



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. A yellow rectangular border is superimposed over the image, framing the text. In the foreground, there is a landscaped area with low-lying plants and a dark car parked on the right.

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

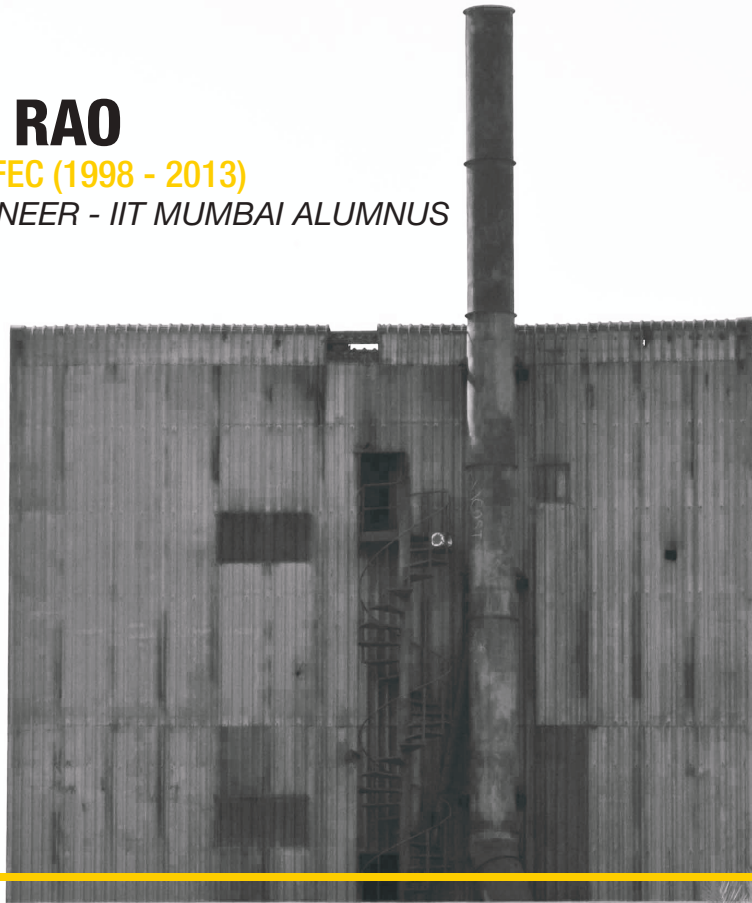
To deliver creative, intelligent, efficient, world-class services for our clients that not only satisfies their current need, but also sustains their future interests. To provide cost-effective solutions that reduce the carbon footprint in the environment without ignoring the aesthetic needs of a project.

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			
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الشكل القانوني	أعمال مدنية		
تاريخ الإصدار	17/08/1998	Issue Date	تاريخ الانتهاء
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عضوية الغرفة	123291	DCCI No.	رقم السجل التجاري
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133137	بدر صالح على محمد حل (51.00%) BADER SALEH ALI MOHAMMED HAI	United Arab Emirates / الامارات	شريك / Partner
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