

CVTEC

PRE-QUALIFICATION DOCUMENT

January 2022



CONSULTING ENGINEERS

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OVERVIEW

Our desire to shape a better built environment ensures our clients receive smart integrated design ideas with a social purpose, which will have a positive influence for current and future generations.

CVTEC was established in Dubai in 2005 as a multi-disciplinary Architectural and Engineering Consultancy. The firm offers comprehensive design solutions in Architecture, Master Planning, Interior Design, Engineering, Planning, and Project Management with a global network of specialists in Infrastructure, Landscaping, Acoustics, Lighting Design, and Sustainable Design among others. The team effectively manages a wide spectrum of project development from inception to post-construction and operation.

As a multi-disciplinary team, CVTEC draws on each of their International associates' core expertise to create a unique synergy, ensuring that the projects undertaken are successfully developed and implemented to the best interest of the investors and the end users.

BRANDED SERVICES

CVTEC Archiplanners™

Architects and Planners

Architecture is the combination of our clients' needs and values, art and technology, community and place – all coming together creatively to build environments that enrich people's lives and elevate the human spirit.

To do this, we focus on promoting design excellence and signature style, our design response for each project arises out of concept design development processes, specifics of its site, program, and physical and cultural context.

Our approach is thoughtful and collaborative; each design and client play an important role in helping us deliver the right solution to delight our clients.

- Architectural design
- Master planning
- Urban planning
- Landscape design
- Interior architecture

CVTEC Project™

Project Managers

Our branded project management consultancy work on a wide variety of projects spanning the development and construction sectors.

Our aim is to work collaboratively and strategically with clients to ensure every project we undertake achieves the optimum outcome.

For us, It means treating every project as if it were our own, developing a clear, integrated structure of deliverables and systems that track the project to ensure the end product is delivered to an exceptional standard. It involves thinking more broadly, beyond the boundaries of property development. And it's about making clients feel supported, informed and confident along the way.

- Project management
- Construction management
- Design management
- Development management
- Financial feasibility

CVTEC EngiLab™

Consulting Engineers

We have the multi-disciplinary engineering expertise and the passion that our clients need when they're looking for technical solutions to help them meet their business objectives.

We partner with our clients and understand their goals, providing leadership to produce structural and MEP designs that achieve their requirements in terms of function, schedule, budget, constructibility, and safety. Our project delivery systems benefit from best practices learned from our 15+ years of delivering successful projects.

In all projects, we are committed to promoting sustainable and cost-effective solutions tailored to our clients' specific requirements.

- Structural design
- MEP design
- Contract administration
- Site supervision
- Value engineering

KEY PEOPLE

JAREE ALI

BEng, ACI Arb

Founder, Managing Partner

Jaree has worked in the engineering and construction field in the Middle east for 25 years, gaining experience in residential, retail, commercial developments, luxury hotels and resorts, and healthcare projects.

Jaree established CVTEC in 2005 after successful years in NORR Group international. Jaree's main focus is on-site based project management and construction supervision. He led the construction team of 'American Hospital in Dubai' and 'Central Bank of the UAE' as well as large number of high-rise buildings.

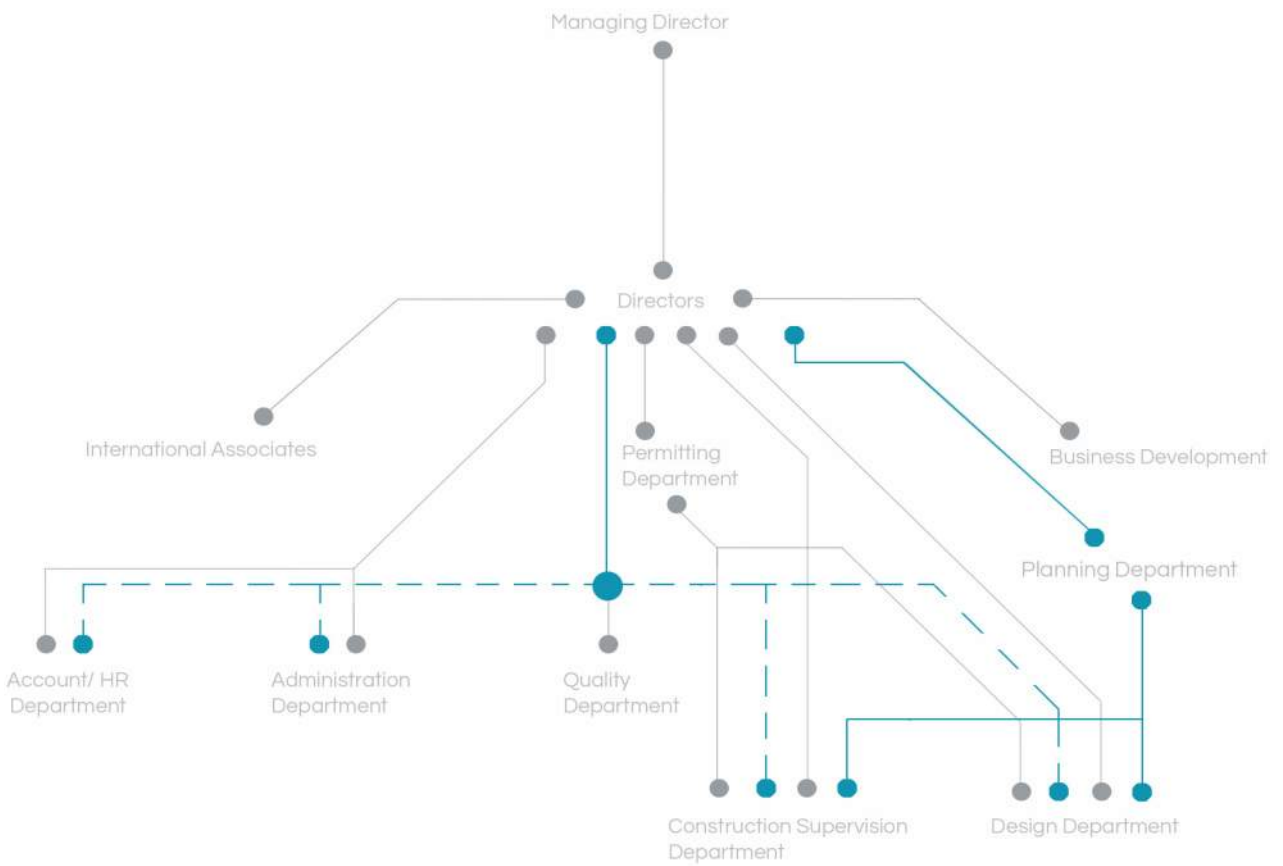
MAYADA ADNAN DAWOUD ALMOHAMED

BArch

Co-Founder, Partner

Mayada, an Emirati national, has a Bachelor's of Architecture and over 20 years of experience designing various residential and commercial building types throughout Dubai. She has developed a detailed understanding of the integration of materials, forms and spatial relationships, which separate her as a truly artistic designer. She offers the opportunity to create an architectural form that is specific to the client's desired building image. Mayada has proven herself to be a team player and leader. Her respect for architecture and her diversified experience is beneficial for both clients and consultants. She takes pride in her work and in developing good working relationships with all involved in a project.

STRUCTURE & ORGANIZATION



EXPERIENCE

CONRAD PALM JUMEIRAH

Hospitality Development

ARCHITECT CVTEC Consulting Engineers

CLIENT Ramada Kuwait Hotel Co.

LOCATION Palm Jumeirah, Dubai, UAE

BUA 130,000 m²

CONTRACT VALUE AED 500,000,000

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The Conrad Palm Jumeirah is a 5 star luxury Hotel located at the West Crescent of the Palm Jumeirah.

The Hotel aesthetically displays a tastefully 11 Storey Building. Visually, the Hotel's anchor Central Block is augmented by 4 Wings, each gently grading upward to ensure an uninterrupted sea views for all rooms. The Building is surrounded by sensitively designed exterior amenities and recreational spaces.

The Hotel comprises 650 keys and various F&B spaces and Amenities.

The Project is currently in the construction stage.



Stages & Scope of Services

- Schematic Design
- Detailed Design
- Specification Preparation
- Tender Documentation
- Construction Documentation
- Site Supervision
- Structural Design
- MEP Design
- Lead Consultant
- Architect of Record



PREMIER INN HOTEL

Hospitality Development

LEAD ARCHITECT JT & Partners
CLIENT JT & Partners
LOCATION Barsha Heights, Dubai, UAE
BUA 15,000 m²
CONTRACT VALUE Confidential
YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

Premier Inn Hotel is a 2B+G+P+12 Building located in the bustling community of Barsha Heights, a perfect location, nestled between the Marina and Downtown Dubai, a thriving hub of businesses, residents and night-life.

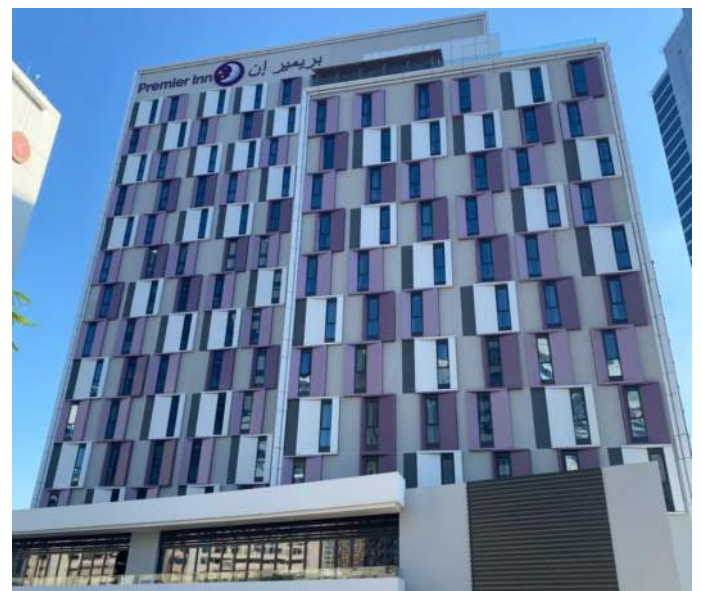
The Hotel provides a mix of rooms from queen, twin, double to accessible bedrooms allowing a comprising 219 Keys for guests complete with amenities that includes; licensed bar, restaurant, pool, gym and a Costa Coffee outlet.

The hotel has a strong focus on sustainability, with solar panels, a grey water system and LED lighting throughout the building.



Stages & Scope of Services

- Supervision



FOUR SEASONS HOTEL - BEIRUT

Restoration & Renovation

ARCHITECT Dar al-Handasah Shair & Partners

CLIENT Four Seasons Hotel Beirut

LOCATION Solidere, Beirut, Lebanon

AREA Confidential

CONTRACT VALUE Confidential

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

Four Seasons Hotel Beirut is a sail-capped tower rising 26 floors above the Corniche with views of city's finest panoramas including Beirut and its mountain backdrop, or the Mediterranean Sea and rugged coast.

The Five star Hotel accomodates 230 guest rooms, including 60 spacious suites, each with furnished balcony or terrace courtyard, sea, mountain, or city views & Large marble bathrooms

Facilities includes The Grill Room terrace, The Boulevard, a sun-filled space beside the Corniche. The Roof, Beirut's highest open-air lounge. Other than these are Spa with 8 treatment rooms and an indoor-outdoor Function Space overlooking the marina which can host a reception for 800, a banquet for 550 or a executive meeting for 12.

Stages & Scope of Services

- Renovation & Restoration Project Management
- MEP Design
- Lead Consultant



GALLERIA BARSHA RETAIL CENTRE

Commercial Development

LEAD ARCHITECT Office for Metropolitan Architecture (OMA)

CLIENT Office for Metropolitan Architecture (OMA)

LOCATION Al Barsha, Dubai, UAE

BUA 20,000 m²

CONTRACT VALUE AED 100,000,000

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

Galleria Barsha Retail Centre Development is a G+1 Community Shopping Centre, located in Al Barsha Second, one of Dubai's most significant residential areas.

The Retail centre is designed as a combination of five masses organized around a generous covered plaza. In this way the outdoor space merges with the interiors generating an outdoor feeling throughout the whole year.

All the Retail and F&B spaces area located at the ground level with direct access from the street and the interior plaza and different kinds of programs will be hosted on the upper floor.



Stages & Scope of Services

- Detailed Design
- MEP Design
- Site Supervision
- Architect of Record



KISH BEACH RESIDENTIAL TOWER

Residential Development

LEAD ARCHITECT Office for Metropolitan Architecture (OMA)

CLIENT Office for Metropolitan Architecture (OMA)

LOCATION Kish Island, Iran

BUA 66,000 m²

CONTRACT VALUE AED 250,000,000

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The Kish Residential Beach Tower is a twenty story residential building, located in a very prominent location in Kish Island at a very close proximity to the Persian Gulf and the recreational pier in particular.

The Tower is designed as a combination of two masses creating an extra-large void at their intersection through which the urban side is connected to the sea side.

The two masses are orientated in such a way to maximize the views from the apartments towards the sea, moreover to avoid direct views between two apartments within either side.

The Project is currently in the construction stage.



Stages & Scope of Services

- Detailed Design
- Structural Design
- MEP Design
- Specification Preparation



ALILA VILLAS MUSANDAM

Hospitality Development

LEAD ARCHITECT Adel Almojil / AK Design

CLIENT Harf Resorts

LOCATION Musandam, Oman

BUA 116,000 m²

CONTRACT VALUE AED 800,000,000

YEAR 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019



Project Description

The Design draws from the site, using courtyards, outdoor pavilions and infinity edged reflecting pools to enhance and acknowledge the experience of the surrounding landscape and expansive sea and peninsula views beyond.

The Project comprises eighty individual hotel villas and a 5 star hotel in a shape like the local Omani villages. The hotel villas have been designed as spacious self-contained units.

Drawing on traditional Omani inspired architecture and contemporary Arabic design, indigenous building materials were also used to develop a strong sense of belonging.



Stages & Scope of Services

- Site Supervision



AI SERKAL AVENUE EVENT SPACE

Cultural Development

LEAD ARCHITECT Office for Metropolitan Architecture (OMA)

CLIENT Office for Metropolitan Architecture (OMA)

LOCATION Al Quoz, Dubai, UAE

AREA 18,600 m²

CONTRACT VALUE AED 20,000,000

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

Alserkal Avenue Event Space is located in the industrial zone of Al Quoz, a compound hosting warehouses which recently has become an arts and culture district for Dubai.

The Event Space provides a multi-purpose venue to accommodate a series of public events, including exhibitions, performances, lectures and fashion shows.

The original front façade of the warehouse has been replaced with poly-carbonate cladding and full height operable doors. When the doors are open, the exterior and interior space can merge, activating the courtyard.

The connection to the exterior is reinforced by the translucent poly-carbonate, which brings the view, daylight and outdoor activities into the interior space.



Stages & Scope of Services

- Architect of Record



PETITE SAVANNE RESETTLEMENT

Urban Development

ARCHITECT CVTEC Consulting Engineers
CLIENT Montreal Management Consultant Est.
LOCATION Bellevue Chopin, Commonwealth of Dominica
SITE AREA 100,000 m²
CONTRACT VALUE AED 130,000,000
YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

Due to the tropical storm Erika in August 2015, the destruction of Petite Savanne forced the evacuation of 823 people.

The designated land is located in the centre of the island and is a proposed urban extension of the village of Bellevue Chopin, it is a hilly forested zone criss-crossed by some ravines.

The Program leads to developing and building an integrated communities with 340 residential units, 28 commercial units, Commercial Centres, Farmers Market and a Cemetery in accordance to the developed brief by the United Nations.



Stages & Scope of Services

- Concept Design
- Schematic Design
- Detailed Design
- Specification Preparation
- Tender Documentation
- Construction Documentation
- Structural Design
- MEP Design
- Lead Consultant
- Architect of Record



CALIFORNIA VILLAGE

Residential Development

MASTERPLAN ARCHITECT Stantec

CLIENT Gulf Finance House

LOCATION Dubai Land, Dubai, UAE

SITE AREA 167,000 m²

CONTRACT VALUE AED 370,000,000

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The Development has considered land uses as similar in nature with limited conflicts between each residential typology occupying 60% of the total site area with the exception of the individual plots and apartment plot.

The green corridors provides a pedestrian network linking the residential clusters with the key assets of the development; recreational facilities, central park, mosque, community district hub and the local residences.



Stages & Scope of Services

- Construction Documentation
- Site Supervision



LFJM FRENCH SCHOOL

Institutional Development

ARCHITECT CVTEC Consulting Engineers
CLIENT M/s Lycee Francais Jean Mermoz
LOCATION Al Qouz First, Dubai, UAE
BUA 12,000.00 m²
CONTRACT VALUE AED 30,000,000
YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The Lycée Français Jean Mermoz (LFJM) campus is comprised with the following facilities; digital workspace, 300 seats Auditorium, library and documentation centre, swimming pool and sports centre.

After its completion it will be able to accommodate up to 1,500 students. The school opened in September 2017 and currently provides French curriculum education.



Stages & Scope of Services

- Construction Documentation
- Site Supervision



AG 5 TOWER

Residential Development

ARCHITECT CVTEC Consulting Engineers

CLIENT Arabian Gulf Real Estate

LOCATION Business Bay, Dubai, UAE

BUA 110,000.00 m²

CONTRACT VALUE AED 250,000,000

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

AG 5 Tower has a dazzling tall, bright, glass façade and grand demeanor beckon. Within, residences have views in all directions, viewing the city's iconic skyline, surrounding nature and clear waters giving a breathtaking element of décor.

The Tower is 24 storey comprising of 456 residential floors overlooking the Dubai Canal, it offer a leisure park, swimming pool and fully-equipped gym. it also have Commercial Units, F&B spaces in its Ground floor.

Stages & Scope of Services

- Construction Documentation
- Site Supervision



DR. TARABICHI SURGERY CENTRE

Healthcare Development

ARCHITECT CVTEC Consulting Engineers

CLIENT Dr. Muazz Tarabichi

LOCATION Umm Al Shef, Dubai, UAE

BUA 5,600 m²

CONTRACT VALUE AED 20,000,000

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

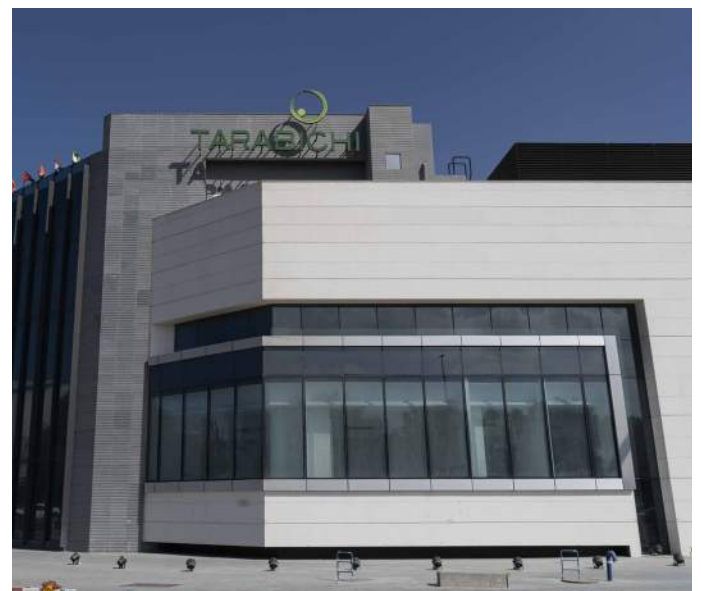
The Project comprises out-patient clinics, diagnostic centre, laboratories, two operation theatres, ICUs and twenty in-patient rooms.

In addition, the Project has a training operation theatre, lecture hall, library and related educational and training facilities.



Stages & Scope of Services

- Concept Design
- Schematic Design
- Detailed Design
- Specification Preparation
- Tender Documentation
- Construction Documentation
- Site Supervision
- Structural Design
- MEP Design
- Lead Consultant
- Architect of Record



SOUWAIDI OFFICES

Commercial Development

ARCHITECT CVTEC Consulting Engineers

CLIENT Saleh Al Souwaidi

LOCATION Media City, Dubai, UAE

BUA 28,000 m²

CONTRACT VALUE AED 50,000,000

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The Project is a 5 storey Office Building accommodating 45 office spaces. It also have a 3 level basement parking, Retail and Cafeteria spaces at the ground floor and Gym and Swimming pool facilities at its roof deck.



Stages & Scope of Services

- Concept Design
- Schematic Design
- Detailed Design
- Specification Preparation
- Tender Documentation
- Construction Documentation
- Site Supervision
- Structural Design
- MEP Design
- Architect of Record



RUKAN RESIDENTIAL BUILDING

Residential Development

ARCHITECT CVTEC Consulting Engineers

CLIENT Continental Investments

LOCATION Dubai Land, Dubai, UAE

BUA 53,800 m²

CONTRACT VALUE AED 155,500,000

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The Project is a G+8 Residential Building which is a part of the Rukan Community. The Building accommodates 68 Studios, 336 1-Bedroom and 50 2-Bedroom Units. It also have its own spacious parking at its ground floor with a Gym and Swimming pool facilities at the first floor.



Stages & Scope of Services

- Concept Design
- Schematic Design
- Detailed Design
- Specification Preparation
- Tender Documentation
- Construction Documentation
- Structural Design
- MEP Design
- Lead Consultant
- Architect of Record



ROXANA RESIDENCE

Residential Development

ARCHITECT CVTEC Consulting Engineers

CLIENT Rose Homes Investments

LOCATION Jumeirah Village, Dubai, UAE

BUA 30,000 m²

CONTRACT VALUE AED 110,000,000

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

Located in the mid-rise district of Jumeirah Village, the development consists of 1 basement, common ground floor and four buildings with 4 storey each.

The Project has 300 apartments, that surrounds the central courtyard, pool and amenities.



Stages & Scope of Services

- Schematic Design
- Detailed Design
- Specification Preparation
- Tender Documentation
- Construction Documentation
- Site Supervision
- Structural Design
- MEP Design
- Lead Consultant
- Architect of Record



TARAF 1 RESIDENCE

Mixed-use Development

ARCHITECT CVTEC Consulting Engineers

CLIENT Taraf Properties

LOCATION Jumeirah Village Circle, Dubai, UAE

BUA 13,000 m²

CONTRACT VALUE AED 45,000,000

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The project is a B+G+P+5 residential & commercial building located in Jumeirah Village Circle.

The building accommodates; 3 Retail Units, Ground and Podium Parking, and 6 levels of residential floors; composed of 9 Studio, 53 1-Bedroom and 21 2-Bedroom Units, which totals to 83 Units. It also have a swimming pool facility at its first floor.



Stages & Scope of Services

- Concept Design
- Schematic Design
- Detailed Design
- Specification Preparation
- Tender Documentation
- Construction Documentation
- Site Supervision
- Structural Design
- MEP Design
- Lead Consultant
- Architect of Record



TARAF 2 RESIDENCE

Residential Development

ARCHITECT CVTEC Consulting Engineers

CLIENT Taraf Properties

LOCATION Jumeirah Village Triangle, Dubai, UAE

BUA 16,400 m²

CONTRACT VALUE AED 50,000,000

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The project is a B+G+5 residential building located in Jumeriah Village Triangle.

The building accommodates; Basement and Podium Parking, and 5 levels of residential floors; composed of 4 Studio, 70 1-Bedroom and 20 2-Bedroom Units, which totals to 94 Units. It also have a swimming pool facility at its first floor.



Stages & Scope of Services

- Concept Design
- Schematic Design
- Detailed Design
- Specification Preparation
- Tender Documentation
- Construction Documentation
- Site Supervision
- Structural Design
- MEP Design
- Lead Consultant
- Architect of Record



SHERENA 1 RESIDENCE

Residential Development

ARCHITECT CVTEC Consulting Engineers

CLIENT Rose Homes Investments

LOCATION Dubai Land, Dubai, UAE

BUA 50,000 m²

CONTRACT VALUE AED 150,000,000

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

Dubai Land Majan's District, Sherena Residence is a 50,000 m² development consisting of 300 apartments and penthouses.

Simplicity, constructibility and floor plate efficiency were the key principles of the architectural design.

Sherena residence was developed on 4 plots merged together and laid out in a U-shaped form with 3 wings where open spaces, community facilities and a pool are elevated and centrally located to ensure that most of the apartments have community views.



Stages & Scope of Services

- Concept Design
- Schematic Design
- Detailed Design
- Specification Preparation
- Tender Documentation
- Construction Documentation
- Site Supervision
- Structural Design
- MEP Design
- Architect of Record



SHERENA 2 RESIDENCE

Residential Development

ARCHITECT CVTEC Consulting Engineers

CLIENT Rose Homes Investments

LOCATION Dubai Land, Dubai, UAE

BUA 18,500 m²

CONTRACT VALUE AED 40,000,000

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The Project is a B+G+3P+13+R Residential Building which accommodates 70 Studios, 30 1-Bedroom and 20 2-Bedroom Units. It has 4 levels of parking area at its ground and podium floors with a Swimming pool facility at the roof level.



Stages & Scope of Services

- Concept Design
- Schematic Design
- Detailed Design
- Specification Preparation
- Tender Documentation
- Construction Documentation
- Site Supervision
- Structural Design
- MEP Design
- Architect of Record



LIVING LEGENDS MALL

Commercial Development

LEAD ARCHITECT CVTEC Consulting Engineers

CLIENT Harf Resorts

LOCATION Wadi Al Safa, Dubai, UAE

BUA 75,000 m²

CONTRACT VALUE Confidential

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The Project comprises of 3 Buildings which house multiple F&Bs and Retail Stores with an access to an outdoor seating and dining areas.

in the middle of the complex is a parking area which can accommodate the malls parking requirements.



Stages & Scope of Services

- Concept Design
- Schematic Design
- Detailed Design
- Specification Preparation
- Tender Documentation
- Construction Documentation
- Site Supervision
- Structural Design
- MEP Design
- Lead Consultant
- Architect of Record



MID-RISE MIXED-USE BLDG.

Mixed-Use Development

LEAD ARCHITECT CVTEC Consulting Engineers

CLIENT Exim Management Limited

LOCATION Jumeirah Village Circle, Dubai, UAE

BUA 27,000 m²

CONTRACT VALUE Confidential

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The Project Residence is a B+G+5+R Mixed-use Building located in JVC, Dubai.

The buildings basement is allotted for parking and services, on the ground floor, it has 3 residential lobbies for easy access, it has a gym, 4 retail units and some apartments. the building have have 5 levels of residential floors which accommodates; 36 Studio, 79 2-Bedroom, 39 3-Bedroom Units and 2 Duplex, which totals to 170 Units. It also have a swimming pool facility and a large courtyard at its 1st floor.



Stages & Scope of Services

- Concept Design
- Schematic Design
- Detailed Design
- Specification Preparation
- Tender Documentation
- Construction Documentation
- Site Supervision
- Structural Design
- MEP Design
- Lead Consultant
- Architect of Record



G+11 RESIDENTIAL BUILDING

Residential Development

ARCHITECT CVTEC Consulting Engineers

CLIENT Arabian Gulf Properties

LOCATION Palm Jumeirah, Dubai, UAE

BUA 11,000 m²

CONTRACT VALUE Confidential

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The Project Residence is a B+G+11 Residential Building located in Wadi Al Safa, Dubai.

The building has its parking and reception, and other building services in the ground floor and 11 levels of residential floors It accommodates; 54 2-Bedroom, 9 3-Bedroom Units and 2 Duplex, which totals to 65 Units. It also have a gym and a swimming pool facility at its 10th floor.



Stages & Scope of Services

- Concept Design
- Schematic Design
- Detailed Design
- Specification Preparation
- Tender Documentation
- Construction Documentation
- Site Supervision
- Structural Design
- MEP Design
- Lead Consultant
- Architect of Record



TARA RESIDENCE

Residential Development

ARCHITECT CVTEC Consulting Engineers

CLIENT Dr. Samih Tarabichi

LOCATION Jumeirah Village, Dubai, UAE

BUA 10,200 m²

CONTRACT VALUE AED 45,000,000

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The Tara Residence is a B+G+4+R Residential Building located in Jumeirah Village, Dubai.

The building has its basement for parking and services, the ground floor for parking, and reception, its first floor offers a swimming pool facility and a landscaped public area. Each 5 levels including the ground floor have residential floors which accommodates; 8 Studios, 22 1-Bedroom Units and 19 2-Bedroom Units, totalling to 49 Units.



Stages & Scope of Services

- Concept Design
- Schematic Design
- Detailed Design
- Specification Preparation
- Tender Documentation
- Construction Documentation
- Site Supervision
- Structural Design
- MEP Design
- Lead Consultant
- Architect of Record



THE SANCTUARY

Residential Development

ARCHITECT CVTEC Consulting Engineers

CLIENT Gulfstream Corporation Ltd.

LOCATION Jumeirah Village, Dubai, UAE

BUA 32,500 m²

CONTRACT VALUE AED 300,000,000

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The Sanctuary project represents a low rise, high quality development, of around 1000 homes.

The Sanctuary comprises of Apartments designed as studio, one and two bed apartments, penthouses and Villas.

The Development is being delivered in four phases and offers amenities such as communal swimming pools, state-of-the-art fitness centres/health spas, landscaped gardens, recreational areas and spacious underground parking.



Stages & Scope of Services

- Concept Design
- Schematic Design
- Detailed Design
- Specification Preparation
- Tender Documentation
- Construction Documentation
- Structural Design
- MEP Design
- Lead Consultant
- Architect of Record



ARCHITECT CVTEC Consulting Engineers
CLIENT Global Realty Partners
LOCATION Dubai Land, Dubai, UAE
BUA 350,000 m²
CONTRACT VALUE AED 600,000,000
YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021

PALMAROSA

Residential & Hospitality Development



Project Description

The Community will comprise 217 villas and town houses, serviced apartments, club houses, offices, a five-star hotel and a spa mall.



Stages & Scope of Services

- Construction Documentation
- Site Supervision
- Architect of Record



GHAPH RESIDENCE

Residential Development

ARCHITECT CVTEC Consulting Engineers

CLIENT Dr. Samih Tarabichi & Partners

LOCATION Studio City, Dubai, UAE

BUA 13,900 m²

CONTRACT VALUE AED 40,000,000

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

Ghaph Residence is a B+G+8 Residential Building which is located in Dubai Studio City.

The Building accommodates 40 Studios, 56 1-Bedroom and 8 2-Bedroom Units, which totals to 104 Units. It also have an adequate parking space at the basement and ground floor and a swimming pools , out-door sitting and kids playing area at its landscaped roof deck.



Stages & Scope of Services

- Concept Design
- Schematic Design
- Detailed Design
- Specification Preparation
- Tender Documentation
- Construction Documentation
- Site Supervision
- Structural Design
- MEP Design
- Architect of Record



NRTC RESIDENCE

Mixed-use Development

Project Description

NRTC Residence is a G+2P+7 Residential & Commercial Building located in Al Satwa, Dubai.

The building has 5 retail units and the residential lobby in the ground floor, 2 levels of parking in the podium floors and 7 levels of residential floors. It accommodates; 46 1-Bedroom and 13 2-Bedroom Units, which totals to 59 Units. It also have 2 gyms for men & women and a swimming pool facility at its 7th floor.

Stages & Scope of Services

- Concept Design
- Schematic Design
- Detailed Design
- Specification Preparation
- Tender Documentation
- Construction Documentation
- Site Supervision
- Structural Design
- MEP Design
- Architect of Record

ARCHITECT CVTEC Consulting Engineers

CLIENT NRTC Group

LOCATION Al Satwa, Dubai, UAE

BUA 10,600 m²

CONTRACT VALUE AED 35,000,000

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



LA RESIDENZA

Residential Development

Project Description

La Residenza is a B+G+6+R Residential Building located in Al Satwa, Dubai.

The Building has its parking in its ground floor and 7 levels of residential floors which accommodates 21 2-Bedroom and 6 3-Bedroom Units, which totals to 27 Units.

Stages & Scope of Services

- Concept Design
- Schematic Design
- Detailed Design
- Specification Preparation
- Tender Documentation
- Construction Documentation
- Structural Design
- MEP Design
- Architect of Record

ARCHITECT CVTEC Consulting Engineers

CLIENT Place 2 Be Limited

LOCATION Al Satwa, Dubai, UAE

BUA 4,400 m²

CONTRACT VALUE AED 20,000,000

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Q-GARDENS RESIDENCE

Mixed-use Development

Project Description

Q-Gardens Residence is a G+4+R Residential & Commercial Building located in Al Barsha South, Dubai.

The building is composed of 2 blocks with a common ground and first floor. On its ground floor is a residence lounge, retail areas, parking areas and services. It has 4 levels of residential floors, which accommodates; 70 Studios, 30 1-Bedroom and 20 2-Bedroom Units, which totals to 120 Units. It also have a gym and a swimming pool facility at its 1st floor.

Stages & Scope of Services

- Schematic Design
- Detailed Design
- Specification Preparation
- Tender Documentation
- Construction Documentation
- Site Supervision
- Structural Design
- MEP Design
- Architect of Record

G+P+5 RESIDENCE

Mixed-use Development

Project Description

The Project is a G+P+5 Residential & Commercial Building located in Jumeirah Village, Dubai.

The building has its retail units and the residential lobby in the ground floor, the parking in both ground and the podium floors and 7 levels of residential floors which accommodates; 10 Studios, 48 1-Bedroom Units, 17 2-Bedroom Units, 1 3-Bedroom Unit and 3 Duplex Units, which totals to 79 Units. It also have a gym swimming pool facility at its 1st floor.

Stages & Scope of Services

- Concept Design
- Schematic Design
- Detailed Design
- Specification Preparation
- Tender Documentation
- Construction Documentation
- Site Supervision
- Structural Design
- MEP Design
- Architect of Record

LEAD ARCHITECT Healthcare + Architecture

CLIENT AYS Developers

LOCATION Al Barsha South, Dubai, UAE

BUA 25,000 m²

CONTRACT VALUE Confidential

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



ARCHITECT CVTEC Consulting Engineers

CLIENT Confidential

LOCATION Jumeirah Village, Dubai, UAE

BUA 12,500 m²

CONTRACT VALUE Confidential

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



VERVE RESIDENCE

Mixed-use Development

Project Description

Verve Residence is a G+2P+7 Residential & Commercial Building located in Al Satwa, Dubai.

The building has 2 retail units and the residential lobby in the ground floor, 2 levels of parking in the podium floors and 7 levels of residential floors which accommodates; 26 Studio and 44 1-Bedroom Units, which totals to 70 Units. It also have a gym swimming pool facility at its 7th floor.

Stages & Scope of Services

- Concept Design
- Schematic Design
- Detailed Design
- Specification Preparation
- Tender Documentation
- Construction Documentation
- Site Supervision
- Structural Design
- MEP Design
- Architect of Record

ARCHITECT CVTEC Consulting Engineers

CLIENT Bassam Ibrahim Al Bassam

LOCATION Al Satwa, Dubai, UAE

BUA 11,600 m²

CONTRACT VALUE AED 35,000,000

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



B+G+3+R MIXED-USE BUILDING

Mixed-use Development

Project Description

The Project is a B+G+3+R Residential & Commercial Building located in Al Quoz, Dubai.

The building has 5 retail units and the residential lobby in the ground floor, 1 level of parking in the basement and 3 levels of residential floors which accommodates; 21 1-Bedroom Units and 12 2-Bedroom Units, which totals to 33 Units. It also have a gym swimming pool facility at its Health club floor.

Stages & Scope of Services

- Concept Design
- Schematic Design
- Detailed Design
- Specification Preparation
- Tender Documentation
- Construction Documentation
- Site Supervision
- Structural Design
- MEP Design
- Architect of Record

ARCHITECT CVTEC Consulting Engineers

CLIENT Bassam Al Bassam

LOCATION Al Quoz, Dubai, UAE

BUA 8,000 m²

CONTRACT VALUE Confidential

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



AZIZI RESIDENTIAL & HOTEL APARTMENT BUILDINGS (AI FURJAN)

Residential & Hospitality Development

Project Description

15 Residential and Hotel Apartment Buildings located in Al Furjan District in Dubai.

ARCHITECT Azizi Design Team
CLIENT Azizi Investments
LOCATION Al Furjan, Dubai
BUA Various
CONTRACT VALUE Various
YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Stages & Scope of Services

- Tender Documentation
- Project Management





RESIDENTIAL TOWN HOUSES

Residential Development

Project Description

Various Residential Town Houses in Dubai.

Stages & Scope of Services

- Concept Design
- Schematic Design
- Detailed Design
- Specification Preparation
- Tender Documentation
- Construction Documentation
- Site Supervision
- Structural Design
- MEP Design
- Lead Consultant
- Architect of Record

ARCHITECT CVTEC Consulting Engineers

CLIENT Various

LOCATION Dubai, UAE

BUA Various

CONTRACT VALUE Various

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021





GREEN SPORTS HUB

Sports and Recreational Development

LEAD ARCHITECT CEBRA Architects
CLIENT CEBRA Architects
LOCATION Jumeirah Golf Estates, Dubai, UAE
SITE AREA 50,000 m²
CONTRACT VALUE AED 100,000,000
YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The idea of the Project is based on density as a main factor, is achieved through the mix of different functions which attract a higher concentration of users on the most central locations. This density and mixed pattern, develops both the internal and external of the building.

An exciting mix of activities, including a wide range of sports as well as social, where gyms, coffee shops, studios, kids & youth club, martial arts, retail, floating around the main flow space and create different orbits of relationships and interactions where sports, leisure and social come together as a unique experience.

The “floating fields” are connected through a public route which adds an extra level of experience in the sports hub, a sort of active/passive journey, where playing or watching while drinking a cup of coffee are at the same level of intensity.



Stages & Scope of Services

- Specification Preparation
- Tender Documentation
- Construction Documentation
- Structural Design
- MEP Design



DUBAI SPORTS COUNCIL

Sports and Recreational Development

LEAD ARCHITECT Zaha Hadid Architects

CLIENT H&H Investment & Development

LOCATION Jumeirah, Dubai, UAE

SITE AREA 82,000 m²

CONTRACT VALUE AED 300,000,000

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The Dubai Sports Council Development project is envisioned to become one of Dubai's iconic sports attractions. The Development is located in the Umm Suqeim 3 shoreline area of Dubai, adjacent to the Pearl Project, The Jumeirah Beach and Burj Al Arab Hotel resorts.

The Project has ten interlinked elements: The arena, The Dubai Sports Council Facility, a multipurpose public sports area, a bootcamp with external gym area, a multipurpose watersports facility, beachside restaurants and retails, a basement parking, a public boardwalk, public facilities and changing rooms and a jet skiing facilities.

The main advantage of this project is that it has the capability of hosting a diverse series of events that can bring people together by combining a casual public beach facility with a wellness sport destination.



Stages & Scope of Services

- Structural Design
- MEP Design
- Lead Consultant
- Architect of Record



KINGSTON TOWERS

Mixed-use Development

ARCHITECT CVTEC Consulting Engineers

CLIENT Kingston Holdings International Limited

LOCATION Business Bay, Dubai, UAE

BUA 120,000 m²

CONTRACT VALUE AED 110,000,000

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

Kingston Towers is a high-end development comprising of two towers varying in height emerging from the podium and anchored by an impressive landscaped 15 meter high plinth, the awe-inspiring towers will rise 30 stories from the 153,726 m² site between Al Abraj street and Al Khail road just south of Dubai Canal.

The design maximizes the site while considering the city's zoning envelop, where irregular site geometries formed the overall building composition. The metal and glass façade reveals the modular structural design contributing to the overall exterior identity.

Stages & Scope of Services

- Concept Design
- Schematic Design
- Structural Design
- MEP Design
- Lead Consultant
- Architect of Record



JBH CAR PARKING BUILDING

Parking & Retail Development

ARCHITECT CVTEC Consulting Engineers

CLIENT H&H Investment & Development

LOCATION Jumeirah, Dubai, UAE

BUA 27,500 m²

CONTRACT VALUE AED 45,000,000

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The Jumeirah Beach Hotel Car Parking (JBHCP) outlines a needed transition towards a future of sustainable mobility to the Jumeirah Beach Development and to incorporate the additional car parking lots required from the proposed Pearl Project on the adjacent site.

Located next to Jumeirah Beach Hotel building and the Pavilion at the North-Eastern corner of the JBH development and the existing JBH parking lot to the South. The proposed structure seats on and take away seven (7) nos. of existing tennis courts and replaces 172 bays of surface car parking.

The JBHCP is a G+2 concrete in-situ structure proposed to accommodate a total number of 550 cars serving both the JBH and The Pearl Project visitors. Besides the cars, the JBHCP will be able to accommodate an adequate number of buggies with an adjacent waiting lounge facility. In addition, F&B and Retail units are also incorporated as part of the current schedule of accommodation.



Stages & Scope of Services

- Concept Design
- Schematic Design
- Structural Design
- MEP Design
- Lead Consultant
- Architect of Record



TRADING HQ & WAREHOUSES

Commercial Development

ARCHITECT CVTEC Consulting Engineers

CLIENT Confidential

LOCATION Victoria, Australia

BUA 12,500 m²

CONTRACT VALUE Confidential

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The projects plot is distributed into 2 parts; a 3 level Office Building which includes a Leather Product Display Hall, Presentation, Multi-purpose Hall, Banquet Hall with Kitchen, Gym & Entertainment Area, Staff's Offices, Meeting Room, Director's, Managers Office and other supporting facilities & amenities and 3 large warehouses.



Stages & Scope of Services

- Concept Design



THE WORLD JORDAN ISLAND

Hospitality Development

ARCHITECT CVTEC Consulting Engineers

CLIENT Global Realty Partners

LOCATION The World Island - Jordan Island , Dubai, UAE

SITE AREA 45,000 m²

CONTRACT VALUE AED 240,000,000

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The Project is located on Jordan Island in The World Islands development in Dubai, The site covers an area of 45,000 square metres and would be comprised of 65 Beach Houses and a Club House.



Stages & Scope of Services

- Concept Design



OUTDOOR SHOPPING MALL

Commercial Development

ARCHITECT CVTEC Consulting Engineers

CLIENT Saleh Al Souwaidi

LOCATION Al Safouh First, Dubai, UAE

BUA 46,500 m²

CONTRACT VALUE AED 55,000,000

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

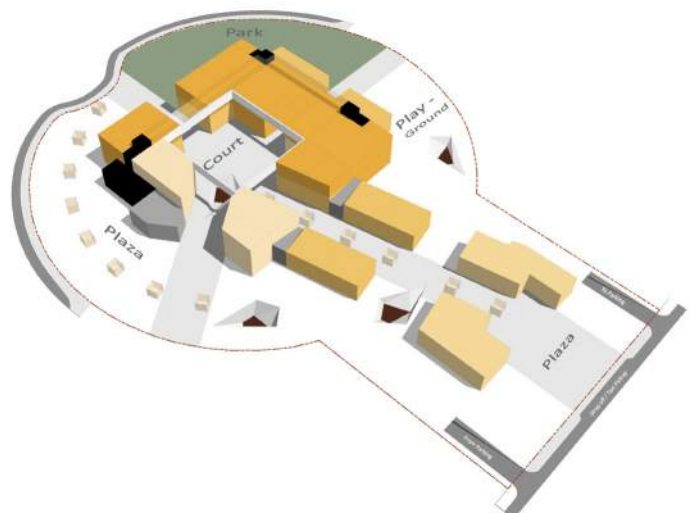
The Project is a cluster of G+1 Outdoor Mall at Al Safouh, the massing was in coordination with the current development limits which provides an interesting arrangement of F&B and indoor / outdoor shopping activities.

The basement was designed to accommodate the entire requirement for guest & staff parking and will include the service areas for the whole development.



Stages & Scope of Services

- Concept Design



PEDESTRIAN CROSSING BRIDGE

Civil Development

ARCHITECT CVTEC Consulting Engineers
CLIENT H&H Investment & Development
LOCATION Dubai Production City, Dubai, UAE
LENGTH 60 m
CONTRACT VALUE AED 10,000,000
YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The 3 meters-wide Pedestrian Crossing Bridge will be located between the Aloft Hotel and City Centre Me'aisem at Dubai Production City with a vast single span of 54 meters and perched 6 meters above the ground, providing sufficient overhead clearance for fire engines and any possible heavy vehicles access.

The Bridge will offer safe and convenient pedestrian access in the area while design solution will not be only functional and low maintenance, but it will add aesthetic beauty to the project.



Stages & Scope of Services

- Concept Design



DAYTONA HOUSE

Commercial Development

ARCHITECT CVTEC Consulting Engineers

CLIENT Al Tamimi Investments

LOCATION Motor City, Dubai, UAE

BUA 17,250 m²

CONTRACT VALUE AED 50,000,000

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



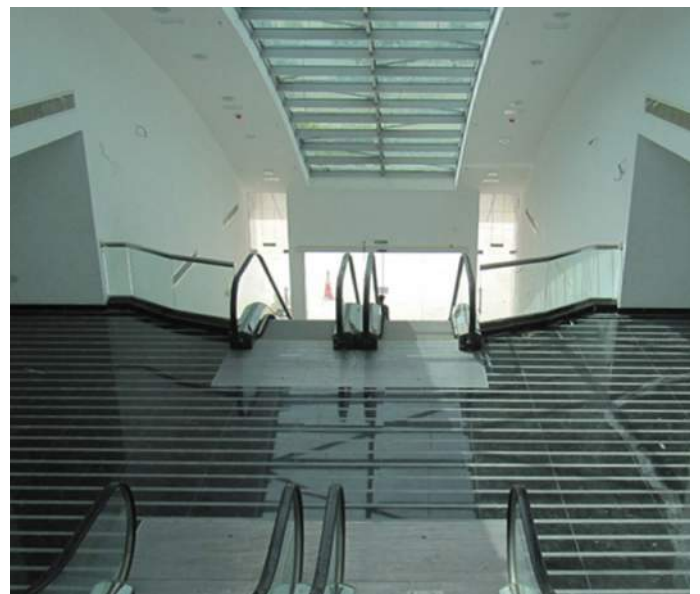
Project Description

The Building is a commercial development consisting of 2 blocks (2 basements, ground floor and 3 offices floors).



Stages & Scope of Services

- Project Management
- Client Representation



DETROIT HOUSE

Commercial Development

ARCHITECT CVTEC Consulting Engineers

CLIENT Al Tamimi Investments

LOCATION Motor City, Dubai, UAE

BUA 35,150 m²

CONTRACT VALUE AED 100,000,000

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The Building is a commercial development consisting of 2 basements, ground floor and 10 offices floors.



Stages & Scope of Services

- Project Management
- Client Representation



EXPERIENCE RESIDENTIAL VILLAS

JUMEIRAH BAY VILLA

B+G+1+R Residential Villa

DESIGN ARCHITECT Bernard Khoury Architectes

CLIENT Confidential

LOCATION Jumeirah Bay, Dubai, UAE

BUA 6,000 m²

CONTRACT VALUE Confidential

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The Project is a B+G+1+R Residential Villa, located in a very prominent location in Jumeirah Bay. The Villa comprises of gym, sauna, entertainment room and home theatre, along with the service rooms & parking at basement level. Common areas and an office at ground floor, a landscaped garden with pool and seating outside. 6 bedrooms and some common space at first floor. A lounge and a spacious deck at the roof.

The Project is currently in the construction stage.



Stages & Scope of Services

- Architect of Record
- Structural Design
- Site Supervision



OCEAN FRONT VILLA

B+G+1+R Residential Villa

DESIGN ARCHITECT Elastic Architects

CLIENT SDS Gulf Limited

LOCATION Bvlgari Island, Dubai, UAE

BUA 2,000 m²

CONTRACT VALUE Confidential

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The Ocean Front Villa is B+G+1+R Residential Villa, located in Bvlgari Island. The Villa is comprised of an indoor pool, recreation room, salon and massage room, fitness room and the general service rooms at basement. A garage, a guest room and the common spaces at ground floor, landscaped area, swimming pool and deck outside. 4 Bedrooms, a Nanny's Room, and some common spaces at first floor. A bedroom, an office, cinema and seating areas at the roof floor.

The Project is currently in the construction stage.



Stages & Scope of Services

- Architect of Record
- Structural Design
- Site Supervision



FAM VILLA

B+G+1 Residential Villa

DESIGN ARCHITECT Fedorova Architects

CLIENT Confidential

LOCATION Umm Amarra, Dubai, UAE

AREA 1,300 m²

CONTRACT VALUE Confidential

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

FAM Villa is B+G+1 Residential Villa, located at Umm Amarra. The Villa has a gym, an entertainment/game room and the service rooms at the basement. A guest room, play area and common areas at ground floor. landscaped area, a swimming pool and deck outside, 5 bedrooms and a family room at first floor.



Stages & Scope of Services

- Architect of Record
- Structural Design
- MEP Design
- Site Supervision



BEACH FRONT VILLA

B+G+1+R Residential Villa

DESIGN ARCHITECT CEBRA Architects

CLIENT CEBRA Architects

LOCATION Island 2, Jumeirah Bay, Dubai, UAE

SITE AREA 2,300 m²

CONTRACT VALUE Confidential

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The Beach Front Villa is B+G+1+R Residential Villa, located in Island 2, Jumeirah Bay. The Villa comprises of a home theatre, along with the service rooms & parking at basement level. Common areas, a guest room and an office at ground floor. landscaped area, a swimming pool and deck outside. 5 bedrooms, a media lounge and an office at first floor. A lounge, gym at the a spacious deck in the roof.



Stages & Scope of Services

- Architect of Record
- Structural Design
- MEP Design
- Site Supervision

MAM HOUSE

G+1 Residential Villa

DESIGN ARCHITECT ZAD Studio Architectural Consultancy

CLIENT Confidential

LOCATION Nadd Al Shiba Fourth, Dubai, UAE

AREA 1,600 m²

CONTRACT VALUE Confidential

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

MAM House is G+1 Residential Villa, located at Nadd Al Shiba Fourth. The Villa is comprised of a guest room, a library, and spacious common areas in the ground floor. a large landscaped garden , a pool and deck outside. 5 bedrooms, a maid's room and common areas in the first floor.



Stages & Scope of Services

- Architect of Record
- Structural Design
- MEP Design
- Site Supervision



AL KHWANEEJ VILLA

G+1 Residential Villa

DESIGN ARCHITECT Fedorova Architects

CLIENT Confidential

LOCATION Al Khwaneej, Dubai, UAE

BUA 1,000 m²

CONTRACT VALUE Confidential

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The Project is a G+1 Residential Villa, located at Al Khwaneej. The Villa has 2 Bedrooms, common areas and services at ground floor. A garage, landscaped area, and a water feature outside, 4 bedrooms and a family room at first floor.



Stages & Scope of Services

- Schematic Design
- Detailed Design
- Tender Documentation
- Construction Documentation
- Architect of Record
- Structural Design
- MEP Design
- Site Supervision



AL KHWANEEJ VILLA

G+1 Residential Villa

DESIGN ARCHITECT Fedorova Architects

CLIENT Confidential

LOCATION Al Khwaneej, Dubai, UAE

AREA 1,1 00 m²

CONTRACT VALUE Confidential

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The Project is a G+1 Residential Villa, located at Al Khwaneej. The Villa has a guest room, common areas and services at ground floor. A garage, landscaped area, a swimming pool and deck outside, 4 bedrooms and a family room at first floor.



Stages & Scope of Services

- Schematic Design
- Detailed Design
- Tender Documentation
- Construction Documentation
- Architect of Record
- Structural Design
- MEP Design
- Site Supervision



OCEAN FRONT RAED VILLA

B+G+1 Residential Villa

DESIGN ARCHITECT Al Wasat Engineering Office

CLIENT Confidential

LOCATION Jumeirah Island 2, Dubai, UAE

BUA 2,000 m²

CONTRACT VALUE Confidential

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The Ocean Front Villa is B+G+1+R Residential Villa, located in Jumeirah Island 2. The Villa is comprised of a recreation room, fitness room and the general service rooms at basement. A garage, a guest room and the common spaces at ground floor. landscaped area, swimming pool and deck outside. 5 Bedrooms, and family room at first floor. A bedroom, an office, cinema and seating areas at the roof floor.



Stages & Scope of Services

- Architect of Record
- Structural Design
- MEP Design
- Site Supervision



NADD AL SHIBA VILLA

G+1 Residential Villa

DESIGN ARCHITECT Confidential

CLIENT Confidential

LOCATION Nadd Al Shiba, Dubai, UAE

AREA 1,200 m²

CONTRACT VALUE Confidential

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The Project is a G+1 Residential Villa, located at Nadd Al Shiba. The Villa has a guest room, home cinema, common areas and services at ground floor. landscaped area, a sunken sitting outside, 4 bedrooms and a family room at first floor.



Stages & Scope of Services

- Architect of Record
- Structural Design
- MEP Design
- Site Supervision



NADD AL SHIBA VILLA

G+1+R Residential Villa

DESIGN ARCHITECT Confidential

CLIENT Confidential

LOCATION Nadd Al Shiba, Dubai, UAE

BUA 1,100 m²

CONTRACT VALUE Confidential

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The Project is a G+1+R Residential Villa, located at Nadd Al Shiba. The Villa has 2 bedrooms, common areas and services at ground floor. landscaped area and garage outside, 5 bedrooms and a family room at first floor.



Stages & Scope of Services

- Architect of Record
- Structural Design
- MEP Design
- Site Supervision



NADD AL SHIBA VILLA

G+1+R Residential Villa

DESIGN ARCHITECT Confidential

CLIENT Confidential

LOCATION Nadd Al Shiba, Dubai, UAE

AREA 1,200 m²

CONTRACT VALUE Confidential

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The Project is a G+1+R Residential Villa, located at Nadd Al Shiba. The Villa has 2 bedrooms, common areas and services at ground floor. landscaped area and garage outside, 5 bedrooms and a family room at first floor.



Stages & Scope of Services

- Architect of Record
- Structural Design
- MEP Design
- Site Supervision



DESIGN ARCHITECT archi SENSE
CLIENT Confidential
LOCATION Nadd Al Shiba, Dubai, UAE
BUA 1,200 m²
CONTRACT VALUE Confidential
YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021

HOUSE R

G+1 Residential Villa



Project Description

The Project is a G+1 Residential Villa, located at Nadd Al Shiba. The Villa has a guest room, office, common areas and services at ground floor. landscaped area, swimming pool, water feature areas and garage outside, 4 bedrooms and a family room at first floor.



Stages & Scope of Services

- Architect of Record
- Structural Design
- MEP Design
- Site Supervision



DESIGN ARCHITECT archi SENSE
CLIENT Confidential
LOCATION Nadd Al Shiba, Dubai, UAE
AREA 1,300 m²
CONTRACT VALUE Confidential
YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021

HOUSE A

G+1 Residential Villa



Project Description

The Project is a G+1 Residential Villa, located at Nadd Al Shiba. The Villa has a home theatre, common areas and services at ground floor. landscaped area, swimming pool, water feature areas and garage outside, 4 bedrooms, an office and a family room at first floor.



Stages & Scope of Services

- Architect of Record
- Structural Design
- MEP Design
- Site Supervision



ZAABEEL 2ND VILLA

G+1+R Residential Villa

ARCHITECT CVTEC Consulting Engineers

CLIENT Confidential

LOCATION Zaa'beel Second, Dubai, UAE

BUA 12,000 m²

CONTRACT VALUE Confidential

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The Project is a G+1+R Residential Villa, located in Zaa'beel Second. The Villa is arranged to have 2 bedrooms, a guest room and common areas at the ground floor, a large landscaped garden with water features outside. 4 bedrooms and a living area in the first floor. Miads room and other services in the roof.



Stages & Scope of Services

- Concept Design
- Schematic Design
- Detailed Design
- Specification Preparation
- Tender Documentation
- Construction Documentation
- Site Supervision
- Architectural Design
- Structural Design
- MEP Design
- Lead Consultant

NADD AL SHIBA VILLA

G+1 Residential Villa

ARCHITECT CVTEC Consulting Engineers

CLIENT Confidential

LOCATION Nadd Al Shiba, Dubai, UAE

AREA 1,600 m²

CONTRACT VALUE Confidential

YEAR 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Project Description

The Project is a G+1 Residential Villa, located at Nadd Al Shiba Fourth. The Villa has a guest bedroom, entertainment room, gym, common areas and the service rooms at the the ground floor. A landscaped area, a swimming pool and deck outside, 5 bedrooms and a family room at first floor.



Stages & Scope of Services

- Concept Design
- Schematic Design
- Detailed Design
- Specification Preparation
- Tender Documentation
- Construction Documentation
- Site Supervision
- Architectural Design
- Structural Design
- MEP Design
- Lead Consultant



REFERENCES



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CVTEC completes new luxury complex in Dubai called Sherena Residence



RIMA ALSAMMARAE



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Located in Dubailand's Majan District near the **Al Barari community**, Sherena Residence is an upcoming 500,000ft² development consisting of 300 apartments and penthouses developed by Rose Homes Investments and designed by the Dubai-based CVTEC Consulting Engineers.

Named after the pearl oyster that Emirati traders once called 'Sherena', the contemporary-styled project is a luxury residential community designed to ensure that all of the spacious units

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welcome plenty of sunlight with views of the elevated lush garden and community space on the building's podium level.

Simplicity, constructability and floor plate efficiency were the key principles of the architectural design. This maximised the project's efficiency and the developer's profitability. All of the apartments were sized after careful research to ensure they met the market's demands – accordingly the developer's off-plan sales target was achieved in less than six months.



Photo by Aasiya Jagadeesh



Photo by Aasiya Jagadeesh

Sherena Residence was developed on four plots merged together, and laid out in a U-shaped form with three wings where open spaces, community facilities and a pool are elevated and centrally located to ensure that most of the apartments have community views and are not facing each other, as originally planned by the master planners of the Majan District.

The variety of unit types and balconies, shapes and orientations, as well as the mix of sold and leased-off apartments, create a lively compound – the development becomes a community instead of a set of bland units.

Design fundamentals such as vegetation, flow through ventilation, natural light and solar control are intended to boost and deliver a pleasant living environment for the future residents and tenants of Sherena Residence. Large communal recreation spaces are

accessible to users emphasising the boutique nature and high level of amenity this development will offer while raising the architectural and environmental design benchmark.

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44 / BRAND VIEW

SHERENA RESIDENCE

Designed by CVTEC, the new residential project sits in the heart of Dubailand and opens this August

Images courtesy of CVTEC and Aasiya Jagadeesh

Located in Dubailand's Majan District near the Al Barari community, Sherena Residence is an upcoming 500,000ft² development consisting of 300 apartments and penthouses developed by Rose Homes Investments and designed by the Dubai-based CVTEC Consulting Engineers.

Named after the pearl oyster that Emirati traders once called 'Sherena', the contemporary-styled project is a luxury residential community designed to ensure that all of the spacious units welcome plenty of sunlight with views of the elevated lush garden and community space on the building's podium level.

Simplicity, constructability and floor plate efficiency were the key principles of the architectural design. This maximised the project's efficiency and the developer's profitability. All of the apartments were sized after careful research to ensure they met the market's demands – accordingly the developer's off-plan sales target was achieved in less than six months.

Sherena Residence was developed on four plots merged together, and laid out in a U-shaped form with three wings where open spaces, community facilities and a pool are elevated and centrally located to ensure that most of the apartments have community views and are not facing each other, as originally

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BRAND VIEW / 45

planned by the master planners of the Majan District.

The variety of unit types and balconies, shapes and orientations, as well as the mix of sold and leased-off apartments, create a lively compound – the development becomes a community instead of a set of bland units.

Design fundamentals such as vegetation, flow through ventilation, natural light and solar control are intended to boost and deliver a pleasant living environment for the future residents and tenants of Sherena Residence. Large communal recreation spaces are accessible to users emphasising the boutique nature and high level of amenity this development will offer while raising the architectural and environmental design benchmark.

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GULFSTREAM UAE

AN EYE FOR DETAIL



CEO Sebastian Carlton discusses Gulfstream's Haven Residences at "The Sanctuary" located in Jumeirah Village.

Gulfstream own a significant and strategic land bank in prime residential areas of Dubai and intend to launch several new and exciting projects over the next few years. The real estate developer boasts a team of specialists, with an extraordinary wealth of experience in the design, delivery and management of prestigious building projects worldwide, making Gulfstream projects unique.

Sebastian Carlton explains that his design focused team come from design and architectural backgrounds, allowing them to be involved with the design and delivery of landmark Dubai projects such as the Grand Hyatt, the Twin Towers and Jebel Ali Racecourse. Gulfstream's focus, leading up to Expo 2020 will be delivering residential housing for the local and expat market. To that end, the forward-thinking company has identified clear market dynamics leading up to Expo that will generate demand for more affordable housing and value driven products.

Discussing the reasoning behind their value-driven project, Carlton says: "If you look at the products in the market that are achieving high transactional volume, they are generally up to 2 million dirhams in value."

Currently, Gulfstream is delivering a new project in Jumeirah Village that brings together eight plots in one gated community of ground and four storey apartment buildings, as well as ground and two storey villas. The project, Haven Residences, differentiated as Haven Villas and Haven Apartments, is part of The Sanctuary Project in Jumeirah Village with a selection of studios, one- and two-bedroom apartments and three-bedroom townhouses. Phase 1 is under construction, comprising 355 units and scheduled for delivery in March 2019 www.thesanctuaryuae.com.

Speaking about the competitive edge of Gulfstream's portfolio, Sebastian Carlton highlighted the fact that Gulfstream can deliver exceptional design and finishes within a value driven product and that this is unique for Dubai. Gulfstream UAE have an exclusive partnership with Louise Bradley



(www.louisebradley.co.uk) one of Europe's most highly regarded Interior Designers. Ms. Bradley has worked on the interior design and architecture aspect of Haven Residences from her London based design studio. Impressively, Louise has delivered Interior Design and Architecture for many prominent families in the Middle East and Europe. Sebastian Carlton is convinced that the quality of the design and finishes of their Haven offerings, will provide them with a competitive advantage. The Villas for example have been designed with the entire top floor dedicated to the Master Suite along with a Jacuzzi and large terrace.

Comparing the UAE market to other geographic hubs such as Hong Kong and Singapore, Carlton contends that the UAE is incomparable in terms of value for investment. He also applauds the vision of Sheikh Mohammed bin Rashid Al Maktoum, Vice President and Prime Minister of the UAE and ruler of Dubai, praising the UAE's level of infrastructure, safety, security, and neutrality, all in a tax-favorable environment.

Gulfstream UAE pride themselves on delivering complete communities, tied together with community gardens, swimming pools, spa and gym; where families come together holistically. The Sanctuary project for example, benefits from a land area of almost 7 acres punctuated with beautiful landscaped gardens and facilities. Projecting The Sanctuary community theme across all build phases, over the next 5 years Gulfstream UAE is looking to deliver approximately one thousand residential units.

For more information, visit www.gulfstreamuae.com

ADVERTORIAL

Going beyond profits however and giving back to communities is also high on the agenda and the company has launched The Gulfstream Foundation, a non-denominational charitable foundation focusing on need that does not discriminate on religion, race, gender or political affiliation. Gulfstream commits 10% of the company's profits to the Foundation, used to provide aid and relief for causes worldwide. The Gulfstream Foundation is especially targeting the huge regional refugee crisis, and is proud to link to charities already on the ground such as Save the Children, Médecins Sans Frontières, Red Crescent and UNICEF.



LICENSES & REGISTRATIONS

CVTEC is licensed as a "Grade A" Consultancy and holds Unlimited Submission Rights under Dubai Municipality Regulations.

We also have strategic Joint Ventures with other companies allowing us to operate in different countries and jurisdictions.



رخصة مهنية Professional License

تفاصيل الرخصة / License Details

License No.	565466	رقم الرخصة
Trade Name	C V TEC CONSULTING ENGINEERS	الإسم التجاري
Legal Type	Civil Company	الشكل القانوني
Expiry Date	01/02/2022	تاريخ الإصدار
D&B D-U-N-S ®	851115191	رقم الرخصة الام
Register No.		عضوية الغرفة

الاطراف / License Members

Share / الحصص	Role / الصفة	Nationality / الجنسية	Name / الإسم	No./ رقم الشخص
49.00%	Partner / شريك	Syria / سوريا	جريء جمال الدين على (49.00%) JAREE JAMAL EDDIN ALI	284396
51.00%	Partner / شريك	United Arab Emirates / الامارات	ميادة عدنان داوود محمد المرود (51.00%)	179265
	Manager / مدير	Syria / سوريا	جريء جمال الدين على JAREE JAMAL EDDIN ALI	284396

نشاط الرخصة التجارية / License Activities

Architectural Design Consultancy	إستشارات هندسة التصميم المعماري
Buildings Electrical Engineering Services	خدمات هندسة كهرباء المباني
Construction Engineering Services	خدمات هندسة إنشاءات الأبنية
Building Mechanical Engineering Services	خدمات الهندسة الميكانيكية للمباني

العنوان / Address

Phone No	971-4-4225674	تليفون	P.O. Box	30409	صندوق بريد
Fax No	971-4-4225675	فاكس	Parcel ID	346-481	رقم القطعة
Mobile No	971-50-4823016	هاتف متحرك			ملك لخالد خليل محمد سميع محمد المطوع - الخليج C-01 و C-02 - مكتب رقم التجاري

البريد الإلكتروني / Email

الملاحظات / Remarks

يصرح للمكتب التصميم والاشرف على مبان (غير محدودة الطوابق) وتقتصر مزاولته لنشاطي كهرباء وميكانيكا المباني على مشاريعه التي تعاقده على تصميمها معماريا وإنشائيا.

تم تغيير النسب بتاريخ 2 - 06 - 2016

تم نقل الموقع بتاريخ 25/1/2020

لا يجوز البدء أو القيام بتنفيذ مشاريع جديدة تابعة لإشراف البلدية أو أي جهة أخرى لحين توفير المعايير المطلوبة.

.Not permitted to start or execute any new projects under Dubai Municipality supervision or any other entity until all requirements are met

Print Date	26/01/2021	13:37	تاريخ الطباعة	Receipt No.	13797223	رقم الإيصال
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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 برجاء زيارة الموقع www.dubaided.gov.ae
Approved electronic document issued without signature by the Department of Economic Development. To verify the license kindly visit www.dubaided.gov.ae

شهادة تسجيل العضوية
Membership Certificate

License no.	565466	رقم الرخصة	565466
Membership no.	141597	رقم العضوية	141597
Registration no.	1026715	رقم السجل التجاري	1026715
Trade Name	C V TEC CONSULTING ENGINEERS	الاسم التجاري	سي في تك استشاريون مهندسون
Legal Status	Professional Company (Civil)	الشكل القانوني	شركة مهنية (مدنية)
Activity	Construction engineering services * Architectural design consultancy * Buildings electrical engineering services * Building mechanical engineering services	نوع النشاط	خدمات هندسة إنشاءات الأبنية * إستشارات هندسة التصميم المعماري * خدمات هندسة كهرباء المباني * خدمات الهندسة الميكانيكية للمباني
Member Since	16/06/2008	تاريخ الانساب	16/06/2008
Date of Issue	24/02/2021	تاريخ الإصدار	24/02/2021
Expiry Date	01/02/2022	تاريخ الانتهاء	01/02/2022

Remarks

This certificate shall be invalid incase of any alteration without chamber's authorization

For online verification of this Certificate, please visit our website
<http://www.dubaichamber.com/verify>

غرفة تجارة وصناعة دبي
Dubai Chamber of Commerce & Industry

P.O. Box 1457 - Dubai, U.A.E. | Tel (Within UAE) 800 CHAMBER (800 2426237) | Tel (Outside UAE) (+971) 4 2280000 هاتف
فاكس (+971) 4 2211646 | customercare@dubaichamber.ae | www.dubaichamber.ae

الملاحظات

تعتبر هذه الشهادة لاغية في حال أي كشط أو تعديل عليها دون اعتماد ذلك من الغرفة

للتأكد من صحة بيانات الشهادة يرجى الرجوع إلى موقع الغرفة
<http://www.dubaichamber.com/verify>



شهادة تسجيل لضريبة القيمة المضافة في الامارات العربية المتحدة
Certificate of Registration for Value Added Tax in the United Arab Emirates

The Federal Tax Authority certifies that the entity below is a registered person for Value Added Tax in the UAE
تشهد الهيئة الاتحادية للضرائب أن الجهة التالية مسجلة لضريبة القيمة المضافة في الامارات العربية المتحدة

Full Arabic legal name	سي في تك استشاريون مهندسون	الاسم القانوني الكامل باللغة العربية
Full English legal name	C V TEC CONSULTING ENGINEERS	الاسم القانوني الكامل باللغة الانجليزية
Registered address	ONTARIO TOWER, AL AAMAL STREET, BUSINESS BAY, DUBAI, Dubai, United Arab Emirates, 31110, +97144225674	العنوان المسجل
Tax Registration Number	100351504400003	رقم التسجيل الضريبي
Effective Registration Date	01/01/2018	تاريخ التسجيل الفعلي
First VAT Return Period	1 Jan 2018 – 31 May 2018 and quarterly thereafter	فترة أول إقرار لضريبة القيمة المضافة
VAT Return due date	28th day following the end of the VAT return period	تاريخ استحقاق إقرار ضريبة القيمة المضافة
Start and end dates of Tax periods:	1 Mar to 31 May, 1 Jun to 31 Aug, 1 Sep to 30 Nov, 1 Dec to 28/29 Feb	بداية ونهاية الفترات الضريبية

يرجى التأكد من صحة تفاصيل الشهادة. يجب إبلاغ الهيئة الاتحادية للضرائب في حال تغيير الاسس التي حصلت فيها على رقم التسجيل الضريبي الخاص بك.

Please check that the details on this certificate are correct. You must inform the Federal Tax Authority of any change on the basis of which you obtained your Tax Registration Number.



Issuing Date:

27/01/2018

تاريخ الإصدار



شهادة تسجيل بيانات عقد الإيجار

TENANCY CONTRACT INFORMATION REGISTRATION CERTIFICATE

Contract No: 0120200116003440 (v. 2)

Registration Date: 13-01-2021

المالك	
Owner Name	KHALID KHALIL MOHAMED SAMEI MOHAMED ALMUTAWA
Owner Number	67871
Nationality	United Arab Emirates

تفاصيل عقد الإيجار					
Start Date	16-01-2021	تاريخ البدء	End Date	15-01-2022	تاريخ الإنتهاء
Grace Start Date		تاريخ بداية فترة السماح	Grace End Date		تاريخ نهاية فترة السماح
Discount	0.00 AED	خصم	Security Deposit	9,000.00 AED	قيمة التأمين
Contract Amount	162,000.00 AED	قيمة الإيجار	Annual Amount	162,000.00 AED	قيمة السنوية
Actual Contract Amount	162,000.00 AED	المبلغ الفعلي للعقد	Actual Annual Amount	162,000.00 AED	المبلغ الفعلي السنوية

المستأجر	
Tenant Name	C V TEC CONSULTING ENGINEERS
Tenant No	1605670315
License/Expiry	565466 / 01-02-2021
Tel. No	

تفاصيل العقار (الوحدة)					
Building Name/No	ONTARIO TOWER				
Land Area	Business Bay				
Land DM No (Affection Plan)	346-481				
Property No.(s) / رقم العقار	Type / النوع	SubType / النوع الفرعي	Usage / الاستخدام	Size / المساحة	DEWA Premise No. / رقم ديوا
C-P3-01	Office	Office	Commercial	146.00 (Sq.m)	345155424
C-P3-02	Office	Office	Commercial	146.63 (Sq.m)	345155432

تفاصيل الإيصال الضريبي	
Receipt Number	21011338590952
Rent Registration Fee	100.00 AED
Ejari License	50.00 AED
Knowledge Fee	10.00 AED
Innovation Fee	10.00 AED
EJARI License (VAT 5.00%)(ID: 100281564300003)	2.50 AED
Total Fees	172.50 AED

لا يحق للشركات ذات نشاط خدمات الإشراف الإداري للتقارير استلام شيكات أو تحصيل قيمة الإيجار لصالح الشركة. Management Companies with Real Estate supervision activity are not entitled to receive or collect rental cheques in favour of their companies.

- This certificate has been issued based on information provided by EJARI user. Real Estate Regulatory Agency (RERA) doesn't take any responsibility to others.
- Users are solely responsible for any legal liability towards third parties due to providing any incorrect information to the system and this includes the tenants who were authorized to sublease their rented properties.
- This certificate will be invalid by registered contract expiry date, or in case the contract is cancelled or modified before contract expiry date.
- This certificate to be cancelled in case of any modification on it.
- Please visit Dubai Land Department website to verify the certificate information.

- تم إصدار هذه الشهادة بناء على البيانات المقدمة من قبل مستخدم النظام دون تحمل مؤسسة التنظيم العقاري أي مسؤولية تجاه الغير.
- يتحمل المستخدم كافة المسؤولية القانونية تجاه الغير في حالة وجود أي خطأ في البيانات المدخلة في النظام الإلكتروني، ويشمل ذلك المستأجر المصرح له بالتأجير بالباطن.
- تعتبر هذه الشهادة صالحة حتى تاريخ نهاية العقد المسجل فيها أو تعديل العقد قبل إنتهاء الفترة التعاقدية.
- أي تعديل على هذه الشهادة تعتبر لاغية.
- نرجاء زيارة الموقع الإلكتروني لخزانة الأراضي والأملاك للتحقق من بيانات الشهادة.

إيجاري
EJARI



0120200116003440

Registered by: KHALID KHALIL MOHAMED SAMEI ALMUTAWA

Printed on : 13/1/2021 10:43 AM

Page 1/1

Welcome : amie0318

Your Post Tension-New with Reference # CEDSR-82661 has been Rejected
Your Request Card Renewal with Reference # ACCSR-32728 has been Approved
Your Plot Demarcation-Initial with Reference # CEDSR-82354 has been Rejected

My Services@Trakhees

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- Add Additional Role
- Register New/Additional Service
- Update License
- View/Edit Existing Users
- Create User
- Retrive/Email E-Card
- Update VAT Registration Number
- Finance Online Services
- CLD Services
- EHS Customer Service
- CED Online Services

Update My Profile

Summary Info

Company Name(English)	C V TEC CONSULTING E
Company Name(Arabic)	سي في تك انجنيرون ميكنسون
Trakhees ID	C-0011-039283
Tel. No(Office)	043968724
Client Role	Civil Consultant
Email Address	info@cvtec.ae
Website URL	
License Issuing Authority	DED
License Number	565466
License Issue Date	02-02-2014
License Expiry Date	01-02-2022
VAT Registration Number	100351504400003

Update Profile

Application Category * Consultant - General

Consultant-General should have Trade License issued by Department of Economic Development - Government of Dubai.

Partner No	17068877
Company Full Name *	CV TEC CONSULTING ENGINEERS
P.O Box *	31110
Street Number	
Street Name	
City *	Dubai
Office Location/Area *	346-Business Bay
Telephone *	044225674 (04##### eg. 041234567) Ext *
Fax	044225675 (04##### eg. 041234567)
Email *	info@cvtec.ae (e.g yourname@emirates.net.ae or yourname@companyname.com)
Trade License Number *	T565466
Date of Issue *	02.02.2005 (DD.MM.YYYY eg. 02.02.2010)
Date of Expiry *	01.02.2022 (DD.MM.YYYY e.g 02.02.2010)
VAT Registration Number	(eg. 123456)
Company Activity Description *	ARCHITECTURAL AND CIVIL ENGINEERING


عربي
eServices
 Directorate General of Dubai Civil Defense


Welcome **KHOLOUD AL HUSSEIN** [Logout](#)

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- Training & Awareness Services
- Engineering Services
- Follow up And Inspection Services
- Other Services
- Compensation Record Search
- Inspection Certificates
- Maintenance Contracts
- EFine Services
- Risk Assessment

Account Information	
Username	cvtecdcd11

User Information	
Delegated Card No.	DCDS000010152
Name	KHOLOUD AL HUSSEIN
Phone Number	043365933
E-Mail	info@cvtec.ae
Mobile Number	050 4823016

Company Information	
DED License Number	565466
License Type	Civil Company
License Expiry Date	01/02/2022
Company Name	C V TEC CONSULTING ENGINEERS
Address	ملك لهاد خليل محمد سمع C-P3-02 و C-P3-01 مكتب رقم محمد المطوع - الخليج التجاري
Owner Name	JAREE JAMAL EDDIN ALI
Company Activities	Buildings Electrical Engineering Services Architectural Engineering Consultancies Architectural Design Consultancy Building Mechanical Engineering Services Construction Engineering Services Civil Engineering Services


CVTEC Consulting Engineer

CVTEC Consulting Engineer ● Online

Search...

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Profile Profile Details

Profile Details

Personal Details

Company:	CVTEC Consulting Engineers
Trade License:	565466
Name:	CVTEC Consulting Engineers
Email:	info@cvtec.ae
Tel NO:	+971 4225674
Mobile NO:	+971 562811335
Fax NO:	+971 4225675



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User: CV TEC CONSULTING ENGINEERS Last Login: 16/12/2020 13:43:05
You have 0 new Alert(s) and 0 new Message(s)

Profile

Applications

Messages

Alerts

Enquiries

[Edit Profile](#) | [Change Password](#) | [Add User](#) | [Manage Users](#)

Registration Form

All * fields are mandatory

Modify Your Profile

User Id	cvtec08
Company Name	CV TEC CONSULTING ENGINEERS
Address	AL KARAMA DUBAI UAE
Post Box	495
Emirates/City	Dubai Region
* Telephone 1 with Area Code	<input type="text" value="044225674"/>
Telephone 2 with Area Code	<input type="text"/>
* Fax No# with Area Code	<input type="text" value="044225675"/>
* E-Mail	<input type="text" value="info@cvtec.ae"/>
Category	CONSULTANT
* Contact Name	<input type="text" value="Abdullah Kitaz"/>
Any SMS sent by ETISALAT will be sent to this number.	
* Contact Mobile(With 3-Digit Area Code)	<input type="text" value="0562811335"/>
Trade License Number	565466
* Trade Licence Expiry Date	<input type="text" value="01/02/2022"/> <input type="text" value="12"/>
* Connection Type	<input type="text" value="ISDN"/> ▼
The following details are required for your identification for requests like "Forgot Password", etc..	
* Secret Question Option	<input type="text" value="pet name"/>
* Secret Answer	<input type="text" value="ATTACHE"/>

QUALITY, ENVIRONMENTAL & SAFETY MANAGEMENT SYSTEMS

Our quality management system complies with all applicable requirements of ISO Standards

The aim of our quality management system is to address the principles and processes surrounding the design development and delivery of architectural and engineering services to our clients.

We measure client satisfaction through proper implementation of our integrated management system including process for continual improvement and preventive actions of non-conformance

CVTEC operates and maintains an Integrated Quality Management System:
ISO 9001:2008 – Quality Management System
ISO 14001:2004 – Environmental Management System
OHSAS 18000:2007 – Occupational Health and Safety Management System



BSCIC Certifications Pvt. Ltd. Certificate Of Registration

QUALITY MANAGEMENT SYSTEM

This is to certify that:

CVTEC CONSULTING ENGINEERS

BUSINESS BAY, ONTARIO TOWER, PODIUM 4
DUBAI, UNITED ARAB EMIRATES



Hereby granted the Certificate Number: **BN15909/15758:1116**

Subsequent to the **Registration Assessment** conducted on **31-Oct-2016** and the organisation has been found to be operating a Quality Management System which complies with the requirements of

ISO 9001:2008
for the following scope :

**Multidisciplinary Integrated Building Design Services
(Architectural, Structural and MEP Design)**

Originally Registered: 11-Nov-2016

Latest issue: 11-Nov-2016

Expiry Date: 15-Sep-2018

For BSCIC CERTIFICATIONS PVT.LTD.


Sanjay Seth
Managing Director

Page 1 of 1

Validity of this Certificate is subject to Annual Surveillance Audits to be done Successfully on or before 31-Oct-2017 and 31-Oct-2018 resp. (In case if Surveillance Audit is not allowed to be conducted; this Certificate shall be Suspended/Withdrawn).

Please re-check the validity thereafter at <http://bscic.com/admincontrol/certificatestatus.php> or www.bsc-icc.com at REGISTRATION STATUS. This Certificate of Registration is granted subject to relevant provisions of the BSCIC Certifications PVT. LTD. Contract Terms & Scheme for Registration Form B018 (Latest Version). Please see B 018 at our website www.bsc-icc.com.





BSCIC Certifications Pvt. Ltd.

Certificate Of Registration



ENVIRONMENTAL MANAGEMENT SYSTEM

This is to certify that:

CVTEC CONSULTING ENGINEERS

BUSINESS BAY, ONTARIO TOWER, PODIUM 4
DUBAI, UNITED ARAB EMIRATES

Hereby granted the Certificate Number: **BN15969/15759:1116**

Subsequent to the **Registration Assessment** conducted on **31-Oct-2016** and the organization has been found to be operating a Environmental Management System which complies with the requirements of

ISO 14001:2004
For the following scope:

**Multidisciplinary Integrated Building Design Services
(Architectural, Structural and MEP Design)**

Originally Registered: **11-Nov-2016**

Latest issue: **11-Nov-2016**

Expiry Date: **15-Sep-2018**

FOR BSCIC CERTIFICATIONS PVT.LTD.

Sanjay Seth
Managing Director

Page 1 of 2

Validity of this Certificate is subject to Annual Surveillance Audits to be done Successfully on or before 31-Oct-2017 and 31-Oct-2018 resp. (In case if Surveillance Audit is not allowed to be conducted; this Certificate shall be Suspended/Withdrawn).

Please re-check the validity thereafter at <http://bscic.com/admincontrol/certificatestatus.php> or www.bsc-icc.com at REGISTRATION STATUS. This Certificate of Registration is granted subject to relevant provisions of the BSCIC Certifications PVT. LTD. Contract Terms & Scheme for Registration Form B018 (Latest Version). Please see B 018 at our website www.bsc-icc.com.





BSCIC Certifications Pvt. Ltd.

Certificate Of Registration



**OCCUPATIONAL HEALTH & SAFETY
MANAGEMENT SYSTEM**

This is to certify that:

CVTEC CONSULTING ENGINEERS

**BUSINESS BAY, ONTARIO TOWER, PODIUM 4
DUBAI, UNITED ARAB EMIRATES**

Hereby granted the Certificate Number: **BN15969/15760:1116**

Subsequent to the **Registration Assessment** conducted on **31-Oct-2016** and the organization has been found to be operating a Occupational Health & Safety Management System which complies with the requirements of

OHSAS 18001:2007

For the following scope:

**Multidisciplinary Integrated Building Design Services
(Architectural, Structural and MEP Design)**

Originally Registered: **11-Nov-2016**

Latest issue: **11-Nov-2016**

Expiry Date: **10-Nov-2019**

FOR BSCIC CERTIFICATIONS PVT. LTD.

Sanjay Seth
Managing Director

Page 2 of 2

Validity of this Certificate is subject to Annual Surveillance Audits to be done Successfully on or before 31-Oct-2017 and 31-Oct-2018 resp. (In case if Surveillance Audit is not allowed to be conducted; this Certificate shall be Suspended/Withdrawn).

Please re-check the validity thereafter at <http://bscic.com/admincontrol/certificatestatus.php> or www.bsc-icc.com at REGISTRATION STATUS. This Certificate of Registration is granted subject to relevant provisions of the BSCIC Certifications PVT. LTD. Contract Terms & Scheme for Registration Form B018 (Latest Version). Please see B 018 at our website www.bsc-icc.com.



INSURANCES

CVTEC maintains a high level “Professional Indemnity Insurance” with a clear record of claims in over 10 years of practice.

Also, CVTEC holds Business Comprehensive Insurance, Public Liability Insurance, Property All Risks Insurance, Workers Compensation Insurance, and Group Health Insurance.

All the following insurances eliminate a client’s risk.

CERTIFICATE OF INSURANCE

This is to certify that We, **National General Insurance Co. (PJSC)** have issued to the Insured named herein Policy of Insurance which provides subject to the insuring agreements, limitations, exclusions, conditions and declarations contained herein and during the effective period, coverage as described below.

Type/Class	: Professional Indemnity Insurance as original- Annual Cover
Policy No.	: P/08/PIT/2021/00001
Named Insured	: M/s. CV TEC CONSULTING ENGINEERS
Address	: Office P3-01, Ontario Tower, Business Bay, Dubai, UAE
Business Activities	: Engineering Consultants - Architectural, Civil, Structural, Mechanical, Electrical Engineering/ Heating and Ventilating/ Green Buildings
Policy Period	: 12 months from 01/06/2021 to 31/05/2022 both days inclusive
Limit of Indemnity	: AED.10,000,000/- any one claim and in the aggregate including Costs and Expenses
Territorial Limits:	: GCC
Law & Jurisdiction	: GCC
Conditions	: As per policy

This certificate is issued at the request of the Insured and is without prejudice to the terms and conditions and exceptions of the above stated policy.

Date: June 7, 2021

For National General Insurance Company (PJSC)






Policy Schedule

Type: Professional indemnity Insurance as original- Annual Cover
Policy Number: P/08/PIT/2020/00003
Form: Professional Indemnity Wording for Architects and Engineers as attached
Insured: CV TEC CONSULTING ENGINEERS
Address: Office P3-01, Ontario Tower, #Business Bay, Dubai, UAE
Business: Engineering Consultants - Architectural, Civil, Structural, Mechanical, Electrical Engineering/ Heating and Ventilating/ Green Buildings
Scope of work: Design & Supervision
Period: From 01/06/2020 to 31/05/2021
Geographical Scope/ Territorial Limits: GCC
Applicable Law/ Jurisdiction: GCC
Limit of Indemnity: AED.10,000,000/- any one claim and in the aggregate including Costs and Expenses
Premium: AED.30,000/- plus 5% VAT = AED.31,500/-
Deductible: AED.75,000/- each and every claim including Costs and Expenses
Conditions: Professional Indemnity Wording for Architects and Engineers as attached

• Costs Inclusive Clause as attached
 • No Extended Reporting Period/ Discovery period provided
 • Trigger: Claims made.
 • Retroactive date: 01/06/2014 (subject to continuous PI Cover)



- Extensions:**
- Loss of Documents
 - Dishonesty of employees
 - Libel or slander
 - All extensions are sub-limited to AED.500,000/- any one claim and in the aggregate in excess of AED.10,000/- each and every claim
- Exclusions:**
- Excluding all matters, which have been notified to the insured or of which the insured is aware at inception – totally excluded
 - Excluding cover for any kind of guarantee or warranty whatsoever in respect of reaching the intended target production – totally excluded
 - War, sabotage and Terrorism Exclusion
 - Property Valuation – total exclusion
 - Total Asbestos Exclusion
 - Toxic Mould – Total exclusion
 - Pollution Total Exclusion
 - Cyber Attack Exclusion
 - Institute cyber attached exclusion clause 10/11/03 CL380
 - Radioactive Contamination and Explosive Nuclear Assemblies Exclusion Clause
 - Public & Product Liability Exclusion
 - Excluding agents, Sub-Consultants, Sub-Contractors
 - Consequential Loss exclusion
 - Single Project Professional Indemnity Exclusion
 - Excluding any loss, damage, cost or expense of whatsoever nature directly or indirectly caused by the use of non-compliant building materials.
 - Excluding punitive or exemplary damages, fines, penalties, liquidated damages or the return or withdrawal of professional fees or any other damages resulting from the multiplication of compensatory damages.
 - Directors & Officers Liability
 - Decennial liability
 - Local Jurisdiction Clause as attached
 - Sanction limitation and exclusion clause as attached
 - Excluding criminal acts and/or intentional and willful acts and/or malicious acts
 - Excluding loss of good will
 - Excluding total or partial non-compliance of contractual assignments or delays in rendering services
 - Excluding insolvency and/or bankruptcy.
 - Excluding Environmental Liability
 - Excluding Medical Malpractice
 - Gradual Environmental Impairment Exclusion Clause
 - Radioactive Contamination Exclusion Clause
 - Nuclear Incident Exclusion Clause
 - Communicable Disease Exclusion – Liability LMA 5396
 - Premium Payment Warranty – 30 Days



• All other exclusions are as per Professional Indemnity Wording for Architects and Engineers

Information: 2019 Fees: AED.6,922,638/-
 Proposal form signed and dated as on May 6, 2020 – on file

Date: 11.06.2020

For National General Insurance Co. P.J.S.C.

**PROFESSIONAL INDEMNITY INSURANCE
 FOR ARCHITECTS / CIVIL ENGINEERS**





Professional Indemnity Policy

(Architects and Engineers)

I. Insuring Agreement

Subject to the terms, limits, exclusions and other conditions contained in this policy and schedule, and in consideration of the Insured having paid or agreed to pay the premium,

National General Insurance Co. PJSC, (hereafter called "the Insurer")

agrees to indemnify the Insured, but not exceeding the aggregate limit stated in the schedule

1. up to the limit of indemnity stated in the schedule for any sum which the Insured may become legally liable to pay as compensation arising from any claim being first made in writing against him during the policy period stated in the schedule

for breach of duty of any profession stated in the schedule, by reason of any negligent act, error or omission committed or alleged to have been committed during the policy period (and retroactive period, if any) and within the territory stated in the schedule, of

- a) the Insured and, or
- b) any person at that time employed by the Insured

in the conduct, by or on behalf of the Insured, of any business in the professional capacity as stated in the schedule;

2. the costs and expenses incurred with the Insurer's written prior consent in the defence and/or settlement of any claim. However, if a payment in excess of the limit of indemnity available under this insurance has to be made to dispose of a claim, the Insurer's liability in respect of such costs and expenses incurred shall be in the same proportion as the amount of the indemnity available under this insurance to the total amount paid to dispose of the claim.

II. Limits of Indemnity

1. Any one Claim

The liability of the Insurer for all compensation costs and expenses payable to the Insured in respect of any one occurrence shall not exceed the sum stated in the schedule as the limit of indemnity for any one claim.

Claims Series Event

A claim series event as defined below shall be deemed to be one claim and the date of loss shall be the date when the first claim of the claims series event is made in writing against the Insured.

A claims series event shall be defined as follows:

- several equal or similar acts omitted or committed attributable to one and the same fault, negligent act, error or omission in design and/or supervision, resulting in damages to one or more buildings or constructions, irrespective of whether this building or construction forms a part of one and the same building project or construction project; and/or
- more than one act omitted or committed resulting in the same loss; and/or
- claim made against the Insured and any additional Insured.

2. Aggregate Limit

The liability of the Insurer for all compensation costs and expenses payable in respect of all claims made during any one policy period shall not exceed the aggregate limit as stated in the schedule.

III. Insureds' Deductible

Provided always that the Insurer is liable, in respect of each and every claim hereunder, only for that part of the claim (which for the purpose of this clause shall be deemed to include all costs and expenses incurred by the Insurer investigating and defending the claim) which exceeds the Insureds' deductible stated in the schedule, it being understood and agreed that if any expenditure is incurred by the Insurer which, by virtue of this clause, is the responsibility of the Insured, then such amount shall be forthwith reimbursed to the Insurer by the Insured on demand.

IV. Exclusions

This policy shall not cover any claim or claims arising out of:

- any negligent act, error or omission in connection with services or activities going beyond the scope of professional services typically performed as an architect and/or consulting engineer under domestic legislation, ethical codes and rules;
- the manufacture, construction, alteration, repair, servicing or processing of any goods or products sold, supplied or distributed by the Insured or out of any business or occupation other than that stated in the schedule, even though the same may be carried on by the Insured in conjunction with his business as stated in the schedule;
- any contract where the Insured acts as a contractor, manufacturer or supplier, whether in conjunction with his profession as stated in the schedule or not;
- any financial loss not connected to any property damage or bodily injury (pure financial loss); however, impairment of, defect in or damage to the designed object itself due to faulty design (or lack of or insufficient supervision of construction) are considered property damage; notwithstanding the foregoing no coverage shall exist as respects any consequential financial loss, which exceeds the costs for the mere repair of the particular object to make it fit for the intended purpose;
- any neglect, error or omission by the Insured in effecting or maintaining insurance or in providing finance or advice on financial matters;
- financial loss resulting from exceeding cost estimates and time limits;
- claims in respect of financial loss resulting from loss of use, loss of profit, lack of performance as to the quality and quantity of products or the productivity or efficiency of any plant or equipment;
- the costs of revising or redesigning drawings, plans, specifications or schedules of specifications as a consequence of a claim indemnifiable hereunder; this exclusion, however, does not apply to such costs claimed by a customer;
- infringement of patents, copyrights, trade names, trademarks or registered design or the allocation of licenses;
- loss of documents (of any nature whatsoever) whether written, printed or reproduced by any other method, or any computer-based or electronically stored information or material property which has been lost, mislaid or destroyed while entrusted to, or in the care, custody or control of the Insured;
- libel or slander;
- failure to account money;
- liability assumed by the Insured by contract or any other agreement of any express warranty or guarantee given by the Insured which increases the Insured's legal liability; this exclusion shall, however, not apply to liability which would have attached to the Insured in the absence of such contract, agreement, warranty or guarantee;



- any claim made against the Insured as the result of any intentional, dishonest, malicious, criminal or illegal act on the part of the Insured or his employees;
- bodily injury sustained by any person arising out of and in the course of his employment by the Insured under a contract of service or apprenticeship with the Insured;
- the ownership, use, occupation or lease of property, mobile or immovable, including waterborne vessel or craft or aircraft or motor vehicle, by, to, or on behalf of, the Insured;
- any liability of whatsoever nature, directly or indirectly caused or contributed to by, or arising from, pollution of air, water or soil;
- loss or destruction of, or damage to any property whatsoever, or any loss or expense whatsoever resulting or arising therefrom, or any consequential loss, or any legal liability of whatsoever nature, directly or indirectly caused by, or contributed to by, or arising from
 - ionizing radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel,
 - the radioactive, toxic, explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof;
- liability resulting from asbestosis or any related disease (including cancer) resulting from the existence, production, handling, processing, manufacture, sale, distribution, storage, deposit or use of asbestos, asbestos products and/or products containing asbestos;
- any consequence of war, invasion, act of foreign enemy, hostilities (whether war be declared or not), civil war, terrorism, rebellion, revolution, insurrection or military or usurped power;
- liability due to force majeure (for example, but not limited to, earthquake and flood);
- claims filed by the Insured under this policy against each other or filed by a party
 - which is directly or indirectly owned, controlled, operated or managed by an Insured,
 - in which any Insured is a partner, consultant or employee;
- fines, penalties, punitive or exemplary damages or any other damages resulting from the multiplication of compensatory damages

V. Conditions

This policy, any endorsement hereon and the schedule shall be read together as one contract and any word or expression to which a specific meaning has been attached in any part of this policy or of the schedule shall bear such specific meaning wherever it may appear.

- In the event of any incident, circumstance which may give rise to a claim for indemnity under this policy, the Insured shall give immediate notice in writing to the Insurer. Such notice having been given not later than 30 days after the expiration of the policy period, any claim to which that circumstance has given rise, which may be made within 36 months after the expiration of the period specified in the schedule, shall be deemed for the purpose of this policy to have been made during the existence hereof.
- The Insured shall not admit liability or settle or make or promise any payment in respect of any claim which may be the subject of indemnity hereunder, or incur any costs or expenses in connection therewith, without the written consent of the Insurer, which shall be entitled to take over and conduct in the name of the Insured the defence and/or settlement of any such claim, for which purpose the Insured shall give all the information and assistance that the Insurer may reasonably require.

The Insurer will not settle any claim without the consent of the Insured. If, however, the Insured refuses to consent to any settlement recommended by the Insurer and shall elect to contest or continue any legal proceedings, then the liability of the Insurer shall not exceed the amount for which the claim could have been so settled, plus the costs and expenses incurred with their consent up to the date of such refusal.

- Where a retroactive date is specified in the schedule, this insurance does not apply to claims made against the Insured by reason of any negligent act, error or omission which occurred or was committed, or is alleged to have occurred or committed prior to the said retroactive date.
- The Insured shall at all times
 - maintain accurate descriptive records of all professional services which records shall be available for inspection and use by the Insurer or their duly appointed representatives insofar as they pertain to any claim hereunder;
 - give to the Insurer or their duly appointed representatives such information, assistance and signed statements as the Insurer may require, and
 - assist in the defence of any claim without charge to the Insurer;
- In the event of any dispute arising between the Insured and the Insurer, this insurance shall be governed by the law of the country specified in the schedule, whose courts only shall have jurisdiction in any dispute arising hereunder.
- It is hereby agreed that if any payment is made under this insurance in respect of a claim, the Insurer is thereupon subrogated to all the Insured's rights of recovery in relation thereto.
- If the Insured makes any claim knowing the same to be fraudulent or false, as regards amount or otherwise, this insurance shall become void and all claims thereunder shall be forfeited.
- This insurance shall not be called upon in contribution and shall only pay such loss if and so far as it is not recoverable under any other insurance.
- The Indemnity provided by this policy is restricted to apply in respect of
 - compensation resulting from judgement rendered by or obtained from a court of competent jurisdiction in the territory stated in the schedule
 - charges, expenses and legal costs incurred and recoverable in the territory stated in the schedule.
- In the absence of a local, legal regulation regarding cancellation, this insurance may be cancelled by the Insured at any time by giving written notice to the Insurer. This insurance may also be cancelled by or on behalf of the Insurer by registered, certified or other first class mail, to the Insured's address as shown in the schedule containing written notice about when, not less than 30 days thereafter, the cancellation shall be effective. The mailing of such notice as aforesaid shall be sufficient proof of notice and this insurance shall terminate at the date and hour specified in such notice.
- If this insurance is cancelled by the Insured, the Insurer shall refund the customary short rate proportion of the premium hereon.
If this insurance is cancelled by, or on behalf of, the Insurer for any reason other than non-payment of the premium or any breach of contract by the Insured, the Insurer shall refund the pro rata proportion of the premium hereon.
- Payment or tender of any unearned premium by the Insurer shall not be a precondition for the validity of cancellation, but such payment shall be made as soon as practicable.
- If the period of limitation relating to the giving of notice is prohibited or made void by any law controlling the construction thereof, such period shall be deemed to be extended so as to be equal to the minimum period of limitation permitted by such law.



VI. Definitions

Word	Special meaning
Business (professional business)	means the business as specified in the policy schedule and/or declared in the proposal to us.
Circumstance	means something that may result in a claim against you.
Cleim	means any written or oral demand for monetary damages or other relief including non-pecuniary relief or any civil, arbitration or adjudication proceedings including early court/claim or appeal.
Costs and expense	means any fees, expenses, costs and disbursements incurred in investigating, adjusting, settling or defending a claim that may be covered by this policy. Your internal or overhead expenses or the cost of your time is not included.
Documents	means deeds, wills, agreements, maps, plans, books, letters, policies, certificates, forms and other documents of any nature, whether printed, written or reproduced by any method including computer records and electronically stored data but does not mean bonds or coupons, stamps, bank or currency notes, money or any negotiable instrument
Employee(s)	means any person employed by you under a contract of service or apprenticeship during or prior to the commencement of the period of insurance.
Endorsement	means a change to the terms of the policy
Excaae	means the amount specified in the policy schedule.
Limit of Indemnity	means our maximum total liabilities specified in the policy schedule or as may be specifically endorsed to this policy to cover you within the terms and conditions of this policy.
Policy Period	means the time for which this policy is in force as stated in the policy schedule.
Policy	means this policy wording, the policy schedule and any endorsements.
Schedule	means the document attaching to or incorporated into this policy wording and headed policy schedule and bearing the policy number applicable to this insurance.
Pollution	means any substance, solid, liquid, gaseous or thermal irritant or contaminant including but not limited to smoke, vapours, soot, fumes, acids, alkalis, chemicals and waste materials. Waste materials include, but are not limited to, recycled, reconditioned or reclaimed materials.
Premium	means the amount stated against the premium in the policy schedule

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Proposal	means the written proposal made by you to us together with any other related particulars and statements that have been supplied to us and which have been taken into consideration by us when deciding whether to provide this insurance and upon what terms.
Retroactive date	means the date specified against the retroactive date in the policy schedule.
Terrorism	means an act of terrorism including but limited to the use of force or violence and/or the threat of any person or group of persons, whether acting alone or on behalf of or in connection with any organisation or government, committed for political, religious, ideological or similar purposes including the intention to influence any government and/or to put the public, or any section of the public in fear.
Insurer	means the Lloyd's underwriters subscribing to this insurance noted in the policy schedule.
Insured	<p>a. The person, firm, partnership or company or other entity, specified as the insured in the policy schedule and any predecessor person, firm, partnership or company or other entity for which the insured is legally liable in consequence of the acquisition of firm(s) prior to the period of insurance, and</p> <p>b. Any person who is or becomes during the period of insurance a principal, partner, member or director of the insured, and</p> <p>c. Any former member or director of the insured or predecessor described in a) above, and</p> <p>d. In the event of the death or incompetence or bankruptcy of any principal, partner, member or director of the insured, such person's estate, heirs, legal representatives or assigns, for legal liabilities incurred due to any act, error or omission of such deceased, incompetent or bankrupt person.</p>

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Costs Inclusive Clause

Notwithstanding anything contained in the Policy or endorsed thereon to the contrary, it is hereby declared and agreed that the such costs and expenses are included within (and are Company will indemnify) the insured in respect of all costs and expenses incurred with the written consent of company in the investigation, defence or settlement of any claim or circumstance however not in addition to the Indemnity Limits stated in this Policy Schedule.

Subject otherwise to the same terms, conditions and limitations of the said policy

LOSS OF DOCUMENTS EXTENSION

Notwithstanding anything contained herein to the contrary it is hereby agreed that if during the period specified in the Schedule the Insured shall discover that any documents (as hereinafter defined), the property of or entrusted to the firm named in the Schedule or their predecessors in business, which may now or hereafter be, or be supposed or believed to be, in the custody of the said firm, or in the custody of any other person to or with whom such documents have been entrusted, lodged or deposited by the said firm in the ordinary course of business, have while within the limits of the territory specified in the Schedule been destroyed or damaged or lost or mislaid and after diligent search cannot be found, the Company will indemnify the insured against:

- legal liability of whatsoever nature which the Insured may incur to any other person in consequence of such documents having been so destroyed, damaged, lost or mislaid; and
- costs and expenses of whatsoever nature incurred by the Insured in replacing or restoring such documents.

Definition

In this Extension 'documents' mean deeds, wills, agreements, maps, plans, records, books, letters, certificates, forms and documents of any nature whatsoever, whether written, printed or reproduced by any other method (other than bearer bonds, coupons, bank-notes, currency notes, negotiable instruments and computer system's records).

Conditions

- The sum insured under this Policy shall not be increased by reason of this Extension.
- The deductible shall similarly apply to this Extension. In the event of a sublimit, it shall apply in the same proportion as that which it bears to the total limit insured.
- Any claim for costs and expenses incurred by the insured in replacing or restoring documents shall be supported by bills or accounts which shall be subject to approval by a competent person to be nominated by the Company with the approval of the Insured.

This extension is sub-limited as per the binder

Subject otherwise to the same terms, conditions and limitations of the said policy

LIBEL AND SLANDER EXTENSION

Notwithstanding anything contained herein to the contrary this Policy is extended to indemnify the insured (notwithstanding Exclusion a) against any claim or claims which may be made against them or any of them during the period specified in the Schedule for libel and slander by reason of words written or spoken by:

- the insured as defined in the Schedule;
- any person or persons who may during the subsistence of this Policy enter the firm Insured hereunder in a professional capacity subject to General Condition c) below, cover being limited, however, to activities of such persons subsequent to their joining the insured;
- any person employed by the insured.

in the conduct, by or on behalf of the said firm, of any business conducted in their professional capacity.

Conditions:

- The sum insured under this Policy shall not be increased by reason of this Extension.
- The deductible shall similarly apply to this Extension. In the event of a sublimit, it shall apply in the same proportion as that which it bears to the total limit insured.

Subject otherwise to the terms, conditions and exclusions of this Policy.

DISHONESTY OF EMPLOYEES EXTENSION

Notwithstanding anything contained herein to the contrary this Policy is extended to indemnify the insured (notwithstanding Exclusion b) against any claim or claims made against the insured and/or any person employed by the insured during the period specified in the Schedule, brought about or contributed to by any dishonest, fraudulent, criminal or malicious act or omission.

Conditions:

- The sum insured under this Policy shall not be increased by reason of this Extension.
- The deductible shall similarly apply to this Extension. In the event of a sublimit, it shall apply in the same proportion as that which it bears to the total limit insured.
- Where payment is made in respect of a claim, and the Company is thereupon subrogated to all the insured's rights of recovery in relation thereto, the Company may exercise any such rights against any partner and/or employee of the insured if the claim has been brought about or contributed to by the dishonest, fraudulent, criminal or malicious act or omission of the employee.

Subject otherwise to the terms, conditions and exclusions of this Policy.

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COMMUNICABLE DISEASE EXCLUSION

Notwithstanding any provision to the contrary within this policy, this policy does not cover all actual or alleged loss, liability, damage, compensation, injury, sickness, disease, death, medical payment, defence cost, cost, expense or any other amount, directly or indirectly and regardless of any other cause contributing concurrently or in any sequence, originating from, caused by, arising out of, contributed to by, resulting from, or otherwise in connection with a Communicable Disease of the Insured or the Insured's agent, employee, contractor, subcontractor, or any other person or entity. For the purposes of this exclusion, loss, liability, damage, compensation, injury, sickness, disease, death, medical payment, defence cost, cost, expense or any other amount, includes, but is not limited to, any cost to clean-up, detoxify, remove, inactivate or test for a Communicable Disease.

- As used herein, a Communicable Disease means any disease which can be transmitted by means of any substance or agent from any organism to another organism where:
 - the substance or agent includes, but is not limited to, a virus, bacterium, parasite or other organism or any variation thereof, whether deemed living or not; and
 - the method of transmission, whether direct or indirect, includes but is not limited to, airborne transmission, bodily fluid transmission, transmission from or to any surface or object, solid, liquid or gas or between organisms, and
 - the disease, substance or agent can cause or threaten bodily injury, illness, emotional distress, damage to human health, human welfare or property damage.

LMA5396 17 April 2020

Asbestos & Toxic Mould Exclusion

It is hereby understood and agreed that this Insurance does not cover any liability whatsoever arising directly or indirectly out of or resulting from or in consequence of, or in any way involving:

Asbestos, or any materials containing asbestos in whatever form or quantity; or

The actual potential alleged or threatened formation, growth, presence, release or dispersal of any fungi, moulds, spores or mycotoxins of any kind; or

Any action taken by any party in response to the actual, potential, alleged or threatened formation, growth, presence, release or dispersal of fungi, moulds, spores or mycotoxins of any kind, such action to include investigating, testing for, detection of, monitoring of, treating, remedying or removing any fungi, moulds, spores or mycotoxins; or

Any governmental or regulatory order, requirement, directive, mandate or decree that any party take action in response to the actual, potential, alleged or threatened formation, growth, presence, release, or dispersal of fungi, moulds, spores or mycotoxins of any kind, such action to include investigating, testing for, detection of, monitoring of, treating, remedying or removing such fungi, moulds, spores or mycotoxins

POLLUTION EXCLUSION

Any claim which results, directly or indirectly, from, in consequence of or in any way involving any Pollution. All other terms and conditions of the Policy remain unchanged.

FINES PENALTIES EXEMPLARY PUNITIVE OR LIQUIDATED DAMAGES EXCLUSION

It is hereby declared and agreed that punitive or exemplary damages, fines, penalties, liquidated damage or the return or withdrawal of professional fees or any other damages resulting from the multiplication of compensatory damages are totally excluded. All other terms and conditions shall remain unaltered.

WAR AND TERRORISM EXCLUSION ENDORSEMENT

Notwithstanding any provision to the contrary within this insurance or any endorsement thereto it is agreed that this insurance excludes loss, damage, cost or expense of whatsoever nature directly or indirectly caused by, resulting from or in connection with any of the following regardless of any other cause or event contributing concurrently or in any other sequence to the loss:

- war, invasion, acts of foreign enemies, hostilities or warfare operations (whether war be declared or not), civil war, rebellion, revolution, insurrection, civil commotion assuming the proportions of or amounting to an uprising, military or usurped power; or
- any act of terrorism.

For the purpose of this endorsement an act of terrorism means an act, including but not limited to the use of force or violence and/or the threat thereof, of any person or group(s) of persons, whether acting alone or on behalf of or in connection with any organisation(s) or government(s), committed for political, religious, ideological or similar purposes including the intention to influence any government and/or to put the public, or any section of the public, in fear.

This endorsement also excludes loss, damage, cost or expense of whatsoever nature directly or indirectly caused by, resulting from or in connection with any action taken in controlling, preventing, suppressing or in any way relating to 1 and/or 2 above.

If the Insurers allege that by reason of this exclusion, any loss, damage, cost or expense is not covered by this insurance the burden of proving the contrary shall be upon the Reassured.

In the event any portion of this endorsement is found to be invalid or unenforceable, the remainder shall remain in full force and effect.

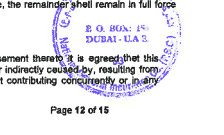
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TERRORISM AND SABOTAGE EXCLUSION CLAUSE

Notwithstanding any provision to the contrary within this insurance or any endorsement thereto it is agreed that this insurance excludes loss, damage, cost or expense of whatsoever nature directly or indirectly caused by, resulting from or in connection with any act of terrorism regardless of any other cause or event contributing concurrently or in any other sequence to the loss.

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For the purpose of this endorsement an act of terrorism means an act, including but not limited to the use of force or violence and/or the threat thereof, of any person or group(s) of persons, whether acting alone or on behalf of or in connection with any organization(s) or government(s), committed for political, religious, ideological or similar purposes including the intention to influence any government and/or to put the public, or any section of the public, in fear.

This endorsement also excludes loss, damage, cost or expense of whatsoever nature directly or indirectly caused by, resulting from or in connection with any action taken in controlling, preventing, suppressing or in any way relating to any act of terrorism.

If the Insurers allege that by reason of this exclusion, any loss, damage, cost or expense is not covered by this insurance the burden of proving the contrary shall be upon the Insured.

In the event any portion of this endorsement is found to be invalid or unenforceable, the remainder shall remain in full force and effect.

RADIOACTIVE CONTAMINATION AND EXPLOSIVE NUCLEAR ASSEMBLIES EXCLUSION CLAUSE

This Policy does not cover:

- a) Loss or destruction of or damage to any property whatsoever or any loss or expense whatsoever resulting or arising therefrom or any consequential loss
- b) Any legal liability of whatsoever nature directly or indirectly caused by or contributed to by or arising from ionizing radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel
- c) The radioactive, toxic, explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof. NIA 1922

CONSEQUENTIAL LOSS EXCLUSION

This policy shall not indemnify the insured in respect of any claim, loss, liability or expenses arising from consequential loss. For the purpose of this endorsement, consequential loss is defined as any indirect loss arising out of the negligent act, negligent error or negligent omission of the insured including but not limited to loss of profit/earnings, loss of revenues or anticipated savings, loss of production, loss of use and/or delay, increased costs of working, loss of any contract/opportunity and/or loss of goodwill.

PUBLIC & PRODUCT LIABILITY AND PRODUCT GUARANTEE & RECALL EXCLUSION

It is hereby declared and agreed that Public & product liability and product guarantee & recall are totally excluded. All other terms and conditions shall remain unaltered.

CYBER ATTACK EXCLUSION CLAUSE

Notwithstanding any provision to the contrary within this insurance agreement or any endorsement thereto, this insurance agreement excludes any Cyber Loss.

If the Insurers allege that the reason of this exclusion any Cyber Loss sustained by the Insured is not covered by this insurance agreement, the burden of proving the contrary shall be upon the Insured.

Cyber Loss means:

All actual or alleged loss, damage, liability, injury, compensation, sickness, disease, death, medical payment, claim, cost, defence cost, expense or any other amount incurred by or accruing to the Company, including but not limited to any mitigation cost or statutory fine or penalty, directly or indirectly caused by, contributed to by, resulting from, arising out of or in connection with any Cyber incident.

Cyber Incident means:

- An unauthorized or malicious act or series of related unauthorized or malicious acts, regardless of time and place, or the threat or loss thereof; and/or
 - A failure to act, any error or omission or accident or series of related failures to act, errors or omissions or accidents; and/or
 - A breach of duty, statutory duty or regulatory duty or trust or series of related breaches of duty, statutory duty or regulatory duty or trust
- Involving access to, processing of, use of or operation of any Computer System or any data by any person or group(s) of persons.

INSTITUTE CYBER ATTACK EXCLUSION CLAUSE

1.1 Subject only to clause 1.2 below, in no case shall this insurance cover loss, damage, liability or expense directly or indirectly caused by or contributed to by or arising from the use or operation, as a means for inflicting harm, of any computer, computer system, computer software programme, malicious code, computer virus or process or any other electronic system.

1.2 Where this clause is endorsed on policies covering risks of war, civil war, revolution, rebellion, insurrection, or civil strife arising therefrom, or any hostile act by or against a belligerent power, or terrorism of any person acting from a political motive, Clause 1.1 shall not operate to exclude losses (which would otherwise be covered) arising from the use of any computer, computer system or computer software programme or any other electronic system in the launch and/or guidance system and/or firing mechanism of any weapon or missile.

10/11/03 CL380.

DECENNIAL LIABILITY EXCLUSION

Cover provided under the policy does not meet the statutory requirements for Decennial Liability (i.e. ten-year joint several liabilities as per Articles 860-863 of the Civil Transactions Law No. 5 of 1985 of the United Arab Emirates).

LAW AND JURISDICTION CLAUSE

It is hereby understood and agreed that the following Conditions and/or General Conditions: Jurisdiction, Interpretation, Forum Selection, Service of Process, Conduct of Legal Action, and/or any other Condition or General Condition which may be applicable are hereby modified to incorporate Local Jurisdiction of UAE on the following basis:
This insurance shall be governed by the law of UAE in which the insured is located whose Courts shall have jurisdiction in any dispute arising hereunder.
All Other Terms and Conditions Remain Unaltered.

SANCTION LIMITATION AND EXCLUSION CLAUSE

No Insurer shall be deemed to provide cover and no Insurer shall be liable to pay any claim or provide any benefit hereunder to the extent that the provision of such cover, payment of such claim or provision of such benefit would expose that Insurer to any sanction, prohibition or restriction under United Nations resolutions or the trade or economic sanctions, laws or regulations of the European Union, United Kingdom or United States of America.
LMA3100 15 September 2010.

INSTITUTE RADIOACTIVE CONTAMINATION, CHEMICAL, BIOLOGICAL, BIO CHEMICAL AND ELECTROMAGNETIC WEAPONS EXCLUSION CLAUSE

This insurance does not cover loss, damage cost or expense of whatsoever nature directly caused by, resulting from or in connection with the following:

- 1) Ionizing radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste or from the combustion of nuclear fuel.
- 2) The radioactive, toxic, explosive or other hazardous or contaminating properties of any nuclear installation, reactor or other nuclear assembly or nuclear component thereof.
- 3) Any weapon or device employing atomic or nuclear fission and/or fusion or other like reaction or radioactive force or matter.
- 4) The radioactive, toxic, explosive or other hazardous or contaminating properties of any radioactive matter. The exclusion in this sub-clause does not extend to radioactive isotopes, other than nuclear fuel, when such isotopes, are being prepared, carried, stored, or used for commercial, agricultural, medical, scientific or other similar peaceful purposes on the insured premises. This inclusion shall not apply to property, facilities or plants coming under the scope of application of Nuclear Energy Risks Exclusions Clause 1994
- 5) Any chemical, biological, bio-chemical or electromagnetic weapon.
(following CL370 Institute of London Underwriters)

Nuclear Energy Risks Exclusion Clause

This agreement shall exclude Nuclear Energy Risks whether such risks are written directly and/or by way of insurance and/or via Pools and/or Associations.

For all purposes of this agreement Nuclear Energy Risks shall mean all first party and/or third party Insurances or Insurances (other than Workers' Compensation and Employers' Liability) in respect of:

- I All Property, on the site of a nuclear power station.
- II All Property, on any site (including but not limited to the sites referred to in I above) used or having been used for:
 - (a) The generation of nuclear energy; or
 - (b) The Production, Use or Storage of Nuclear Material.
- III Any other Property eligible for insurance by the relevant local Nuclear Insurance Pool and/or Association but only to the extent of the requirements of that local Pool and/or Association.
- IV The supply of goods and services to any of the sites, described in I to III above, unless such insurances or insurances shall exclude the parts of irradiation end contamination by Nuclear Material.

Except as underlined, Nuclear Energy Risks shall not include:-

- (i) any insurance or insurance in respect of the construction or erection or installation of replacement or repair or maintenance or decommissioning of Property as described in I to III above (including contractors' plant and equipment);
- (ii) any Machinery Breakdown or other Engineering insurance or insurance not coming within the scope of (i) above.

Provided always that such insurance or insurance shall exclude the perils or irradiation and contamination by Nuclear Material.

However, the above exemption shall not extend to:-

- 1. The provision of any insurance or insurance whatsoever in respect of:
 - (a) Nuclear Material;



(b) Any Property in the High Radioactivity Zone or Area of any Nuclear Installation as from the Introduction of Nuclear Material or - for reactor installations - as from fuel loading or first criticality where so agreed with the relevant local Nuclear Insurance Pool and/or Association.

- 2. The provision of any insurance or insurance for the undernoted perils:
 - Fire, lightning, explosion;
 - Earthquake;
 - Aircraft and other aerial devices or articles dropped therefrom;
 - Irradiation and radioactive contamination;
 - Any other peril insured by the relevant local Nuclear Insurance Pool and/or Association;

In respect of any other Property not specified in 1 above which directly involves the Production, Use or Storage of Nuclear Material as from the introduction of Nuclear Material into such Property.

Definitions

"Nuclear Material" means:

- (i) Nuclear fuel, other than natural uranium and depleted uranium, capable of producing energy by a self-sustaining chain process of nuclear fission outside a Nuclear Reactor, either alone or in combination with some other material; and
- (ii) Radioactive Products or Waste.

"Radioactive Products or Waste" means any radioactive material produced in, or any material made radioactive by exposure to the radiation incidental to the production or utilisation of nuclear fuel, but does not include radiotopes which have reached the final stage of fabrication so as to be usable for any scientific, medical, agricultural, commercial or industrial purpose.

"Nuclear installation" means:

- (i) Any Nuclear Reactor;
- (ii) Any factory using nuclear fuel for the production of Nuclear Material, or any factory for the processing of Nuclear Material, including any factory for the reprocessing of irradiated nuclear fuel; and
- (iii) Any facility where Nuclear Material is stored, other than storage incidental to the carriage of such material.

"Nuclear Reactor" means any structure containing nuclear fuel in such an arrangement that a self-sustaining chain process of nuclear fission can occur therein without an additional source of neutrons.

"Production, Use or Storage of Nuclear Material" means the production, manufacture, enrichment, conditioning, processing, reprocessing, use, storage, handling and disposal of Nuclear Material.

"Property" shall mean all land, buildings, structures, plant, equipment, vehicles, contents (including but not limited to liquids and gases) and all materials of whatever description whether fixed or not.

"High Radioactivity Zone or Area" means:

- (i) For nuclear power stations and Nuclear Reactors, the vessel or structure which immediately contains the core (including its supports and strutting) and all the contents thereof, the fuel elements, the control rods and the irradiated fuel stores; and
- (ii) For non-reactor Nuclear Installations, any area where the level of radioactivity requires the provision of a biological shield.





CONSULTING ENGINEERS

CVTEC Consulting Engineers

Podium 3, Office P301, Ontario Tower,
Business Bay, Dubai, UAE | PO Box 30409

Tel: +971 4 422 5674

Fax: +971 4 422 5675

www.cvtec.ae
info@cvtec.ae