

NO OBJECTION CERTIFICATE Concept Design

Ref.	TKS/CEDSR-207635/IC1-CTYL-16_013/2026		
Issue Date	13-Jul-2026	Expiry Date	09-Jan-2027

Applicant Information

Trakhees ID	C-X-664455
Client Name	Nbcc Overseas Real Estate L.l.c
Trakhees ID	C-0010-039381
Consultant Name	Edmac Engineering Consultant L.l.c S.o.c

Project Information

Location	International City Phase 1	Community	621 - Warsan 1
Plot No.	IC1-CTYL-16_013	Unified Parcel ID	6211377
Project ID	P-B-26-08918		
Project Description	Residential Building (UG Services + G+2P+8+P) with Retail @ GF and Swimming Pool		
Plot Area (m ²)	1372.81	Built-up Area (m ²)	9447.86
Compound Length (m)	155.70	Fencing Length (m)	

Particular Conditions

Architecture :

1. Below comments to be complied with during BP stage:

- Plot Access approved by RTA to be submitted.
- Tower coverage % to be as per the site plan.
- Area calculation sheet to be submitted as Schedule including Usable Area +Service + circulations & formula for Both GFA .BUA
- Parking located abuse to structural /wall to be 2.8 m wide.
- Access to the pool deck to be provided as per the code without obstruct and to be accessible for POD.
- 1.2m swimming pool walkway to be provided as per the code.
- Guardrail to be provided for infinity pool with min height of 1.2 m above water surface &/any climbable element.
- Garbage second chute, or suitable automated separation system such as a bi-separator or

- tri-separator, to handle recyclable material to be provided as per the code.
10. Garbage chute to be accessible for POD.
 11. Corridor dimension to be indicated as per the code.
 12. Toilet/ bath dimension to be as per the code.
 13. Setback to be clear from construction or any projection.
 14. Seismic gap to be provided as per DBC & the gap between adjacent buildings to be reflected on Arch drawings & to be covered aesthetically .
 15. Gym, residential facilities, Reception, pool deck, retail, lift lobby, Roof ...etc to be fully POD accessible.
 16. Swimming pool ,lift ,garbage room , plunge pool Enlarge details along with accessibility facilities (Toilet ,parking ,elevator ,steps ,ramp ,etc) to be submitted as per Dubai Building Code.
 17. Drawings for Accessible path + Check list to be fulfilled & submitted.
 18. Window and door schedule to be provided as per the code.
 19. CAD drawings -version 2012 for Total BUA to be submitted showing the p-line for each floor layout.
 20. TRK individual NOC for Facilities outside plot limits including landscape, Road access ,parking ,etc to be obtained prior BP stage whereas accessible walkway to be provided as per Dubai Building Code in addition master developer NOC , RTA E- NOC construction & related service Authorities NOCs are mandatory.
 21. Others as commented on submitted drawings which to be downloaded from TRK system & to be complied with.

– [To be responded]

General Conditions

- Design concept approval is limited only to conceptual stage and no construction activities shall be executed.
- Project to be fully accessible for people of determination as per Dubai Universal Design Code (DUDC) & Drawings for Accessible path + Way finding + Check list to be fulfilled during BP stage as per DUDC for people of determination
- TRK individual NOC for all landscape outside plot limits including Road access to be obtained prior BP stage & walkway to be provided around building when applicable with min 1.2 m clear from obstructions and to be accessible for people of determination
- Any changes occurring subsequent to the concept design approval prior to obtaining Building Permit.
- All changes / amendments on concept approval require Master Developer approval prior to submitting application for revision.
- All outstanding comments shall be incorporated prior to final submission for Building Permit.
- All new Trakhees regulations and design guidelines shall be adapted to the concept approval

unless Building Permit has been obtained for this project.

- Concept review is not extended to green building regulations.
- Zero-setback between adjacent buildings/plots is not accepted & a seismic gap shall be left between adjacent structures to account for the lateral movement due to seismic loads. The gap values are estimated for the entire plot by the project consultant according to relevant international and local standards and reflected in the submitted drawings in addition to all architectural technical & Aesthetic treatments to be considered to cover seismic gaps.
- Allocation and design of building name/s shall be in compliance with Decree No. (6) of 2020 (Regulating Advertisements in the Emirate of Dubai) and guidelines as specified in Dubai Out of Home Advertising Manual.

Expiry & Revalidation Procedure:

- Concept Design NOC is valid for 6 Months from the issuance date.
- Revalidation is required if BP not issued prior to the expiry date. Revalidation of the NOC can be carried out up to three times for a period of 6 months each.
- If the Concept Design NOC is not revalidated prior to its expiry date, then the Concept Design NOC is considered as cancelled and new Concept Design NOC is to be obtained.

Approved By



Eng. Fatema Al Shehhi
Deputy Director - Building Permits

