













ARCHITECTURE & INTERIOR DESIGN PORTFOLIO

RABIYA NAJAM

2009 - 2024



REST HOUSE DESIGN <i>IDG Pvt Ltd.</i> <i>Pg. No. 1</i>	01	
300 BEDDED HOSPITAL DESIGN <i>IDG Pvt Ltd.</i> <i>Pg. No. 2</i>	02	
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VILLAS <i>LANDSCAPE PVT. LTD.</i> <i>Pg. No. 4</i>	04	
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Upgradation of Secondary care to Tertiary care Hospital (150 to 200 Bedded)

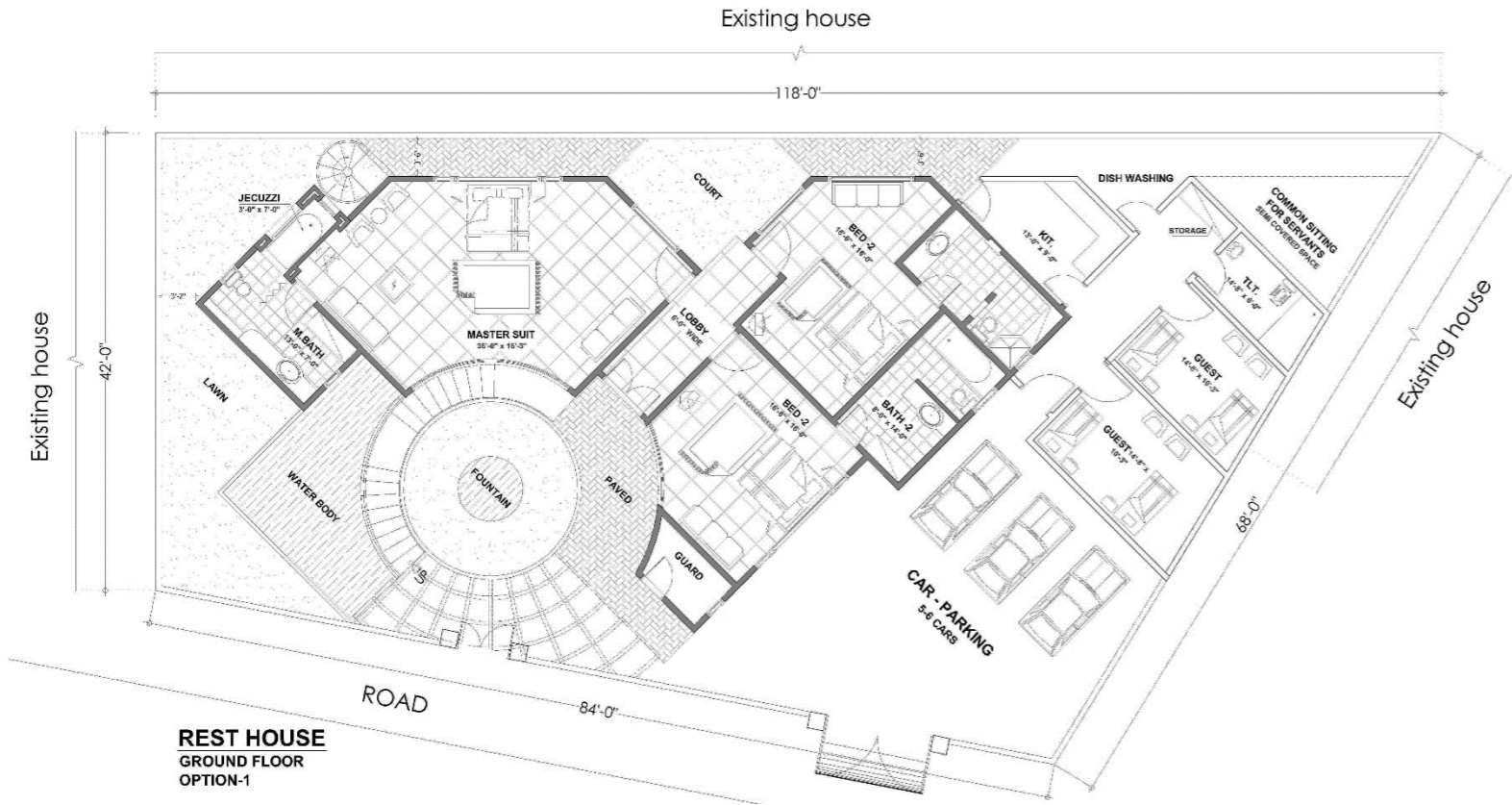
- Assist Lead Architect in Master Plan to design a tertiary care hospital span over a land of 100 Acres.
- Master Plan rendering on Photoshop. And preparation of Tender drawings on AutoCAD.
- Assist Team Manager to develop Architectural layout from Concept design to Tender drawings.
- Compile the design reports, technical and design data to get approval from regulatory bodies.
- Assist design manager and team leader on BOQ and cost analysis

1000 Yards Residences

- worked under the supervision of lead designer to gather the technical requirement and design brief of Autism school and convert the sketches on Acad to develop Schematic Drawings.

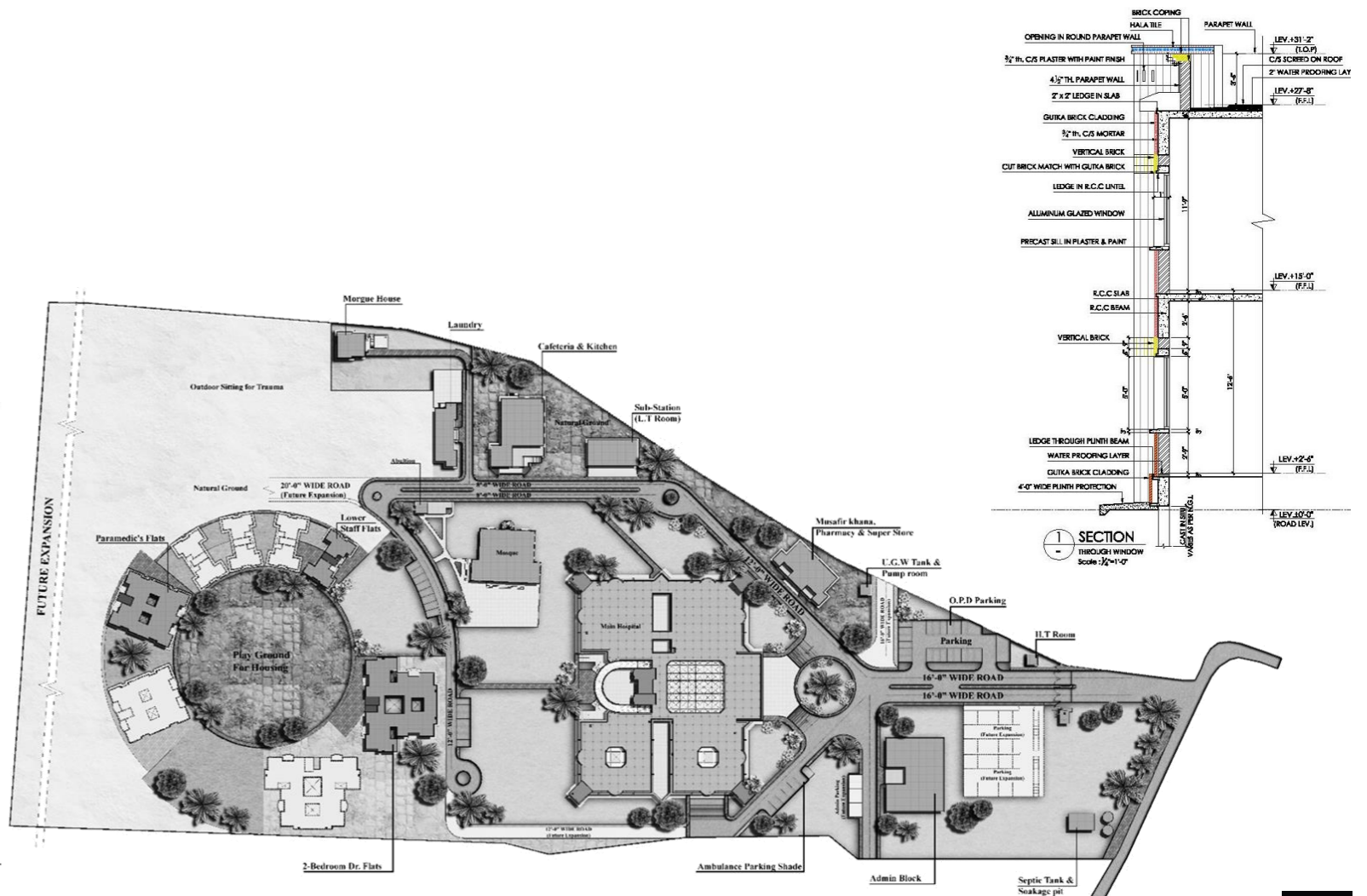
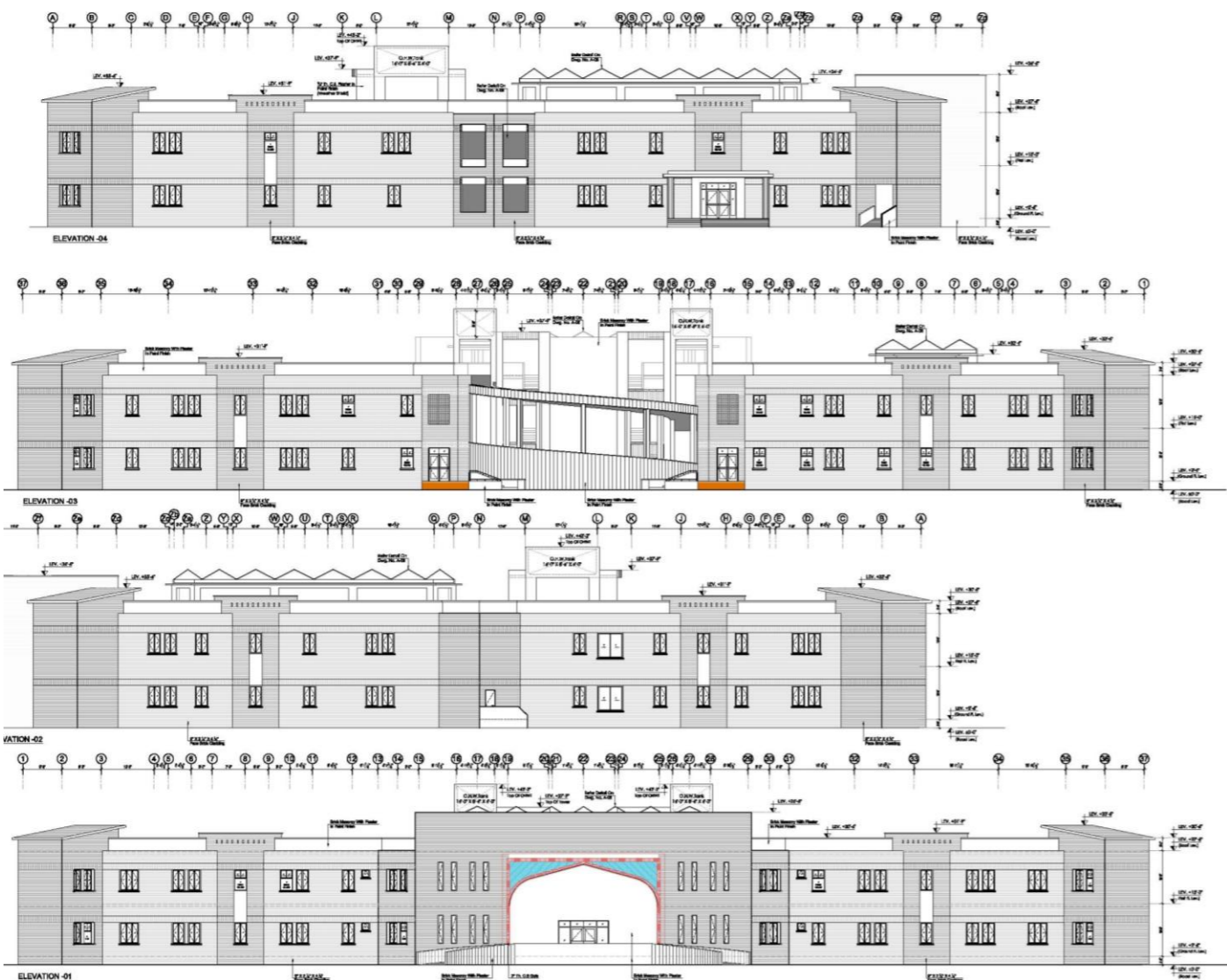
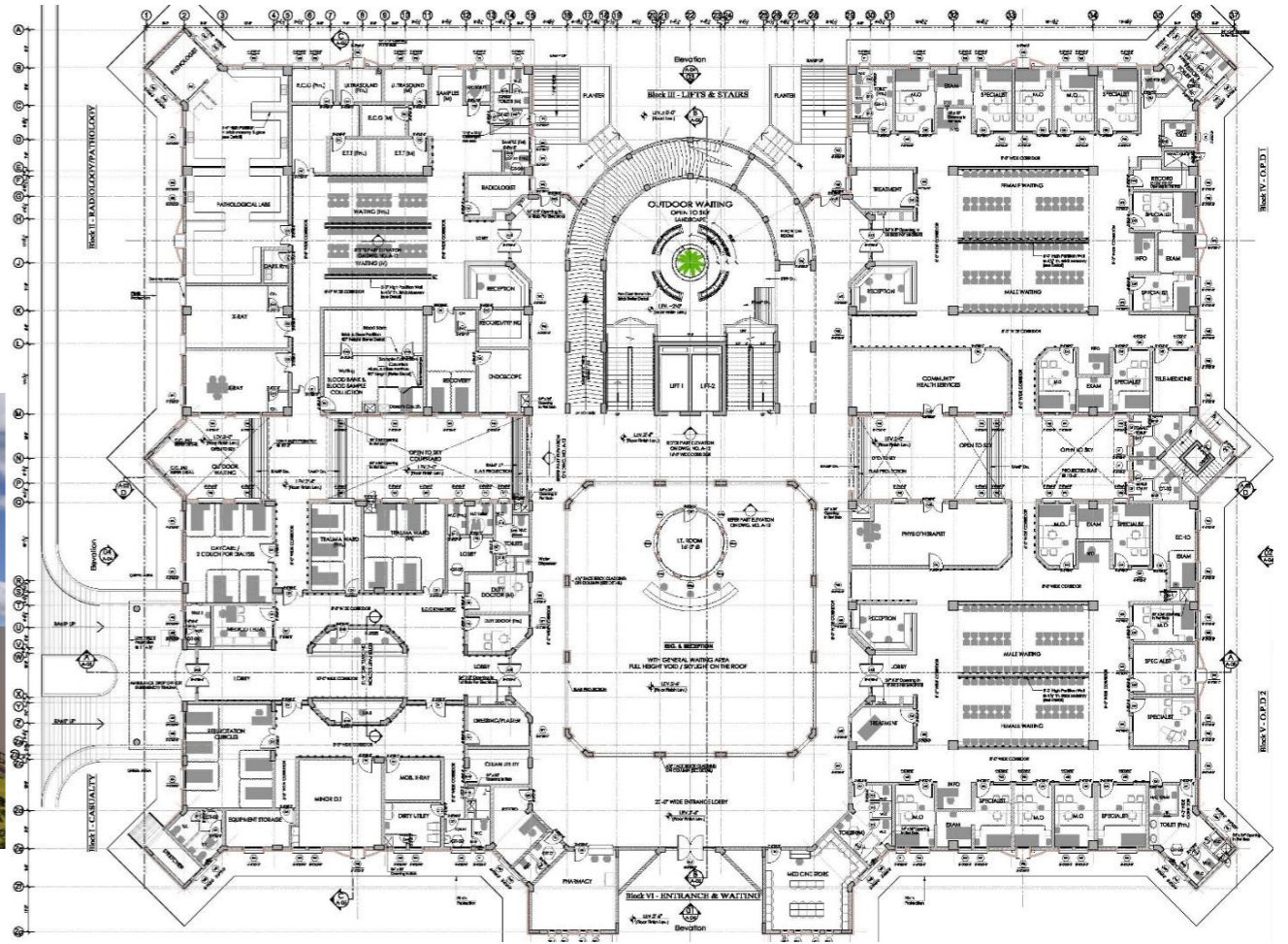
01

LOCATION	Umerkot, Pakistan
TIMELINE	2010
LAND AREA	750 yards
PROJECT OWNER	Private Client
SKYLINE	Ground floor
PROJECT COST	70,000 USD
PROJECT TYPE	REST HOUSE



02

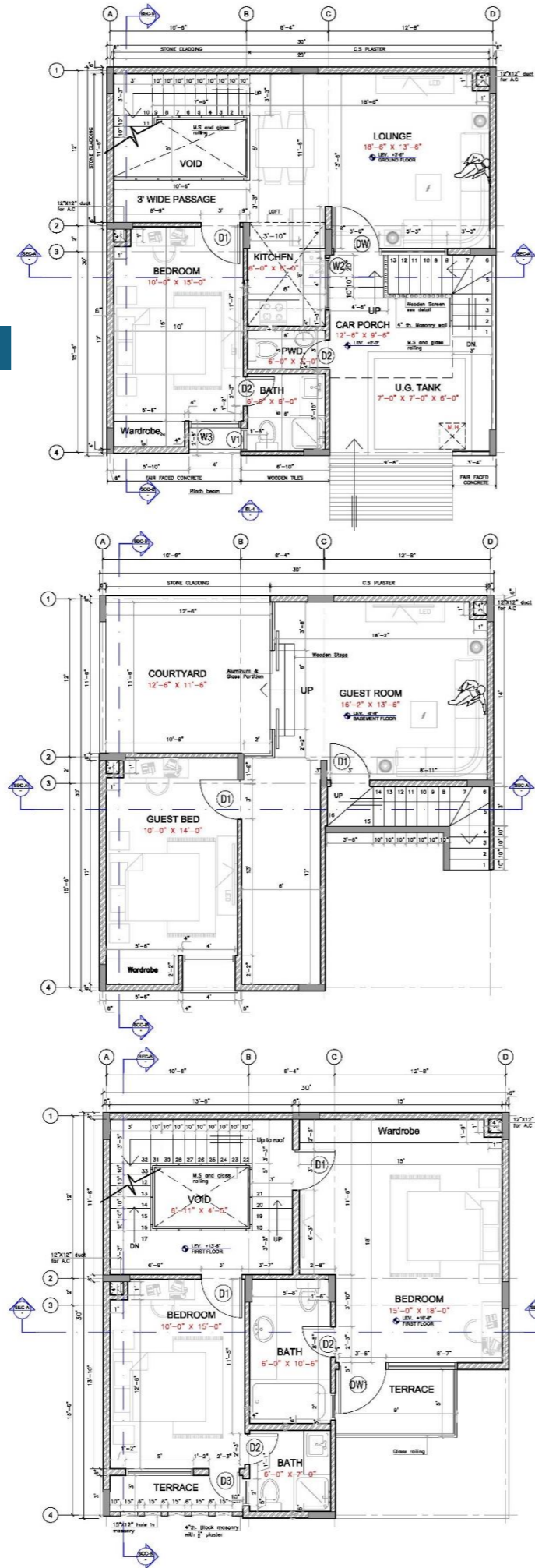
LOCATION Sindh, Pakistan
TIMELINE 2010
LAND AREA 250 Acres
PROJECT OWNER Govt. Of Pakistan – District Hospital
SKYLINE G + 1
PROJECT COST 30 Billion USD
PROJECT TYPE Tertiary Care Hospital – 300 bedded



03

100 YARDS RESIDENCE

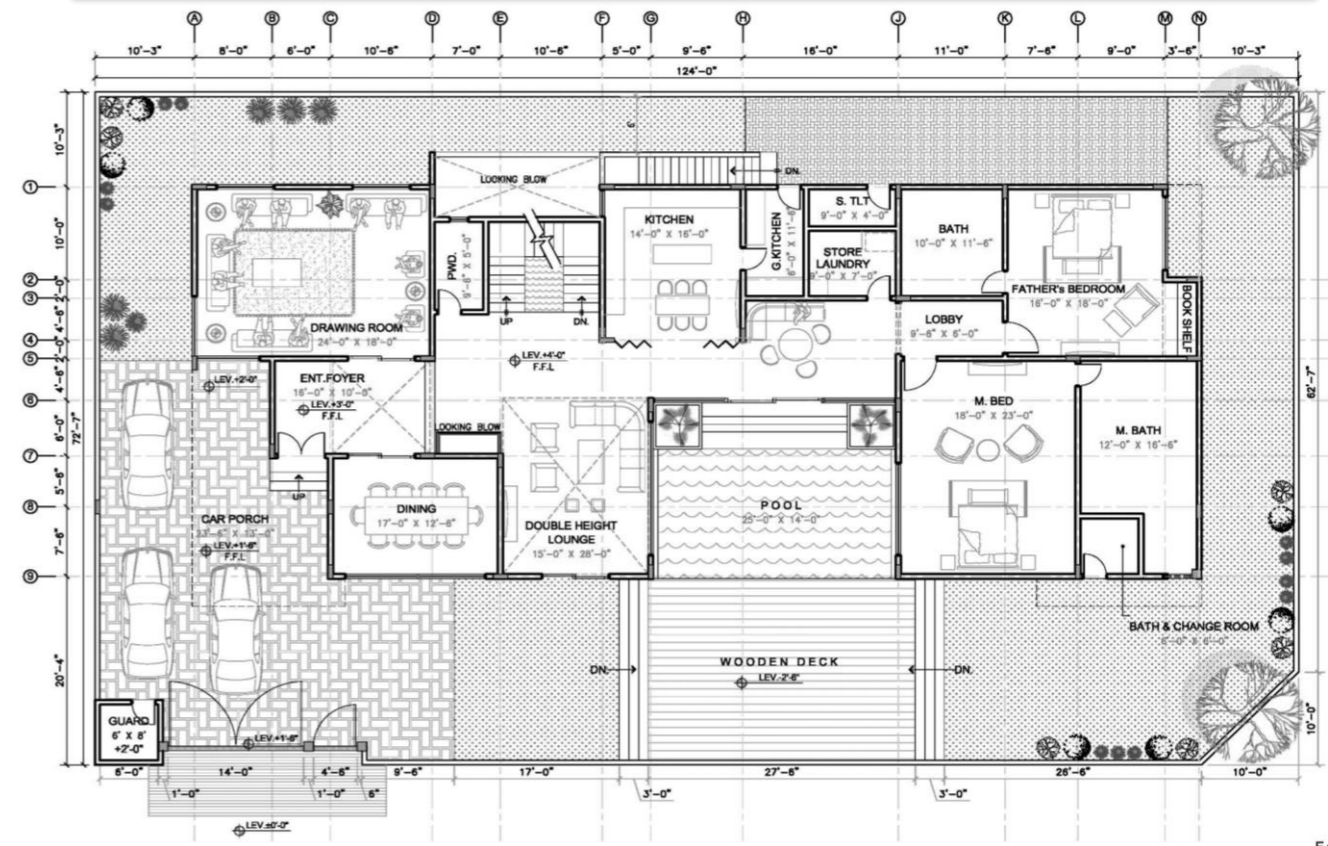
Basement + Ground + First with open courtyard till the basement to maximize the sunlight exposure to all the areas.



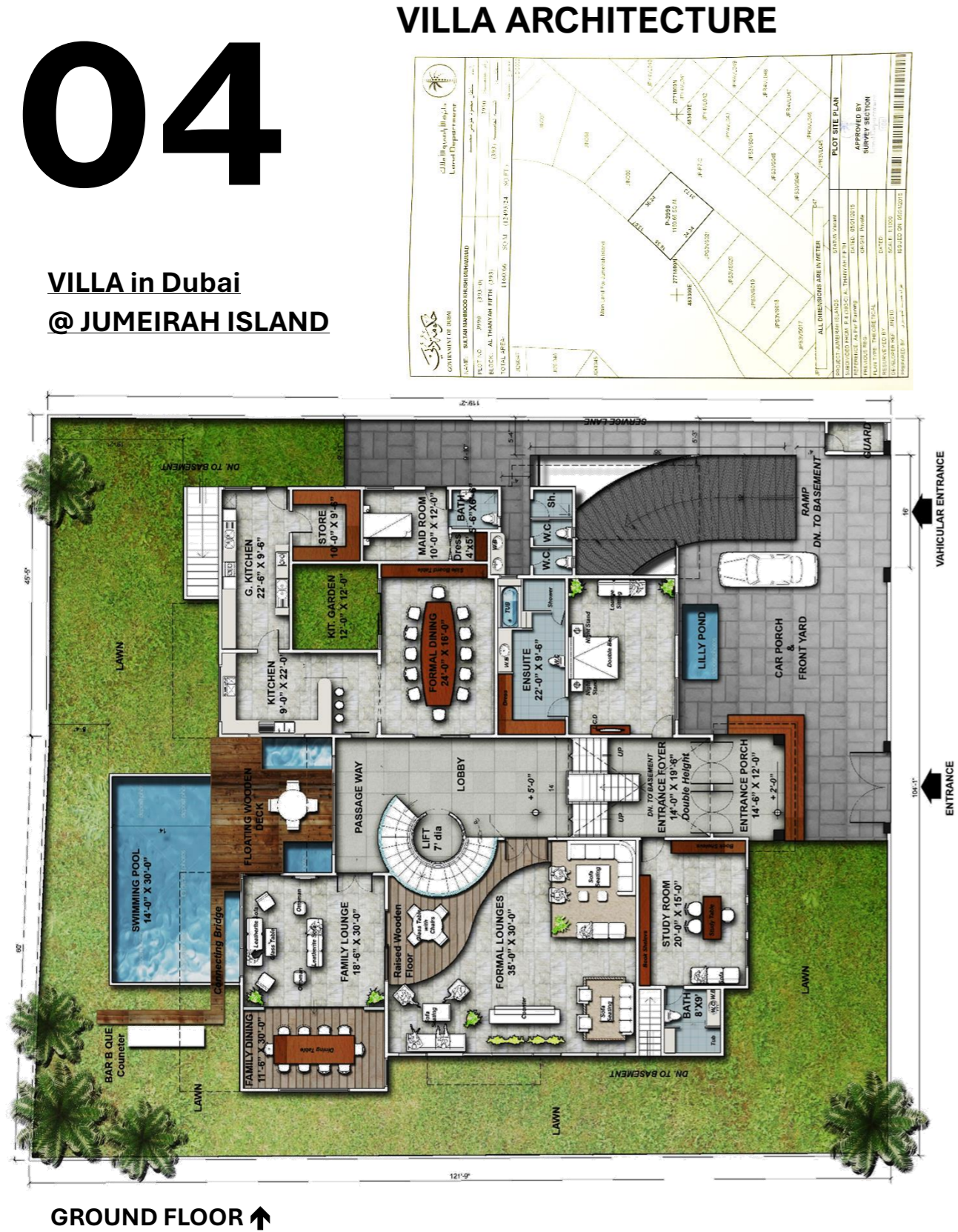
1000 YARDS RESIDENCE

A minimalist architecture design of 1000 yards residential plot on FAR of 1:5.

Basement + Ground + First is proposed with a luxurious double height lounge overlooking the Pool. Basement also to view the pool through level down pool.



- 100 yards Residence Design – Architecture
 - Have done complete architectural planning of the house
 - Façade Design
 - 3d modeling and renders
- Carlson Wagonlit Travel – Office Interior



- Complete renovation project of Office Interior with 200 staff. Have been involved in:
 - Designing of space
 - Setting up the set of requirement and design brief in coordination with Client
- Villa at Palm Jumeirah – Architecture
 - Have been involved in architectural planning and façade design of the Villa
 - Worked on the mood board presentation for the Client
- Habib University – Roof Garden
 - it is a project of university span over 50 acres of land, roof terrace of which is designed by myself.



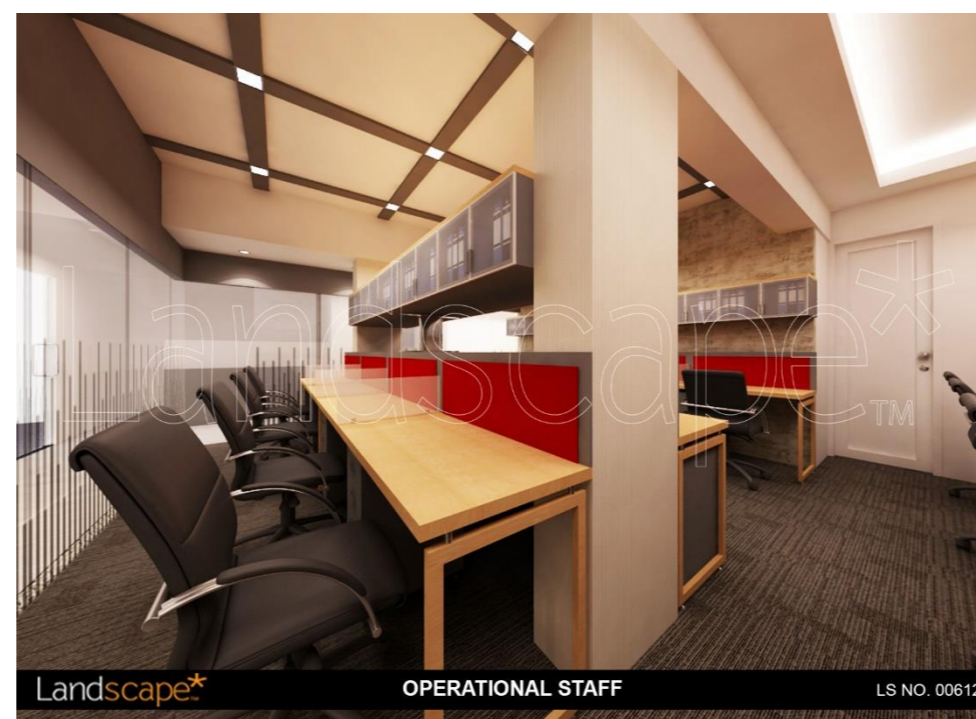
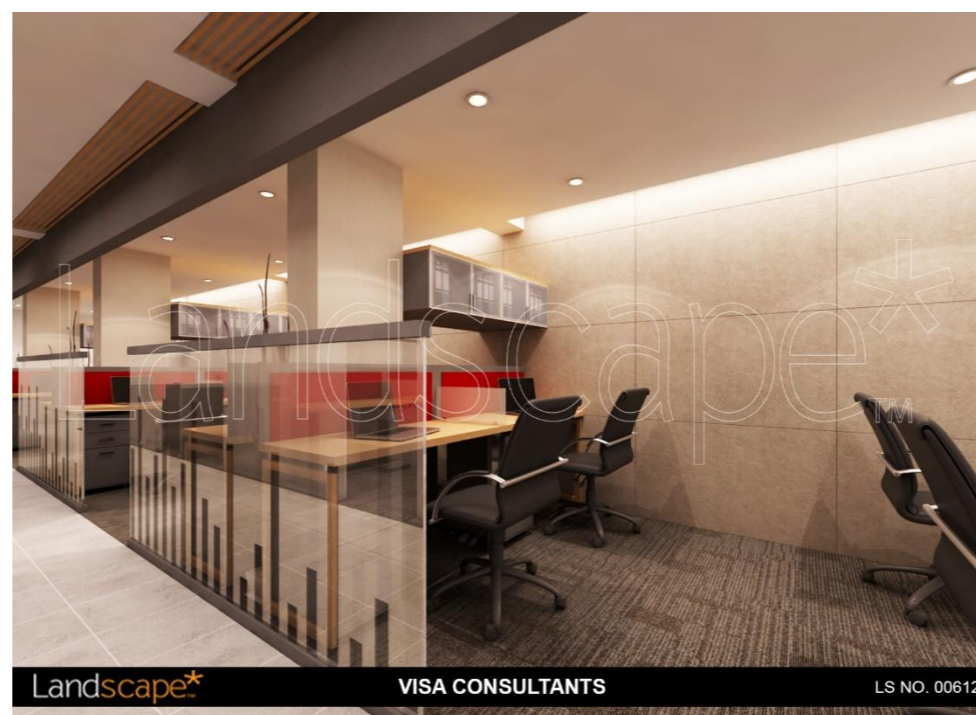
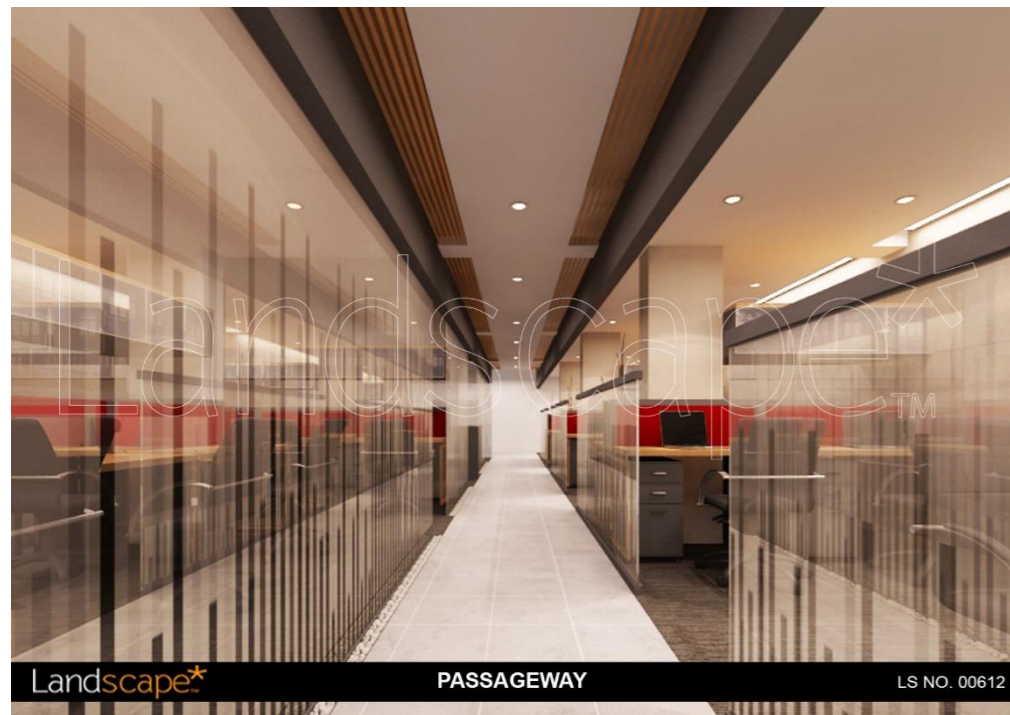
UNIT AREA	3023.57 SQ. FT.
ROOF TERRACE	822.05 SQ. FT.
TOTAL AREA	3845.62 SQ. FT.
ALLOCATED CORE AREA	738.99 SQ. FT.
CAR PARK AREA	750.00 SQ. FT.
GROSS AREA	5334.61 SQ. FT.

05

OFFICE INTERIOR DESIGN

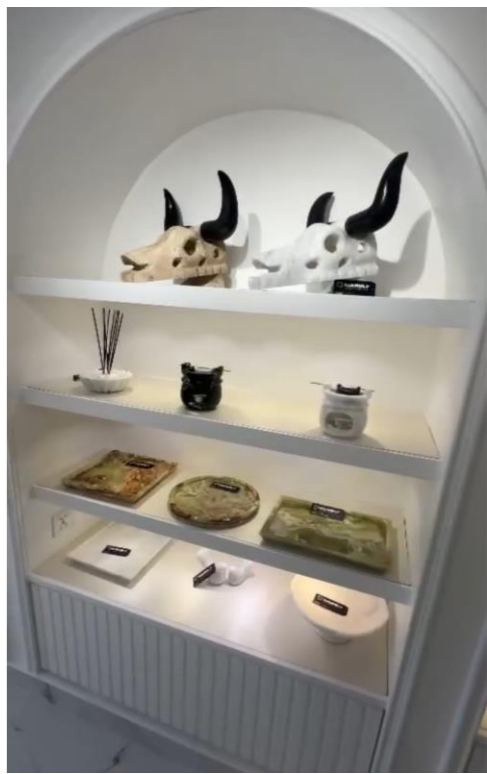
THE INTERIOR WAS DESIGNED FOR A TRAVELLING AGENCY & VISA CONSULTANCY. IT WAS A MODERN INTERIOR DESIGN ALL WITH GLASS, WOOD AND LEATHER.

TOTAL AREA = 18,000 SQFT
TOTAL COST = 323,000 USD
PROJECT SCOPE = DESIGN & BUILT (TURNKEY)



SHOP INTERIOR DESIGN

TOTAL AREA = 5000 SQFT
TOTAL COST = 100,000 USD
PROJECT SCOPE = DESIGN ONLY





Joined Emaar Pakistan in 2016 as Design Architect to review the project design and coordinate with consultants to make sure the quality of the project intent. Got promoted twice and currently working as Manager Development Department to lead a team of 6 to 10 persons including architects, interior designers, structural & MEP engineers, and draftsmen.

Emaar Oceanfront

 **Master Planning & Infrastructure Design**

- Emaar Oceanfront is 75 acres of land at coastal belt of Karachi to house 50 towers development of Residential and Commercial, Hotel and Mall.
- Have been engaged with land surveyor to establish site surveys and contour plans. Have been engaging in setting the Master Plan layout on coordinates as well.
- Worked on the RFP for consultants and setting the scope of works for Master plan and Infrastructure design
- Assist Dubai Office design team with the pre-concept studies of the project
- Have been the part of the team to finalize zoning (residential + commercial + hotel + utility) of the project
- Have worked on the traffic impact study and traffic plan
- Worked on Area Matrix of the project, calculation of project efficiencies and estimation of GFA / GCA.
- Obtain approvals from regulatory bodies
- Have worked with utility head on the design concept and calculation criteria of utilities such as STP, RO and Power.
- Have been in coordination with the rendering houses to help in establishing the camera angels and materiality in renders.
- Have lead Infrastructure construction phasing and tendering process regarding drawings and documents
- Issued IFC to the contractor and been engaged in on site coordination issues.

 **Coral Towers**

- Coral is a **25-story** residential twin tower project in Emaar Oceanfront with 1% GFA designated for retail.
- Have been engaged in selection of material of ID finishes and get it executed.
- Design and decor of Main Reception Lobbies.

 **Pearl & Reef Towers**

- The Construction of **25 story** 5 Towers of Pearl & Reef in Oceanfront were managed by me
- Obtain statutory approvals from concerned authorities.
- Coordination with Consultant and Contractor on behalf of Client to control material specification and design details.
- Responsible for Material submittals, RFI and Employer Instruction in case of any change in design or specs
- Worked on the variation orders and saved up to 50 million PKR through negative variation.

 **Panorama Tower**

- Have been engaged in Design of Panorama Tower (single from Concept to Tender through Schematic and Detailed Design. Monitor the project efficiencies
- Coordination with international team to finalize the design
- Lead the team to launch the project and worked on the marketing collateral including Physical Model, CGIs, animations, material board and sales data sheets.
- Panorama is a **45-story tower with** 488 apartments. I have worked on the feasibility of the project to set desired unit mix
- Worked on Area Matrix of Tower.
- Worked in synergy with cost consultant to finalize the cost of the project and made sure to control per square meter cost of the project.
- Monitor the on-site progress with material and design quality control and have been designated to approve Material Submittals, RFI and Variation Orders.

 **The Views Towers**

- The Views is a twin tower project with different heights on the coastal belt of **45 – story**.
- Have worked on the reference for proposal for the scope of services
- Have been engaged in the designing of the tower from Concept Design to Tender drawings and documents through Schematic and Detailed Designs.
- Coordination with the Dubai Office team on design finalization
- Leading a team to work on Area Matrix and feasibility studies of the project.
- Lead cost consultant and do a value engineering exercise to control cost of the project.
- Lead the team to launch of the project

 **Park Edge**

- Have been engaged in Design of Panorama Tower from Concept to Tender through Schematic and Detailed Design. Monitor the project efficiencies
- Lead the team to launch the project and worked on the marketing collateral including Physical Model, CGIs, animations, material board and sales data sheets.

 **Up Coming Towers**

- Modular Design Studies



EMAAR
OCEANFRONT

LOCATION	Karachi, Pakistan
TIMELINE	2023
LAND AREA	75 Acres
PROJECT OWNER	EMAAR PAKISTAN
SKYLINE	45 story Residential Tower
MP & INFRA COST	30 million USD

MACTED DI ANI 70MINO

The Emaar CBK project is located on the fringe of Sector E in phase 8, DHA, Karachi.

*The land for the development site has been reclaimed and purposefully shaped in concentric crescents, thus rendering the project name-**Crescent Bay**.*

It is about 15 kms south of the Karachi Business Centre (KBC).

Public/private zones further evolve into 4 CBK Districts each envisioned to have a unique urban character.

District1-VibrantPromenade

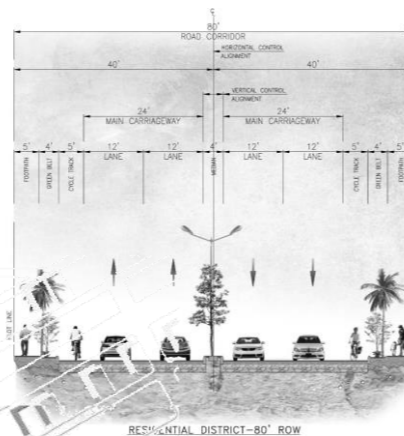
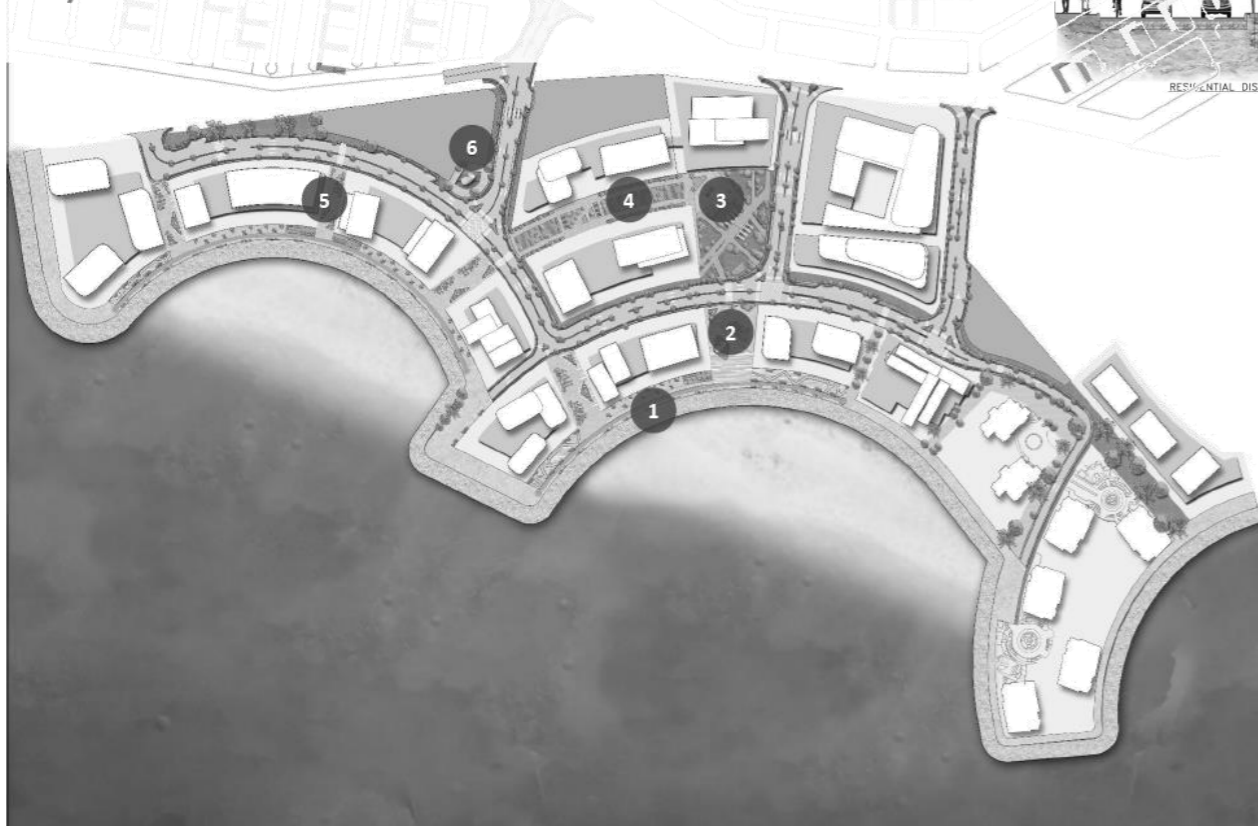
District2-SereneSeafront

District3-GardenView

District4-Business&Commercial

Illustrative Master Plan

Key Plan

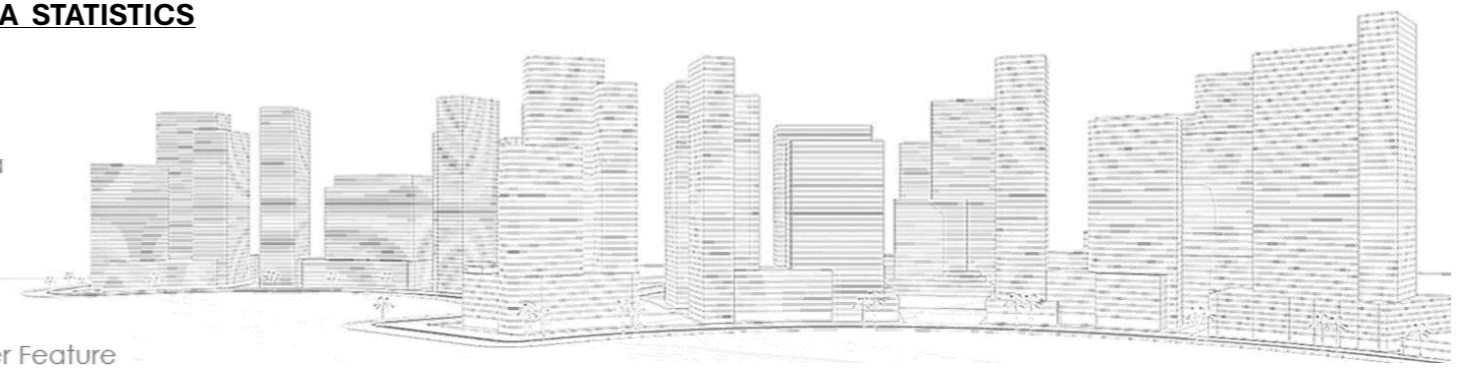


Plot No.	Plot Area (Sq. yards)	Tower Number	Typical Floors	No. of Basements	No. of Podium Floors	Building Configuration	No. of Apartments	Gross Floor Area (GFA)					FAR	Recreation / Amenity	Parking & Services	Gross Construction / Built Up Area (GCA)	Current Status	
								Residential	Retail	Office	Mail	Total						
RESIDENTIAL																		
RP-1 (PEARL)	18,813	1	25	2	2	G+1P+26	459	1,153,110	22,705	-	-	1,175,815	6.94	18,304	516,903	1,711,023	Approved	
		2	25															
		3	25															
RP-1A (REEF)	12,175	4	25	2	2	G+1P+26	307	740,493	15,812	-	-	756,305	6.90	15,971	347,025	1,119,302	Approved	
		5	25															
RP-2 (CORAL)	11,879	6	26	2	2	G+1P+27	284	608,361	40,031	-	-	648,392	6.06	14,371	305,606	968,368	Approved	
		7	26															
RP-3 (PANORAMA)	9,005	8	37	2	7	G+6P+37	488	947,413	28,285	-	-	975,698	12.04	38,030	552,472	1,566,200	Submitted	
		9	29															
RP-4	8,145	10	37	2	5	G+4P+37	418	846,996	16,317	-	-	863,313	11.78	17,749	420,587	1,301,649	In Design Phase	
		11	23															
		12	31															
RP-5	9,591	13	37	2	8	G+7P+37	535	984,390	12,020	-	-	996,410	11.54	29,892	480,609	1,506,912	Indicative	
		14	34															
		15	42															
RP-6	13,760	16	22	3	3	G+2P+42	777	1,429,610	-	-	-	1,429,610	11.54	42,888	662,545	2,135,043	Indicative	
		17	32															
RP-7	8,928	18	37	2	8	G+7P+37	501	920,910	11,185	-	-	932,095	11.60	27,963	453,495	1,413,553	Indicative	
		19	21															
		20	26															
RP-8	6,458	21	32	2	8	G+7P+37	360	661,990	10,508	-	-	672,498	11.57	20,175	324,414	1,017,087	Indicative	
		22	37															
		23	27															
RP-9	10,353	24	38	2	7	G+6P+38	578	1,062,905	17,340	-	-	1,080,245	11.59	32,407	485,982	1,598,634	Indicative	
		25	22															
RP-10	10,539	26	38	2	7	G+6P+38	594	1,092,280	7,500	-	-	1,099,780	11.59	32,993	557,920	1,690,694	Indicative	
		27	22															
RP-11	17,630	28	32	2	7	G+6P+38	1000	1,838,500	11,005	-	-	1,849,505	11.66	55,485	862,597	2,767,587	Indicative	
		29	38															
		30	38															
RP-12	13,697	31	38	2	6	G+5P+38	775	1,426,339	-	-	-	1,426,339	11.57	42,790	672,502	2,141,631	Indicative	
		32	38															
RESIDENTIAL SUB TOTAL												13,906,005				20,937,683		
COMMERCIAL																		
CP-1 (Off. + Res.)	10,881	33	25	3	3	G+2P+40	292	536,300	-	592,050	-	1,128,350	11.52	33,851	566,730	1,728,930	Indicative	
		34	40															
		35	40															
MP-1 (Mail)	23,654	36	31	4	7	G+6P+37	-	-	2,172,385	350,000	2,522,385	11.86	75,672	1,262,468	3,960,534	Indicative		
		37	37															
CP-2 (Commercial)	9,666	38	21	4	10	G+6P+21	-	-	918,110	-	918,110	10.55	27,543	459,055	1,404,708	Indicative		
		39	35															
RP-1 (Hotel)	10,512	39	35	3	8	G+7P+35	-	-	-	1,093,173	-	1,093,173	11.55	32,795	559,501	1,685,469	Indicative	
COMMERCIAL SUB TOTAL												5,662,018				8,773,631		
OTHER STRUCTURES																		
General Use		5,147																Indicative
U-1 (Utilities)		10,767																Indicative
U-2 (Utilities)		9,946																Indicative
Promenade		34,812																Indicative
Green / Open Spaces		45,823																Indicative
Roads		51,169																Indicative
GRAND TOTAL		362,371											13,568,023	6.00			29,717,314	
CBK LAND AREA (Acres)		74.87																

AREA STATISTICS

LEGEND

1. Promenade
2. Waterfront Piazza
3. Central Park
4. Linear Park
5. View Corridors
6. Monument/Water Feature



07

LOCATION
TIMELINE
BUILT UP AREA
PROJECT OWNER
SKYLINE
PROJECT COST

Karachi, Pakistan
2023
2.2 million Square Feet
EMAAR PAKISTAN
45 story Residential Tower
80 Billions USD

CORAL TOWERS

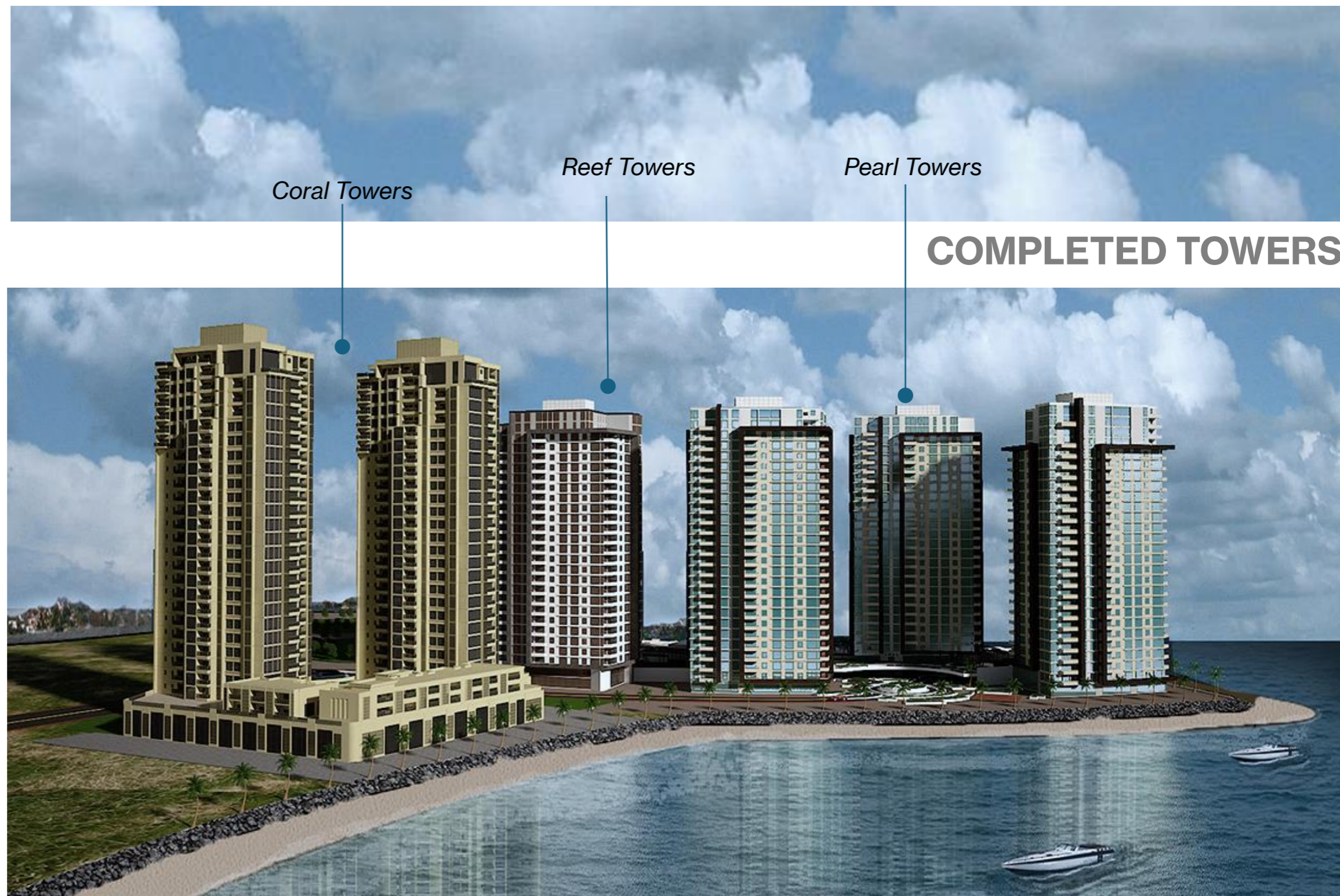
Completion Year 2019
Arch. Style Modern Islamic
Architect DWP Singapore
Plot Area 2.45 acres
Skyline 25 floors
Built-Up Area 968,369 sfts

PEARL TOWERS

Completion Year 2020
Architectural Style Modern
Architect OJMR
Plot Area 3.88 acres
Skyline 25 floors
Built Up Area 1,711,022 sfts

REEF TOWERS

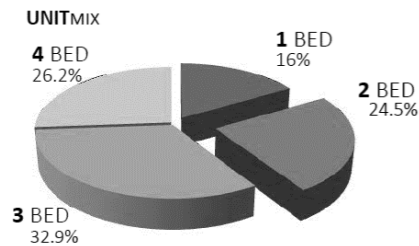
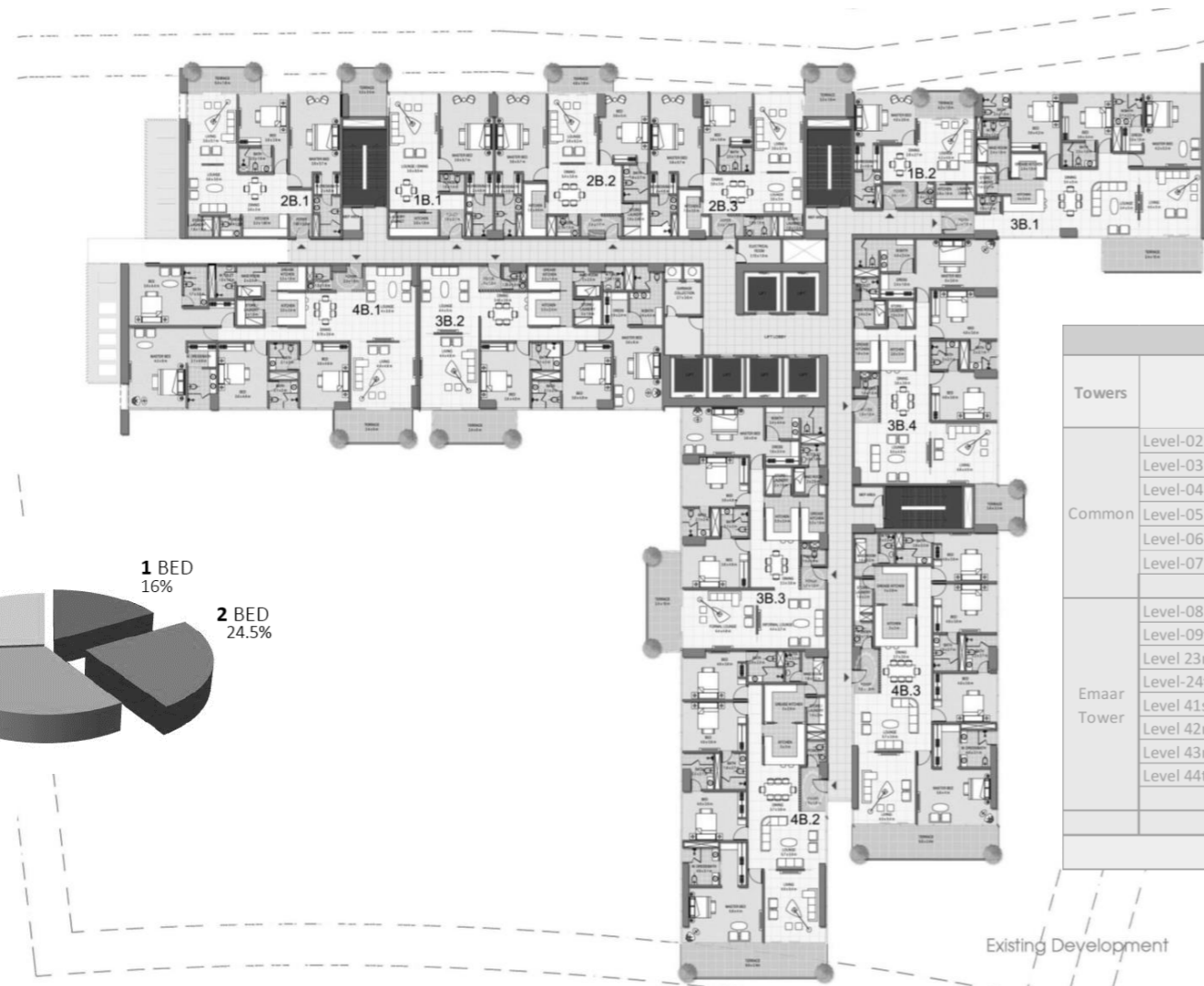
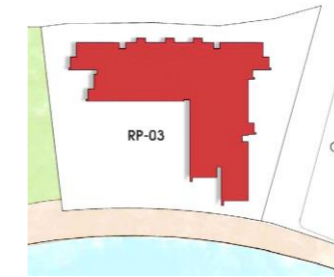
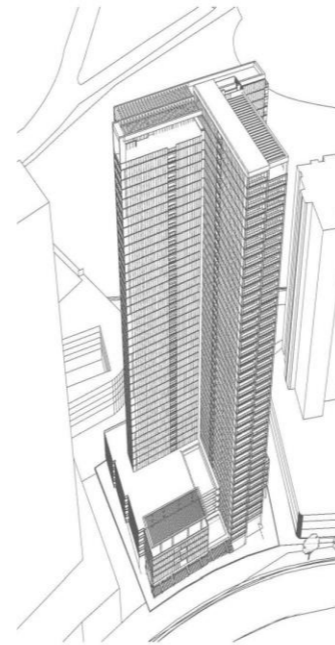
Completion Year 2020
Architectural Style Modern
Architect OJMR
Plot Area 2.52 acres
Skyline 25 floors
Built Up Area 1,119,301 sfts



08

P | A | N | O | R | A | M | A

LOCATION
Karachi, Pakistan
TIMELINE
2023
BUILT UP AREA
2.2 million Square Foots
PROJECT OWNER
EMAAR PAKISTAN
SKYLINE
45 story Residential Tower
PROJECT COST
80 Billions USD



Emaar-PANORAMA - Schedule of Residential Units									
Towers	Description	No. of Floor	1BD	2BD	3BD	4BD	DUPLEXES	Total Apt. per Floor	Total Apartments
Common	Level-02 Podium 1	1	0	0	4	0		4	12
	Level-03 Podium 2	1	0	0	0	4		4	
	Level-04 Podium 3	1	0	0	0	0		0	
	Level-05 Podium 4	1	0	0	0	0		0	
	Level-06 Podium 5	1	0	0	0	4		4	
	Level-07 Podium 6	1	0	0	0	0		0	
Emaar Tower	Level-08 Podium 7	1	3	3	1	0		7	476
	Level-09th to 22nd	14	4	5	3	2		196	
	Level 23rd	1	3	2	3	2		10	
	Level-24th to 40th	17	4	5	3	2		238	
	Level 41st	1	3	3	3	1	1	11	
	Level 42nd	1	1	1	2	2	1	7	
	Level 43rd	1	1	1	1	1	1	5	
	Level 44th	1	0	0	0	2	0	2	
TOTAL			135	165	107	70	3	488	



Emaar Project: CBK tower						Detail design - 100%									
Transmittal Title: DD Package						Transmittal/Document Number:				Received-		Document/Discipline: Architecture		Comment Sheet Rev:	
Document Originator: EMAAR						Reviewer Organization/Department:				Emaar		Overall Status: A - Reviewed			
Overall comment from the Lead Reviewer:						(Add comment)									
S.No.	Floor Numbers/DWG No.	Revision	Refrence Grid	Volume & Section & Page No.	Comments	Suggestions	Date	Comment Type (RAG)	Consultant Response	Responder Name	Date	Response Evaluation/ Close Out comments	Comment Status (RAG)	Date	
1	D-04				Dimensions should be marked in the center line of hinges			2 - Minor Comments	noted				3 - Closed		
2	LD-204b				Step finish -PCC or Granite?			1 - Significant Comments	Porcelain			Porcelain is not recommended for outdoor steps. To be discussed	1 - Significant Comments		
3	LD-205a				Is this Niche?			2 - Minor Comments	niche lights will be as per lighting layout, provision shown in drawing			Noted	3 - Closed		
4	LD-101				Dimension should be mark at the edges.			2 - Minor Comments	noted			To e incorporate in the tender	2 - Minor Comments		
72															

Document Status			
Status D: Rejected			
Status C: Significant Comments			
Status B: Minor Comments			
Status A: Reviewed			

Comment Status			
0 - Rejected			
1 - Significant Comments			
2 - Minor Comments			
4	Total		

Comment Status			
0 - Rejected			
1 - Significant Comments			
2 - Minor Comments			
3 - Closed			
Total			

0	0
1	1
3	1
0	2
4	4



09

THE VIEWS

LOCATION

Karachi, Pakistan

TIMELINE

2023

BUILT UP AREA

2.2 million Square Feet

PROJECT OWNER

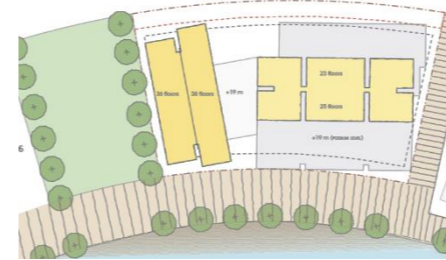
EMAAR PAKISTAN

SKYLINE

45 story Residential Tower

PROJECT COST

80 Billions USD



Maintenance And Facility Management Services

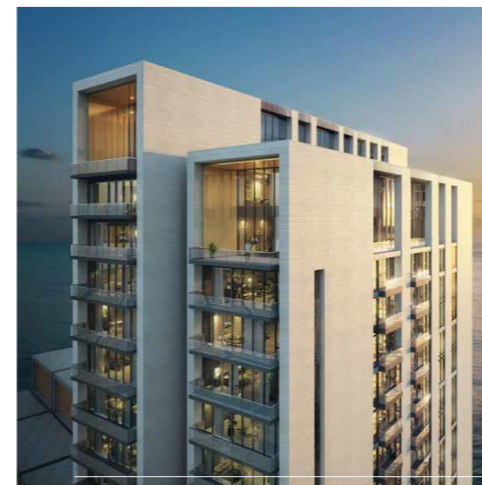
- Public area cleaning and maintenance
- Gardening and pool maintenance
- Upkeep of external areas of tower
- External clean and sweep
- Garbage collection
- Exterior pest control
- Window cleaning

Amenities & Facilities

- Gym (3,665 sq.ft)
- Toddler's Play Area (1,280 sq.ft)
- Adult pool (70 ft x 25 ft x 5 ft)
- Kids Pool (560 sq.ft)
- Infinity pool
- Viewing Decks
- Billiards and Card Room
- Games Room
- Party Rooms
- Resident's Lounge
- Prayer room in Basement 1
- BMS system (Card Access)

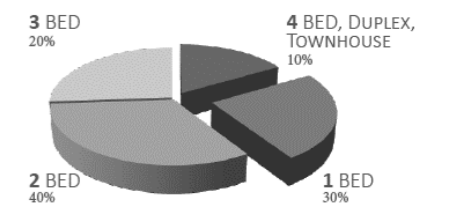
Information Technology

- Voice communications
- High speed internet
- Television service



Schedule of Residential Units								
Towers	Description	No. of Floor	1BD	2BD	3BD	4BD	5BD	Total Apt. per Floor
Podiums	Podium - 2 - (Townhouse)	1			2	1	1	4
	Podium - 3	1	1	4	1			6
	Podium - 4 - (Townhouse)	1			2	1	1	4
	Podium - 5	1	1	4	1			6
	Podium - 6	1	1	4	1			6
	Level-6	1	1	4	1			6
South Tower	7th to 27th	21		84	84			8
	28th	1		2	3	2		7
	29th	1		2	2			4
	30th	1				2	1	3
North Tower	7th to 24th Floor	18	18	54	18	18		6
	25th Floor	1		2	1	1		4
	26th to 39nd Floor	14	14	42	14	14		6
	40th Floor	1		3	1	1		5
	41st Floor	1		1		1		2
	42nd Floor	1	1			1		2
TOTAL			37	206	131	42	3	419

UNIT MIX



10

PARK EDGE

LOCATION

Karachi, Pakistan

TIMELINE

2023

BUILT UP AREA

2.2 millions Square Feet

PROJECT OWNER

EMAAR PAKISTAN

SKYLINE

45 story Residential Tower

PROJECT COST

100 Bollions



	SD - A	SD - B	SD - C	SA - A	SA - B	SA - C	SA - D	SA - E	1 BED	2 BED	3 BED	4 BED	3 BED PH (Dup)	4 BED PH (Dup)	TOTAL
Total Residential Units	7	1	1	8	3	3	1	6	26	279	304	48	20	16	723
Unit Mix	4%								4%	39%	42%	7%	3%	2%	100%

BUILDING CONFIGURATION

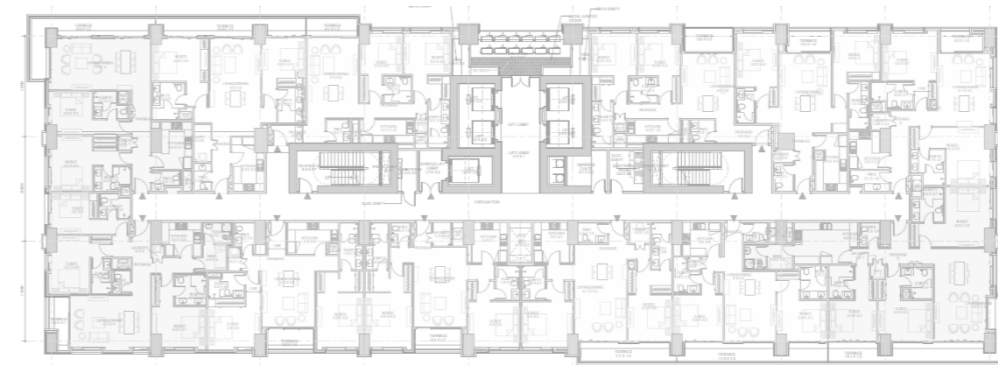
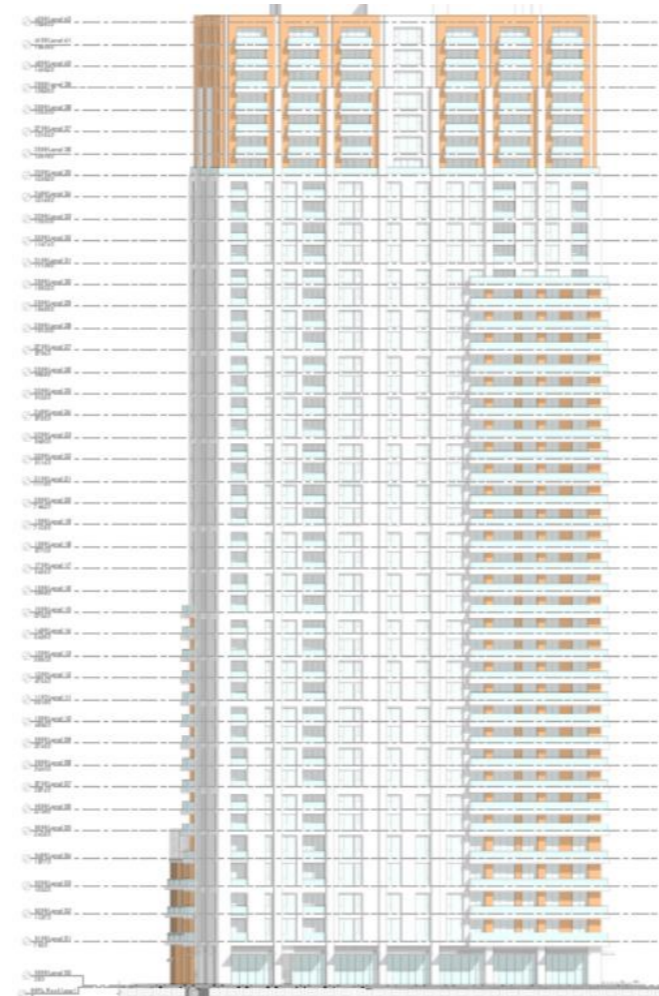
- Two basement levels for car park
- Ground level with Retail having Park Views
- Mezzanine Parking
- 3 Podiums for townhouses, apartments, and parking
- Twin towers with 41 storeys
- Penthouses / Duplexes on top four floors

AMENITIES & FACILITIES

- Two controlled separate entrances to each of the tower.
- Basement parking floors with decent space design for driver's waiting.
- Serene views at 3 sides of the plot to linear park, central park & Piazza.
- 4th side is facing the high-end luxury hotel.
- Change room and lockers for male and females separately for Pool & Gym
- Multipurpose Halls for events and gatherings.
- Outdoor sitting spaces on Pool deck with canopies on Amenity floor along with Kids Play area.
- Guests can access the amenity deck with a separate lobby which also have an access out onto the park.

SALIENT FEATURES

- Every room is designed to have full view and living rooms are located at the corners to have two side views.
- Centrally Air-Conditioned lobbies
- Basements are mechanically ventilated through fresh air exhaust duct.
- Electric geysers are provisioned so that gas load shedding will not affect the supply.
- Access control system on entry point
- Pre-paid energy meters
- Voice evacuation system is provisioned
- ICT System
- Obstruction lighting will also be installed on top level



TOWER – B, Typical Plate



TOWER – A, Typical Plate

