rev. R1
Project No.	AFWBVIL074	Date: 6-9-2021	
Main Contractor:	Dubuild Contracting LLC	Swimming Pool Contractor:	FOUR SEASONS TECHNICAL SERVICES L.L.C
From:	Project Manger	To: Archcorp Architectural Engineering	
Specs. Ref.	N/A	Drawing Ref. A-102,A-106	
This Request for Inspection should be submitted 24 hours prior to the required inspection date.			
DETAILS OF INSPECTION			
☐ Structure ☐ Mechanical ☐ Electrical ☐ Architectural ☐ Civil ☒ Plumbing ☐ Others (Specify) <u>Builders Work</u>			
Description of Works to be Inspected: (attached highlighted copy of the relevant drawing)			
Inspection Request for completion of Swimming pool Sleeves pipes (Plumbing) at AFWBVIL074 prior to start further activity			
Location of Works to be Inspected: AFWBVIL074			
Inspection Date: 7-9-2021 Inspection Time: 9:00 AM TO 10:00 AM			
CONFIRMATION OF CONTRACTOR'S QA / QC INSPECTION			
I Confirmed that the requested inspection request has complied with specifications, approved drawings, Method Statement, and Quality Control Plan and the coordinated with the related discipline			
MEP SUBCONTRACTOR	QA/QC	PROJECT MANAGER	
NAME	NAME	NAME	
SIGNATURE	SIGNATURE	SIGNATURE	
DATE	DATE	DATE	
FOR SWIMMING POOL CONTRACTOR Name: IHSAN ULLAH Designation: Project IHSAN ULLAH Signature: _____ Date: 6-9-2021 , Time: 10:38AM	FOR CONTRACTOR Name: Yasser Al Hamad Designation: Project Manager Signature: _____ Date: , Time:	RECEIVED BY CONSULTANT Name: _____ Stamp: _____ Signature: _____ Date: _____	
ENGINEERS INSPECTION COMMENTS:			
☐ Approved ☐ Revise & Resubmit ☐ For Information ☐ Approved with Comments ☐ Rejected			
CONSULTANT: Resident Engineer: Date:		CONTRACTOR: Received By: Date:	
Checking and approval by the Engineer shall not relieve the Contractor from his obligations to perform the work in accordance with the Contract Documents, Requirement of Safety, and Local Authorities regulations.			

			
INSPECTION REQUEST			
Project:	Estate II villas and Town Houses at Al furjan	Ref. No. DB-FSTS- MIR--009	Rev. R1
Project No.	AFWBVIL074	Date: 8-9-2021	
Main Contractor:	Dubuild Contracting LLC	Swimming Pool Contractor:	FOUR SEASONS TECHNICAL SERVICES L.L.C
From:	Project Manger	To:	Archcorp Architectural Engineering
Specs. Ref.	N/A	Material submittal. Page -2 S.NO:	7
This Request for Inspection should be submitted 24 hours prior to the required inspection date.			
DETAILS OF INSPECTION			
☐ Structure ☐ Mechanical ☐ Electrical ☐ Architectural ☐ Civil ☒ MEP Materials ☐ Others (Specify) <u>Builders Work</u>			
Description of Works to be Inspected: (attached highlighted copy of the relevant drawing)			
Inspection Request for Material of Swimming pool Sleeves pipes (Plumbing& Electrical Conduit) at AFWBVIL074 prior to start further activity			
Location of Works to be Inspected: AFWBVIL074			
Inspection Date: 9-9-2021 Inspection Time : 4:00 PM TO 5:00 PM			
CONFIRMATION OF CONTRACTOR'S QA / QC INSPECTION			
I Confirmed that the requested inspection request has complied with specifications, approved drawings, Method Statement, and Quality Control Plan and the coordinated with the related discipline			
MEP SUBCONTRACTOR	QA/QC	PROJECT MANAGER	
NAME	NAME	NAME	
SIGNATURE	SIGNATURE	SIGNATURE	
DATE	DATE	DATE	
FOR SWIMMING POOL CONTRACTOR Name: IHSAN ULLAH Designation: Project IHSAN ULLAH Signature: _____ Date: 8-9-2021 , Time: 10:00AM	FOR CONTRACTOR Name: Yasser Al Hamad Designation: Project Manager Signature: _____ Date: , Time:	RECEIVED BY CONSULTANT Name: _____ Stamp: _____ Signature: _____ Date: _____	
ENGINEERS INSPECTION COMMENTS:			
☐ Approved ☐ Revise & Resubmit ☐ For Information ☐ Approved with Comments ☐ Rejected			
CONSULTANT Resident Engineer: Date:		CONTRACTOR Received By: Date:	
Checking and approval by the Engineer shall not relieve the Contractor from his obligations to perform the work in accordance with the Contract Documents, Requirement of Safety, and Local Authorities regulations.			

Environmental Approvals:

REVISED APPROVED PLAN

REG-014483 19-Nov-2021

NO OBJECTION

COPY OF APPROVED ELECTRONIC DOCUMENTS ISSUED WITHOUT SIGNATURE OF ECONOMIC DEVELOPMENT AUTHORITY

DUA-00000000

General Notes

No.	Revision/Issue	Date

CLIENT:

ARCH:

Author/Date:

Sheet: 1 of 2

PLOT:

MAIN CONTRACTOR:

FOUR SEASONS GARDENS LANDSCAPING LLC
TEL: 04-3429800
Fax: 04-3429801
Email: hussain@fsgll.com

SUBCONTRACTOR:
AL-SALF GENERAL MAINTENANCE LLC
MOBILE: 05-0887
EMAIL: yaseen@al-sal.com

DRAWING TITLE:

REVISED APPROVED PLAN

Project	Sheet
Four Seasons Gardens	01
Date: 19/11/2021	
Scale: 1:50	

ALL DRAWINGS TO BE READ IN CONNECTION WITH ALL OTHER RELEVANT DRAWINGS,
TOGETHER WITH THE SPECIFICATIONS AND ALL DETAIL DIMENSIONS ARE IN MILLIMETERS
AND LATHEY DIMENSIONS AND LEVELS IN METERS UNLESS OTHERWISE STATED.
DIMENSIONS AND LEVELS ARE TO FINISHED SURFACES. THE CONTRACTOR SHALL
BE RESPONSIBLE FOR PROVIDING A COMPLETE SET OF COORDINATED SHOP DRAWINGS FOR
ALL ELEMENTS OF THE WORK FOR CONSULTANTS' APPROVAL PRIOR TO THE
COMPLETION OF THE WORKS CONTRACTED TO PROVIDE A REPRESENTATIVE FOR
CONSULTANTS' APPROVAL FOR EACH ELEMENT, TO WHICH THE WORKS OR SITE MUST
CONFORM. THE CONTRACTOR SHALL ALWAYS REMAIN FULLY AWARE OF THE MOST
FAVOURABLE CONDITIONS EXISTING AT ANY TIME.
EXCAVATED AREAS TO BE PROTECTED BY SHIELDING WALLS AND BRICKWORK
BUILDINGS, ETC. TO BE PROTECTED BY SHIELDING WALLS AND BRICKWORK
TO HAVE A MINIMUM COVER OF 100 CM OVER ALL SERVICES.
STRUCTURES REQUIRED TO BE CONSTRUCTED TO BE CONSTRUCTED TO BE CONSTRUCTED
CONTRACTOR TO PROVIDE ALL MATERIALS AND LABOUR FOR THE WORK.
COMPENSATION TO BE PAID TO THE CONTRACTOR FOR THE WORK.
RECOMMENDED BY THE CONTRACTOR TO BE PROVIDED BY THE CONTRACTOR.
BY APPROVED BY THE LAND OFFICIALS.
ALL NEW WORK AS PER THE SPECIFICATIONS.

Signature
Date

مختار محمد علي
Deputy Contracting Authority

NO OBJECTION

26 Sep 2017

Watered soil concrete
Stone Paving
Meters or less
Types and locations to

Pool Contractor:
Four Seasons Technical Services LLC
4slandscaping@gmail.com
Dubai UAE.

VILLA 7,C5 , MUDON PHASE II

Mr.AMER MARJI

Revised Approved Plan

KCJ/MP/AM/4

AS SHOWN

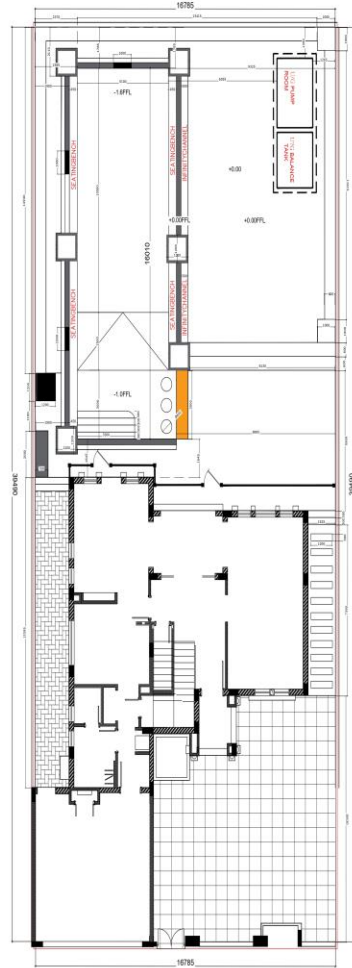
SEPTEMBER 2021

Engr.ROBAKKA

Sr.Engr. SUWIQUE

SHEET:

1



Gulsey Ozdem Fytilis
Sep 22 2021 8:53 AM

Sheet 01

Submissions

NO	DESCRIPTION	DATE
01	SHOP DRAWINGS	23 Feb 2021

Project Information

PROPOSED OUTDOOR SWIMMING POOL & LANDSCAPING WORKS

Villa Owner
PETER NISHIKAWA HORVATH
AREA: GARDEN PARK
VILLA: 15
PLOT: 2P2P2013

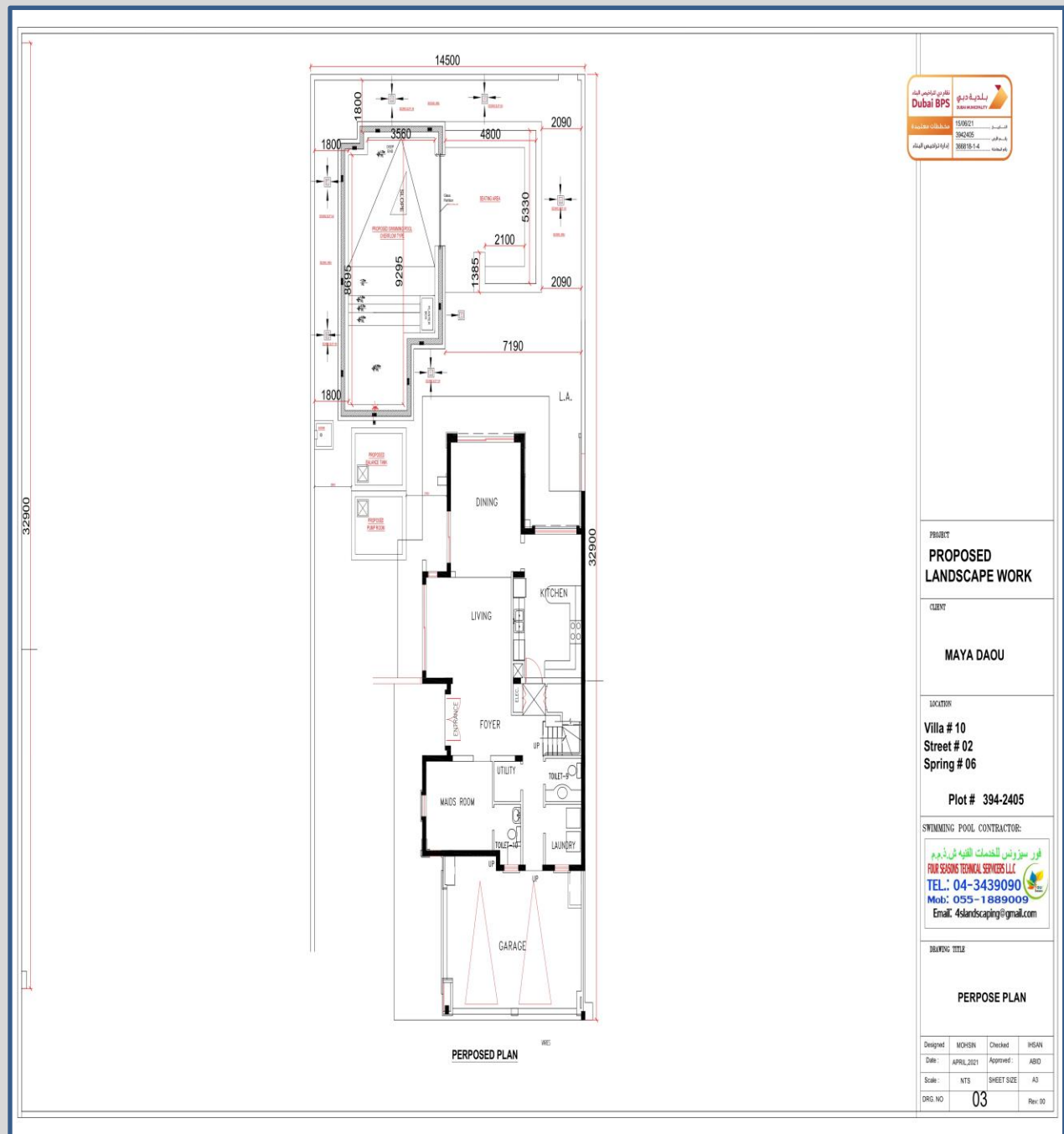
SWIMMING POOL CONTRACTOR:

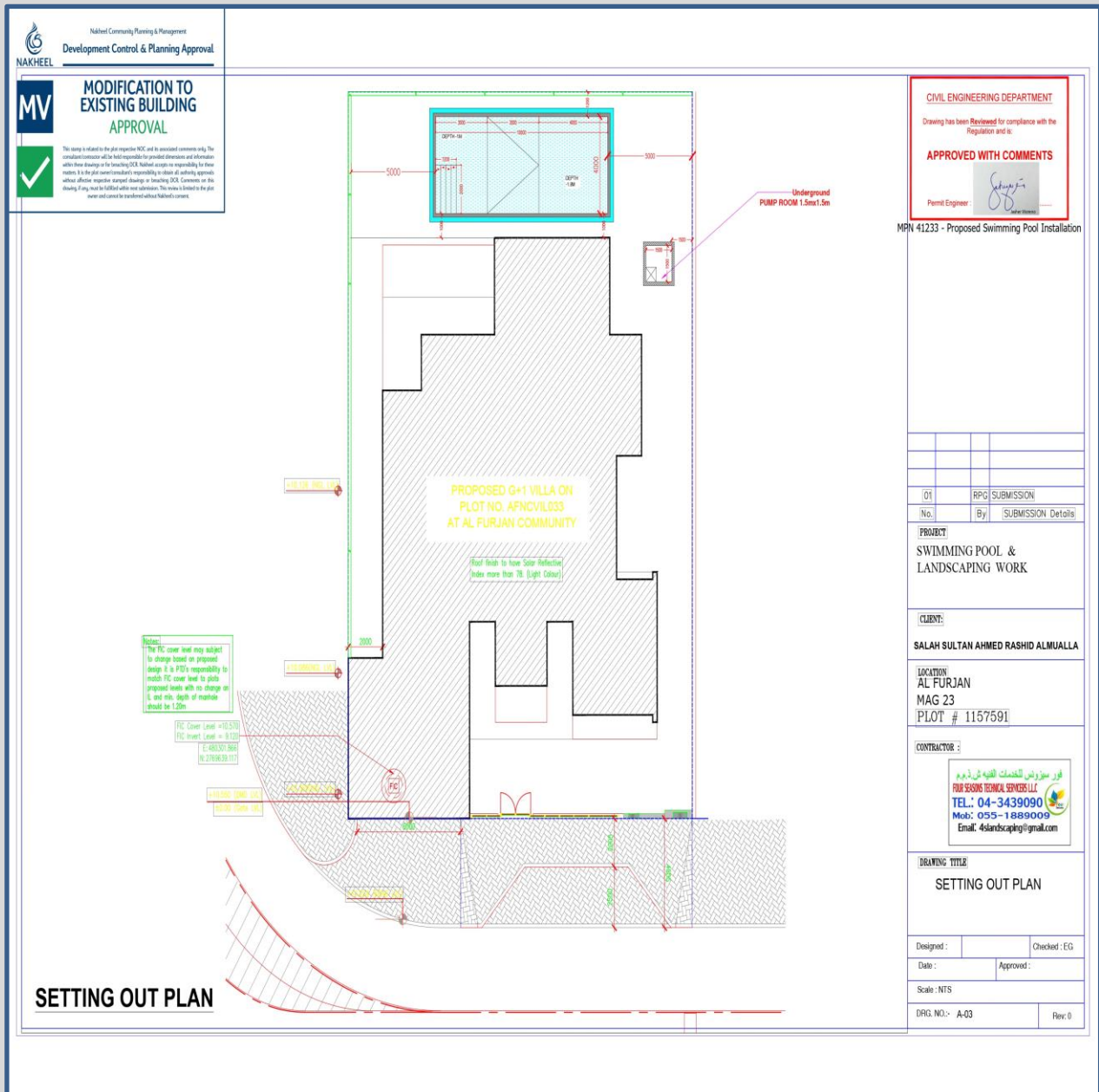
فوز سيزونز للخدمات الفنية ش.م.م
FOUR SEASONS TECHNICAL SERVICES LLC
TEL.: 04-3439090
Mob: 055-1889009
Email: 4slandscaping@gmail.com

REVISIONS

LEVEL AND DIMENSION PLAN

Designed:	Drawn: AQ	Checked: EG
Date: SEP 2020	Approved:	
Scale: NTS	SHEET SIZE: A3	
DRG NO.: A-04	Rev: 0	





SETTING OUT PLAN