

COMPANY PROFILE

CANDO ENGINEERING CONSULTANCY

TRAFFIC ENGINEERING AND SOLUTIONS

September 2020

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WHO WE ARE

CANDO Engineering Consultancy is a civil engineering company specialized in Traffic Impact & Parking Study, Transportation Engineering / Master Planning, Road and Highway Design, Survey & Data Collection / Analysis and other civil engineering activities.

The company is registered in the United Arab Emirates and is led by Engineer **Omid Hariri**, a member of Professional Engineers of Ontario, Canada (PEng.) with 30 years of experience in this field out of which 20 years has been in the Middle East and 10 years in Canada.

CANDO has undertaken numerous projects for industry leading developers and various government authorities such as Meraas, Dubai Properties, Emaar, Nakheel, Wasl, Musanada, Aldar, UAE Armed Forces, Omran and Modon. It also provides engineering services to lead consultants, architects and small developers.

CANDO has developed an excellent professional relationship with all its clients and approving authorities through its experience, professional conduct and understanding of their visions, standards and requirements.

CANDO utilizes the expertise and experience of its affiliated companies to enhance / achieve the highest quality of service along with best practices.

VISION



CANDO's vision is to become a solid member of our client's team by providing outstanding engineering consultancy services and solutions in an efficient, professional and timely manner.

Attention to details, creative solutions, application of internationally accepted best practices and engineering expertise ensures our mission in satisfying client's expectations / requirements.

GEOGRAPHIC REACH



The focus market of the company is the Middle East and its surrounding regions with special emphasis on the United Arab Emirates, Sultanate of Oman, Kingdom of Saudi Arabia, Kingdom of Bahrain and Republic of Azerbaijan.

QUALITY ASSURANCE



CANDO ensures the accuracy of its products and submissions by thorough review of each stage of the project by experienced experts. All submissions will be in accordance with clients / authorities' requirements and regulations. Project schedule and budget will be fully considered for each phase of the project to be in-line with client's brief.

The final product will be submitted to the client / authority only after it goes through our quality control process of preparation, review and authorization.

CODE OF CONDUCT



CANDO will conduct its services professionally and ethically at all times. We will comply with all local and international laws and measures regarding Confidentiality, Ethical Conduct and Anti-Corruption Measures.



1. Traffic Impact Study
2. Traffic Access & Demand Management
3. Transportation Master Planning / Feasibility
4. Parking Study, Design and Management
5. Road & Highway Design

1. Traffic Impact Study



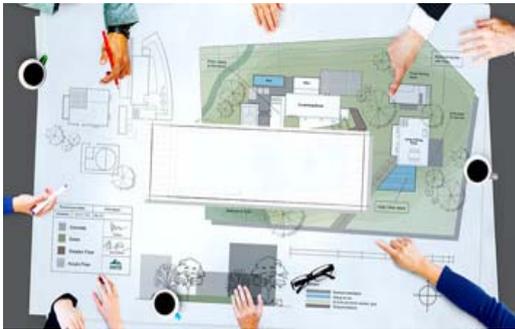
- ✓ Traffic Generation & Analysis
- ✓ Road and Junction Traffic Analysis
- ✓ Traffic Modeling and Demand Forecasting
- ✓ Parking Demand and Supply Evaluation & Analysis
- ✓ Traffic Simulation in Micro and Macro Levels
- ✓ Mitigation Measures Development
- ✓ Construction Vehicles' TIS
- ✓ Traffic Diversion Study

2. Traffic Access and Demand Management



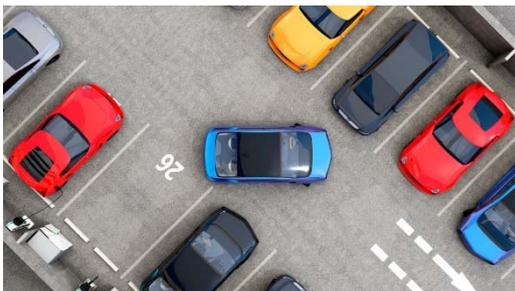
- ✓ Access Strategy and Arrangement Study
- ✓ Development of Engineering Measures & Technical Policies
- ✓ Transportation and Mobility Management
- ✓ Development of Solutions to Control and Manage Traffic and Parking Demand
- ✓ Impact Study and Development of Alternative Modes of Transportation

3. Transportation Master Planning / Feasibility



- ✓ Transportation Plan Development in-line with the Master Plan's overall Visions and Goals
- ✓ Impact Analysis of Variables such as Landuse Type, Quantity and Mix of Development Components on Traffic Generation and Parking Requirement
- ✓ Development of the Optimal Area Schedule with Full Consideration of Development's overall Vision and Business Plan.
- ✓ Validation of Architectural Concept Design
- ✓ Feasibility Study and Analysis

4. Parking Study, Design and Management



- ✓ Parking Demand & Supply Evaluation
- ✓ Parking Access, Layout and Circulation Design
- ✓ Parking Management – Technical & Policy Measures
- ✓ Parking Survey and Analysis
- ✓ Parking Control System Evaluation / Recommendation
- ✓ Parking Way-Finding and Safety Design

5. Road & Highway Design



- ✓ Geometric Design of Concept, Schematic and Final Schemes
- ✓ Preparation of Tender Documents
- ✓ Preparation of Traffic Diversion Plans
- ✓ Interchange, Junction and Roundabout Design
- ✓ Road and Pedestrian Pavements Design
- ✓ Road Signage and Lane Marking Design
- ✓ Topographic and Road Survey

PROJECT EXPERIENCE

Project	Location	Scope of Services	Client
DUBAI – UNITED ARAB EMIRATES			
Madinat Jumeirah Living – Phases 1 & 2	Madinat Jumeirah Living	Traffic Impact & Parking Study	North 25 / Jumeirah Hills Development LLC.
Madinat Jumeirah Living – Phase 3A	Madinat Jumeirah Living	Concept Study	North 25 / Jumeirah Hills Development LLC.
Souq Madinat Jumeirah Lagoon Retail	Souq Madinat Jumeirah	Feasibility Study	North 25 / Jumeirah Hills Development LLC.
La Mer Views	Port De La Mer	Concept Study	Meraas
The Outlet Village	Dubai Parks	Traffic Impact & Parking Study	Meraas
Culture Village Hotel	Cultural Village	Traffic Impact & Parking Study	Dubai Properties
Marasi Views	Business Bay	Concept Study	Dubai Properties
Hillside Apartment Village	Jebel Ali Development Phase 2	Master Planning Study	Wasl / JAG Development LLC.
Wasl Gate 4	Jebel Ali Development Phase 4	Traffic Impact & Parking Study	Wasl / JAG Development LLC.
Le Meridian Mina Seyahi Hotel Expansion	Mina Seyahi	Traffic Impact & Parking Study	Wasl
Port View 1	Madinat Dubai Al Melaheyah	Traffic Impact & Parking Study	Wasl
Al Warqa Garden Development	Nadd Al Hamar Village	Traffic Impact & Parking Study	Wasl
Golf Apartments – PA07	Dubai Hills Estate	Parking Study	Emaar
Dragon Mart	International City	Alternative Traffic Schemes Feasibility Study	Nakheel
Retail Spine & VIP Parking	Dubai International Financial Center	Traffic & VIP Parking Study / Design	Dubai International Financial Center
Burj Nahar Shopping Center	Al Muteena	Parking Study	Juma Al Majid Group
Centennial Shopping Center	Jumeirah 1	Traffic Access & Circulation Study	Juma Al Majid Goup

Project	Location	Scope of Services	Client
The Residences at Marina Gate 2 & 3	Dubai Marina	Traffic Impact & Parking Study	Select Group
WOW Hotel & Hotel Apartments	Business Bay	Traffic Impact & Parking Study / Access Detail Design / Site Supervision	WOW Investments Limited
Burjuman Shopping Center	Bur Dubai	Parking Review & Management and Traffic Circulation Study	Burjuman LLC.
Al Muteena Mixed Use Development	Al Muteena	Traffic Impact & Parking Study / Access Detail Design	Al Ghurair Real Estate
Hor Al Anz Mixed Use Development	Hor Al Anz	Traffic Impact & Parking Study / Access Detail Design	Al Ghurair Real Estate
Al Mankhool Residential Development	Al Mankhool	Traffic Access & Circulation Study	Al Ghurair Real Estate
Residential / Commercial Building on Plot 3731451	Al Barsha First	Road Access Detail Design	Al Ghurair Real Estate
Dubai Women's Association & Nursery	Al Khwaneej Second	Traffic Impact & Parking Study	H.H. The Rulers Court
Emirates British Nursery	The Villa	Traffic Impact & Parking Study	Emirates British Nursery
Dubai Festival City Zone 7	Dubai Festival City	Transportation Feasibility Study	Dubai Festival City
Plaza Residences	Jumeirah Village Circle	Traffic Impact & Parking Study	Dorra V1 Limited
Sukoon Residential Development	Dubai Marina	Traffic Access & Circulation Study	Gulf Target Holding
Bunyan Residential Development	Dubai Marina	Traffic Access & Circulation Study	Gulf Target Holding
Dr. Sulaiman Al Habib Hospital / Clinic	Dubai Healthcare City	Traffic Access Strategy & Parking Feasibility Study	DSAH Group
Kasco Tower	Business Bay	Traffic Access & Circulation Study / Access Design	KASCO Properties DMCC
Mada Residences	Burj Khalifa District	Traffic Access & Parking Study	Artar Real Estate Development LLC.
Gargash Apartment Building	TECOM C	Traffic Access & Circulation Study	H.E. Anwar Mohammad Abdulkhaliq Gargash

Project	Location	Scope of Services	Client
Muraqabat Mix-Use Building	Al Muraqabat	Traffic Access & Circulation Study	Amna Omar Al Falasi
Barsha South Third Residential Plots	Al Barsha South Third	Traffic Access & Circulation Study	H.E. Anwar Mohammad Abdulkhaliq Gargash
Residential Building on Plot 3260885	Culture Village	Traffic Access & Circulation Study	Credo Investments FZE
Adventz Tower	Burj Khalifa District	Concept Study	Burj District One Limited
Residential Building on Plot 3180294	Al Karama	Road Access Detail Design	Muzoon Real Estate LLC.
ABU DHABI – UNITED ARAB EMIRATES			
Family Development Foundation Headquarters	Abu Dhabi Island	Traffic Impact & Parking Study	Musanada
National Defense College	Al Nehyan	Traffic Concept & Parking Study	UAE Armed Forces
Mayan Development	Yas Island	Traffic Materplanning, & Parking Study	Aldar
Manarat Al Saadiyat Enhancement	Saadiyat Island	Traffic Circulation & Parking Review	Abu Dhabi Tourism & Culture Authority
Hard Rock Hotel	Saraya	Site Layout GIS Files Preparation	ABBAR
RAS AL KHAIMAH – UNITED ARAB EMIRATES			
Marriott Resort Hotel	Ras Al Khaimah, UAE	Traffic Impact & Parking Study / Master Planning	ASQ Holding
Magna Resort Hotel	Ras Al Khaimah, UAE	Traffic & Parking Study / Master Planning	Magna Group
Al Naeem 4 Tower	Ras Al Khaimah, UAE	Traffic Impact & Parking Study	Al Naeem Group
SHARJAH – UNITED ARAB EMIRATES			
Maliha Road (E311-S116) & Road between S102-S116 Road Improvements	Sharjah, UAE	Traffic, Pedestrian & Parking Study and Survey	UAE Ministry of Infrastructure Development
New Road Linking Sheikh Khalifa Bin Zayed Road (E84) and Al Showaib Roundabout	Sharjah / Abu Dhabi, UAE	Traffic Impact Study and Survey	UAE Ministry of Infrastructure Development

Project	Location	Scope of Services	Client
The Chedi Khor Fakkan Resort Hotel	Khor Fakkan / Sharjah UAE	Traffic Engineering & Parking Study / Master Planning	TACA Emirates / Shurooq
SULTANATE OF OMAN			
Crowne Plaza Hotel Refurbishment	Salalah, Oman	Traffic & Parking Study / Master Planning	Omran
Athaiba Beach Club	Muscat, Oman	Traffic Impact & Parking Study	Sultanate of Oman, Royal Oman Police
KINGDOM OF SAUDI ARABIA			
Double Tree Hotel & Serviced Apartments by Hilton	Jeddah, KSA	Traffic Impact & Parking Study	Taiba Investments
Sudair Industrial City – Commercial Spine	Riyadh, KSA	Traffic & Parking Study / Master Planning	Modon
AZERBAIJAN			
Gilan Towers	Baku, Azerbaijan	Traffic Impact & Parking Study	SABAH Planning & Development International
Park Academy 2	Baku, Azerbaijan	Traffic Impact & Parking Study	SABAH Planning & Development International
KINGDOM OF BAHRAIN			
One & Only Resort	Manama, Bahrain	Traffic Master Planning	Severns Holding SPC

Project: Madinat Jumeirah Living

Location: Umm Suqeim Third, Dubai, UAE
Client: North 25 / Jumeirah Hills Development LLC.
Scope: Traffic Impact & Parking Study



Madinat Jumeirah Living Masterplan is a combination of several plots in the most prestigious area of Dubai, UAE in front of the iconic Burj Al Arab and Madinat Jumeirah development. Each plot with its own affection plan is an independent development with its unique landuse and requirement. Majority of the plots are planned for residential towers with some retail components.

CANDO undertook the Traffic Impact Study of Phases 1 and 2 of the development in accordance with Dubai Roads and Transport Authority (RTA) standards and guidelines and obtained RTA's approval for the studies. Traffic Access Strategy and Parking Review for Phase 3A is ongoing.

Project: Family Development Foundation Headquarters

Location: Abu Dhabi Island, UAE
Client: Musanada
Scope: Traffic Impact & Parking Study



The proposed development is planned as the headquarters of this non-profit government organization which has several centers throughout the emirate. With 17,000 meter square gross floor area of local government administrative building it houses mainly the female employees and managers working for the everyday operation of the centers.

CANDO undertook the Traffic Impact & Parking Study of the development in accordance with Abu Dhabi Department of Municipal Affairs and Transport (DMAT) standards and guidelines and obtained its approval.

Project: **Athaiba Beach Club**

Location: Muscat, Oman
Client: Sultanate of Oman, Royal Oman Police
Scope: Traffic & Parking Study / Master Planning



The proposed Athaiba Beach Club is located in Azaiba area of Muscat, Oman. The 5-Star Beach Club Resort with gross floor area of 28,000 square meters includes 172 keys, banquet hall and other amenities associated with such resort development. The club situated fronting the Sea of Oman is designed to provide high-end hospitality experience to its guests / visitors.

CANDO participated in all stages of the design development and provided Traffic Engineering & Parking Study in accordance with local authority rules and regulations.

Project: Gilan Towers

Location: Baku, Azerbaijan
Client: SABAH Planning & Development International
Scope: Traffic Impact & Parking Study / Traffic Engineering



Gilan Towers in Baku, Azerbaijan, consists of two buildings sharing the same basement and podium levels. Tower1 is 3B + G + 7P +42F + Roof while Tower 2 stands at 2B + G + 7P + 23 F + Roof. The development includes 613 luxury apartments and 3,900 square meter gross floor area of retail.

CANDO undertook the Traffic Impact and Parking Study of the development in accordance with local / international standards and guidelines and obtained approval for this study.

Project: Double Tree by Hilton

Location: Al Ruwais, Jeddah, Kingdom of Saudi Arabia
Client: Taiba Investments
Scope: Traffic Impact & Parking Study



The proposed Double Tree by Hilton Hotel and Serviced Apartments is planned in Al Ruwais area of Jeddah, Kingdom of Saudi Arabia. The B+G+6P+34F+R tower will contain 189 hotel keys, 219 serviced apartment units and amenities associated with such a development. The site is to be located on an 8,757 square meter of land with total gross floor area of 52,850 square meter.

CANDO is undertaking the Traffic Impact and Parking Study of the development in accordance with local authority's standards.

Project: One-and-Only Hotel

Location: Manama, Bahrain
Client: Severns Holding SPC
Scope: Traffic Master Planning

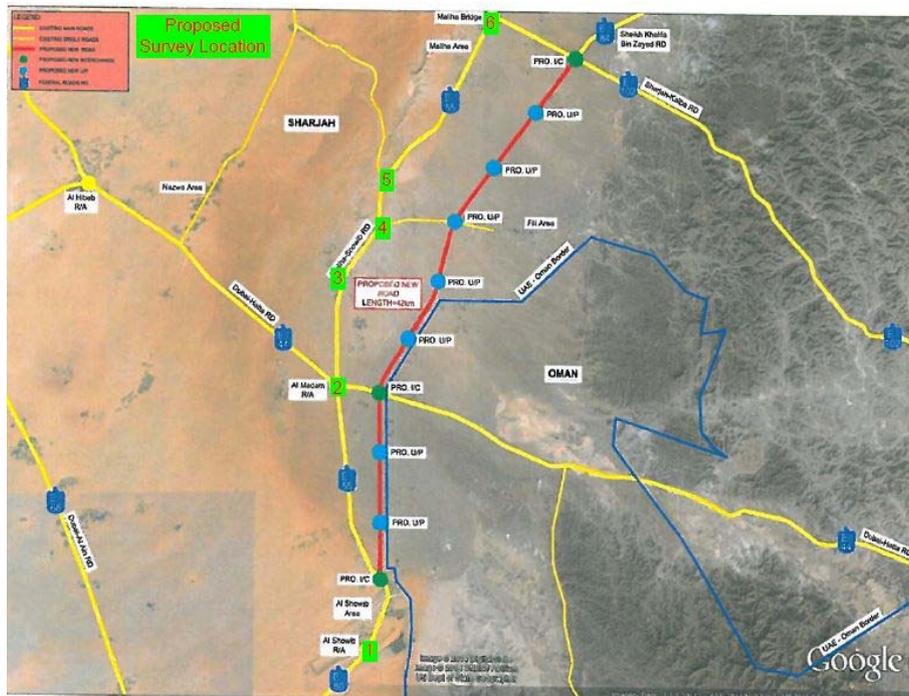


The One & Only Resort Hotel brand is planning a new development in Manama, Bahrain. With a total build-up area of 35,000 square meter, the development will include hotel rooms / suites / villas, private residential apartments, various food & beverage outlets, spa and other components associated with such luxurious hotel development.

CANDO participated in the initial Traffic Master Planning exercise for this project in accordance with local / international standards and guidelines and obtained approval for this study.

Project: New Road Linking Sheikh Khalifa Bin Zayed Road (E84) and Al Showaib Roundabout

Location: Sharjah / Abu Dhabi, UAE
Client: UAE Ministry of Infrastructure Development
Scope: Traffic Impact Study and Survey

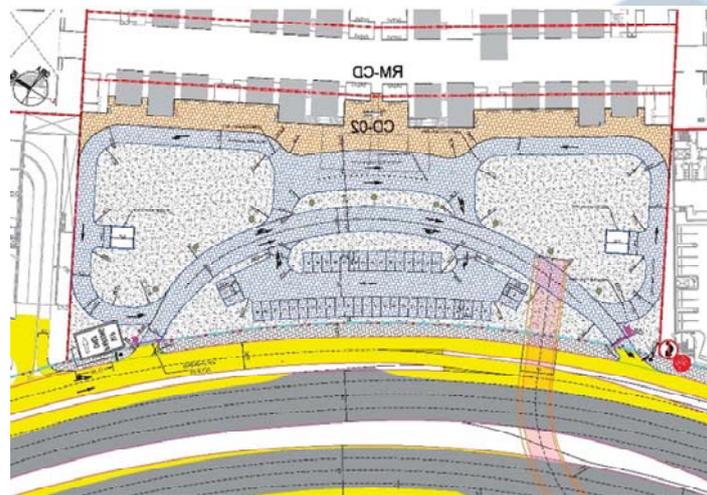
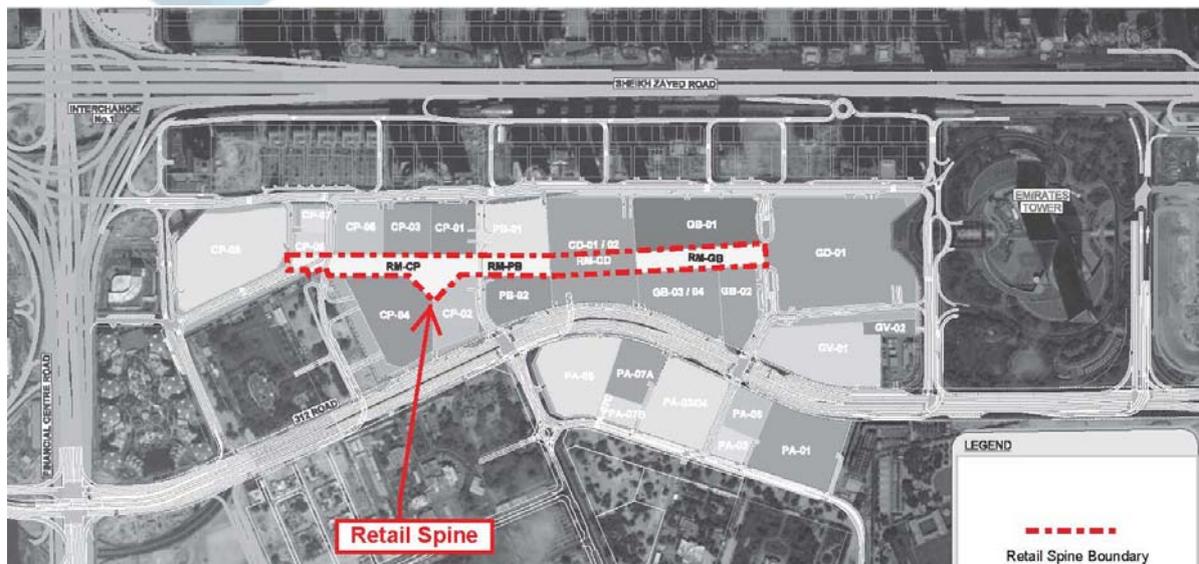


This 42 km road passes through emirates of Abu Dhabi and Sharjah and is proposed to be 3 lanes per direction dual carriageway with required intersections (bridges, tunnels, etc.). Currently Malha-Showaib Road (E55) is carrying the local and commuter traffic as well as heavy / construction material vehicles between Al Showaib and Sharjah-Kalba Road (E102). The proposed new road will provide a free flow highway connecting Abu Dhabi to Fujairah.

CANDO undertook a comprehensive traffic survey and conducted traffic analysis / impact study in accordance with MOID's requirements. The study focused on the operation of the E55 and its major junctions between Al Showaib Roundabout and E102 for existing and future traffic conditions. The impact and operation of the New Road's proposed design was also assessed. This study was subsequently approved by all parties.

**Project: Dubai International Financial Center
Retail Spine & VIP Parking**

Location: Dubai International Financial Center, Dubai, UAE
Client: Dubai International Financial Center
Scope: Traffic & VIP Parking Study / Design



Retail Spine is a land-locked area at DIFC masterplan, Dubai, UAE. The 28,000 square meter gross floor area provides retail, food / beverage and leisure facilities for not only DIFC residents and employees, but also its visitors.

CANDO undertook the Traffic and VIP Parking Study of the development in accordance with Dubai Roads and Transport Authority (RTA) standards and guidelines and obtained RTA's approval for both studies.

Project: Marriott Resort Hotel

Location: Ras Al Khaimah, UAE

Client: ASQ Holding

Scope: Traffic Impact & Parking Study / Master Planning



Located on Marideh area in the emirate of Ras Al Khaimah, UAE, the 38,000 square meter gross floor area proposed 5-star Resort Hotel development consists of 301 keys, banquet hall and other amenities associated with such a resort development. The site is situated on reclaimed land fronting the Gulf designed to provide high-end hospitality experience to its guests / visitors.

CANDO participated in master planning stage of the development and undertook the Traffic Impact / Parking Study of the development in accordance with Ras Al Khaimah authorities' standards and guidelines.

Project: **WOW Hotel & Hotel Apartments**

Location: Business Bay, Dubai, UAE
Client: WOW Investment Limited
Scope: Traffic Impact & Parking Study / Access Detail Design / Site Supervision



The 5-Star WOW Hotel & Serviced Apartments is planned within the Business Bay masterplan located in Dubai, UAE. The 136,000 square meter gross floor area development will comprise of 253 hotel rooms / suites and 692 serviced apartments along with amenities such as health club, retail, restaurants and meeting rooms to cater to the needs of its residents and visitors. The 5B + G + 5P + 66 Floors + 4 MEP + Roof building will provide 782 parking spaces in 5 basement and 5 podium levels.

CANDO undertook the Traffic Impact & Parking Study, Access Detail Design and Site Supervision of the development in accordance with Dubai Roads and Transport Authority (RTA) standards and guidelines and obtained RTA's approval for both studies.

Project: The Outlet Village

Location: Dubai Parks, Dubai, UAE
Client: Meraas
Scope: Traffic Impact & Parking Study / Traffic Engineering



The Outlet Village is a Meraas Shopping Center project within the Dubai Parks Masterplan located in Dubai, UAE. The 31,000 square meter gross floor area development function as a retail center offering quality brands stores, specialty shops and standalone restaurants. The on-site surface parking provides more than 1,000 spaces for its visitors.

CANDO undertook the Traffic Impact Study of the development in accordance with Dubai Roads and Transport Authority (RTA) standards and guidelines and obtained RTA's approval for this study.

Project: Hillside Apartment Village

Location: Jebel Ali Development, Dubai, UAE
Client: Wasl / JAG Development LLC.
Scope: Master Planning Study



Hillside Apartment Village is a combination of 7 plots, each containing a number of residential apartment buildings of various size and height. Hillside Apartment Village is to provide residential communities in the newly designed Jebel Ali Development of Dubai, UAE.

CANDO participated in all stages of the master planning of the overall development and its components in accordance with international and local standards and guidelines.

Project: National Defense College

Location: Al Nehyan, Abu Dhabi, UAE
Client: UAE Armed Forces
Scope: Traffic Concept & Parking Study



The proposed development was to enhance / replace the existing college located in Al Nehyan area of Abu Dhabi, UAE. The development was planned to provide administrative, educational, training, service and housing facilities. This planned project was later changed for more major enhancements.

CANDO was involved in master planning, traffic concept and parking study of the project.

Project: Dragon Mart

Location: Dubai, UAE
Client: Nakheel
Scope: Alternative Traffic Schemes - Feasibility Study



The existing Dragon Mart Shopping Complex is planned to undergo upgrades which could impact the development's existing traffic routes, patterns and circulations.

CANDO reviewed architect's proposed traffic re-routing schemes and developed alternative options for presentation to the chairman of Nakheel. The preferred scheme will undergo further study, planning and design to achieve the optimal scheme for the project as a whole.

Project: The Residences at Marina Gate 2 & 3

Location: Dubai Marina, Dubai, UAE
Client: Select Group
Scope: Traffic Impact & Parking Study / Traffic Engineering



The Residences at Marina Gates 2 and 3 are two independent towers on adjacent plots. Gate 2 contains 519 apartments and 4,500 square meter Gross Floor Area of retail in a 2B + G + M + 8P + 56F + Roof tower. Gate 3 is a mixed-use development which contains 389 apartments, 13 villa apartments, 19,500 square meter gross floor area serviced hotel apartments and 1,815 square meter gross floor area of retail in a 2B + G + M + 8P + 49F + Roof tower,

CANDO undertook the Traffic Impact Study of both towers in accordance with Dubai Roads and Transport Authority (RTA) standards and guidelines and obtained RTA's approval for this study.

Project: Burjuman Center

Location: Bur Dubai, Dubai, UAE

Client: Burjuman LLC.

Scope: Parking Review / Management and Traffic Circulation Study



Burjuman Centre is one of the original mixed use developments in the heart of Dubai, UAE. The development consists of 75,700 meter square gross floor area of Regional Shopping Centre, 30,000 meter square gross floor area office tower, 160 key hotel serviced apartment and 92 residential apartment units. All components of the development sit on top of a four levels of ground and 3 basement parking levels, providing its tenants and visitors with 2,340 parking spaces.

CANDO undertook a thorough review of the existing parking layouts, traffic circulation and parking management system of Burjuman Centre. It recommended solutions to improve the overall status of site parking. It also tendered the overhaul of the parking management system and evaluated the bids of parking management equipment suppliers for the client to choose the most suitable one.

Project: Le Meridian Mina Seyahi Extension

Location: Marsa Dubai, Dubai, UAE

Client: Wasl

Scope: Traffic Impact & Parking Study / Traffic Engineering



The Le Meridian Mina Seyahi Hotel Extension in Marsa Dubai area of Dubai, UAE is a 37,000 square meter gross floor area extension to the existing hotel on the same plot. This 1B + G + 30F + 1 MECH + Roof hotel tower project is planned as a stand-alone Resort Hotel with its independent access and drop-off area.

CANDO undertook the Traffic Impact and Parking Study of the development in accordance with Dubai Roads and Transport Authority (RTA) standards and guidelines and obtained RTA's approval for this study.

Project: Port View 1

Location: Madinat Dubai Al Melaheyah, Dubai, UAE
Client: Wasl
Scope: Traffic Impact & Parking Study / Traffic Engineering



The B + G + 6F + Gym Floor + Roof Port View 1 development comprises of 396 apartments and 2,800 square meter gross floor area of retail and restaurants.

CANDO undertook the Traffic Impact Study of the development in accordance with Dubai Roads and Transport Authority (RTA) standards and guidelines and obtained RTA's approval for this study.

Project: Emirates British Nursery

Location: The Villa, Dubailand, UAE
Client: Emirates British Nursery LLC.
Scope: Traffic Impact & Parking Study



The development is the latest branch of Emirates British Nursery planned within The Villa masterplan of Dubailand, Dubai. The nursery sits on an 8,800 square meter of a circular shape land surrounded by large numbers of neighboring residential villas. The planned 3,870 square meter of gross floor area is to accommodate 350-400 pupils.

CANDO undertook the Traffic Impact and Parking Study of the development in accordance with Dubai Roads and Transport Authority (RTA) standards and guidelines and obtained RTA's approval for this study.

Project: Dubai Festival City – Zone 7

Location: Dubai Festival City, Dubai, UAE
Client: Dubai Festival City
Scope: Transportation Feasibility Study



A concept to develop Zone 7 of Dubai Festival City masterplan as a mixed-use complex containing a Hotel, Food and Beverage Outlets and Retail Shops was proposed.

CANDO undertook the Transportation Feasibility Study of this proposal. Recommendations on methods to reduce the traffic generation and parking requirement of the development were developed along with the best traffic access strategy given major constraint imposed by locality of the site.

Project: The Chedi Khor Fakkan Resort Hotel

Location: Khor Fakkan, UAE
Client: TACA Emirates / Shurooq
Scope: Master Planning, Traffic Engineering & Parking Study

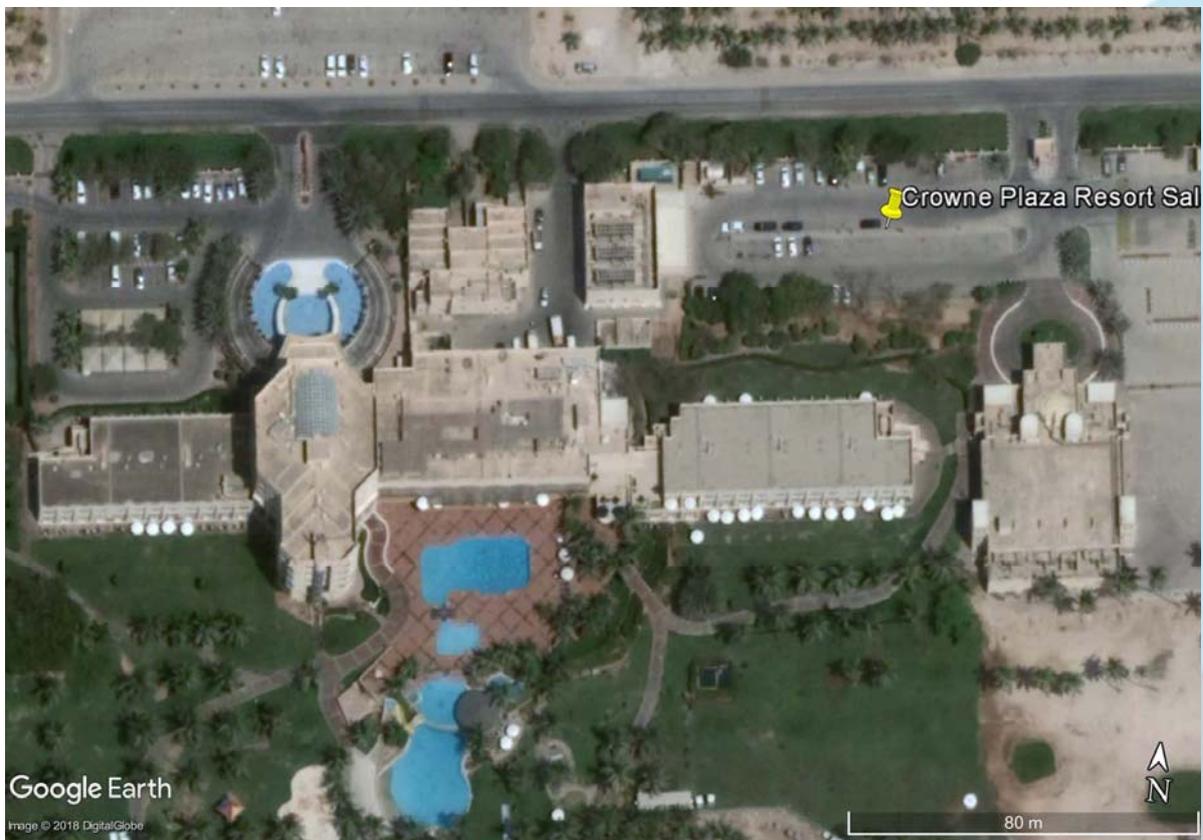


The Chedi Khor Fakkan Resort Hotel is located in Khor Fakkan area of Emirate of Sharjah in the UAE. The 5-Star Resort Hotel with gross floor area of 20,000 square meters includes 145 keys, banquet hall and other amenities associated with such a resort development. The site is situated fronting the Gulf of Oman and bounded by mountains is to provide high-end hospitality experience to its guests / visitors.

CANDO participated in Master Planning and all stages of the design development and provided Traffic Engineering & Parking Study in accordance with local authority rules and regulations.

Project: Crowne Plaza Hotel Refurbishment

Location: Salalah, Sultanate of Oman
Client: Omran
Scope: Traffic & Parking Study / Master Planning



The proposed CROWNE PLAZA Hotel in Salalah, Sultanate of Oman is undergoing refurbishment and redevelopment by introducing a new hotel wing, hotel villas and amenities. The site is situated fronting the Arabian Sea designed to provide high-end hospitality to its guests and visitors.

CANDO is undertaking the Traffic & Parking Study and Master Planning of the development in accordance with the local authority standards and guidelines.

Project: Magna Resort Hotel

Location: Al Marjan Island 4, Ras Al Khaimah, UAE
Client: Magna Group
Scope: Traffic & Parking Study / Master Planning

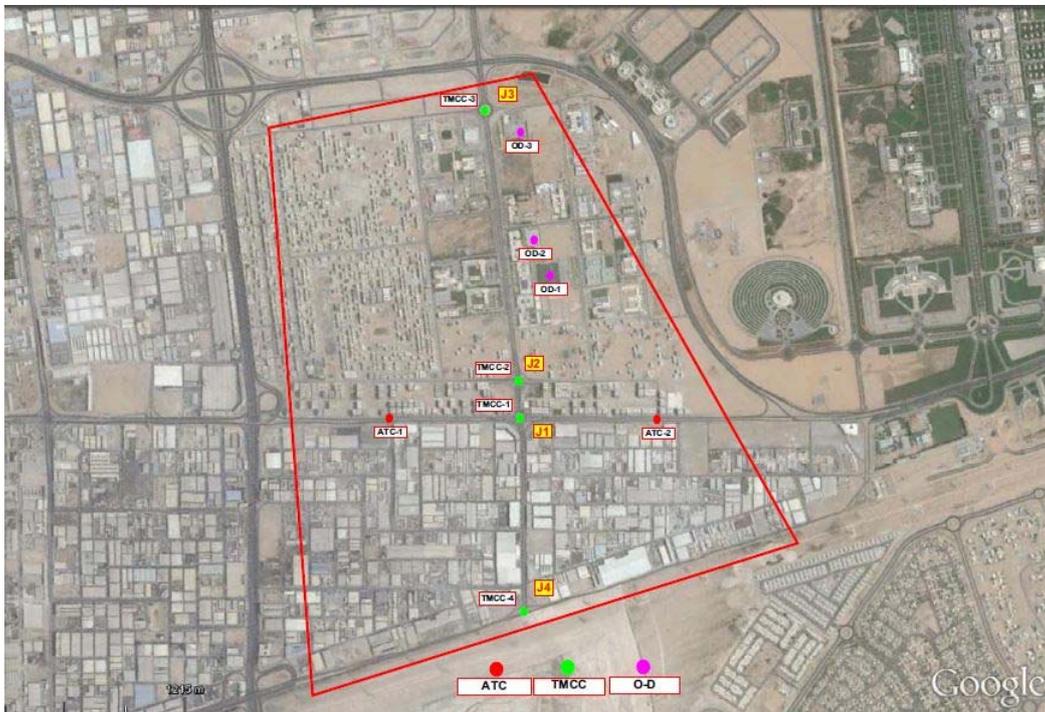


The proposed Magna AMI project is planned as a resort hotel with 446 keys and amenities associated with such a development. The site is to be located on a 12,841 square meter of land on Al Marjan Island 4, Ras Al Khaimah, UAE. The total gross floor area of the development is planned to be 33,253 square meter. The site is situated on a reclaimed land fronting the Gulf designed to provide high-end hospitality experience to its guests / visitors.

CANDO is undertaking the Traffic & Parking Study and Master Planning of the development in accordance with the local authority standards and guidelines.

Project: Maliha Road (E311-S116) & Road between S102-S116 Road Improvements

Location: Sharjah, UAE
Client: UAE Ministry of Infrastructure Development
Scope: Traffic / Pedestrian / Parking Study and Survey



MOID is planning to maintain, improve and upgrade Maliha Road from east of its intersection with Sheikh Mohammad Bin Zayed Road (E311) National Paints Interchange to west of its intersection with Sheikh Khalifa Bin Zayed Road, a stretch of almost 2.2 kilometer in the emirate of Sharjah. In addition, the traffic conditions and required improvements to the main road corridor within the defined attached study area is to be studied.

CANDO undertook a survey of the area and identified the exact locations for conducting all types of required traffic surveys. It also reviewed all previous and on-going projects in the vicinity of the project area and prepared the Scope of Works to be performed for this project. This information was used by the client in undertaking the study.

Project: Wasl Gate 4

Location: Jebel Ali Development, Dubai, UAE
Client: Wasl / JAG Development LLC.
Scope: Traffic Impact & Parking Study



Wasl Gate 4 is a combination of two B + G + 2P + 12 Floors + Roof residential towers on two separate neighboring plots within the new Jebel Ali Development masterplan located in Dubai, UAE. One plot houses 299 apartments and 473 square meter of retail area while the other plot contains 297 apartments and 392 square meter of retail area.

CANDO participated in master planning of both plots and undertook the Traffic Impact Study of the developments in accordance with Dubai Roads and Transport Authority (RTA) standards and guidelines and obtained RTA's approval for this study

Project: Culture Village Hotel

Location: Culture Village – Phase 1, Dubai, UAE
Client: Dubai Properties
Scope: Traffic Impact & Parking Study / Traffic Engineering



The 5-Star, 2 B + G + M + 11 Floor + Roof Culture Village Hotel is proposed as part of Cultural Village – Phase 1 masterplan located in Dubai, UAE. The 30,000 square meter gross floor area hotel is planned to comprise of 268 rooms and 22 suites along with amenities such as health club, retail, restaurants and meeting rooms to cater to the needs of the residents and visitors. The hotel will also house a 20 berth Marina plus 3,100 square meter of independent restaurants along its promenade. The parking demand of the development is provided in 2 basement levels.

CANDO undertook the Traffic Impact and Parking Study of the development in accordance with Dubai Roads and Transport Authority (RTA) standards and guidelines and obtained RTA's approval for this study.

Project: Al Warqa Garden Development

Location: Nadd Al Hamar Village, Dubai, UAE

Client: Wasl

Scope: Traffic Impact & Parking Study / Traffic Engineering



The Al Warqa Garden Development is a combination of two identical residential towers on two separate adjacent plots within the new Nadd Al Hamar Village masterplan located in Dubai, UAE. Each plot houses 204 residential units and small retail area in a G + 1P + 14F + Roof building.

CANDO undertook the Traffic Impact Study of the development in accordance with Dubai Roads and Transport Authority (RTA) standards and guidelines and obtained RTA's approval for this study.

Project: Centennial Shopping Centre

Location: Jumeirah 1, Dubai, UAE
Client: Juma Al Majid Group
Scope: Traffic Access and Circulation Study



This 2B + G + 1F + Roof Shopping Centre has a gross floor area of 4,600 square meter and on-site parking supply of 172 spaces. Retail shops, food & beverage outlets and an area showcasing a brand of automobile are to be situated in this development.

CANDO undertook the Traffic Access and Circulation Study of the development in accordance with Dubai Roads and Transport Authority (RTA) standards and guidelines and obtained RTA's approval for this study.

Project: Burj Nahar Development

Location: Al Muteena, Dubai, UAE
Client: Juma Al Majid Group
Scope: Parking Study



Burj Nahar Development consists of residential and retail components. The 672 parking supply of the development is provided on the ground and two basement floors.

CANDO undertook the Parking Study of the development. Review of Access Strategy, Development of Parking Zones and Allocation, Introduction of Safety Measures, Traffic / Parking Demand Management & Policies and Final Layout and Circulation of parking levels were the main tasks performed for the project

Project: La Mer Views

Location: Port De La Mer, Dubai, UAE
Client: Meraas
Scope: Traffic Concept Study



This 265 unit residential building is planned in the prestigious Port De La Mer waterfront development in Dubai, UAE. Immediate proximity to retail shops, food & beverage outlets, entertainment facilities and beach waterfront makes this tower, a major sought after residential address in the city.

CANDO is currently developing the Traffic Concept Study of the proposed development to enable the client in its decision-making process.

Project: **Golf Apartments**

Location: Dubai Hills Estate, Dubai, UAE

Client: EMAAR

Scope: Parking Study



Golf Apartments Development is located in the new mega masterplan of Dubai Hills Estate in Dubai, UAE. The development consists of 4 residential tower plots and some retail area, each with its own dedicated access point and parking area.

CANDO undertook the Parking Study of the development in accordance with Dubai Roads and Transport Authority (RTA) standards and guidelines as well as client's requirements.

Project: **Al Muteena Mixed Use Development**

Location: Al Muteena, Dubai, UAE
Client: Al Ghurair Real Estate
Scope: Traffic Impact & Parking Study / Access Detail Design



This complex is planned as a Mixed-Use Development consisting of 223 residential apartments, 9,222 meter square gross floor area of offices and 5,677 meter square gross floor area of retail. The ground and basement levels will supply 429 parking spaces for the residents and visitors of this complex.

CANDO undertook the Traffic Impact & Parking Study and Access Detail Design of the development in accordance with Dubai Roads and Transport Authority (RTA) standards and guidelines and obtained RTA's approval for both studies.

Project: Hor Al Anz Mixed Use Development

Location: Hor Al Anz, Dubai, UAE
Client: Al Ghurair Real Estate
Scope: Traffic Impact & Parking Study / Access Detail Design



This complex is planned as a Mixed-Use Development consisting of 75 residential apartments, 1,892 meter square gross floor area of offices and 1,967 meter square gross floor area of retail. The ground and basement levels will supply 157 parking spaces for the residents and visitors of this complex.

CANDO undertook the Traffic Impact & Parking Study and Access Detail Design of the development in accordance with Dubai Roads and Transport Authority (RTA) standards and guidelines and obtained RTA's approval for both studies.

Project: **Al Mankhool Residential Development**

Location: Al Mankhool, Dubai, UAE
Client: Al Ghurair Real Estate
Scope: Traffic Access and Circulation Study



This building is planned as a residential development consisting of 154 apartments of various sizes. The ground and basement levels will supply 156 parking spaces for the residents and visitors of this building.

CANDO undertook the Traffic Access and Circulation Study of the development in accordance with Dubai Roads and Transport Authority (RTA) standards and guidelines and obtained RTA's approval for this study.

**Project: Dubai Women's Association
& Al Basateen Private Nursery**

Location: Al Khwaneej Second, Dubai, UAE

Client: H.H. The Ruler's Court / Dubai Women's Association

Scope: Traffic Impact & Parking Study



The 3,532 square meter gross floor area development is a new branch of Dubai Women's Association in Dubai, UAE. In addition in housing the association, it includes an 879 square meter / 200 capacity stand-alone auditorium and 14 classroom private nursery.

CANDO undertook the Traffic Impact and Parking Study of the development in accordance with Dubai Roads and Transport Authority (RTA) standards and guidelines and obtained RTA's approval for this study.

Project: Plaza Residences

Location: Jumeirah Village Circle, Dubai, UAE
Client: Dorra V1 Limited
Scope: Traffic Impact & Parking Study



Plaza Residential is a combination of 3 Basement + Ground + 4/10/16 Floor + Roof buildings at Jumeirah Village Circle, Dubai, UAE. The development contains 505 apartment units of various sizes and has retail area on its ground floor.

CANDO undertook the Traffic Impact & Parking Study of the project in accordance with Dubai Roads and Transport Authority (RTA) standards and guidelines and obtained RTA's approval for this study.

Project: Al Naeem 4 Tower

Location: Ras Al Khaimah, UAE
Client: Al Naeem Group
Scope: Traffic Impact & Parking Study



The proposed Al Naeem 4 Tower is to be located in Dhafan area of Ras Al Khaimah (RAK), UAE. This B+G+M+20+R Tower is a Mixed-Use Development consisting of 272 residential apartments, 7,833 meter square gross floor area of offices and 2,810 meter square gross floor area of retail.

CANDO undertook the Traffic Impact and Parking Study of the development in accordance with Ras Al Khaimah Municipality and Town Planning standards / guidelines and obtained their approvals.

Project: **Kasco Tower**

Location: Business Bay, Dubai, UAE
Client: Kasco Properties DMCC
Scope: Traffic Access & Circulation Study / Access Design



Kasco Tower is a 2B + G + 3P + 19 floor + 2 Roof tower in Business Bay area of Dubai, UAE. The development is a combination of 14,300 square meter of hospitality and 1,250 square meter of commercial area.

CANDO undertook the Traffic Access & Circulation Study and Access Design of the development in accordance with Dubai Roads and Transport Authority (RTA) standards and guidelines and obtained RTA's approval for this study.

Project: Sukoon Residential Development

Location: Dubai Marina, Dubai, UAE
Client: Gulf Target Holding
Scope: Traffic Access & Circulation Study



Sukoon Tower is a 2B + G + 21 floor + Roof residential / retail tower in the heart of Dubai Marina, Dubai, UAE. The development contains 118 apartments of various sizes and ground floor retail area.

CANDO undertook the Traffic Access & Circulation Study of the development in accordance with Dubai Roads and Transport Authority (RTA) standards and guidelines and obtained RTA's approval for this study.

Project: **Bunyan Residential Development**

Location: Dubai Marina, Dubai, UAE
Client: Gulf Target Holding
Scope: Traffic Access & Circulation Study



Bunyan Tower is a 3B + G + 19 floor + Roof residential / retail tower in the heart of Dubai Marina, Dubai, UAE. The development contains 147 apartments of various sizes and ground floor retail area.

CANDO undertook the Traffic Access & Circulation Study of the development in accordance with Dubai Roads and Transport Authority (RTA) standards and guidelines and obtained RTA's approval for this study.

Project: Mayan Development

Location: Yas Island, Abu Dhabi, UAE

Client: Aldar

Scope: Traffic Master Planning & Parking Study

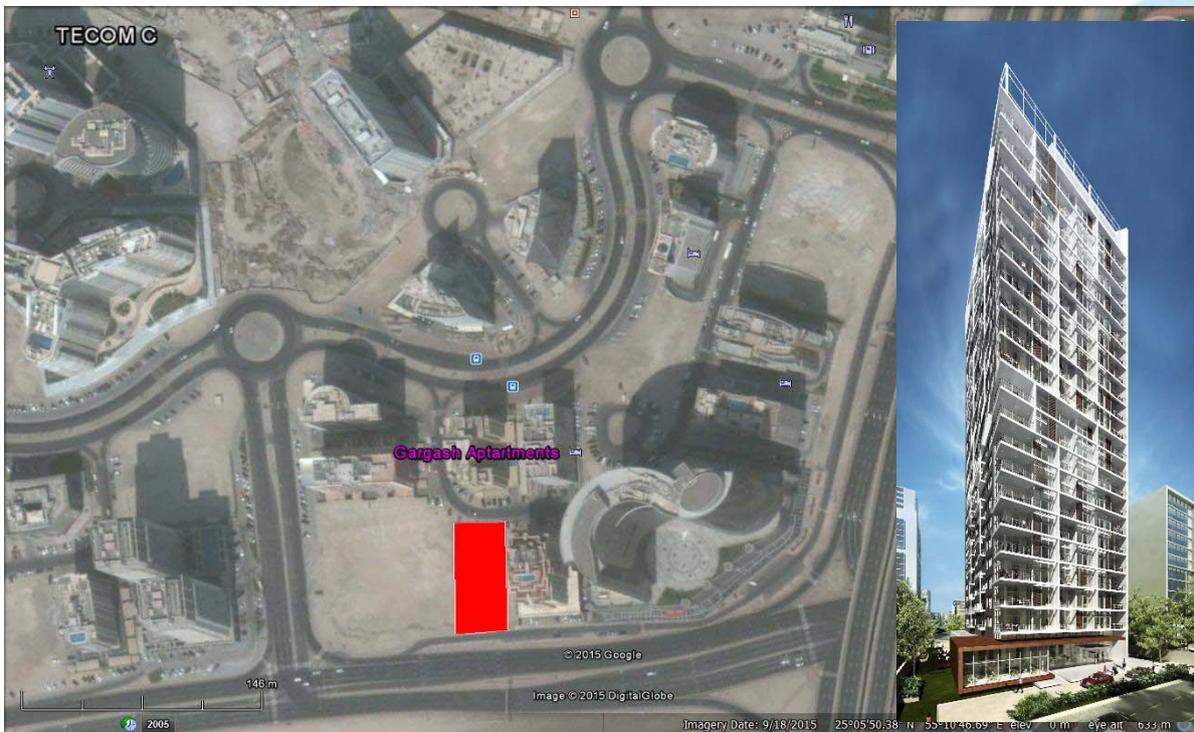


The proposed Mayan Development is located on two adjacent plots in Yas Island, Abu Dhabi, UAE. With about 800 apartment / villa residential units, 1,100 square meter of retail plus other amenities, the development is in prime location overlooking the sea and planned golf course.

CANDO was involved in master planning, concept and early part of schematic design of the project and provided traffic and parking consultancy in accordance with Abu Dhabi Department of Municipal Affairs and Transport (DMAT) standards and guidelines.

Project: Gargash Apartment Building

Location: TECOM, Dubai, UAE
Client: H.E. Anwar Mohammad Abdulkhaliq Gargash
Scope: Traffic Access & Circulation Study

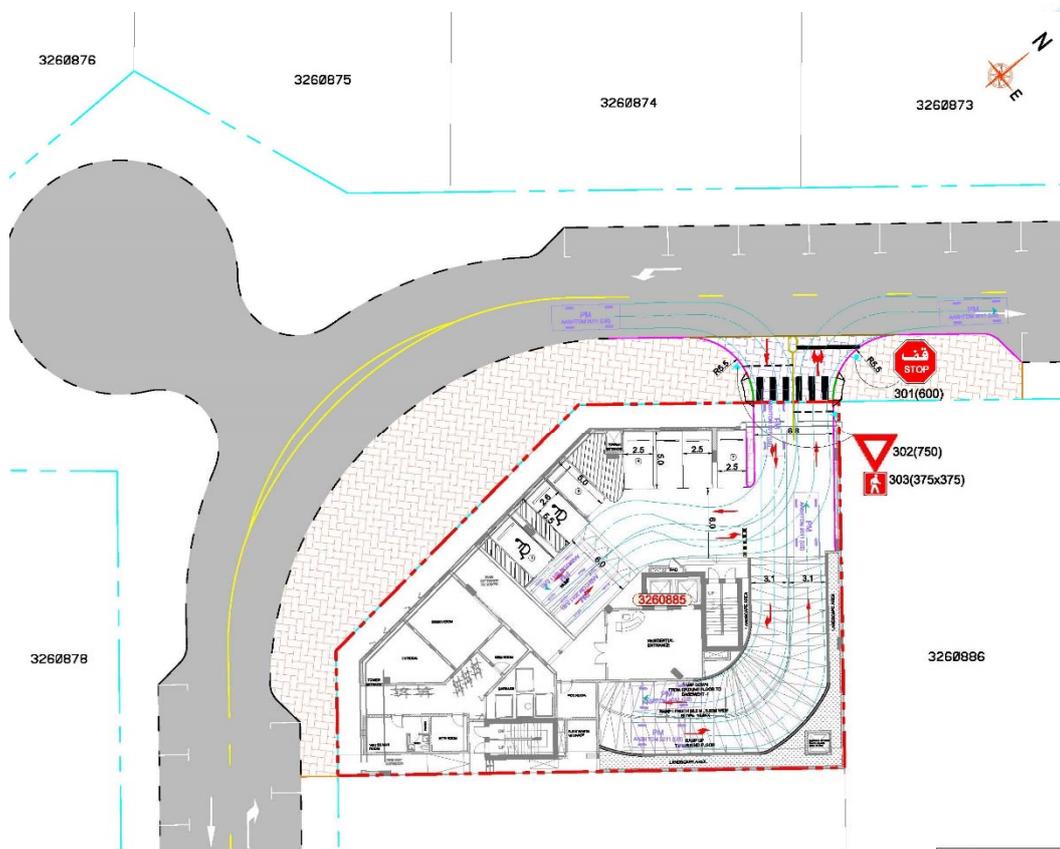


This building is planned as a residential development consisting of 112 apartments with 300 square meter area of retail on its ground floor. The ground and basement levels will supply 156 parking spaces for the residents and visitors of this building.

CANDO undertook the Traffic Access and Circulation Study of the development in accordance with Dubai Roads and Transport Authority (RTA) standards and guidelines and obtained RTA's approval for this study.

Project: Residential Building

Location: Culture Village, Dubai, UAE
Client: Credo Investments FZE
Scope: Traffic Access & Circulation Study



This building is planned on Plot 3260885 of Culture Village, Dubai, UAE as a residential development consisting of 62 apartments. The ground and basement levels will provide the parking supply for the residents and visitors of this building.

CANDO undertook the Traffic Access and Circulation Study of the development in accordance with Dubai Roads and Transport Authority (RTA) standards and guidelines and obtained RTA's approval for this study.

Project: Dr. Sulaiman Al Habib Hospital / Clinic

Location: Dubai Healthcare City, Dubai, UAE
Client: DSAH Group
Scope: Traffic Access Strategy & Parking – Feasibility Study

د. سليمان الحبيب
DR SULAIMAN AL HABIB
المجموعة الطبية



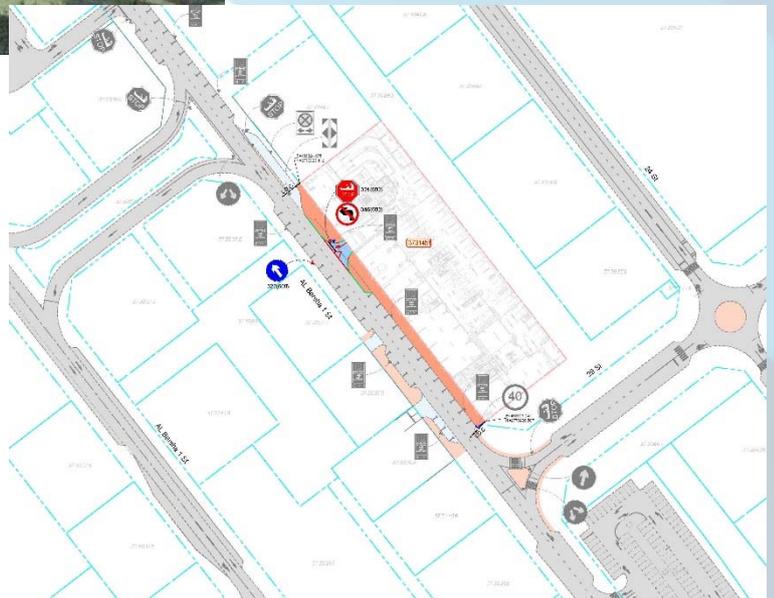

Dr. Sulaiman Al Habib Hospital / Clinic is a private clinic / hospital in the heart of Dubai Healthcare City, Dubai, UAE. In an effort to provide its clients and visitors with utmost convenience, the development decided to improve the traffic condition of the site.

The study was set to provide information and recommendations to help the client in making decisions about the best course of action to relieve the exiting traffic congestion of the site.

CANDO undertook a review of the traffic condition of the development and proposed mitigation measures to improve the traffic and parking situation given the existing site constraints.

Project: Residential / Commercial Building

Location: Plot 3731451 Al Barsha First, Dubai, UAE
Client: Al Ghurair Real Estate
Scope: Road Access Detail Design



This B + G + 6 Floor + Roof commercial and residential building at Al Barsha First, Dubai, UAE has 196 apartments and 1,900 square meter of retail on its ground floor.

CANDO undertook the Road Access Detail Design of the project in accordance with Dubai Roads and Transport Authority (RTA) standards and guidelines and obtained RTA's approval for this study.

Project: Muraqabat Mix-Use Development

Location: Al Muraqabat, Dubai, UAE
Client: Amna Omar Al Falasi
Scope: Traffic Access & Circulation Study

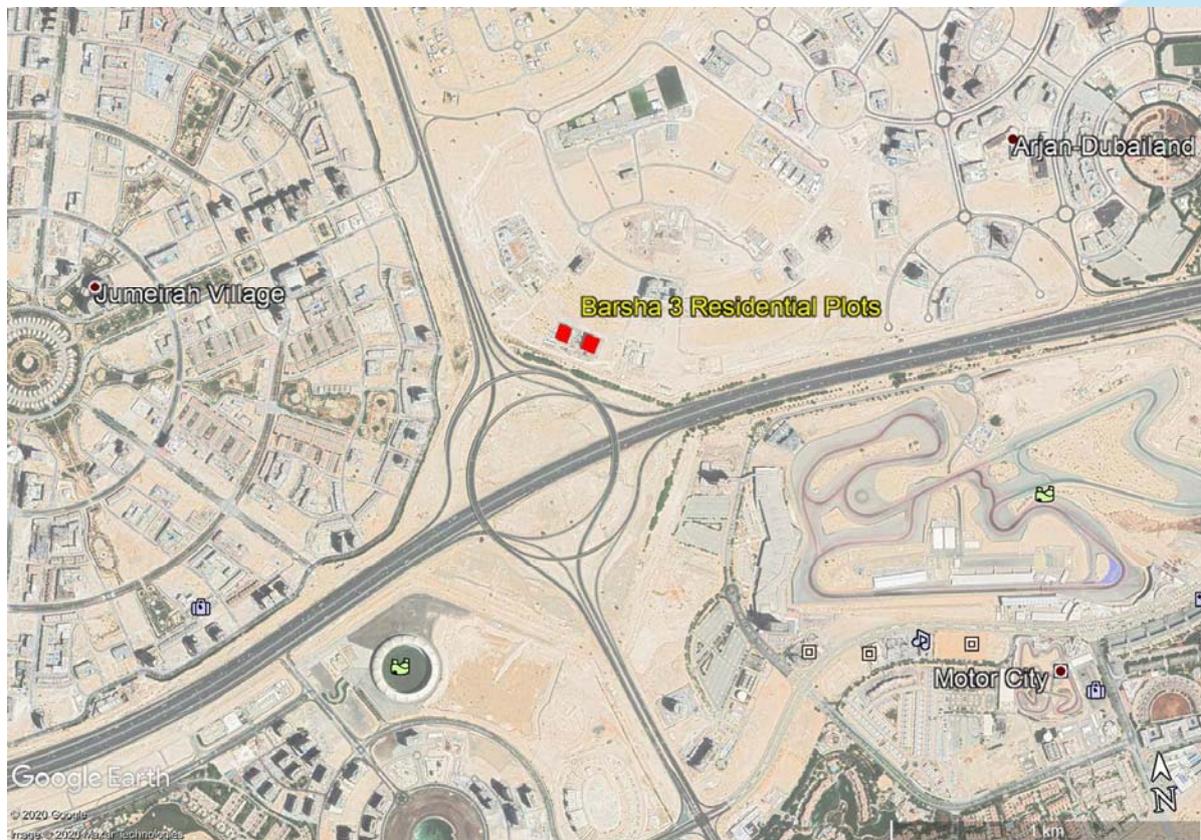


Muraqabat Mix-Use Development is a 3B + G + M + 10 floor + HC + Roof tower in the center of old Dubai, UAE. The development contains 76 apartments of various sizes on top of 2,500 square meter of commercial area.

CANDO undertook the Traffic Access & Circulation Study of the development in accordance with Dubai Roads and Transport Authority (RTA) standards and guidelines and obtained RTA's approval for this study.

Project: Barsha South Third Residential Plots

Location: Al Barsha South Third, Dubai, UAE
Client: H.E. Anwar Mohammad Abdulkhaliq Gargash
Scope: Traffic Access & Circulation Plan Study



Two neighboring plots each developed as an independent UG + G + 4P + 14 floor + Roof Residential / Retail tower in Al Barsha South Third, Dubai, UAE. Each building contains 154 apartments of various sizes and ground floor retail area.

CANDO undertook the Traffic Access & Circulation Plan Study of both developments in accordance with Dubai Roads and Transport Authority (RTA) standards and guidelines and obtained RTA's approval for this study.

Project: Residential Building

Location: Plot 3180294 Al Karama, Dubai, UAE
Client: Muzoon Real Estate LLC.
Scope: Road Access Detail Design



This commercial and residential building at Al Karama, Dubai, UAE has 45 apartments and 2,650 square meter of retail.

CANDO undertook the Road Access Detail Design of the project in accordance with Dubai Roads and Transport Authority (RTA) standards and guidelines and obtained RTA's approval for this study.

Project: Marasi Views

Location: Business Bay, Dubai, UAE
Client: Dubai Properties
Scope: Concept Study



Marasi Views, a B + G + 2P + 12 floor residential / retail building is proposed to be located at Business Bay area of Dubai, UAE. The development is situated in close proximity to the main road corridor of Dubai, Sheikh Zayed Road, and within walking distance to Business Bay metro station, making it an attractive and convenient place to live.

CANDO undertook the Traffic Concept Study of the proposed development to enable the client in its decision-making process.

Project: Mada Residences

Location: Burj Khalifa District, Dubai, UAE
Client: Artar Real Estate Development LLC.
Scope: Traffic Access & Parking Study



Mada Residences is a G + 4P + 32 floor + Roof tower in Burj Khalifa District of Dubai, UAE. The development is a luxury residential tower with 193 apartments of various sizes.

CANDO undertook the Traffic Access & Parking Study of the development in accordance with Dubai Roads and Transport Authority (RTA) standards and guidelines and obtained RTA's approval for this study.

Project: Souq Madinat Jumeirah – Lagoon Retail

Location: Souq Madinat Jumeirah, Dubai, UAE

Client: North 25

Scope: Feasibility Study

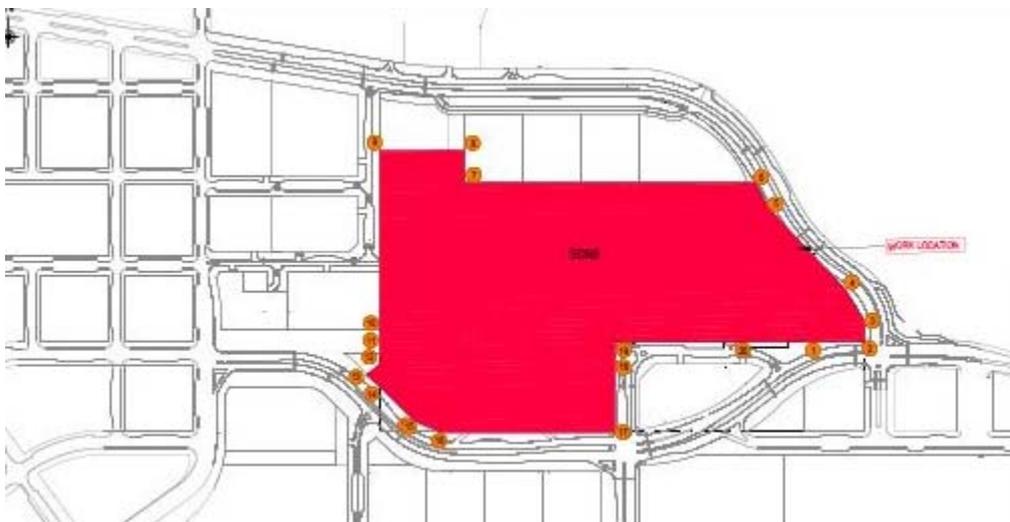


The developer is investigating the feasibility of adding new food / beverage, retail, leisure / entertainment and promenade areas to the lagoon area of the existing Souq Madinat Jumeirah development in Dubai, UAE.

CANDO undertook the Traffic & Parking Feasibility Study of the proposed development to enable the client in its decision-making process.

Project: Manarat Al Saadiyat Enhancement

Location: Saadiyat Island, Abu Dhabi, UAE
Client: Abu Dhabi Tourism & Cultural Authority
Scope: Traffic Circulation & Parking Review



The proposed enhancement is the addition of a 410 square meter events building with seating for 70 people at the Manarat Al Saadiyat building. This is part of the overall Cultural Park project for Saadiyat Island.

CANDO undertook the Traffic Circulation & Parking Review of the enhancement project in accordance with Abu Dhabi Department of Municipal Affairs and Transport (DMAT) standards and guidelines and obtained DAMT's approval for this study.

Project: Adventz Tower

Location: Burj Khalifa District, Dubai, UAE
Client: Burj District One Limited
Scope: Traffic Concept Study



This 70 Storey proposed tower situated in Burj Khalifa District of Dubai, UAE is planned as a luxury residential tower with 174 apartments of various sizes.

CANDO undertook the Traffic Concept Study of the proposed development to enable the client in its decision-making process.

Project: Park Academy 2

Location: Baku, Azerbaijan
Client: SABAH Planning & Development International
Scope: Traffic Impact & Parking Study / Traffic Engineering



Park Academy is proposed as a residential / retail development in Yasamal District of Baku, Azerbaijan. The development comprises of 2 residential towers, Park Academy 1 & 2, connected by 3 levels of shopping / retail podium. The parking requirement of the development is provided on 4 basement levels.

CANDO undertook the Traffic Impact and Parking Study of Park Academy 2 tower which includes 181 apartments and 14,000 square meter of shopping area in accordance with local / international standards and guidelines.

- Traffic Impact Study
- Transportation Eng./Planning
- Highway Design
- Survey Collection / Study
- Infrastructure Design
- Master Planning
- Access and Parking Study
- Landscape Architecture



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