

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

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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

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

ZONES OF OPERATION

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

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

Al Hesan Gas Storage

Open shed & service block · Al Layan 1, Dubai



Open Shed & Service Block — Al Hesan Trading LLC

UNDER CONSTRUCTION

CLIENT	LOCATION	AUTHORITY	SCOPE
Al Hesan Trading L.L.C	Al Layan 1 · Plot 9871010	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	Raees Ahmad, architect · Syed Jawad, structural
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



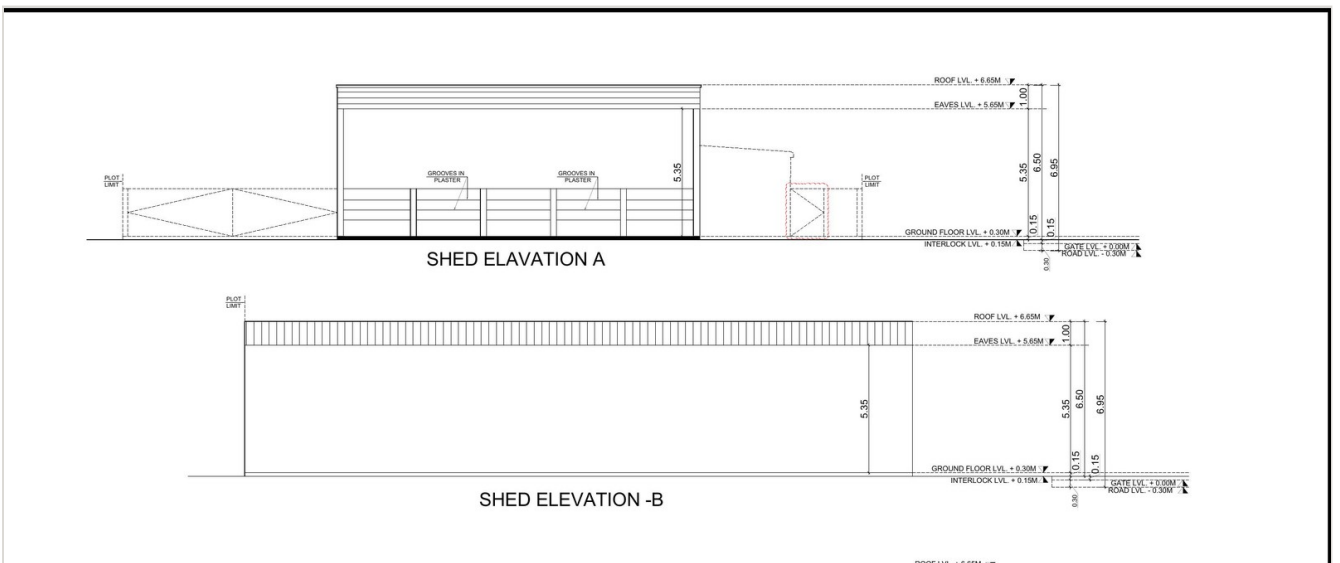
BASES CAST, HOLDING-DOWN BOLTS SET TO SURVEY



CONCRETE PLACEMENT BY BOOM PUMP



COMPOUND UNDER CONSTRUCTION — SERVICE BLOCK AND SHED FOUNDATIONS



APPROVED SHED ELEVATIONS A AND B · DUBAI MUNICIPALITY STAMPED

Al Mahra Industrial Warehouse

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



G+M Industrial Warehouse — Al Mahra Laundry

UNDER CONSTRUCTION

CLIENT

Al Mahra Laundry

CONSULTANT

Nile Engineering Consultants

LOCATION

Al Layan 1 · Plot 9874663

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	Razmi Tajeb, architect · Ezzat Osama, 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
Saleh Mohammad Alhammadi	Klick Engineering	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 · plot 284-0383, Al Ttay
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

JAFZA PEB Warehouse

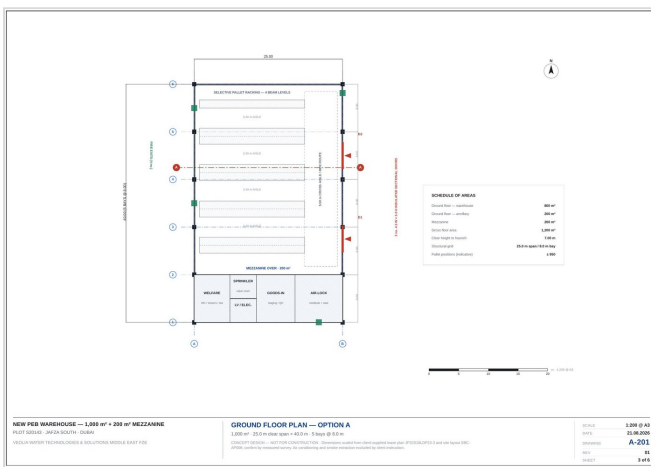
1,000 sqm warehouse + 200 sqm mezzanine · concept design

New PEB Warehouse — Plot S20143, JAFZA South

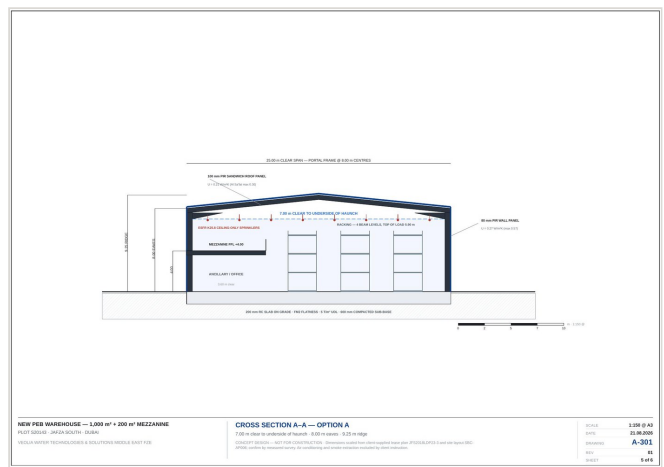
CONCEPT PROPOSAL · 2026

A full concept design produced in-house for a new pre-engineered warehouse on an occupied industrial plot in JAFZA South — site strategy, plot coverage, ground and mezzanine layouts, cross section, elevations, and external envelope schedule. The scheme resolves a constrained triangular parcel alongside an existing warehouse while preserving vehicle circulation and fire tender access.

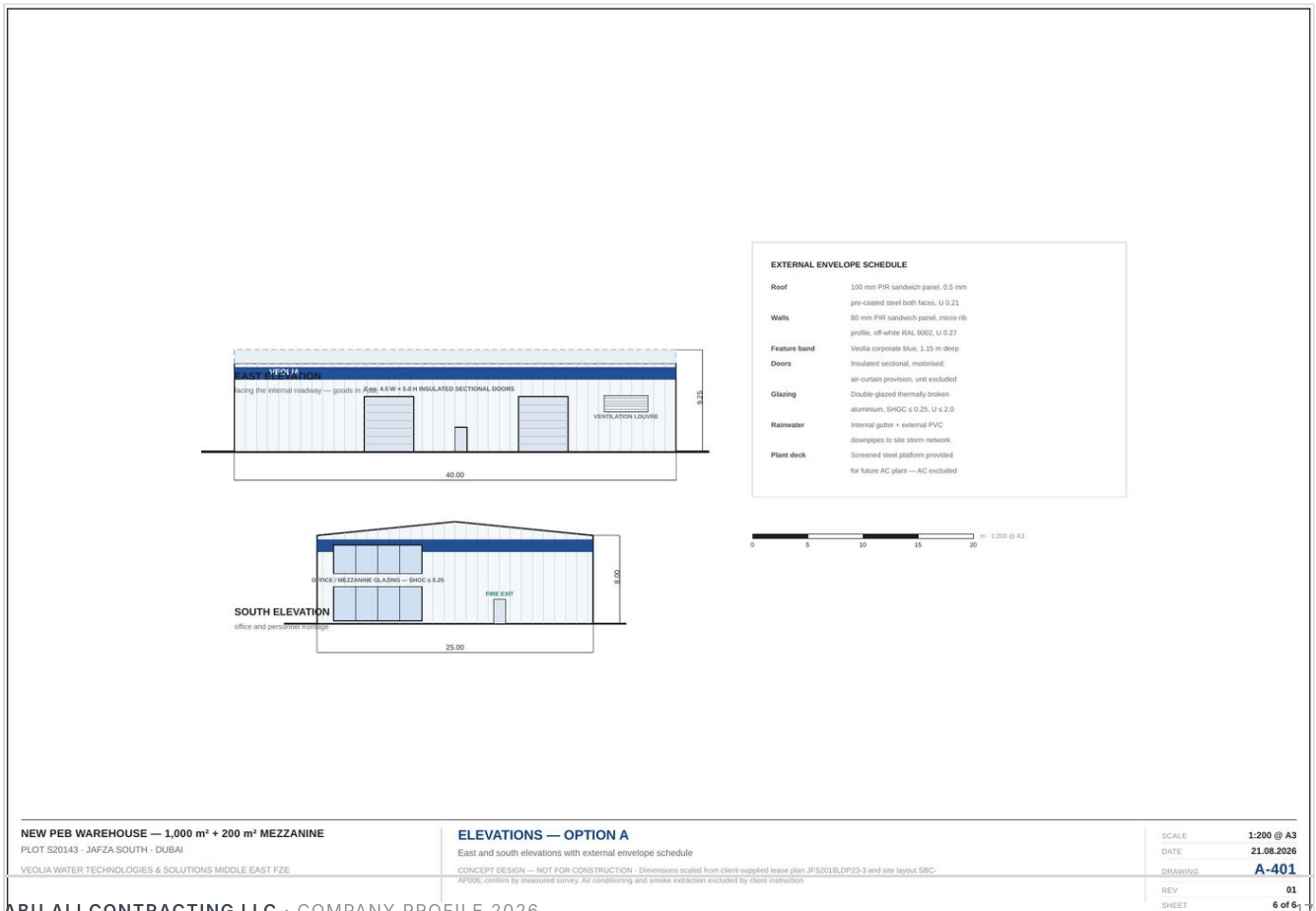
This drawing set is design work, submitted as a proposal. It is shown here as evidence of in-house engineering capability, not as a completed building.



GROUND FLOOR PLAN — OPTION A



CROSS SECTION A-A



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



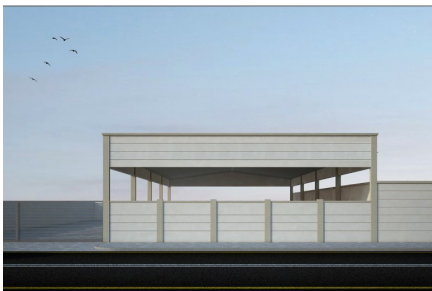
RECYCLING PLANT & WORKSHOP — AL LAYAN 1
· 2,209 SQM



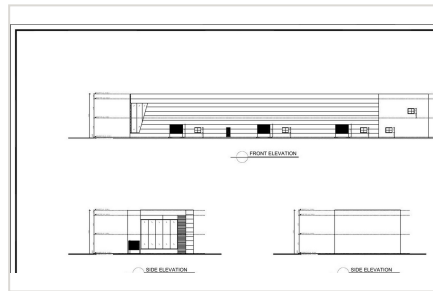
G+M PHARMACEUTICAL WAREHOUSE — AL LAYAN 1 · 1,456 SQM



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 & STORAGE FACILITY — AL LAYAN 1
· 1,819 SQM

SCHEME	LOCATION	BUILDING	FLOOR AREA
Recycling plant, workshop & G+M office	Al Layan 1	PEB hangar + RCC office	2,208.75 sqm
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	JAFZA South	PEB portal frame	1,200.00 sqm
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
Laser Craft 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 · Al Layan 1



Recycling Plant, Workshop & Allied Services — 2,208.75 sqm

IN TENDER · 2026

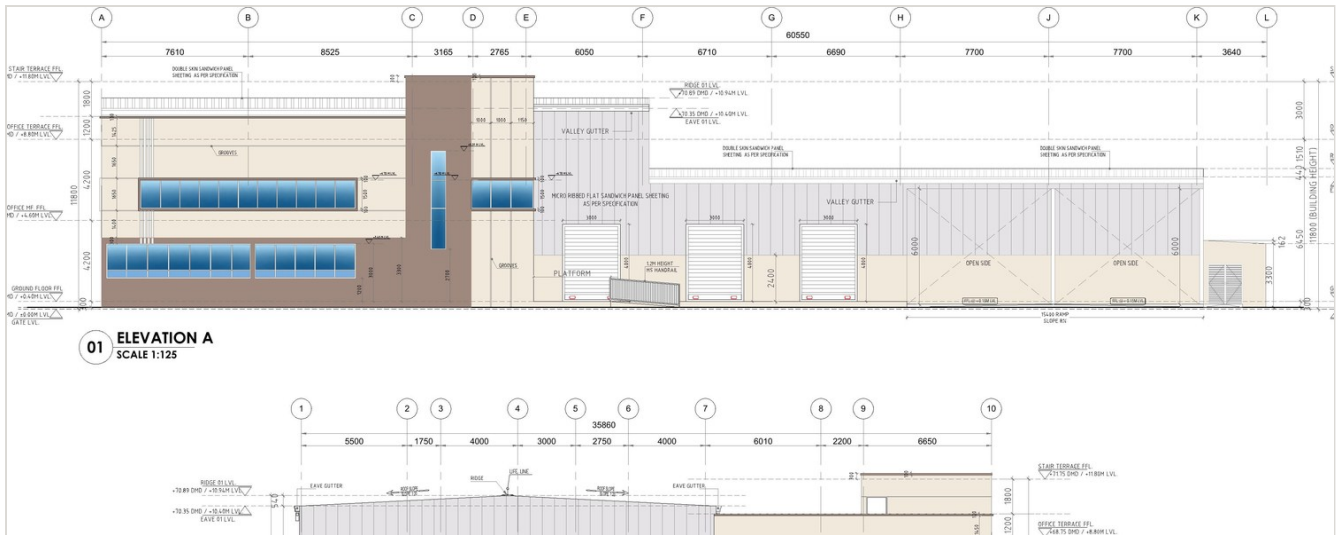


G+M OFFICE BLOCK — SOUTH ELEVATION

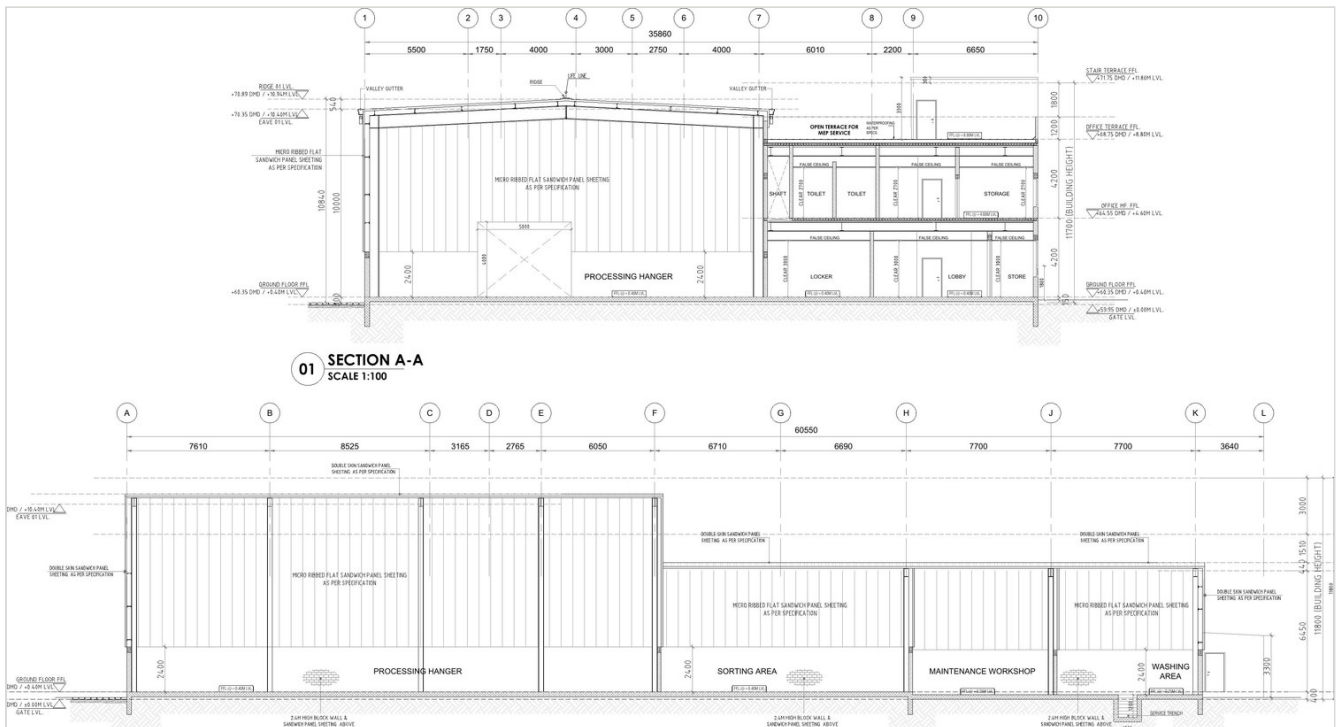


HANGAR, SORTING YARD AND CIRCULATION

PARAMETER	DESIGN
Plot area · plot coverage allowed	3,160.48 sqm · 50%
Total built-up area	2,208.75 sqm
Ground floor · ground service · mezzanine	1,432.80 · 369.12 · 321.53 sqm
Building grid	60.55 m (A-L) × 35.86 m (1-10)
Hangar eaves · ridge · total height	+8.35 m · +10.60 m · 11.80 m
Compound wall	183.56 m



ELEVATIONS A AND B — PROCESSING HANGAR AND OFFICE BLOCK



SECTIONS A-A, B-B AND C-C

Structure

Pre-engineered steel hangar on anchor-bolted bases, Z200/20 sleeved purlins at 1000 c/c with 16Ø anti-sag rods. RCC office block, lift core, guard room, services building and compound wall.

Process & site works

Sorting area, maintenance workshop, truck wash, weighbridge, 9 × 9 m loading bay for a 9 m truck, 9 m gate with barriers, substation, LV, pump and telecom building.

Office accommodation

G+M office with lift and steel stair, prayer rooms, pantry, server room and MEP terrace at +8.80 m.

Underground works

UG holding tank and UG waste water tank with oil interceptor, 61.00 sqm combined, tanked and lined.

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

Laser Craft Industries

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



Workshop & Storage Facility — 1,818.98 sqm

CONTRACT SIGNED · 2026

CLIENT	CONSULTANT	LOCATION	SCOPE
Laser Craft Industries L.L.C	Al Alwan Engineering Consultants	Al Layan 1 · Plot 9873960	Lump-sum construction

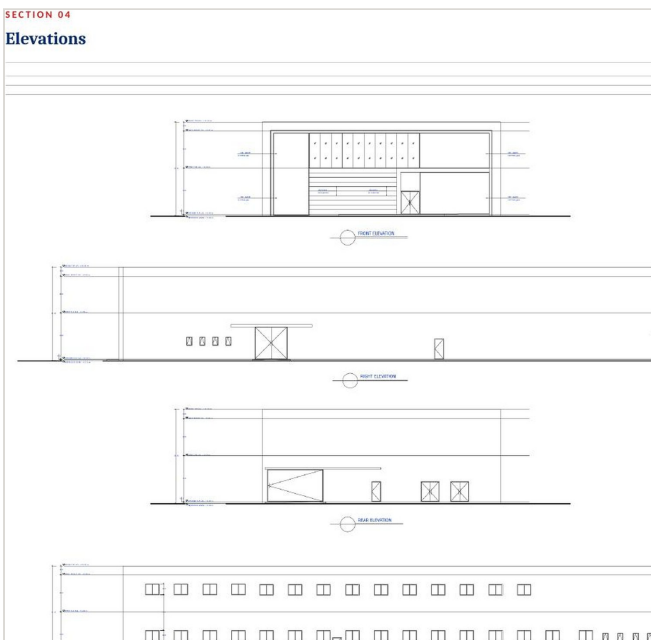
A pre-engineered steel workshop and storage facility with a full-width mezzanine and a glazed office frontage, built on a 2,750 sqm industrial parcel at Al Layan 1. The building runs 58.30 m by 25.80 m to a 9.30 m eave, with the office and reception carried in a feature portal across the entrance elevation.

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 · 1,818.98 sqm
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

SECTION 04 Elevations



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

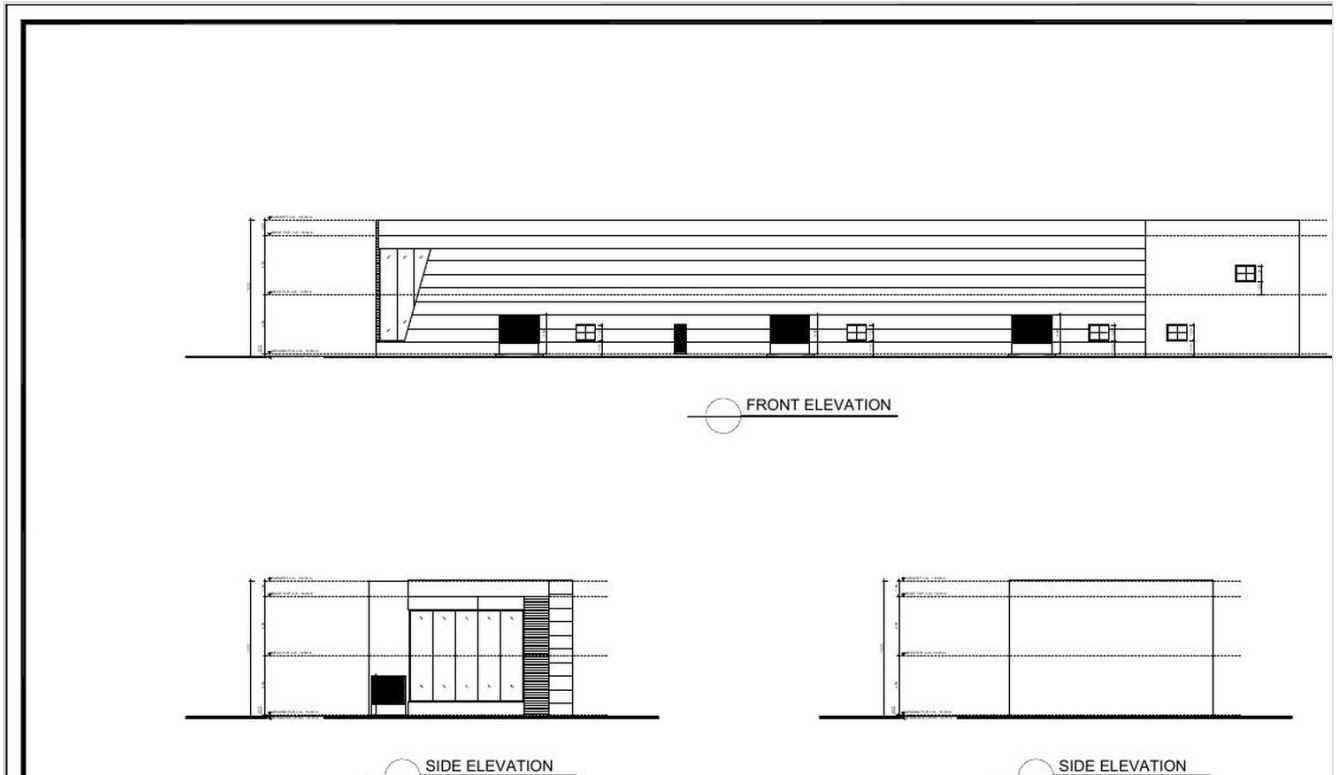
Distribution boards, containment and small power, high-bay lighting to the factory, plumbing and drainage throughout.

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

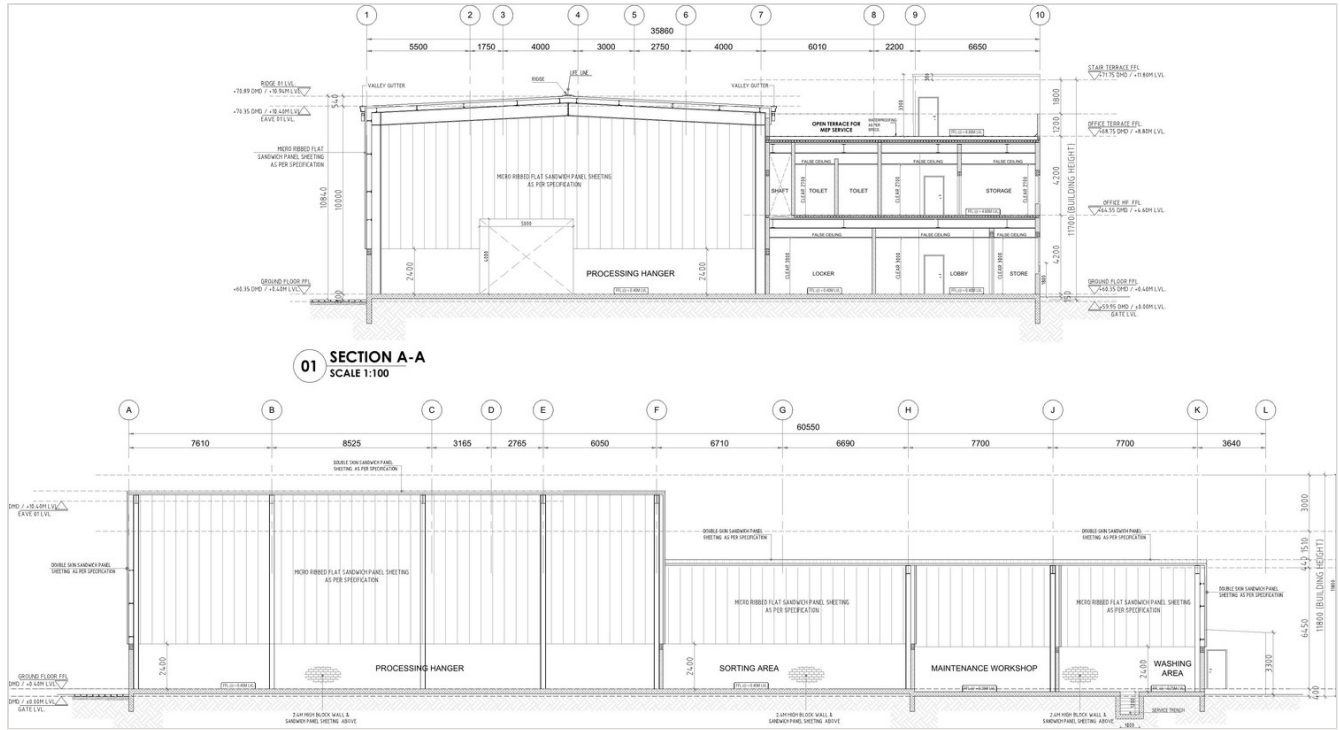
Pre-engineered steel shed over four individually let units, RCC mezzanine decking slabs, 12" and 8" thermal block envelope, service block, and full compound works on a plot with an operating warehouse retained throughout.

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



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 m³ 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/m² 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	Saleh Mohammad Alhammadi	Klick Engineering	Al Ttay
Steel fabrication & trailer manufacturing facility · 2000s	Seatrail LLC	Client-nominated	Jebel Ali Industrial 2
Snack manufacturing factory — complete build · 2000s	National Food Industries LLC	Client-nominated	Al Quoz Industrial 1
Open shed + service block, gas storage	Al Hesani Trading LLC	Raees Ahmad / Syed Jawad	Al Layan 1
G+M industrial warehouse, laundry	Al Mahra Laundry	Nile Engineering Consultants	Al Layan 1
G+M pharmaceutical distribution warehouse	Licensed drug store operator	Confidential	Al Layan 1
Workshop & storage facility, G+M	Laser Craft Industries LLC	Al Alwan Engineering	Al Layan 1
Steel industrial shed	Private manufacturer	Client-nominated	Al Quoz Industrial
Workshop shed + office block	Private operator	Client-nominated	Jebel Ali
Warehouse + loading bay	Logistics company	Client-nominated	JAFZA
Steel frame industrial complex	Manufacturing client	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 developer	Al Maali Engineering	Business Bay area
G+2 mixed-use building	Private developer	Al Maali Engineering	Al Satwa
Ground floor commercial block	Private owner	Klick Engineering	Al Quoz 1
Aluminium curtain wall façade	Commercial developer	Client-nominated	Business Bay
Retail & office fit-out	Private tenant	Client-nominated	Deira
Office interior fit-out	Corporate client	Client-nominated	TECOM area

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

Curtain wall

Unitised and stick-system façades for commercial buildings.

Shopfronts

Storefronts, entrance systems, and frameless glass doors.

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.

Carpentry

Wood flooring, joinery, cabinetry, and site carpentry.

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	Mohammad Gharib Yaqoot Khamis Al Mazrooi	Apex Intl	G + 1 villa	Umm Al Sheif
J-139	153892-2-3	2008	Mohammad Gharib Yaqoot Khamis Al Mazrooi	Apex Intl	G + 1 villa + kitchen block	Al Barsha
J-162	193407-1-3	2011	Obaid Bakhit Khamis Ibhram Al Suwaidi	Klick Engg.	G + 1 villa + service block + boundary wall	Al Sarsha South 2Nd
J-165	199985-3-1	2012	Ahmad Abdulla Abdul Rahman Ahmad Al Madani	Ramesh & Assoc.	G + 1 villa + service block	Al Barsha South 1St
J-166	208251-2-1	2012	Hamid Ahmad Abdulla Ahmad	Al DanaEngg.	G + 1 villa + service block + BW	Al Barsha South 2Nd
J-167	213926-1-1	2012	Rashid Abdul Rahman Abdulla Al Marzooqi	Klick Engg.	G + 1 villa + service block + BW	Al Barsha 2Nd
J-168	213404-2-1	2012	Khalifa Thani Ali Khalif Bin Ghalita	Klick Engg.	G + 1	Al Barsha 2Nd
J-169	210061-3-2	2012	Omer Salim Habaish Ali	Team 90	G + 1 + 1R	Al Barsha 2Nd
J-174	159492-2-1	2013	Ali Hassan Abdulla Hassan Shaban	Klick Engg.	G + 1	Al Warqa 4Nd
J-175	229538-2-1	2013	Abdulla Mohammad Hassan Abdulla	Klick Engg.	G	Al Barsha South 2Nd
J-176	222856-2-1	2013	Majid Saqer Majid Saqer Al Marri	Archdome	G + 1	Nad Al Shiba 4Nd
J-177	234257-2-2	2014	Tareq Hussain Mohammad Al Marzooqi	Klick Engg.	G + 1 + 1R	Al Barsha 3Rd
J-178	238295-2-1	2014	Khalid Saif Ahmad Humaid Darwish Al Mazroei	Arkan Engg.	G + 1 + 1R	Al Barsha 2Nd
J-179	242398-2-1	2014	Abdulla Musabih Abid Thani Bin Saif Al Marri	Klick Engg.	G + 1 DRIVER ROOM	Al Quoz 4Nd
J-180	209163-5-2	2014	Nabil Jassim Abdulla Jassim Almakki	Klick Engg.	G + 1	Al Barsha South 2Nd
J-181	243332-1-2	2014	Ahmad Saif Ahmad Humaid Almazrooei	Klick Engg.	KITCHEN BLOCK	Al Barsha South 2Nd
J-182	244593-1-1	2014	Walid Abdulrazzaq Abdulla Burqaiba	Klick Engg.	KITCHEN BLOCK	Al Barsha 3Rd
J-183	241093-2-3	2014	Saeed Hafeedh Saeed Hafeedh Al Mazrouei	Klick Engg.	G + 1	Al Warqa Fourth
J-184	250828-2-1	2014	Moaza Ramadhan Almas Bilal Almehairbi	Klick Engg.	G + 1	Al Barsha South 1St
J-185	252924-2-1	2015	Salem Saif Ahmad Humaid Darwish Almazroei	Klick Engg.	G + 1	Al Barsha South 1St
J-186	229795-2-4	2015	Mohammad Hassan Abdulla	Klick Engg.	KITCHEN BLOCK	Al Barsha 3Rd
J-187	258609-2-2	2015	Abdulrahman Ali Hassan Falamarzi	Klick Engg.	G + 1	Al Barsha South 1St
J-188	258539-2-2	2015	Abdulrahman Abdul Razzaq Abdulla Burqaiba	PioneerEngg.	G + 1	Nad Al Shiba 4Th
J-189	247240-2-1	2015	Dawood Ahmed Abdulrahim Mohammad Dashti	Klick Engg.	G + 1	Al Barsha South 2Nd
J-190	231384-7-1	2015	Khalid Hussain Mohammad Abdulrahman	Klick Engg.	G + 1	Nad Al Shiba 4Th
J-191	270633-1-1	2015	Saqar Majed Saqr Almarri	Klick Engg.	KITCHEN BLOCK	Al Barsha 3Rd
J-192	274977-1-1	2016	Jamal Fadhil Salem Buti Alhamli	Klick Engg.	G + 1 + kitchen block	Oud Al Muteena 2
J-193	282625-2-1	2016	Sana Mohamed Hussain Bin Lootah W.O. Mohd Ali Alfalamarzi	Klick Engg.	G + 1 + kitchen block	Al Mizhar 2Nd

JOB	DM PERMIT NO.	YEAR	OWNER	CONSULTANT	SCOPE	LOCATION
J-194	678627-2-2	2016	Hesham Hassan Essa Zowayed Alfalasi	Al Tasees Engg.	G + 1 + kitchen block	Al Barsha South 1St
J-195	283227-2-1	2016	Abdulla Mubarak Abdulla Dalmook Almheiri	Klick Engg.	G + 1	Nad Al Shiba 4
J-196	283226-2-1	2016	Hamdan Mubarak Abdulla Dalmook Almheiri	Klick Engg.	G + 1	Nad Al Shiba 4
J-197	286313-1-1	2016	Abdulla Ibrahim Hassan Ismail	Al Tasees Engg.	G + 1 EXTENSION + kitchen block + service block	South Barsha 1
J-198	274899-4-2	2016	Mohammed Ahmad Ali Mohammed Alrais	Al Maali Engg.	G + 1 villa	Al Quoz 4
J-199	301074-2-1	2016	Khalifa Ahmad Ali Mohammad Falamarzi	Al Maali Engg.	G + 1 villa	Al Quoz 2
J-201	301636-2-2	2017	Sleh Mohammad Saleh Ahmed Alhammadi	Klick Engg.	WAREHOUSE	Al Ttay
J-204	308535-2-2	2017	Yousif Bakhit Khamis Ibrahim Al Suwaidi	Al Maali Engg.	G + 1 + kitchen block	Al Barsha South 1
J-205	250642-2-2	2017	Essa Hassan Essa Zowayed Alfalasi	Al Maali Engg.	G + 1 villa	Al Manara
J-206	308527-2-1	2017	Mohammad Abdulhamid Mohammad Ali Falamarzi	Al Maali Engg.	Ground floor villa	Al Quoz 1
J-207	319042-2-1	2017	Mohammed Mubarak Mohammed Busamra Al Mazrooei	Sas Engg.	G + 1 villa	Umm Al Sheif
J-208	294174-2-2	2017	Jassim Jaffar Hassan Jaffar Al Saffar	Klick Engg.	G + 1 villa + kitchen block	Al Khawaneej 2
J-209	311786-2-1	2017	Hamad Ghanim Ahmad Mohammad Hussain	Klick Engg.	G + 1 villa + kitchen block	Al Awir 1
J-210	306668-2-1	2017	Shadia Amara Aamer	Klick Engg.	Ground floor villa	Al Quoz 1
J-211	302521-2-1	2017	Abdulla Saeed Ahmad Sulaiman Almarri	Klick Engg.	Ground floor villa	Al Mizhar 1
J-212	268003-7-1	2018	Rashid Abdulla Ali Mohammad Al Badow	Al Maali Engg.	G + 1 villa	Al Quoz 1
J-213	317543-2-2	2018	Salem Mohd Salem Abdulla Albusumait	Klick Engg.	G + 1 + 1R	Al Aweer 1
J-214	315223-3-3	2018	Saeed Atiq Ahmad Binoman Almheiri	Al Maali Engg.	G + 1 + 1R + service block	Umm Suqeim 3
J-215	331412-2-1	2018	Essa Hassan Abdullah Hassan Shaban	Klick Engg.	G + 1	Al Khawaneej 2
J-202 K.B	342152-1-1	2019	Ismail Ahmad Mohamed Falamarzi	Al Maali Engg.	Kitchen block	Nad Al Shiba 4
J-216	337999-2-1	2019	Ahmad Ghanim Mohammed Yousuf	Klick Engg.	G + 1 + kitchen block	Al Barsha South 2
J-217	329000-3-1	2019	Rashid Salah Salem Saeed Wildgharib	Al Maali Engg.	G + 1	Al Aweer 1
J-218	337494-1-1	2019	Abdulsamad Sulaiman Juma Bashir Alblooshi	Al MujassamEngg.	G + 1 + kitchen block	Al Aweer 1
J-219	325392-2-2	2019	Fahad Khalid Eid Bin Madaeya Alfalasi	Klick Engg.	G + 1	Al Khawaneej 2
J-222	347467-2-1	2019	Mohamed Ibrahim Ahmed Hussain Al Ali	Klick Engg.	G + 1	Al Quoz 1
J-223	351420-2-1	2020	Abdulla Hassan Mohammad Ismail Al Jasmi	Al Amir Engg.	G + 1	Nad Al Shiba 2
J-224	340908-4-1	2020	Salem Saif Ahmed Humaid Almazrouei, Ahmad Saif Ahmad Humaid Almazrooei	Al Maali Engg.	G + 1 + R	Al Satwa
J-226	324160-3-1	2020	Abdulla Mohammed Khalifa Obaid Almheiri	Klick Engg.	G + 1	Al Muhaisnah 1
J-227	354062-1-1	2020	Ahmed Saif Ali Al Mansoori	Al Maali Engg.	G + 1	Al Barsha South 1
J-228	352087-2-1	2020	Khalifa Ali Mohammed Ali Al Suwaidi	Al Maali Engg.	G + 1	Al Awir 1
J-229	348928-1-1	2020	Matar Matar Abdullrahman Ghurab Al Mheiri	Klick Engg.	G + 1 + kitchen block	Oud Al Muteena 2
J-231	357750-1-1	2020	Mohammad Ali Abdulla Ahmad Falamarzi	Al Maali Engg.	G + 1	Al Quoz 2
J-232	353748-2-1	2020	Abubaker Ismail Ahmad Alhaj Ali	Al Maali Engg.	G + 1	Umm Nahad 3
J-233	356495-4-1	2020	Mohammed Suhail Obaid Khadem Alkhyeli	Al Maali Engg.	G + 1 + kitchen block	Nad Al Shiba 2
J-236	360322-2-1	2020	Majid Falaknaz Mohammad Ibrahim	Al Maali Engg.	G + 1 + kitchen block	Umm Nahad 3
J-237	337108-4-1	2021	Khamis Tareh Khamis Ahmed Almazrouei	Al Maali Engg.	G + 1 + kitchen block	Al Barsha 2
J-238	361375-2-3	2021	Mohammad Falaknaz Mohammad Ibrahim	Al Maali Engg.	G + 1 + kitchen block	Umm Nahad 3
J-239	364929-2-2	2021	Mahmood Falaknaz Mohammad Ibrahim	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	Ahmad Ismail Ahmad Mohd Falamarzi	Al Maali Engg.	G + 1	Nad Al Shiba 1
J-241	361076-2-2	2021	Faisal Khamis Bakhit Khamis Alsuwaidi	Al Maali Engg.	G + 1	Wadi Al Shabak
J-242	223178-5-2	2021	Abdulla Salem Mubarak Saqer Alshaer	Al Maali Engg.	Ground floor villa	Al Quoz 2
J-243	363667-4-1	2021	Ali Makki Hassan Makki	Al Maali Engg.	G + 1	Al Barsha South 2
J-244	365664-2-1	2021	Khamis Abdulla Nasser Khamis Alkaabi	Al Maali Engg.	G + 1	Al Aweer 1
J-245	351405-2-1	2021	Moussa Ibrahim Moussa Mohd Alhammadi	Al Maali Engg.	G + 1	Umm Nahad 3
J-246	371122-1-1	2021	Abdulla Ali Abdulla Ahmad Falamarzi	Al Maali Engg.	G + 1 + kitchen block	Al Barsha South 1
J-247	371412-2-2	2021	Saood Abdulaziz Ibrahim Abdulrahman Alsebhah	Al Maali Engg.	G + 1	Nad Hessa
J-248	291285-6-1	2021	Khalil Ibrahim Hassan Mohd Hassan Al Balooshi	Klick Engg.	G + 1 + service block	Al Barsha South 2
J-249	362323-2-2	2022	Abdulla Abbas Namat Abbas Al Farsi	Al Maali Engg.	G + 1 + R + service block + driver block	Umm Nahad 3
J-252	374785-1-1	2022	Yousuf Thani Mohammad Thani Bin Quba Almehairi	Klick Engg.	G + 1 + R	Al Barsha South 2
J-254	214937-6-1	2022	Buti Ahmad Hayee Ahmad Bushlaibi	Al Maali Engg.	G + 1 + R + service block	Al Khawaneej 1
J-255	381085-2-2	2022	Abdulla Faisal Ahmad Mohammad Falamrzi	Al Maali Engg.	—	Umm Nahad 3
J-256	381708-2-1	2022	Ahmad Obaid Rashid Malih Alshamsi	Al Maali Engg.	G + 1 + R + kitchen block	Umm Nahad 3
J-257	387186-2-3	2022	Hashim Sayed Khalil Sayed Ibrahim Alhashimi	Al Maali Engg.	G + 1 + R	Umm Nahad 3
J-258	370784-4-1	2022	Ismail Abdulrahman Hassan Abdulla Dashgooni	Inline ImageEngg.	G + 1	Al Warqaa 3
J-259	389064-2-1	2022	Aref Falaknaz Mohammad Ibrahim Falamarzi	Al Maali Engg.	G + 1	Umm Nahad 3
J-260	385441-3-2	2022	Amer Ahmad Mohamed Abdulla Al Ameri	Al Maali Engg.	G + 1 + R	Al Barsha Second
J-261	386355-2-2	2022	Faisal Abdulkarim Mubarak Hashel Bazmoul	Chawla Arc. & Engg.	G + 1 + R + service block	Umm Nahad 6
J-253	357672-2-1	2023	Yousuf Ali Abdulghaffar Ahmed Al Hammadi	Klick Engg.	Ground floor villa	Al Warqa 4
J-262	391006-2-2	2023	Omar Mohd Ashraf Abdulrahim Albastaki	Paradise Home Engg.	G + 1 + service block	Nadd Hessa.
J-263	395099-2-2	2023	Talib Ali Essa Nadhar Mohammad Alblooshi	Al Maali Engg.	G.villa + service block + majlis block	Nadd Hessa.
J-264	380865-4-1	2023	Jamal Khamis Bakhit Khamis Alsuwaidi	Safeer Engg.	G + 1 + R villa.	Wadi Al Shabak
J-265	398952-2-2	2023	Hussain Sulaiman Abdulla Albalooshi	Noble Space Engg.	G + 1	Al Aweer 1
J-266	400386-1-2	2023	Omar Abdulaziz Ibrahim Alsebhah	Al Maali Engg.	G + 1	Nad Hessa .
J-267	389548-2-3	2023	Ismail Hussain Ismail Mubarak Al Mehairi	Noble Space Engg.	G + 1 + R	Nad Alshiba 3Rd
J-269	400970-2-2	2023	Jassem Hassan Eid Anbar Eid	Noble Space Engg.	G + 1	Umm Nahad 4Th
J-271	409276-2-2	2023	Mohammad Saeed Dafoos Amer Almansoori	Skopas Engg.	G + 1 villa + driver block	Nadd Hessa.
J-277	388444-3-2	2023	Suhail Issa Obaid Al Albedwawi	Al Maali Engg.	G + 1 villa	Al Awir 1St
J-272	415540-3-2	2024	Saeed Mohammed Majed Thani Alfalasi	Noble Space Engg.	Ground floor villa	Nad Al Shiba 1St
J-273	412799-2-2	2024	Waleed Abdulrahim Abdulsaboor Alabdulla	Noble Space Engg.	Ground floor villa	Al Khwaneej 2Nd
J-275	419265-1-2	2024	Ahmad Salem Mesfer Belgoaba Almansoori	Noble Space Engg.	Ground floor villa	Nadd Al Shiba First
J-276	419519-2-2	2024	Ramadhan Almas Ramadhan Salmin Alblooshi	Noble Space Engg.	G + 1 villa	Al Awir 1St
J-278	422979-2-1	2024	Habib Mirza Ali Hassan Al Najjar	Noble Space Engg.	Majlis blockLOCK	Al Barsha Second
J-279	420776-2-2	2024	Omar Ibrahim Saleh Mohammad	Noble Space Engg.	G + 1 villa	Wadi Alamardi
J-280	411995-3-2	2024	Ahmad Mohammed Majid Thani Alfalasi	Al Maali Engg.	G + 1 + R villa + service block	Madinat Hind Third
J-281	423113-2-1	2024	Tariq Hussain Sulaiman Abdulla Albalooshi	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
Total directly employed workforce	Over 200

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 First Class
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

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WEBSITE 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.