

COMPANY PROFILE · 2026 · FIFTY YEARS IN DUBAI

# Industrial & Warehouse Construction

Design · Build · Handover

Pre-engineered steel warehouses, industrial sheds, and storage facilities across Dubai's industrial zones — designed, permitted, and self-performed from foundation to fire system.

LICENSED SINCE

16 November 1976

LICENCE NO.

101098 · 549995

CLASSIFICATION

Building G+12 · Steel structures

HEAD OFFICE

Al Quoz 3, Dubai, UAE

# Contents

|    |                                           |    |
|----|-------------------------------------------|----|
| 01 | Message from the Chief Executive          | 03 |
| 02 | Who We Are                                | 04 |
| 03 | Fifty Years in Dubai                      | 05 |
| 04 | Capability at a Glance                    | 06 |
| 05 | Industrial Construction — Core Capability | 07 |
| 06 | What We Build                             | 08 |
| 07 | Technical Capability & Limits             | 09 |
| 08 | Self-Performed Scope                      | 10 |
| 09 | Delivery Method                           | 11 |
| 10 | On Site — Gas Storage Facility            | 12 |
| 11 | On Site — Industrial Warehouse            | 14 |
| 12 | Completed — Al Ttay Warehouse             | 15 |
| 13 | Industrial Programme 2026                 | 17 |
|    | — Recycling Plant & Workshop              | 18 |
|    | — Pharmaceutical Warehouse                | 19 |
|    | — Workshop & Storage Facility             | 20 |
|    | — Al Quoz & Al Layan Sheds                | 22 |
| 14 | We Find It Before You Sign It             | 23 |
| 15 | Project Portfolio — Industrial            | 24 |
|    | — Commercial & Mixed-Use                  | 25 |
| 16 | Residential — Fifteen Years on Record     | 26 |
|    | — Permit register, 2008–2024              | 27 |
| 17 | Plant, Equipment & Workforce              | 30 |
| 18 | HSE, Quality & Authority Approvals        | 31 |
| 19 | Licences & Registration                   | 32 |
| 20 | Contact                                   | 33 |

# Message from the Chief Executive

Arshad Mahmood · Founder & Chief Executive Officer

*"A warehouse is judged the day it is loaded, not the day it is handed over. Everything we do is built for the second date."*

ARSHAD MAHMOOD

Our first Dubai licence was issued on 16 November 1976. It is still on file, it still carries the number 101098, and it is the reason this profile can say fifty years without qualification.

The city was a different place. The work was not. Get the levels right, get the steel up straight, finish what you started, and be there when the client calls two years later. Everything since has been an extension of that.

Much of our industrial work over those decades was done quietly, for owners who wanted a building that worked and had no interest in seeing it published. A great deal of it predates any system we had for keeping records. What survives from that period is not a photograph — it is the licence file, and the way we build.

Abu Ali Contracting LLC was incorporated in 2003 under licence 549995, adding building contracting to ground-plus-twelve and steel constructions contracting to what the group already held. That was an administrative step, not a beginning.

Today the centre of gravity of the business is industrial. Pre-engineered steel warehouses, open sheds, workshop and storage buildings, service and office blocks, loading aprons, and the full mechanical and fire package that goes with them. We design it, we submit it, we build it, and we hand it over with the certificates in order. The civil crews, the aluminium and glass workshop, the HVAC team, and the carpentry shop are ours — employed, licensed, and on our own payroll.

That is the argument for using us on an industrial project. There is no chain of subcontractors to chase, no gap between the structural drawing and the man welding the purlin, and one person accountable for the programme.

---

## Arshad Mahmood

Chief Executive Officer

Abu Ali Contracting LLC · Dubai, UAE

# Who We Are

Industrial design-and-build contractor · Dubai, UAE

## OVERVIEW

Abu Ali is a Dubai design-and-build contracting group whose principal business is industrial construction — pre-engineered steel warehouses, open and workshop sheds, storage and logistics facilities, and the service, office, and MEP works that complete them.

The group has held a Dubai trade licence continuously since November 1976 and operates today through two licensed entities. **Abu Ali Contracting LLC** (549995) holds building contracting to ground-plus-twelve storeys and steel constructions contracting. **Abu Ali Central AC and Technical Services LLC** (101098, the original 1976 licence) holds air-conditioning and ventilation, glass and aluminium, tiling, painting, carpentry and wood flooring, and false ceilings and partitions.

Across five decades the group has built in excess of one million square feet of industrial, commercial and residential floor area in Dubai. The two companies are registered with the Federal Tax Authority as a single tax group, so a client dealing with either is dealing with one business. Between the two licences, every trade on an industrial contract is performed under our own licence and by our own employed people. Head office and workshop are in Al Quoz 3, within working distance of Al Quoz Industrial, Jebel Ali, JAFZA, Al Layan, Dubai Investments Park, and Dubai Industrial City — the zones where the majority of our industrial work is carried out.

### What we do

Design-and-build industrial facilities delivered under a single contract — concept, authority approval, structure, envelope, MEP, and handover with completion certificates.

### How we work

Self-performed under our own licences. Directly employed civil, mechanical, glazing, and joinery teams. Procurement controlled in-house. One project manager accountable end to end.

## LICENSED ACTIVITIES ACROSS THE GROUP

### Structure

Building contracting to G+12.  
Steel constructions contracting.  
Both under licence 549995.

### Envelope & finishes

Glass and aluminium installation, tiling, painting, carpentry and wood flooring, false ceilings and partitions.

### Mechanical

Air-conditioning, ventilation and air-filtration systems installation and maintenance.

# Fifty Years in Dubai

Documented. Not claimed.

# 1976

Trade licence 101098 issued 16 November 1976

DEPARTMENT OF ECONOMIC DEVELOPMENT, DUBAI

Every date below is evidenced by a licence, permit, or authority-stamped drawing held on file. Both trade licences carry a QR code that resolves to the live Government of Dubai record, and copies are provided with any submission on request.

- 1976** 
**Licensed in Dubai — 16 November 1976**  
 Trade licence 101098 issued by the Department of Economic Development, covering air-conditioning and ventilation, glass and aluminium, tiling, painting, carpentry, and partitions. **Licence held on file.**
- 1988** 
**Civil and structural works**  
 Scope extended to civil and structural contracting across Dubai and Sharjah; permanent site workforce established.
- 1995** 
**In-house engineering**  
 Structural engineering and quantity surveying brought in-house. First multi-storey residential complex delivered.
- 2003** 
**Abu Ali Contracting LLC incorporated — 20 October 2003**  
 Trade licence 549995 issued, adding building contracting to G+12 and steel constructions contracting. **Licence held on file.**
- 2008** 
**Aluminium & glass workshop**  
 Own fabrication and installation capability established for façades, shopfronts, windows, and industrial glazing.
- 2010** 
**Industrial construction**  
 First pre-engineered steel building delivered in Jebel Ali. Industrial sheds and warehousing become a standing line of business.
- 2014** 
**HVAC & mechanical division**  
 Mechanical, ventilation, and air-conditioning capability brought in-house under the group's 1976 licence, allowing full MEP delivery on industrial contracts.
- 2022** 
**Wood & carpentry workshop**  
 Dedicated Al Quoz joinery workshop opened, completing the six-division structure the group operates today.
- 2026** 
**Fifty years · industrial focus**  
 Business consolidated around industrial and warehouse construction across Al Quoz, Jebel Ali, JAFZA, Al Layan, DIP, and Dubai Industrial City.

Records of a substantial number of projects completed before 2005 were not retained in documented form. Where a project cannot be evidenced by a certificate, a stamped drawing, a photograph, or a contactable client, it is not listed in this profile.

# Capability at a Glance

## KEY FACTS

|                                             |                                                    |                                     |                                 |
|---------------------------------------------|----------------------------------------------------|-------------------------------------|---------------------------------|
| <b>50</b><br>YEARS LICENSED IN DUBAI        | <b>G+12</b><br>BUILDING CONTRACTING CLASSIFICATION | <b>2</b><br>LICENSED GROUP ENTITIES | <b>6</b><br>IN-HOUSE DIVISIONS  |
| <b>103</b><br>PERMIT-DOCUMENTED COMPLETIONS | <b>30+</b><br>ENGINEERS & MANAGERS                 | <b>200+</b><br>DIRECTLY EMPLOYED    | <b>1M+</b><br>SQUARE FEET BUILT |

## ZONES OF OPERATION

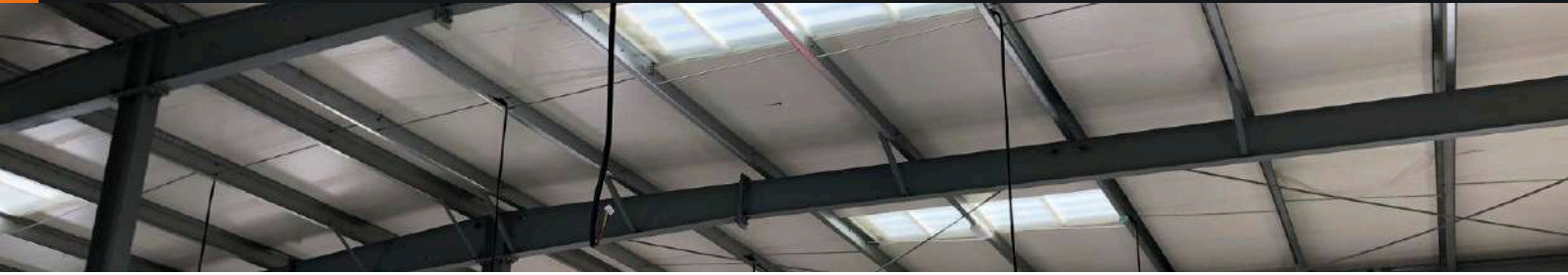
|                                                                                                                                                               |                                                                                                                                        |                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| <b>Al Quoz Industrial</b><br>Workshop sheds, warehouse units with mezzanines, service blocks, and conversions. Head office and joinery workshop located here. | <b>Jebel Ali · JAFZA</b><br>Pre-engineered steel warehouses, logistics facilities, loading bays, and free-zone authority coordination. | <b>Al Layan · DIP · DIC</b><br>Open sheds, gas and bulk storage, industrial warehouses with mezzanines, compound and service works. |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|

## AUTHORITIES WE SUBMIT TO

|                                                                                                                                                                              |                                                                                                             |                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| <b>Dubai Municipality</b><br>Building permits, structural approval, setting-out, and completion certificates. Currently named contractor on DM-stamped drawings at Al Layan. | <b>Trakhees &amp; JAFZA</b><br>Free-zone building permits, HSE registration, fire and life-safety approval. | <b>DDA · DSO · DEWA</b><br>Development authority approvals, utility connections, and NOC coordination. |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|

# Industrial Construction

Steel, concrete, envelope, and services under one contract



Industrial buildings are engineering problems before they are architectural ones. Clear height, column spacing, floor loading, vehicle turning circles, fire compartmentation, and power distribution decide whether a building is usable. We design around those constraints first.

Our industrial work is delivered as design-and-build. We take the operational brief — what is stored, how it moves, what lifts it, how many vehicles arrive — and produce a structure sized for it, submit it to the relevant authority, procure the steel, erect it, pour the slab, install the envelope and services, and hand it over with the completion certificate and the fire NOC in place.

- **Pre-engineered steel buildings** — portal frame structures with insulated sandwich panel or profiled sheet cladding, translucent roof lighting, and ridge or turbine ventilation.

---

- **Open sheds and canopy structures** — clear-span covered storage for gas, bulk material, and vehicle handling, with service and office blocks integrated into the compound.

---

- **Concrete and hybrid structures** — RCC framed industrial buildings and mixed steel-over-concrete arrangements where loading or fire rating requires it.

---

- **Mezzanine warehouse units** — ground-plus-mezzanine industrial units, individually metered and let, with shared service blocks and compound access.

---

- **Power-floated concrete slabs** — designed for racking loads and forklift traffic, with joint layout, reinforcement, and surface hardener specified to the operation.

---

- **Loading and access** — roller shutters, sectional doors, dock levellers, loading aprons, hardstanding, and heavy-duty compound paving.

---

- **Fire and life safety** — sprinkler systems, fire pump rooms, hydrants, detection and alarm, and Civil Defence approval through to final acceptance.

---

- **Industrial MEP** — LV distribution, lighting design, compressed air, ventilation, exhaust, and process drainage, delivered under the group's own mechanical licence.

---

# What We Build

Industrial typologies delivered end to end

## Pre-engineered steel warehouses

Single and multi-bay portal frame warehouses with clear internal spans, insulated envelope, natural and mechanical ventilation, and integrated office accommodation.

## Open sheds & gas storage

Clear-span covered storage with service blocks, compound walls, and hardstanding — built to Dubai Municipality and Civil Defence requirements for hazardous and bulk materials.

## G+M industrial warehouse units

Ground-plus-mezzanine warehouse units for manufacturing, laundry, storage, and light industry, with office mezzanines and separate service blocks.

## Workshop sheds

Fabrication, maintenance, and light manufacturing sheds with reinforced slabs, crane provision, compressed air, exhaust extraction, and service yards.

## Logistics & distribution

Racking-ready storage buildings with dock levellers, loading aprons, vehicle circulation, and dispatch office blocks.

## Service & utility blocks

Substations, pump rooms, plant rooms, gatehouses, and welfare blocks integrated into the industrial compound.

## ALSO DELIVERED

Alongside the industrial line, the group continues to deliver commercial buildings and fit-out, façade and glazing packages, and private residential construction — the same in-house divisions, the same licences.

## Commercial & mixed-use

G+2 to G+12 commercial buildings, retail, showrooms, and office fit-out.

## Aluminium & glass

Curtain wall, shopfronts, industrial glazing, and balustrades — fabricated in our own workshop.

## Residential

Private villas, extensions, and service blocks across Dubai's residential communities.

# Capability & Limits

Declared parameters for pre-qualification

Stated below are the parameters within which we contract directly. Work outside these ranges is undertaken with a specialist partner and declared as such at tender stage.

| PARAMETER                             | RANGE DELIVERED                                                                                                     |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| Licensed building classification      | Ground + 12 storeys (DED licence 549995)                                                                            |
| Steel constructions contracting       | Licensed activity — pre-engineered and bespoke steel structures                                                     |
| Clear span (portal frame, single bay) | Up to 30 m, no internal columns                                                                                     |
| Clear internal height (eaves)         | Delivered above 10 m; 9.30 m eaves / 10.30 m ridge currently under contract at Al Layan 1                           |
| Built-up area, single contract        | Up to 5,000 sqm completed; 1,818.98 sqm G+M workshop and storage currently under contract                           |
| Multi-unit industrial schemes         | Four warehouse units with mezzanines plus service block — 1,213 sqm new build, Al Quoz                              |
| Floor slab loading                    | Designed and built to 50 kN/sqm                                                                                     |
| Overhead travelling crane provision   | Over 10 tonne, with runway beam and gantry design                                                                   |
| Mezzanine floors                      | Structural steel and RCC mezzanines, integrated office and storage levels                                           |
| Envelope                              | Insulated sandwich panel, profiled steel sheet, masonry infill, precast                                             |
| Roof systems                          | Standing seam and screw-fixed profiled sheet, translucent lighting, ridge and turbine ventilators                   |
| Doors & access                        | Roller shutters, sectional overhead doors, dock levellers, high-speed doors                                         |
| Fire protection                       | Sprinkler, hydrant, fire pump room, detection and alarm — to Civil Defence acceptance                               |
| MEP delivered in-house                | HVAC, ventilation and air filtration, LV distribution, lighting, plumbing and drainage — under group licence 101098 |
| Design capability                     | Concept design, authority submission, and shop drawings produced in-house; DM and JAFZA schemes submitted 2025–2026 |
| Design codes worked to                | BS 8110:1997 · BS 5328 · BS 4449 · Dubai Green Building Regulations                                                 |

Every parameter above is offered as a declared capability and can be evidenced by drawings, a completion certificate, or a site visit on request.

# Self-Performed Scope

Six divisions. Two licences. Employed, not brokered.

On most industrial contracts the main contractor holds the programme and subcontracts the work. Delay then travels through commercial negotiation before it reaches the site. We hold the trades directly, under our own licences, so it does not.

## Design & Engineering

Architects, structural engineers, quantity surveyors, and draughtsmen. Concept design, structural calculation, shop drawings, and authority submissions produced in-house.

## Project Management

A dedicated project manager and site engineers per contract, with programme, procurement log, and progress reporting issued to the client on a fixed cycle.

## Civil & Structural

Directly employed teams for excavation, foundations, reinforcement, concrete, blockwork, steel erection, and slab finishing. Own plant and formwork.

## HVAC & Mechanical

Licensed for air-conditioning, ventilation, and air filtration. Ductwork, plumbing, drainage, and fire pump installation and commissioning.

## Aluminium & Glass

Licensed for glass and aluminium installation and maintenance. Own workshop producing curtain wall, windows, doors, shopfronts, and industrial glazing.

## Wood, Tiling & Finishes

Licensed for carpentry and wood flooring, floor and wall tiling, painting, and false ceilings and partitions — the whole finishing package on an industrial office block.

## WHAT THIS MEANS ON AN INDUSTRIAL CONTRACT

- Steel erection, slab pour, cladding, and MEP first-fix are sequenced by one planner, not negotiated between four companies.
- Late client changes — an extra shutter, a repositioned office, a heavier slab bay — are priced and absorbed without a variation chain.
- Snagging is closed by the same people who built the item, which is why handover does not stall.
- Procurement of steel, panel, and mechanical plant is held by us, so lead times are visible to the client from day one.

# Delivery Method

Brief to certificate

01

## Operational brief

We start with the operation, not the plot. What is stored and at what height, what moves it, how many vehicles arrive and how they turn, what power and air the process needs, and what the fire load is. These answers size the building.

02

## Design & authority submission

In-house architectural and structural design, coordinated with MEP from the first drawing. We prepare and lodge the full submission — Dubai Municipality, Trakhees, JAFZA, DDA, DEWA, and Civil Defence as applicable — and carry it through to permit.

03

## Procurement

Steel, cladding, doors, and mechanical plant procured directly against the approved design. Lead times are fixed and shared with the client before mobilisation, so the programme is built on confirmed dates.

04

## Substructure & slab

Excavation, foundations, holding-down bolts set to survey, ground beams, and the power-floated slab with the joint layout and reinforcement designed for the declared loading.

05

## Erection & envelope

Portal frame erection, purlins and bracing, roof and wall cladding, roof lighting and ventilation, roller shutters and access doors, followed by the office and service block.

06

## Services & commissioning

Electrical distribution and lighting, HVAC and ventilation, plumbing and drainage, compressed air where required, and the fire system through to Civil Defence inspection and acceptance.

07

## Snagging & handover

Internal snagging against the specification before the client is invited to inspect. Completion certificate, testing and commissioning records, as-built drawings, and O&M documentation issued at handover.

# Gas Storage Facility

Open shed & service block · Al Layan 1, Dubai



Open Shed & Service Block

UNDER CONSTRUCTION

|                    |                   |                    |                |
|--------------------|-------------------|--------------------|----------------|
| CLIENT             | LOCATION          | AUTHORITY          | SCOPE          |
| Gas storage client | Al Layan 1, Dubai | Dubai Municipality | Design & build |

A clear-span open shed with an attached service block, built for the storage and handling of bottled gas at Al Layan 1. Abu Ali Building Contracting LLC is the named contractor on the Dubai Municipality approved drawings. Works commenced 2025 and are on site now.

The structure is a steel-framed open shed at 5.65 m eaves and 6.65 m ridge over a raised and levelled slab, enclosed by a full-height reinforced boundary wall with controlled vehicle access. Foundations are cast with holding-down bolts and base plates set to survey ahead of frame erection, and the service block is built in blockwork alongside.

| ITEM                     | DETAIL                                                             |
|--------------------------|--------------------------------------------------------------------|
| Structure                | Steel-framed open shed with attached service block                 |
| Eaves level · roof level | +5.65 m · +6.65 m above ground floor level                         |
| Ground floor level       | +0.30 m, interlock +0.15 m                                         |
| Compound                 | Full-height reinforced boundary wall, gate, interlock hardstanding |
| Consultant · engineer    | Independent architect & structural engineer                        |
| Built-up area            | Approximately 500 sqm covered, within a walled compound            |



ABU ALI CONTRACTING SITE BOARD — AL LAYAN 1



BOUNDARY WALL AND COLUMN STARTER BARS



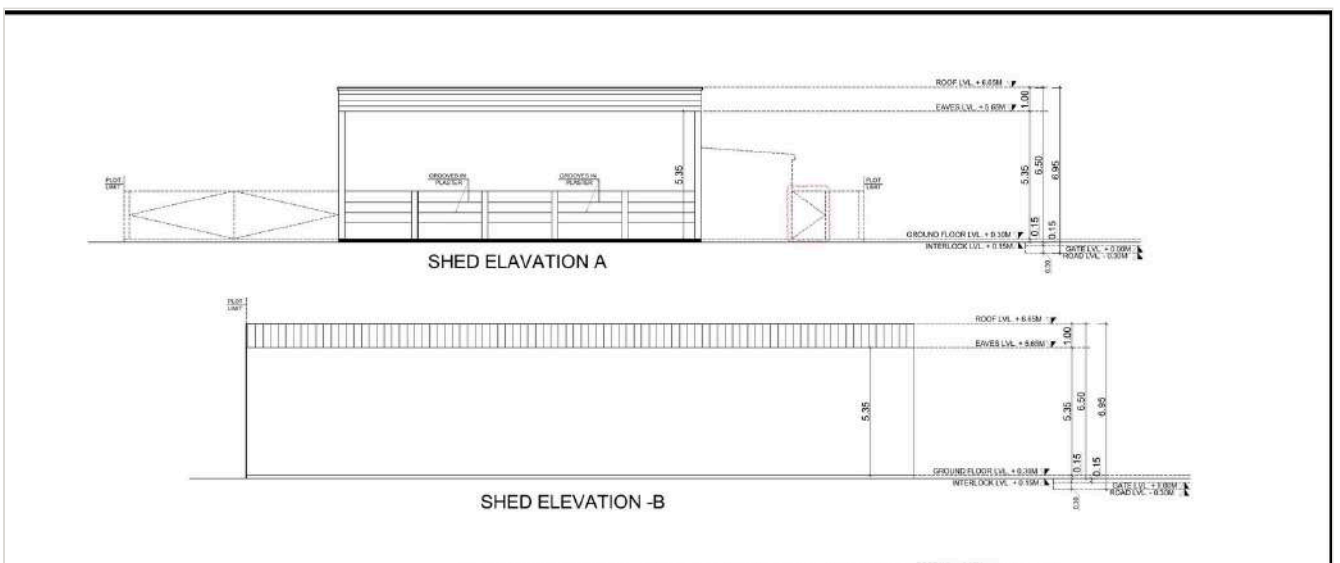
BASES CAST, HOLDING-DOWN BOLTS SET TO SURVEY



CONCRETE PLACEMENT BY BOOM PUMP



COMPOUND UNDER CONSTRUCTION — SERVICE BLOCK AND SHED FOUNDATIONS



APPROVED SHED ELEVATIONS A AND B · DUBAI MUNICIPALITY STAMPED

# G+M Industrial Warehouse

G+M warehouse for laundry and storage · Al Layan 1, Dubai



## G+M Industrial Warehouse

UNDER CONSTRUCTION

### CLIENT

Commercial laundry operator

### CONSULTANT

Independent consultant

### LOCATION

Al Layan 1, Dubai

### SCOPE

Design & build

A ground-plus-mezzanine industrial warehouse built for a commercial laundry operation, combining production floor, storage, and mezzanine-level accommodation within a single insulated envelope. The scheme received Dubai Municipality approval and construction is under way.

The building is a steel-framed structure with vertically profiled cladding and full-height glazed openings to the entrance elevation, a power-floated ground slab designed for wet-process loading, and an internal mezzanine with independent stair access. Drainage, ventilation, and extraction are designed around the laundry process rather than retrofitted to it — every toilet, store, and pantry mechanically ventilated via wall or roof extract fans to ASHRAE standards, as noted on the approved drawings.

| ITEM                              | DETAIL                                                           |
|-----------------------------------|------------------------------------------------------------------|
| Building type                     | Ground + mezzanine industrial warehouse (laundry and storage)    |
| Structure                         | Steel frame with profiled cladding and glazed entrance elevation |
| Consultant team                   | Independent architect & structural engineer                      |
| Built-up area including mezzanine | 1,250 – 2,000 sqm                                                |

# Al Ttay Warehouse

Pre-engineered steel warehouse with service and office block



## Warehouse & Service Block — Al Ttay, Dubai

**COMPLETED**

| CLIENT        | CONSULTANT             | LOCATION       | SCOPE          |
|---------------|------------------------|----------------|----------------|
| Private owner | Independent consultant | Al Ttay, Dubai | Design & build |

A single-bay pre-engineered steel warehouse with an integrated service and office block. The structure is a clear-span portal frame with profiled steel cladding, translucent roof lighting to reduce daytime lighting load, and full-height roller shutter access on the elevation.

Internally the building is delivered as a clear, obstruction-free floor with a power-floated slab, perimeter blockwork lining, and a partitioned service block at one end. The mechanical package includes ventilation, plumbing and drainage, and a dedicated fire pump room commissioned to Civil Defence requirements. Civil works, steel erection, envelope, blockwork, mechanical, and finishes were all self-performed.

| ITEM                      | DETAIL                                                           |
|---------------------------|------------------------------------------------------------------|
| Structure                 | Clear-span pre-engineered steel portal frame                     |
| Envelope                  | Profiled steel roof and wall cladding, translucent roof lighting |
| Access                    | Full-height roller shutter doors to main elevation               |
| Floor                     | Power-floated reinforced concrete slab                           |
| Ancillary                 | Service and office block, fire pump room, compound wall and gate |
| Built-up area             | Approximately 500 sqm including service and office block         |
| Dubai Municipality permit | 301636-2-2 · 21 May 2017                                         |
| Job reference · completed | J-201 · 2017                                                     |



CLEAR-SPAN INTERNAL FLOOR



PORTAL FRAME AND PURLIN ARRANGEMENT



SERVICE BLOCK PARTITION AND GLAZING



TRANSLUCENT ROOF LIGHTING



ROLLER SHUTTER ELEVATION



FIRE PUMP ROOM — COMMISSIONED



COMPLETED BUILDING WITHIN COMPOUND — AL TTAY, DUBAI

# What We Are Building and Pricing Now

Contracts signed, approved schemes and live tenders — current at date of issue

7

INDUSTRIAL SCHEMES

9,150

SQM FLOOR AREA

3

INDUSTRIAL ZONES

2026

ALL CURRENT YEAR



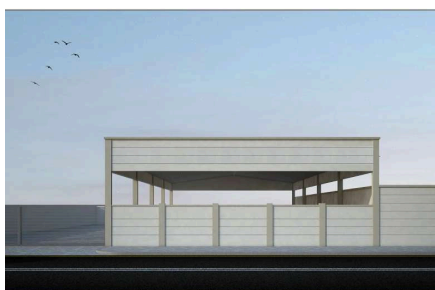
RECYCLING PLANT &amp; WORKSHOP



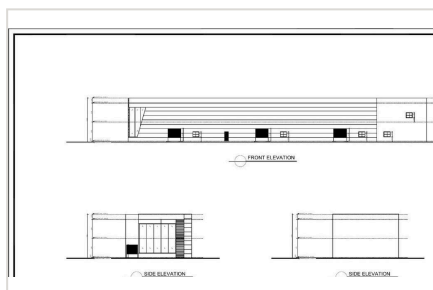
G+M PHARMACEUTICAL WAREHOUSE — AL LAYAN 1 · 1,456 SQM



G+M LAUNDRY WAREHOUSE — AL LAYAN 1 · ON SITE



GAS STORAGE OPEN SHED — AL LAYAN 1 · ON SITE



FOUR WAREHOUSE UNITS + SERVICE BLOCK — AL QUOZ · 1,568 SQM



WORKSHOP &amp; STORAGE FACILITY — AL LAYAN 1 · 1,819 SQM

| SCHEME                                 | LOCATION           | BUILDING                | FLOOR AREA   |
|----------------------------------------|--------------------|-------------------------|--------------|
| Recycling plant, workshop & G+M office |                    | PEB hangar + RCC office |              |
| Pharmaceutical distribution warehouse  | Al Layan 1         | PEB G+M warehouse       | 1,455.89 sqm |
| Four warehouse units + service block   | Al Quoz Industrial | PEB shed, G+M units     | 1,567.40 sqm |
| PEB warehouse + mezzanine              |                    | PEB portal frame        |              |
| Ground floor storage shed              | Al Layan 1         | PEB shed                | 899.60 sqm   |
| Gas storage open shed + service block  | Al Layan 1         | Steel open shed         | On site      |
| Workshop & storage facility            | Al Layan 1         | PEB G+M workshop        | 1,818.98 sqm |

# Recycling Plant & Workshop

Processing hangar, maintenance workshop and G+M office



Recycling Plant & Workshop



G+M OFFICE BLOCK — SOUTH ELEVATION



HANGAR, SORTING YARD AND CIRCULATION

# Pharmaceutical Warehouse

G+M distribution warehouse for a licensed drug store · Al Layan 1 · under contract

**G+M Warehouse — 1,455.89 sqm**

**CONTRACT SIGNED · 2026**



FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT ELEVATION

RIGHT ELEVATION

| PARAMETER                          | DESIGN                                                                                                                                                            |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Plot area · built-up area          | 947.49 sqm · 1,455.89 sqm                                                                                                                                         |
| Plot coverage proposed             | 75.98%                                                                                                                                                            |
| Building type                      | Ground + mezzanine warehouse, industrial storage land use                                                                                                         |
| Structure                          | Pre-engineered steel frame, 10 cm mezzanine decking slab, 20 cm ground grade slab on road base                                                                    |
| Underground water tank & pump room | RCC tanked, GRP lined, water stopper, double-layer 4 mm SBS torch-applied membrane with protection screed                                                         |
| Access                             | Loading and off-loading bay                                                                                                                                       |
| MEP package priced                 | Electrical power, lighting and load schedules, emergency and exit lighting, fire alarm, fire fighting, fire and life safety strategy, HVAC, ventilation, drainage |

# Workshop & Storage Facility

Workshop & storage facility, ground + mezzanine · Al Layan 1 · under contract



## Workshop & Storage Facility — 1,818.98 sqm

CONTRACT SIGNED · 2026

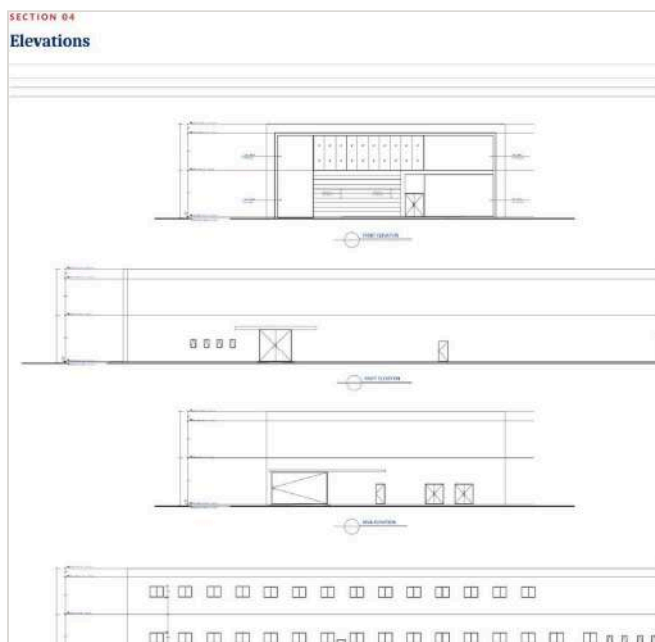
| CLIENT            | CONSULTANT             | LOCATION          | SCOPE                 |
|-------------------|------------------------|-------------------|-----------------------|
| Industrial client | Independent consultant | Al Layan 1, Dubai | Lump-sum construction |

A pre-engineered steel workshop and storage facility with a full-width mezzanine and a glazed office frontage, built on a 2,750 sqm industrial parcel at Al Layan 1. The building runs 58.30 m by 25.80 m to a 9.30 m eave, with the office and reception carried in a feature portal across the entrance elevation.

| PARAMETER                          | DETAIL                                                                                                                                 |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Plot area · land use               | 2,750.14 sqm (29,602 sq ft) · I2/2m industrial                                                                                         |
| Building footprint · plot coverage | 58.30 m × 25.80 m · 54.41%                                                                                                             |
| Ground floor · mezzanine · total   | 1,496.40 · 322.58 · <b>1,818.98 sqm</b>                                                                                                |
| Levels                             | Slab +0.30 m · mezzanine +5.30 m · eave +9.30 m · ridge +10.30 m                                                                       |
| Superstructure                     | Pre-engineered steel building — columns, rafters, purlins, bracing, base plates and holding-down bolts, designed, supplied and erected |
| Design codes                       | BS 8110:1997 · BS 5328 · BS 4449 · Dubai Green Building Regulations                                                                    |
| Programme                          | 17 months construction, 1 month mobilisation                                                                                           |



STREET PERSPECTIVE — FULL LENGTH OF THE WORKSHOP WITH THE OFFICE BLOCK FRONTAGE



ELEVATIONS — REPRODUCED FROM THE CONSULTANT'S DRAWINGS AT 1:100

### Floor slabs

Power-floated ground slab on mesh and polythene over compacted sub-base with non-metallic hardener to workshop and storage. Mezzanine on metal decking with reinforced topping and epoxy coating to industrial areas.

### Envelope

Insulated sandwich panel roof and cladding — Aluzinc outer skin, GI inner liner, RAL 9002 — with ridge cap, closures, flashings, aluminium gutters and downpipes.

### Façade

Double-glazed glass and aluminium entrance system with jali mashrabiya screens, powder-coated aluminium windows, roller shutters to the workshop and loading openings.

### ALSO WITHIN OUR SCOPE ON THIS CONTRACT

#### Substructure

Excavation, blinding, isolated footings, pedestals, neck columns and tie beams; bitumen protection to buried concrete; granular backfill and road base.

#### Finishes

Blockwork with stiffener columns and lintels, RCC parapets, plaster and groove channels, tiling to offices and toilets, 2.10 m glass partitions.

#### Services

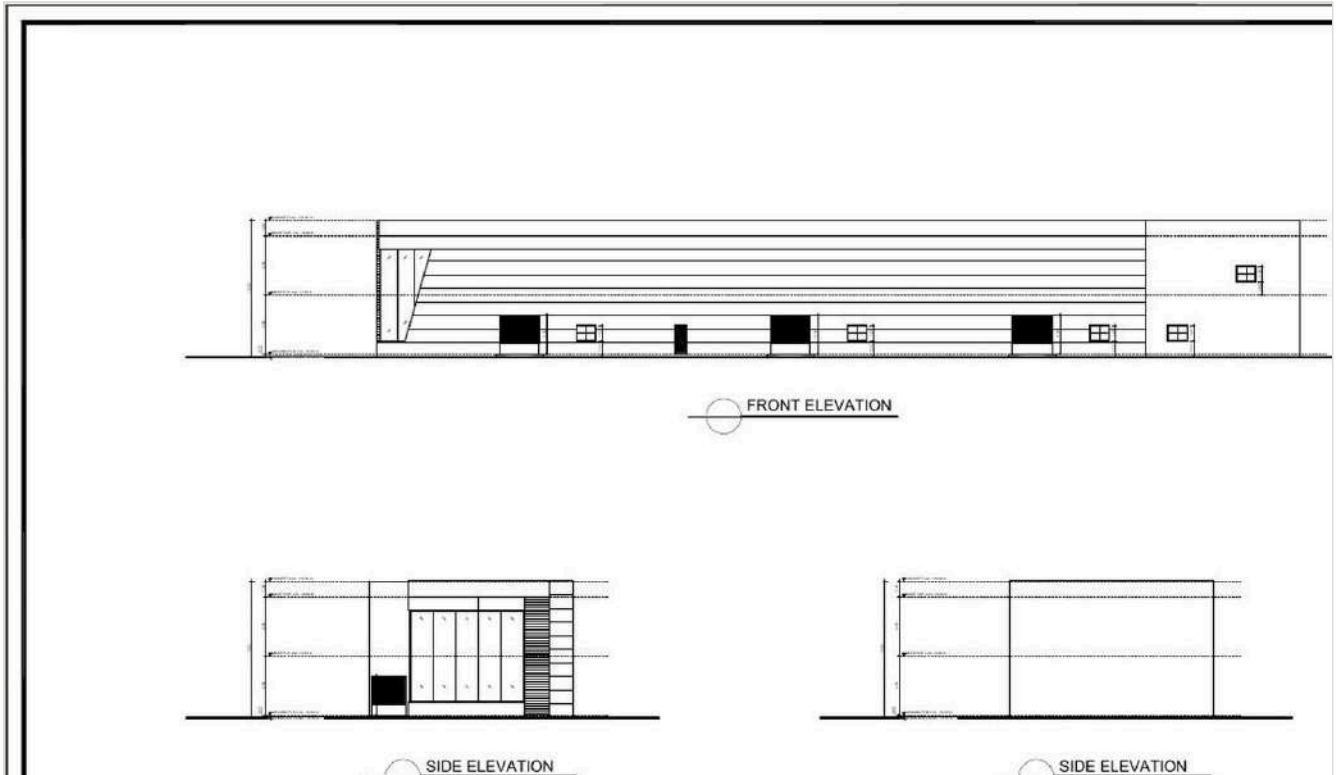
Distribution boards, containment and small power, high-bay lighting to the factory, plumbing and drainage throughout.

# Al Quoz & Al Layan Sheds

Multi-unit warehousing and single-bay storage sheds

## Four Warehouse Units + Service Block — Al Quoz Industrial

CONTRACT SIGNED · 2026



FRONT, SIDE ELEVATIONS AND SECTION — APPROVED AND STAMPED BY DUBAI MUNICIPALITY

| ELEMENT                      | AREA             |
|------------------------------|------------------|
| Warehouse 1 — GF / mezzanine | 233.1 / 93.7 sqm |
| Warehouse 2 — GF / mezzanine | 233.1 / 93.7 sqm |
| Warehouse 3 — GF / mezzanine | 233.1 / 93.7 sqm |
| Warehouse 4 — GF / mezzanine | 144.6 / 58.4 sqm |
| Service block                | 29.2 sqm         |
| Existing warehouse retained  | 355.4 sqm        |
| Total new build              | 1,212.6 sqm      |

### Scope

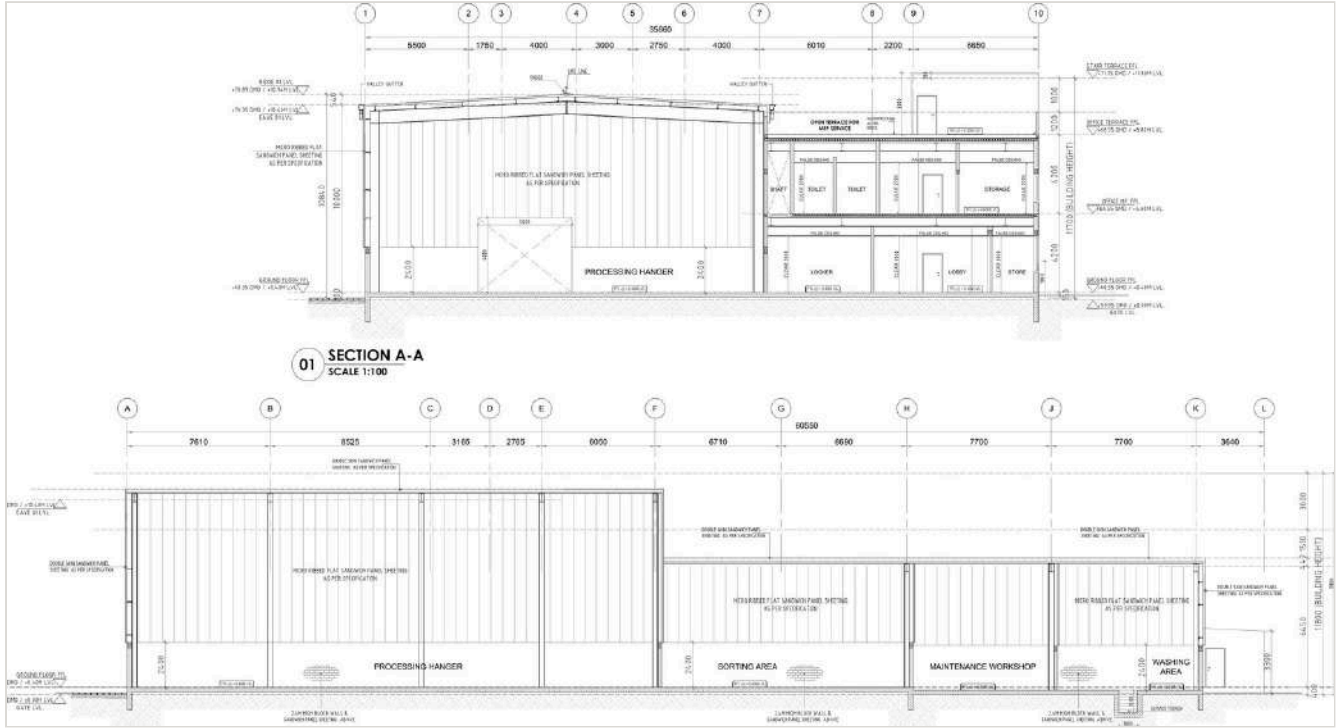
Pre-engineered steel shed over four individually let units, RCC mezzanine decking slabs, 12" and 8" thermal block envelope, service block, and full compound works on a plot with an operating warehouse retained throughout.

### Ground Floor Storage Shed — Al Layan 1

899.60 sqm single-bay pre-engineered shed. 20 cm ground grade slab, retaining wall with raft footing to the compound boundary, thermal and hollow block envelope, full internal and external finishes.

# We Find It Before You Sign It

Pre-construction discipline on the recycling plant tender, August 2026



SECTIONS REVIEWED AGAINST THE FIRE, MECHANICAL AND STRUCTURAL PACKAGES BEFORE A PRICE WAS SUBMITTED

## THIRTY NUMBERED CLARIFICATIONS, ISSUED BEFORE PRICING

- The fire drawings called for a 45,000 gallon fire reserve. Four other sheets annotated the same tank as 0.00 m<sup>3</sup> fire fighting reserve.
- The diesel fire pump room was ventilated as a domestic pump room — no combustion air, no radiator heat rejection, no engine exhaust routing.
- Sprinkler hydraulic calculations were absent for an Extra Hazard Group 1 occupancy handling baled combustible recyclables.
- PEB design sat with the contractor while foundations and pedestals were already fixed and quantified, with no design reactions issued.
- The geotechnical report was referenced but not issued. We asked for it rather than pricing on an assumed 150 kN/m<sup>2</sup> bearing capacity.

### Why it matters to you

Every one of those five items becomes a variation claim on a job that is priced without asking. We would rather lose the argument at tender stage than have it on site.

### What you get

A price built on drawings we have actually read, a programme that holds because the unknowns were closed before mobilisation, and a variation account that stays short.

# Industrial & Warehouse

Warehouses · Sheds · Workshops · Factories

Completed buildings, works on site, and contracts signed. Schemes still at tender or design stage are shown separately from page 19.

| PROJECT                                                    | CLIENT / OWNER  | CONSULTANT                   | LOCATION               |
|------------------------------------------------------------|-----------------|------------------------------|------------------------|
| Warehouse + service & office block · 2017                  | Private owner   | Klick Engineering            | Al Ttay                |
| Steel fabrication & trailer manufacturing facility · 2000s | Private company | Client-nominated             | Jebel Ali Industrial 2 |
| Snack manufacturing factory — complete build · 2000s       | Private company | Client-nominated             | Al Quoz Industrial 1   |
| Open shed + service block, gas storage                     | Private company | Independent consultant       | Al Layan 1             |
| G+M industrial warehouse, laundry                          | Private owner   | Nile Engineering Consultants | Al Layan 1             |
| G+M pharmaceutical distribution warehouse                  | Private owner   | Confidential                 | Al Layan 1             |
| Workshop & storage facility, G+M                           | Private company | Al Alwan Engineering         | Al Layan 1             |
| Steel industrial shed                                      | Private owner   | Client-nominated             | Al Quoz Industrial     |
| Workshop shed + office block                               | Private owner   | Client-nominated             | Jebel Ali              |
| Warehouse + loading bay                                    | Private company | Client-nominated             | JAFZA                  |
| Steel frame industrial complex                             | Private owner   | Client-nominated             | Al Quoz 3              |

Built-up area and clear height are available for every project listed above and are provided with tender submissions on request.

# Commercial & Mixed-Use

Buildings · Fit-out · Façade packages

| PROJECT                               | CLIENT / OWNER  | CONSULTANT           | LOCATION          |
|---------------------------------------|-----------------|----------------------|-------------------|
| G+4 commercial & residential building | Private company | Al Maali Engineering | Business Bay area |
| G+2 mixed-use building                | Private company | Al Maali Engineering | Al Satwa          |
| Ground floor commercial block         | Private owner   | Klick Engineering    | Al Quoz 1         |
| Aluminium curtain wall façade         | Private company | Client-nominated     | Business Bay      |
| Retail & office fit-out               | Private owner   | Client-nominated     | Deira             |
| Office interior fit-out               | Private owner   | Client-nominated     | TECOM area        |

## ALUMINIUM & GLASS — LICENSED, FABRICATED AND INSTALLED IN-HOUSE

### Curtain wall

Unitised and stick-system façades for commercial buildings.

Private owner

Private owner

### Industrial glazing

Windows, louvres, and office glazing within warehouse and shed buildings.

## FINISHING TRADES — LICENSED UNDER 101098

### Tiling & painting

Floor and wall tiling, industrial and decorative painting contracting.

Private owner

Private owner

### Ceilings & partitions

False ceilings, light partitions, and office subdivision.

# Fifteen Years on Record

Every project below carries a Dubai Municipality building permit number

## 103

COMPLETIONS WITH DM  
PERMIT NUMBERS

## 2008– 2024

CONTINUOUS PERMIT  
RECORD

## 51

COMMUNITIES ACROSS  
DUBAI

## 19

CONSULTING  
ENGINEERS

This is the part of the record that cannot be argued with. One hundred and three completed contracts, each one tied to a Dubai Municipality building permit number and date, delivered for private owner-clients between 2008 and 2024.

Our internal job series runs from J-136 to J-281. The register overleaf begins at J-136 because that is where documented records begin — the first one hundred and thirty-five jobs predate the system, and are not claimed here.

The work is overwhelmingly residential: villas, kitchen and service blocks, extensions, and driver accommodation, built for UAE national families across Al Barsha South, Umm Nahad, Nad Al Shiba, Al Aweer, Al Khawaneej, Al Quoz, Nadd Hessa, and Madinat Hind. It matters to an industrial client for three reasons. It proves fifteen unbroken years of Dubai Municipality permit compliance. It proves a working relationship with nineteen different consulting engineers. And it is the reason the office block, the welfare accommodation, and the finishes on an industrial compound come out to a villa standard rather than a shed standard.

## WHERE WE HAVE BUILT

### Umm Nahad 3

10 projects

### Al Barsha South 1St

5 projects

### Al Barsha South 2Nd

5 projects

### Al Aweer 1

5 projects

### Al Barsha 2Nd

4 projects

### Al Barsha 3Rd

4 projects

### Al Quoz 1

4 projects

### Al Barsha South 2

4 projects

### Nad Al Shiba 4

3 projects

### Al Quoz 2

3 projects

### Al Barsha South 1

3 projects

### Al Khawaneej 2

3 projects

## CONSULTING ENGINEERS WE WORK WITH

Al Maali Engg. · Klick Engg. · Noble Space Engg. · Apex Intl · Al Tasees Engg. · Ramesh & Assoc. · Al DanaEngg. · Team 90 · Archdome · and others

Owner names are published with our clients' consent. Every entry in the register overleaf can be checked against the Dubai Municipality building permit number shown beside it.

# Completed Projects

2008–2016 · sheet 1 of 3

| JOB   | DM PERMIT NO. | YEAR | OWNER         | CONSULTANT      | SCOPE                                       | LOCATION            |
|-------|---------------|------|---------------|-----------------|---------------------------------------------|---------------------|
| J-136 | 150839-1-3    | 2008 | Private owner | Apex Intl       | G + 1 villa                                 | Umm Al Sheif        |
| J-139 | 153892-2-3    | 2008 | Private owner | Apex Intl       | G + 1 villa + kitchen block                 | Al Barsha           |
| J-162 | 193407-1-3    | 2011 | Private owner | Klick Engg.     | G + 1 villa + service block + boundary wall | Al Sarsha South 2Nd |
| J-165 | 199985-3-1    | 2012 | Private owner | Ramesh & Assoc. | G + 1 villa + service block                 | Al Barsha South 1St |
| J-166 | 208251-2-1    | 2012 | Private owner | Al DanaEngg.    | G + 1 villa + service block + BW            | Al Barsha South 2Nd |
| J-167 | 213926-1-1    | 2012 | Private owner | Klick Engg.     | G + 1 villa + service block + BW            | Al Barsha 2Nd       |
| J-168 | 213404-2-1    | 2012 | Private owner | Klick Engg.     | G + 1                                       | Al Barsha 2Nd       |
| J-169 | 210061-3-2    | 2012 | Private owner | Team 90         | G + 1 + 1R                                  | Al Barsha 2Nd       |
| J-174 | 159492-2-1    | 2013 | Private owner | Klick Engg.     | G + 1                                       | Al Warqa 4Nd        |
| J-175 | 229538-2-1    | 2013 | Private owner | Klick Engg.     | G                                           | Al Barsha South 2Nd |
| J-176 | 222856-2-1    | 2013 | Private owner | Archdome        | G + 1                                       | Nad Al Shiba 4Nd    |
| J-177 | 234257-2-2    | 2014 | Private owner | Klick Engg.     | G + 1 + 1R                                  | Al Barsha 3Rd       |
| J-178 | 238295-2-1    | 2014 | Private owner | Arkan Engg.     | G + 1 + 1R                                  | Al Barsha 2Nd       |
| J-179 | 242398-2-1    | 2014 | Private owner | Klick Engg.     | G + 1 DRIVER ROOM                           | Al Quoz 4Nd         |
| J-180 | 209163-5-2    | 2014 | Private owner | Klick Engg.     | G + 1                                       | Al Barsha South 2Nd |
| J-181 | 243332-1-2    | 2014 | Private owner | Klick Engg.     | KITCHEN BLOCK                               | Al Barsha South 2Nd |
| J-182 | 244593-1-1    | 2014 | Private owner | Klick Engg.     | KITCHEN BLOCK                               | Al Barsha 3Rd       |
| J-183 | 241093-2-3    | 2014 | Private owner | Klick Engg.     | G + 1                                       | Al Warqa Fourth     |
| J-184 | 250828-2-1    | 2014 | Private owner | Klick Engg.     | G + 1                                       | Al Barsha South 1St |
| J-185 | 252924-2-1    | 2015 | Private owner | Klick Engg.     | G + 1                                       | Al Barsha South 1St |
| J-186 | 229795-2-4    | 2015 | Private owner | Klick Engg.     | KITCHEN BLOCK                               | Al Barsha 3Rd       |
| J-187 | 258609-2-2    | 2015 | Private owner | Klick Engg.     | G + 1                                       | Al Barsha South 1St |
| J-188 | 258539-2-2    | 2015 | Private owner | PioneerEngg.    | G + 1                                       | Nad Al Shiba 4Th    |
| J-189 | 247240-2-1    | 2015 | Private owner | Klick Engg.     | G + 1                                       | Al Barsha South 2Nd |
| J-190 | 231384-7-1    | 2015 | Private owner | Klick Engg.     | G + 1                                       | Nad Al Shiba 4Th    |
| J-191 | 270633-1-1    | 2015 | Private owner | Klick Engg.     | KITCHEN BLOCK                               | Al Barsha 3Rd       |
| J-192 | 274977-1-1    | 2016 | Private owner | Klick Engg.     | G + 1 + kitchen block                       | Oud Al Muteena 2    |
| J-193 | 282625-2-1    | 2016 | Private owner | Klick Engg.     | G + 1 + kitchen block                       | Al Mizhar 2Nd       |

| JOB       | DM PERMIT NO. | YEAR | OWNER         | CONSULTANT        | SCOPE                                           | LOCATION            |
|-----------|---------------|------|---------------|-------------------|-------------------------------------------------|---------------------|
| J-194     | 678627-2-2    | 2016 | Private owner | Al Tasees Engg.   | G + 1 + kitchen block                           | Al Barsha South 1St |
| J-195     | 283227-2-1    | 2016 | Private owner | Klick Engg.       | G + 1                                           | Nad Al Shiba 4      |
| J-196     | 283226-2-1    | 2016 | Private owner | Klick Engg.       | G + 1                                           | Nad Al Shiba 4      |
| J-197     | 286313-1-1    | 2016 | Private owner | Al Tasees Engg.   | G + 1 EXTENSION + kitchen block + service block | South Barsha 1      |
| J-198     | 274899-4-2    | 2016 | Private owner | Al Maali Engg.    | G + 1 villa                                     | Al Quoz 4           |
| J-199     | 301074-2-1    | 2016 | Private owner | Al Maali Engg.    | G + 1 villa                                     | Al Quoz 2           |
| J-201     | 301636-2-2    | 2017 | Private owner | Klick Engg.       | WAREHOUSE                                       | Al Ttay             |
| J-204     | 308535-2-2    | 2017 | Private owner | Al Maali Engg.    | G + 1 + kitchen block                           | Al Barsha South 1   |
| J-205     | 250642-2-2    | 2017 | Private owner | Al Maali Engg.    | G + 1 villa                                     | Al Manara           |
| J-206     | 308527-2-1    | 2017 | Private owner | Al Maali Engg.    | Ground floor villa                              | Al Quoz 1           |
| J-207     | 319042-2-1    | 2017 | Private owner | Sas Engg.         | G + 1 villa                                     | Umm Al Sheif        |
| J-208     | 294174-2-2    | 2017 | Private owner | Klick Engg.       | G + 1 villa + kitchen block                     | Al Khawaneej 2      |
| J-209     | 311786-2-1    | 2017 | Private owner | Klick Engg.       | G + 1 villa + kitchen block                     | Al Awir 1           |
| J-210     | 306668-2-1    | 2017 | Private owner | Klick Engg.       | Ground floor villa                              | Al Quoz 1           |
| J-211     | 302521-2-1    | 2017 | Private owner | Klick Engg.       | Ground floor villa                              | Al Mizhar 1         |
| J-212     | 268003-7-1    | 2018 | Private owner | Al Maali Engg.    | G + 1 villa                                     | Al Quoz 1           |
| J-213     | 317543-2-2    | 2018 | Private owner | Klick Engg.       | G + 1 + 1R                                      | Al Aweer 1          |
| J-214     | 315223-3-3    | 2018 | Private owner | Al Maali Engg.    | G + 1 + 1R + service block                      | Umm Suqeim 3        |
| J-215     | 331412-2-1    | 2018 | Private owner | Klick Engg.       | G + 1                                           | Al Khawaneej 2      |
| J-202 K.B | 342152-1-1    | 2019 | Private owner | Al Maali Engg.    | Kitchen block                                   | Nad Al Shiba 4      |
| J-216     | 337999-2-1    | 2019 | Private owner | Klick Engg.       | G + 1 + kitchen block                           | Al Barsha South 2   |
| J-217     | 329000-3-1    | 2019 | Private owner | Al Maali Engg.    | G + 1                                           | Al Aweer 1          |
| J-218     | 337494-1-1    | 2019 | Private owner | Al Mujassam Engg. | G + 1 + kitchen block                           | Al Aweer 1          |
| J-219     | 325392-2-2    | 2019 | Private owner | Klick Engg.       | G + 1                                           | Al Khawaneej 2      |
| J-222     | 347467-2-1    | 2019 | Private owner | Klick Engg.       | G + 1                                           | Al Quoz 1           |
| J-223     | 351420-2-1    | 2020 | Private owner | Al Amir Engg.     | G + 1                                           | Nad Al Shiba 2      |
| J-224     | 340908-4-1    | 2020 | Private owner | Al Maali Engg.    | G + 1 + R                                       | Al Satwa            |
| J-226     | 324160-3-1    | 2020 | Private owner | Klick Engg.       | G + 1                                           | Al Muhaisnah 1      |
| J-227     | 354062-1-1    | 2020 | Private owner | Al Maali Engg.    | G + 1                                           | Al Barsha South 1   |
| J-228     | 352087-2-1    | 2020 | Private owner | Al Maali Engg.    | G + 1                                           | Al Awir 1           |
| J-229     | 348928-1-1    | 2020 | Private owner | Klick Engg.       | G + 1 + kitchen block                           | Oud Al Muteena 2    |
| J-231     | 357750-1-1    | 2020 | Private owner | Al Maali Engg.    | G + 1                                           | Al Quoz 2           |
| J-232     | 353748-2-1    | 2020 | Private owner | Al Maali Engg.    | G + 1                                           | Umm Nahad 3         |
| J-233     | 356495-4-1    | 2020 | Private owner | Al Maali Engg.    | G + 1 + kitchen block                           | Nad Al Shiba 2      |
| J-236     | 360322-2-1    | 2020 | Private owner | Al Maali Engg.    | G + 1 + kitchen block                           | Umm Nahad 3         |
| J-237     | 337108-4-1    | 2021 | Private owner | Al Maali Engg.    | G + 1 + kitchen block                           | Al Barsha 2         |
| J-238     | 361375-2-3    | 2021 | Private owner | Al Maali Engg.    | G + 1 + kitchen block                           | Umm Nahad 3         |
| J-239     | 364929-2-2    | 2021 | Private owner | Al Maali Engg.    | G + 1 + kitchen block                           | Umm Nahad 3         |

| JOB   | DM PERMIT NO. | YEAR | OWNER         | CONSULTANT          | SCOPE                                    | LOCATION            |
|-------|---------------|------|---------------|---------------------|------------------------------------------|---------------------|
| J-240 | 364432-2-1    | 2021 | Private owner | Al Maali Engg.      | G + 1                                    | Nad Al Shiba 1      |
| J-241 | 361076-2-2    | 2021 | Private owner | Al Maali Engg.      | G + 1                                    | Wadi Al Shabak      |
| J-242 | 223178-5-2    | 2021 | Private owner | Al Maali Engg.      | Ground floor villa                       | Al Quoz 2           |
| J-243 | 363667-4-1    | 2021 | Private owner | Al Maali Engg.      | G + 1                                    | Al Barsha South 2   |
| J-244 | 365664-2-1    | 2021 | Private owner | Al Maali Engg.      | G + 1                                    | Al Aweer 1          |
| J-245 | 351405-2-1    | 2021 | Private owner | Al Maali Engg.      | G + 1                                    | Umm Nahad 3         |
| J-246 | 371122-1-1    | 2021 | Private owner | Al Maali Engg.      | G + 1 + kitchen block                    | Al Barsha South 1   |
| J-247 | 371412-2-2    | 2021 | Private owner | Al Maali Engg.      | G + 1                                    | Nad Hessa           |
| J-248 | 291285-6-1    | 2021 | Private owner | Klick Engg.         | G + 1 + service block                    | Al Barsha South 2   |
| J-249 | 362323-2-2    | 2022 | Private owner | Al Maali Engg.      | G + 1 + R + service block + driver block | Umm Nahad 3         |
| J-252 | 374785-1-1    | 2022 | Private owner | Klick Engg.         | G + 1 + R                                | Al Barsha South 2   |
| J-254 | 214937-6-1    | 2022 | Private owner | Al Maali Engg.      | G + 1 + R + service block                | Al Khawaneej 1      |
| J-255 | 381085-2-2    | 2022 | Private owner | Al Maali Engg.      | —                                        | Umm Nahad 3         |
| J-256 | 381708-2-1    | 2022 | Private owner | Al Maali Engg.      | G + 1 + R + kitchen block                | Umm Nahad 3         |
| J-257 | 387186-2-3    | 2022 | Private owner | Al Maali Engg.      | G + 1 + R                                | Umm Nahad 3         |
| J-258 | 370784-4-1    | 2022 | Private owner | Inline ImageEngg.   | G + 1                                    | Al Warqaa 3         |
| J-259 | 389064-2-1    | 2022 | Private owner | Al Maali Engg.      | G + 1                                    | Umm Nahad 3         |
| J-260 | 385441-3-2    | 2022 | Private owner | Al Maali Engg.      | G + 1 + R                                | Al Barsha Second    |
| J-261 | 386355-2-2    | 2022 | Private owner | Chawla Arc. & Engg. | G + 1 + R + service block                | Umm Nahad 6         |
| J-253 | 357672-2-1    | 2023 | Private owner | Klick Engg.         | Ground floor villa                       | Al Warqa 4          |
| J-262 | 391006-2-2    | 2023 | Private owner | Paradise Home Engg. | G + 1 + service block                    | Nadd Hessa.         |
| J-263 | 395099-2-2    | 2023 | Private owner | Al Maali Engg.      | G.villa + service block + majlis block   | Nadd Hessa.         |
| J-264 | 380865-4-1    | 2023 | Private owner | Safeer Engg.        | G + 1 + R villa.                         | Wadi Al Shabak      |
| J-265 | 398952-2-2    | 2023 | Private owner | Noble Space Engg.   | G + 1                                    | Al Aweer 1          |
| J-266 | 400386-1-2    | 2023 | Private owner | Al Maali Engg.      | G + 1                                    | Nad Hessa .         |
| J-267 | 389548-2-3    | 2023 | Private owner | Noble Space Engg.   | G + 1 + R                                | Nad Alshiba 3Rd     |
| J-269 | 400970-2-2    | 2023 | Private owner | Noble Space Engg.   | G + 1                                    | Umm Nahad 4Th       |
| J-271 | 409276-2-2    | 2023 | Private owner | Skopas Engg.        | G + 1 villa + driver block               | Nadd Hessa.         |
| J-277 | 388444-3-2    | 2023 | Private owner | Al Maali Engg.      | G + 1 villa                              | Al Awir 1St         |
| J-272 | 415540-3-2    | 2024 | Private owner | Noble Space Engg.   | Ground floor villa                       | Nad Al Shiba 1St    |
| J-273 | 412799-2-2    | 2024 | Private owner | Noble Space Engg.   | Ground floor villa                       | Al Khwaneej 2Nd     |
| J-275 | 419265-1-2    | 2024 | Private owner | Noble Space Engg.   | Ground floor villa                       | Nadd Al Shiba First |
| J-276 | 419519-2-2    | 2024 | Private owner | Noble Space Engg.   | G + 1 villa                              | Al Awir 1St         |
| J-278 | 422979-2-1    | 2024 | Private owner | Noble Space Engg.   | Majlis blockLOCK                         | Al Barsha Second    |
| J-279 | 420776-2-2    | 2024 | Private owner | Noble Space Engg.   | G + 1 villa                              | Wadi Alamardi       |
| J-280 | 411995-3-2    | 2024 | Private owner | Al Maali Engg.      | G + 1 + R villa + service block          | Madinat Hind Third  |
| J-281 | 423113-2-1    | 2024 | Private owner | Noble Space Engg.   | G + 1 villa                              | Madinat Hind Third  |

# Plant, Equipment & Workforce

A permanent, directly employed establishment of over two hundred people across six divisions, working from our own workshop in Al Quoz.

## DIRECTLY EMPLOYED PERSONNEL

| CATEGORY                                                | NUMBER                   |
|---------------------------------------------------------|--------------------------|
| Engineers, architects, draughtsmen & quantity surveyors | 30+                      |
| Project managers & site engineers                       | Assigned per contract    |
| Dedicated HSE officers                                  | 3                        |
| Site trades, workshop and support personnel             | Balance of establishment |
| <b>Total directly employed workforce</b>                | <b>Over 200</b>          |

All personnel are employed directly by the group and carry our own visas. We do not mobilise on borrowed labour, which is why a programme agreed at tender is the programme that runs on site.

## OWNED PLANT & EQUIPMENT

| ITEM                                                                   | QUANTITY                                          |
|------------------------------------------------------------------------|---------------------------------------------------|
| Lifting plant — telehandlers, forklifts, mobile lifting                | 1 – 3 items owned                                 |
| Earthmoving & concrete plant — excavators, pumps, mixers, power floats | Up to 5 items owned                               |
| Al Quoz workshop, yard & storage                                       | 1,500 – 3,000 sqm                                 |
| Aluminium, glass & joinery fabrication                                 | In-house, within the Al Quoz workshop             |
| Cranes, scaffolding, formwork and additional plant                     | Hired per contract against the approved programme |

# HSE, Quality & Authority Approvals

## HEALTH & SAFETY

- Project-specific HSE plan and risk assessment issued before mobilisation on every contract.
- Site HSE officer assigned to each active industrial project, with toolbox talks and documented inspections.
- Permit-to-work system for hot works, work at height, confined space, and lifting operations.
- Trakhees and JAFZA contractor and HSE registrations both held and maintained for free-zone work.
- Workmen's compensation and third-party liability insurance both in force; policies provided on request.

## QUALITY

- Material approval submitted and cleared with the consultant before any procurement commitment.
- Inspection and test plan covering concrete cube testing, steel mill certificates, weld inspection, and cladding fixings.
- Independent third-party testing for concrete and soil, with results issued to the consultant.
- Internal snagging closed before the client inspection is called — not after it.
- Handover pack: as-built drawings, testing and commissioning records, O&M manuals, warranties.
- Quality is managed through the inspection and test regime above rather than by external certification; ISO 9001 accreditation is not currently held.

## AUTHORITY APPROVALS ROUTINELY OBTAINED

### Building & structural

Dubai Municipality building permit, structural approval, and setting-out. Named contractor on DM-stamped drawings at Al Layan 1.

### Fire & life safety

Civil Defence design approval, inspection, and final acceptance for sprinkler, hydrant, detection, and alarm systems.

### Utilities

DEWA supply applications and energisation, Etisalat and du provision, sewerage and drainage connection approvals.

### Environment & access

Municipality environmental NOCs, road and access permits, hoarding and site setup approvals.

# Licences & Registration

Government of Dubai · Department of Economy & Tourism

## ABU ALI CONTRACTING LLC — STRUCTURE

|                           |                                                                              |
|---------------------------|------------------------------------------------------------------------------|
| TRADE LICENCE NO.         | 549995 · issued 20 October 2003                                              |
| LEGAL FORM                | Limited Liability Company (LLC)                                              |
| LICENSED ACTIVITIES       | Building Contracting (ground + 12 storeys) · Steel Constructions Contracting |
| CONTRACTOR CLASSIFICATION | Dubai Municipality <b>First Class</b>                                        |
| VAT REGISTRATION (TRN)    | 100032946400003 — Federal Tax Authority, effective 1 January 2018            |
| D-U-N-S NUMBER            | 534439109                                                                    |
| DCCI MEMBERSHIP           | 81653                                                                        |
| COMMERCIAL REGISTER       | 99023                                                                        |
| CUMULATIVE WORK DELIVERED | In excess of AED 800 million across five decades (1976–2026)                 |
| REGISTERED ADDRESS        | Warehouse 2, Dubai Real Estate Est. — Al Quoz 3, Dubai · PO Box 38230        |

## ABU ALI CENTRAL AC & TECHNICAL SERVICES LLC — SERVICES

|                        |                                                                                                                                                                            |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TRADE LICENCE NO.      | 101098 · issued 16 November 1976                                                                                                                                           |
| LEGAL FORM             | Limited Liability Company (LLC)                                                                                                                                            |
| LICENSED ACTIVITIES    | Air-conditioning, ventilation & air filtration · Glass & aluminium installation · Floor & wall tiling · Painting · Carpentry & wood flooring · False ceilings & partitions |
| D-U-N-S NUMBER         | 534525373                                                                                                                                                                  |
| DCCI MEMBERSHIP        | 76629                                                                                                                                                                      |
| COMMERCIAL REGISTER    | 62225                                                                                                                                                                      |
| VAT REGISTRATION (TRN) | 100032946400003 — registered within the same tax group                                                                                                                     |

Both companies are registered with the Federal Tax Authority as a **single tax group**, with Abu Ali Contracting L.L.C as representative member — one group, one balance sheet, one chain of accountability.

## ANNEXES AVAILABLE ON REQUEST

- Both trade licences in full with QR verification codes, Chamber of Commerce certificates and establishment cards
- Federal Tax Authority tax group registration certificate
- Dubai Municipality First Class contractor classification · Trakhees and JAFZA registrations
- Insurance policies, bank reference, audited accounts, completion certificates and client references

GET IN TOUCH

# Abu Ali Contracting

HEAD OFFICE Al Quoz 3, Dubai, UAE · PO Box 38230

TELEPHONE +971 4 338 0044

MOBILE / WHATSAPP +971 50 451 4266

EMAIL [info@abualigroup.ae](mailto:info@abualigroup.ae)

WEBSITE [www.abualigroup.ae](http://www.abualigroup.ae)

LICENCES 549995 · 101098 — Government of Dubai

For industrial enquiries, send the plot details, required built-up area, and clear height. We will respond with an indicative structural arrangement and programme within one working day.