



**FREELINE**  
ENGINEERING  
CONSULTANTS  
**ESTABLISHED 1998**

**PROFESSIONAL** PORTFOLIO  
**SELECT WORKS**

A black and white photograph of a modern, multi-story building with a prominent glass facade. The building features a cantilevered upper floor and a lower section with vertical slats. In the foreground, there is a landscaped area with low-lying plants and a dark car parked on the right. A yellow rectangular border frames the central text area.

**24+** Glorious Years  
**1500+** Completed Projects  
**16+** Team Members

**Art of Design x Science of Engineering.**

# Clients.





# About.

Freeline Engineering Consultants (FEC) is an award-winning client-driven progressive architecture, engineering, planning and project management firm that has been in full-fledged practice in the UAE since 1998. Founded by the late Mr. Shankarnarayan Rao, FEC's team of professionals are constantly striving to inundate the built environment with innovative ideas, creative strategies and cost-effective solutions.

In over 2 decades of successful and glorious years of existence, the firm has completed over 700 projects, while at least 50 projects are still under process. These projects of various complexity range from Factories, Warehouses and Industrial Structures to Multistoried Buildings, Labor Accommodation, Billboards and Villas in areas such as Al Quoz, DIP, DIC, Jebel Ali Industrial, JAFZA, Barsha, Nad Al Shiba, etc.

FEC employees are always up-to-date with the latest regulations and regularly participate in vocational training to drive improvements for clients. A majority of the projects being in the UAE, projects undertaken in other countries include Somalia, Iran, India, Republic of Congo, Angola, and Sudan.

## **POLICY**

Freeline Engineering Consultants is committed to total quality, honesty and integrity. To this end, customers can be assured that FEC's services are to the very highest professional standards.

## **MISSION**

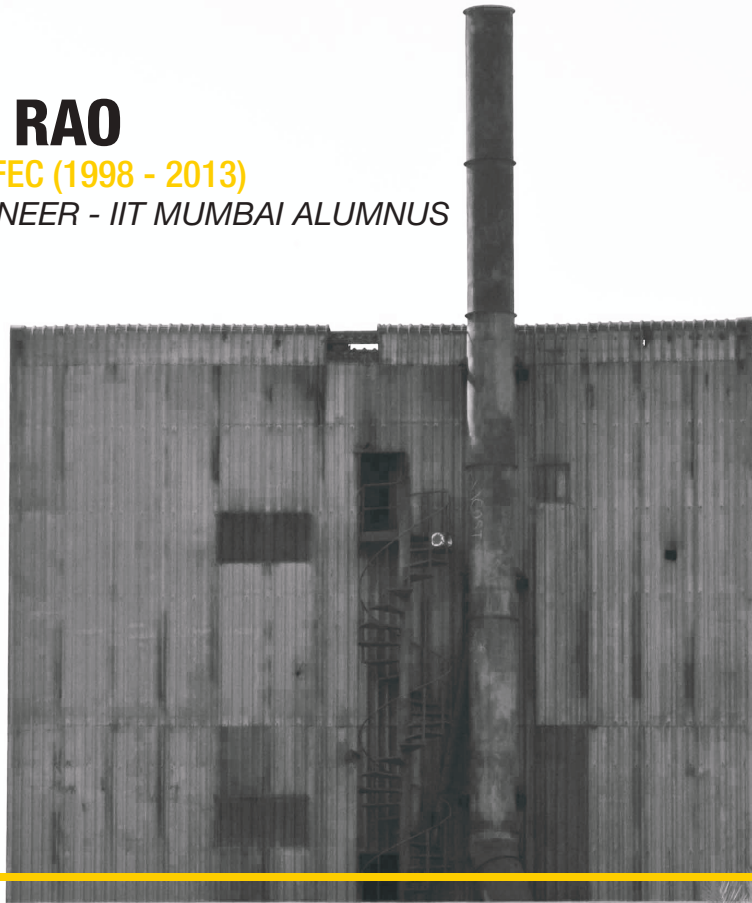
To deliver creative, intelligent, efficient, world-class services for our clients that not only satisfies their current need, but also sustains their future interests. To provide cost-effective solutions that reduce the carbon footprint in the environment without ignoring the aesthetic needs of a project.

## **FEC's CORPORATE VALUES**

- Total Quality
- Honesty and Integrity
- Respectful Behavior
- Investing in Human Capital
- Team Orientation
- Achieving Targets
- Exceeding Expectations
- Commitment to Improving
- Job Satisfaction
- Sense of Belonging

“ The way to success is to stay out of comfort zones! ”

— LATE **S R RAO**  
FOUNDER, FEC (1998 - 2013)  
CIVIL ENGINEER - IIT MUMBAI ALUMNUS



**DUCAST**  
FACTORY LLC.

# Leadership.



## **ANKITA RAO** LEED AP | DIRECTOR & ARCHITECT

An Architecture graduate, Ankita received both her bachelors and masters from the Savannah College of Art and Design, USA. Her design acumen broadly covers master planning, residential, industrial and commercial typologies. With an industry experience of close to 15 years including a professional stint in New York for almost a year, she constantly seeks to broaden the company portfolio with various & varied challenging design projects.



## **ANISH RAO** | DIRECTOR

A Business graduate from the Ross School of Business USA, Anish has managed to effectively infuse his analytical and soft skills into his work at FEC. His expertise includes client and employee management, finance, marketing, and business development. He seeks to systematically address problems at the earliest onset and endeavors to help FEC achieve its vast potential in line with its mission and values.



## **RAJ VANSH THOGARI** | ASSOCIATE & SENIOR ARCHITECT

An Associate of FEC, Raj is an architecture graduate from the well known Jawaharlal Nehru Technical University, India. With an astute sense of design and extensive knowledge, he oversees the design aspect of every project while ensuring coordination between the various disciplines. He effectively manages to maintain a balance between aesthetics, efficient planning and project cost forecasting.



## **MOHAMMED MOIZ** | ASSOCIATE & SENIOR SITE ENGINEER

An Associate of FEC, Moiz heads and overlooks the project execution department. His main area of expertise is government liaisoning, site inspection and public relations. With a strong civil engineering background, he extends to every project efficient structural solutions while enforcing strict timelines. He is also able to effectively manage challenges on site, while dealing with contractors and authorities as required.

# Typologies.

**SCHOOLS**

**RESIDENTIAL**

**LABOR  
& STAFF  
HOUSING**

**WAREHOUSES  
& FACTORIES**

**LUXURY  
VILLAS**

**COMMERCIAL**



# Services.

## Architecture & Engineering

Concept Design & 3D Preparation  
Inhouse detailed engineering design  
Architecture, Structure, Electrical, Mechanical, Fire Fighting, Drainage  
Green Building & Sustainability

## Government Approvals

Utility Nocs (Dubai) : DEWA, Etisalat, DU, Dubai Civil Defense, Emicool & RTA  
Developer NOCs : Emaar, Nakheel, Meeras, DIP, TECOM, EZW, DP World,  
District 1, Jumeira Golf Estate, Meydaan & Dubai Properties  
Building Permit : Dubai Municipality, DDA, JAFZA TRAKHEES, Dubai South  
Completion (BCC) : Dubai Municipality, DDA, JAFZA TRAKHEES, Dubai South

## Contractor Tender & Specifications

Preparation of Bill of Materials, Tender Documents & Specifications  
Administering of Tender to Shortlisted Contractors  
Tender Evaluation & Assisting in the selection process

## Construction Supervision

Full Project Management during construction phase (Post Contract)  
Facilitating Inspections with authorities & contractors  
Certification of progress bills  
Facilitating progress meetings on site as per contract  
Certification and approval of shop drawings  
Facilitating timely completion of projects  
Building Completion & Handover formalities

## Architect of Record (AOR)

Assisting Design Team with the regulations  
Procuring relevant design approvals including NOCs & Government Approvals  
Assisting in timely completion as per project requirements

## Specialized Structural Design

Specialized 3rd Party Design Certifications (DM authorized consultant)  
Specialized structural design & calculations as per authority regulations  
Review & Stamping of challenging structures

# Projects.

## INDUSTRIAL WAREHOUSE FACTORY WORKSHOP SHED

### PROJECT LOCATIONS :

Dubai Industrial City (DIC)  
Techno Park  
Jebel Ali Free Zone (JAFZA)  
Dubai Investment Park (DIP)  
Al Quoz Industrial  
Ras Al Khor Industrial  
Al Qusais  
DP World  
Ataay  
Jebel Ali Industrial



**CONTINENTAL** | Jebel Ali Free Zone



**SWATI FURNITURE** | Techno Park



**ROYAL UNITED** | Dubai Industrial City



**AL SAKR** | Jebel Ali Free Zone



**ALSTOM** | Jebel Ali Free Zone



**NETCOM** | Jebel Ali Free Zone



“

Having worked with a couple of architectural consultants in the past, Freeline has stood out as being one of the most understanding and accommodating to client requirements. Freeline had also put in a tremendous amount of effort in giving the building an excellent exterior design, this is something many consultant fail to address especially when it comes to industrial structures.

”

— **Abhilash Polassery**

*SPT MIDDLE EAST*

TECHNO PARK

# **400 + COMPLETED PROJECTS**

IN VARIOUS INDUSTRIES INCLUDING :

- **Fit Out, Furniture & Joineries**
- **Chemical Factories**
- **Ready Mix Plants**
- **Heavy Equipment Trading**
- **Supermarkets**
- **Central Kitchens**
- **Oil & Gas**
- **Plastics & Resin Manufacturing**
- **Aerospace**
- **Cold Stores**
- **Fish Processing Factory**
- **Exhibitions Stands**
- **Perfumes**
- **Cast Aluminium Foundry**
- **Tubes & Pipes Manufacturing**
- **Driving Centre**
- **Beverage Manufacturing**
- **Open Stores**
- **Waste Management**
- **Carpet Manufacturing**
- **Glass Extrusion Plants**
- **Sugar Production Factory**
- **Lightweight Structures**
- **Communication Towers**
- **Steel Fabrication Units**
- **Meat Processing Factory**
- **Laundry**
- **Detergent Manufacturing**
- **Chocolate Production Units**
- **Milk Powder Production Units**
- **Pressure Testing Bays**
- **Textiles**
- **Galvanizing Plant**
- **Car Maintenance Garages**
- **Tobacco Factory**
- **Tools Production**
- **Waste Water Treatment Plant**
- **IT Services**





**AAA CONSTRUCTIONS** | Jebel Ali Free Zone



**BELTEXCO LIMITED** | Jebel Ali Free Zone



**SUMA BLDG MATERIALS** | Jebel Ali Free Zone



**UNIGRAPH** | Dubai Investment Park



**UNIVERSAL MACHINERY** | Jebel Ali Free Zone



**ASMAAK** | Dubai Industrial City



**TAD LOGISTICS** | Jebel Ali Free Zone



**PRAVARTHI FIRE** | Jebel Ali Free Zone



**INTERIORS INTERNATIONAL** | Jebel Ali Free Zone



**KM TRADING** | Dubai Industrial City



**ATTEIH STEEL** | Jebel Ali Free Zone



**FOUR SEASONS R. G.** | Techno Park



**NASH** | Jebel Ali Free Zone



**HITEK ENGINEERING** | Techno Park



**SKYWAY** | Jebel Ali Free Zone



**SAS INTERNATIONAL** | Techno Park



**DUCAST FOUNDRY** | Al Quoz Industrial



**ITR** | Jebel Ali Free Zone



**SPECTRUM EXHIBITIONS** | Techno Park



**INTERIORS INTERNATIONAL** | Techno Park



**RAR CHEMICALS** | Techno Park





“

We have taken the services of Freeline Engineering Consultants for our factory in DIC. It has been a good experience working with them. They have shown interest to understand our requirement & system and translated it to workable designs. Their understanding of the byelaw is very good and we were able to get the building permit for construction within our timeline. We highly recommend the services of FEC for building design.

”

— **Brijendra Rawat**

*MODULAR CONCEPTS*

DUBAI INDUSTRIAL CITY



**INTAGULF** | Jebel Ali Free Zone



**LIEBHERR MIDDLE EAST** | Jebel Ali Free Zone



**ORYX MIX READY MIX** | Dubai Industrial City



**QUALITY EQUIPMENT TRADING** | Jebel Ali Free Zone



**SAFCO** | Dubai Industrial City

# Projects.

## EDUCATIONAL SCHOOL NURSERY TRAINING CENTRE PHASE 2 EXTENSION

### PROJECT LOCATIONS :

Emirates Hills  
Mirdiff  
Burj Dubai  
Al Quoz  
Al Barsha  
Victory Heights  
Jumeirah Village Circle  
Al Garhoud  
Al Nahda  
Al Safa



**DIA SCHOOL EXTENSION** | Emirates Hills





“

Freeline Engineering team is exceptionally good with their work. The chief architect, Ms. Ankita handled our school project for us. Her work reflects her creativity and ability to think beyond just an idea. She understands an idea and drives a beautiful concept out of the same. The team is professional and responsible.

”

**Neha Vora**

*THE JVC SCHOOL*

JUMEIRAH VILLAGE CIRCLE



**N I MODEL SCHOOL EXTENSION** | Al Garhoud



**SALAAM NURSERY** | Al Nahda



**JUMEIRAH ENGLISH SPEAKING SCHOOL EXTENSION** | Al Safa



**IDEA EARLY LEARNING CENTRE** | Victory Heights



**TENNIS TRAINING ACADEMY** | Mirdiff

# Projects.

**RESIDENTIAL**  
LUXURY VILLA  
BUILDING  
TOWN HOUSE  
MULTI-VILLA FACILITY

PROJECT LOCATIONS:

Dubai  
Sharjah  
Abu Dhabi  
Hatta

## 75 + COMPLETED PROJECTS

IN VARIOUS LOCATIONS INCLUDING :

- Emirates Hills
- Jumeirah Village Triangle
- Dubai Hills
- Palm Jumeirah
- Jumeirah Islands
- The Villa
- Arabian Ranches
- Jumeirah Park
- Al Qusais
- Al Mizhar
- Al Warqaa
- Umm Sequeim
- Muhaisana
- Nad Al Hamar
- Jumeirah
- Al Wuheida
- Hor Al Anz
- Al Jafliya
- Al Barsha
- Umm Hurair
- Nad Al Shiba
- Al Rashidiya
- Mamzar
- Al Quoz
- Satwa
- Lehabab
- Sharjah
- Abu Dhabi
- Hatta





“

We know Freeline Engineering Consultants for the last 6 years - great services rendered to us & their communication level is extremely good. Their highly dedicated staff is always willing to work as per the client's schedule. Hats off to the team!

”

— **Roopal Solanki**

*BUILDING 1 (G + 5)*

JUMEIRAH VILLAGE TRIANGLE (JVT)





**PRIVATE VILLA** | District 1 Meydan



**PRIVATE VILLA** | Jumeirah



**PRIVATE VILLA** | Dubai Hills



**PRIVATE VILLA** | District 1 Meydan



**PRIVATE VILLA (ARCHITECT OF RECORD)** | Dubai Hills



**G + 4 BUILDING** | Al Warqaa



**PRIVATE VILLA (SHELL & CORE)** | Dubai Hills



**G + 4 BUILDING (PROPOSAL)** | Jumeirah Village Circle

# Projects.

## HOUSING LABOR HOUSING STAFF HOUSING

### PROJECT LOCATIONS:

Angola, Africa  
Jebel Ali Industrial  
Dubai Investment Park  
Dubai Industrial City  
Al Quoz Industrial  
Muhaisanah  
Ajman Industrial  
Al Quoz  
Al Layan



**UNIBEATON** | Dubai Investment Park



**AHMED KASAM** | Jebel Ali Industrial



**HASAN KABANI** | Jebel Ali Industrial



**BDGM** | Jebel Ali Industrial



**DANWAY** | Dubai Investment Park



**HAKAM MASANI** | Jebel Ali Industrial





“

We have worked with Freeline Engineering Consultants on two recent projects in Dubai and found them to be very thorough, approachable, quick & efficient in designing and in supervision. They are a pleasure to work with..!

”

— **ANOOP MOOPEN**

*AZTEC MIDDLE EAST CONTRACTING LLC*  
AL LAYAN



**SHALINA HEALTHCARE** | Angola , Africa



**AL BAYAN** | Dubai Investment Park



**ROBUST CONTRACTING** | Dubai Investment Park



**JSCOM CONTRACTING** | Dubai Industrial City





**EUROSTAR INTERNATIONAL** | Dubai Investment Park



**AL BAYAN** | Jebel Ali Industrial



**AL JAZAIRI READYMIX JAMIX** | Dubai Industrial City



**EMIRATES INVESTMENT** | Dubai Investment Park

# Projects.

## COMMERCIAL OFFICE BUILDING HOTEL & RESTAURANT FITNESS CENTRE SHOWROOM

### PROJECT LOCATIONS:

Burj Downtown  
Jumeirah  
Sheikh Zayed Road  
Marsa Al Seef  
Oud Metha  
Nakheel Mall  
Dubai Investment Park  
Karama  
Jebel Ali Free Zone



SEAN CONNOLLY AT DUBAI OPERA (ARCHITECT OF RECORD) | Burj Downtown



“

I worked with Freeline Engineering Consultants when I was building The Hundred Wellness Centre in 2012. They assisted me in making my dream into reality in all possible ways. I still work with them and they have been always there to extend any advice and expertise to me. I would highly recommend working with them!

”

**Asma Lootah**

*THE HUNDRED WELNESS CENTRE*  
JUMEIRAH





**COMMERCIAL BUILDING** | Sheikh Zayed Road



**PURITY SHOWROOM** | Jumeirah



**DUBAI REAL ESTATE OFFICE (ARCHITECT OF RECORD)** | Jumeirah



**GRAND HYATT REFURBISHMENT (ARCHITECT OF RECORD)** | Oud Metha



**AL HAMIDIEH RESTAURANT (ARCHITECT OF RECORD)** | Marsa Al Seef



**MITRA RESTAURANT (ARCHITECT OF RECORD)** | Marsa Al Seef



**INTERMIX JEWELS (ARCHITECT OF RECORD)** | Nakheel Mall





**AL QASR HOTEL REFURBISHMENT (ARCHITECT OF RECORD)** | Jumeirah



**SOLAR TURBINES OFFICE (ARCHITECT OF RECORD)** | Jebel Ali Free Zone



**LUXURY G+10 HOTEL (PROPOSAL)** | Ras Al Khaimah



**SILVER BEACH CAFE (ARCHITECT OF RECORD)** | Marsa Al Seef



**PINOY RESTAURANT (ARCHITECT OF RECORD)** | Hyatt Place



**KHOFO RESTAURANT (ARCHITECT OF RECORD)** | Marsa Al Seef



**RESTAURANT OF TAJ (ARCHITECT OF RECORD)** | Jumeirah Lake Towers

# Projects.

## OTHERS

TEMPORARY STRUCTURE  
COMMUNICATION TOWER  
SPECIALIZED STRUCTURES  
PERFORMING ARTS

### PROJECT LOCATIONS:

Global Village  
Expo 2020  
Burj Downtown  
Al Serkal Avenue Al Quoz  
Trade Centre  
Dubai Investment Park  
Warsam  
Al Qusais  
Dubai Media City  
Oud Metha



**IMF MONUMENT** | Trade Centre



**PAKISTAN PAVILION** | Global Village 2015



**AFGHANISTAN PAVILION (PROPOSAL)** | Global Village 2014





“

Freeline Engineering Consultants were instrumental in helping us setup our black box theatre for performing arts. They displayed care, patience and expertise to help us realize our dream project. There is no doubt in our mind that they would be our partners again in any future projects as well!

”

— **Gautam Goenka**

*THE JUNCTION DUBAI*

AL SERKAL AVENUE AL QUOZ



**STRUCTURAL CONSULTANCY (ALL PAVILIONS)** | Global Village 2010 - 2013





**DEWA NET ZERO ENERGY HOUSE PROTOTYPE (PROPOSAL)** | Expo 2020



**WAFI PHAROH'S STRUCTURAL DESIGN** | Oud Metha



**SKY NEWS BROADCAST BOOTH** | Dubai Media City



COVER FEATURE & STORY | June 2021





**GULF CONSTRUCTION** | July 2021



**COMMERCIAL INTERIOR DESIGN** | August 2021



**RADIO INTERVIEW** | April 2021



**BIZPRENEUR** | October 2021



**CONSTRUCTION WEEK** | July 2021



**KHALEEJ TIMES** | July 2021



**LUXHABITAT BY SOTHEYB'S** | June 2021



COVER FEATURE & STORY | October 2021



# Awards.





## BUSINESS VETERAN

**Ankita Rao and Anish Rao**  
*Freeline Engineering Consultants*  
*United Arab Emirates*

## رخصة مهنية Professional License

تفاصيل الرخصة / License Details					
License No.	507251		رقم الرخصة		
			الإسم التجاري		
Trade Name	FREE LINE ENGINEERING CONSULTANTS		الخط الحر للاستشارات الهندسية		
Legal Type	Civil Company		الشكل القانوني		
Expiry Date	16/08/2023	تاريخ الإنتهاء	Issue Date	17/08/1998	تاريخ الإصدار
D&B D-U-N-S ®	561222261	الرقم العالمي	Main License No.	507251	رقم الرخصة الأم
Register No.		رقم السجل التجاري	DCCI No.	123291	عضوية الغرفة

الاطراف / License Members				
Share / الحصص	Role / الصفة	Nationality / الجنسية	Name / الاسم	No. / رقم الشخص
49.00%	Partner / شريك	India / الهند	انكيتا فينكات راو (49.00%)	474795
			ANKITA VENKAT RAO	
51.00%	Partner / شريك	United Arab Emirates / الامارات	بدر صالح علي محمد حل (51.00%)	133137
			BADER SALEH ALI MOHAMMED HAI	
	Manager / مدير	India / الهند	انكيتا فينكات راو	474795
			ANKITA VENKAT RAO	

نشاط الرخصة التجارية / License Activities		
استشارات هندسة التصميم المعماري		
خدمات هندسة إنشاءات الأبنية		
Architectural Design Consultancy		
Construction Engineering Services		
العنوان / Address		
صندوق بريد	34714	P.O. Box
رقم القطعة	335-115	Parcel ID
مكتب رقم 302 ملك سعيد مهيل سعيد بن دلبوي - بر دبي - ش/ الشيخ زايد		
البريد الإلكتروني / Email		
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**Made With Love All That We Do!**

**DUBAI**

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