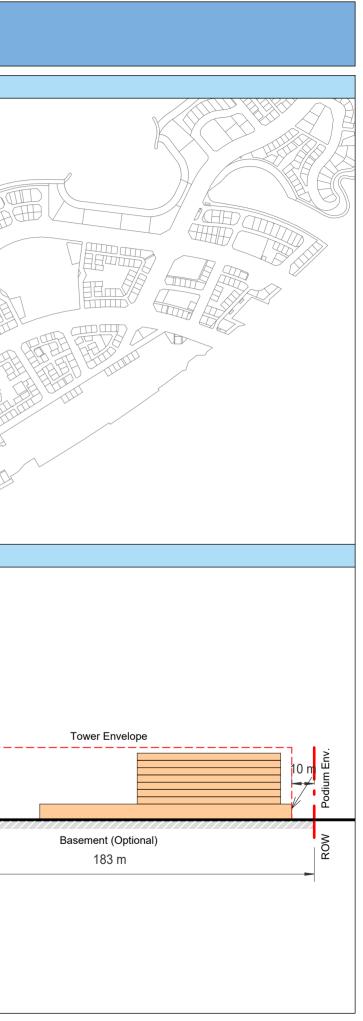
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	HOTEL (BEACH RESORT)		
Plot Area	36,470 m ²		
FAR	1.50	Open Space Adjacent Plot	
Max. Tower Coverage	35%		
GFA	54,705 m ²	C	
Max. Height	G+7		
Setbacks			
<u>Ground + Tower</u>			
A - 10 m			
B - 10 m		ROW	
C - 15 m		88.23 m	
D - 10 m			
 Maximum Number of Keys 497 Minimum Av. Unit Area 110m² 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as 	INDICATIVE MASSING	SECTION
 Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along 	 provided by Master Developer Plot developer to ensure coordination between 		
 neighboring plots are not allowed Basement is allowed Plant room to be screened and setback from 	internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions		
tower edge min. 3 m • Min. 30% of Building Facade shall be recessed	Energy Condition		
or projected from the edge of the building 7m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting 		
	 Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		I
Hotel	Plot Boundary		10 m
No Build Zone	Vehicular Access		
	Pedestrian Access		age
Notes: - Overall Average GFA per key = 110m ² - Maximum permissible GFA (Gross Floor Area) is calculated by m - Maximum permissible GFA is defined as all horizontal floor areas	nultiplying the total plot area by the FAR. s of the building measured from the exterior surfaces of the outsid		Open Space
 walls including all enclosed air-conditioned spaces and half of the The maximum permissible GFA excludes car parking and vehicu escape staircase, shafts, garbage room, uncovered/unenclosed to 	e areas of covered balconies and terraces. Ilar circulation, all utilities required by authorities and service providers, terraces and balconies, all plant equipment and service areas on roof,		0
and telecommunication installations. - Amalgamation or subdivision of plots is upon Master Developer a	approval and the applicable fees.		
DIA-BF	R-0003A		
HOTEL (BEA	ACH RESORT)		
L			L

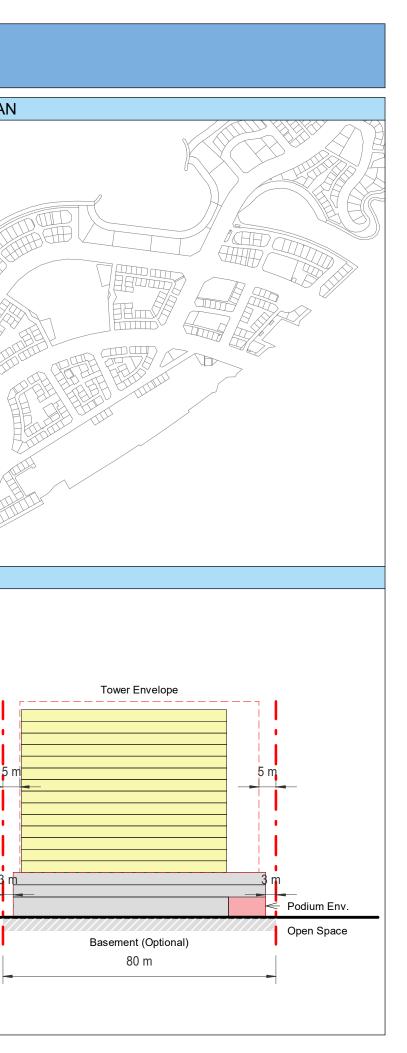
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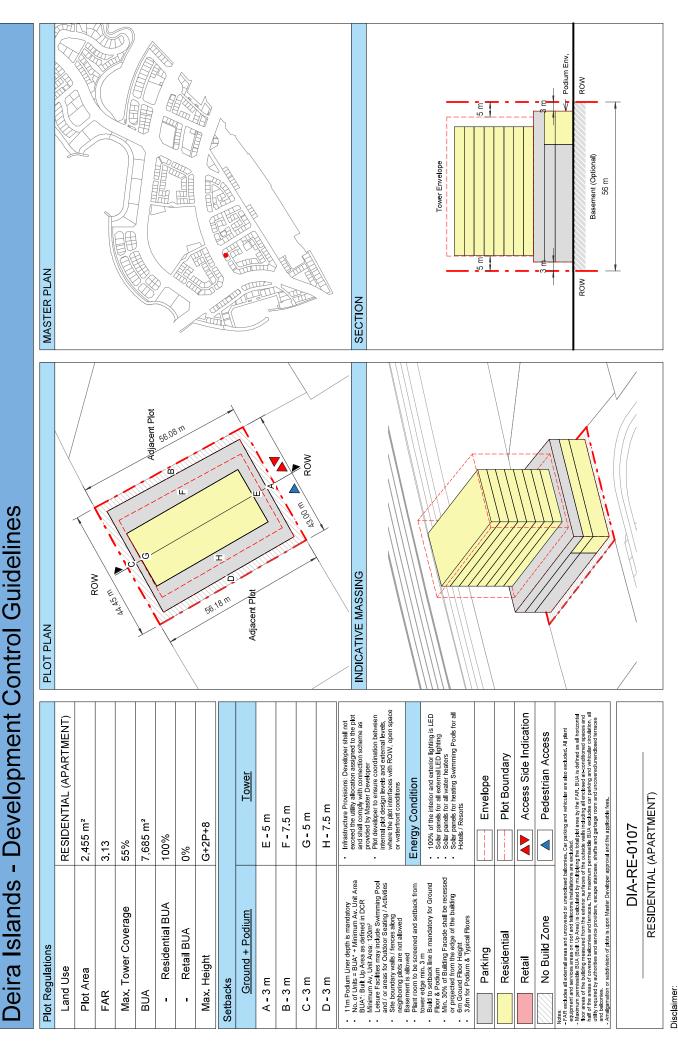


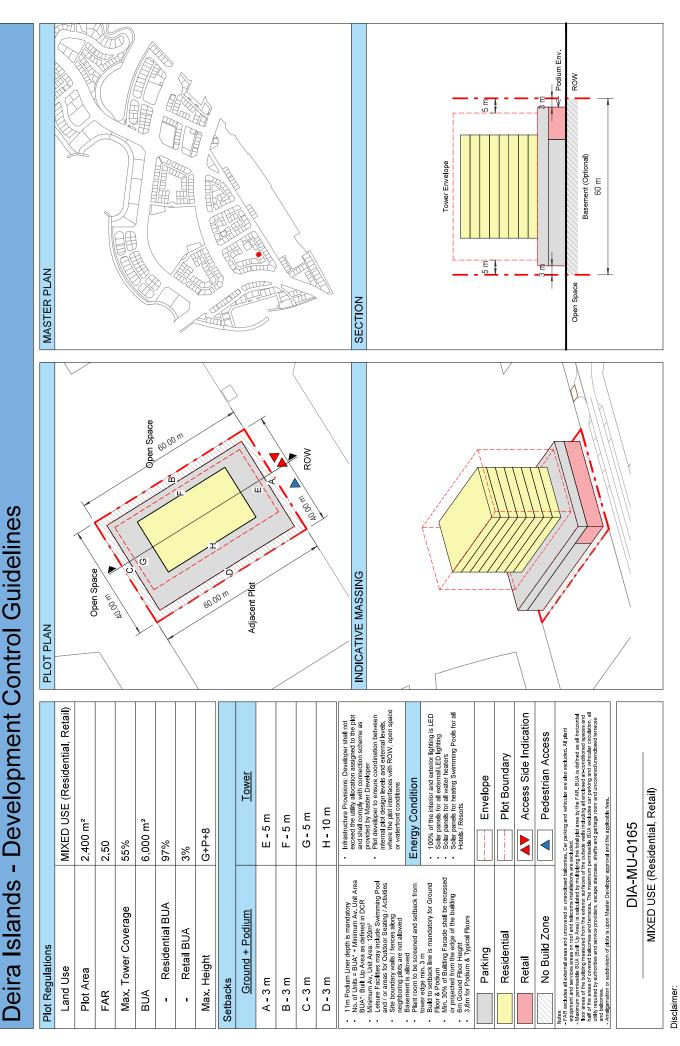
Deira Islands - Development Control Gu	lopment C	ontrol Guidelines	
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use RESIDENTIAL	RESIDENTIAL (APARTMENT)	Adjacent Plot	
Plot Area 2,380 m ²		38.39 m	
FAR 2.50			
Max. Tower Coverage 55%		9	
BUA 5,950 m ²			
- Residential BUA 100%			
- Retail BUA 0%		Adjacent Plot	
Max. Height G+P+6			
Setbacks		Agacent Flot	
<u>Ground + Podium</u>	Tower		
A-3m E-5m			
B-3m F-7.5m		An or a line of the line of th	
C-3m G-5m			
D-3m H-7.5m		ROW	
	visions: Developer shall not allocation assigned to the plot with connection scheme as	INDICATIVE MASSING	SECTION
	 Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or variation? 		
ш	dition		
Extudio seasok line is mandaroy for Ground Extudio seasok line is mandaroy for Ground Min. 30% of the interior Min. 30% of Building Facade shall be recessed Solar panels for all solar panels solar solar panels solar solar solar solar panels solar solar	100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts		
Parking Envelope	elope		5 m
Residential Plot B	Plot Boundary		
Retail Acces	Access Side Indication		
No Build Zone	Pedestrian Access		Bodium Env.
Notes: - F.R exclutes all evennal areas and uncovered or unenchead balconies. Car parking and vehicular are also excluded. All plant equipment as services areas on the decores relations are explored. For the FAR, BUA is defined as all horizontal - Maximum generics/field (LBU L) / Area) is calculated by multiplying the totaled. - Maximum generics/field (LBU L) / Area) is calculated by multiplying the totaled. - Maximum generics/field (LBU L) / Area) is calculated by multiplying the totaled. - Maximum generics/field (LBU L) / Area) is calculated by multiplying the totaled and of the areas of the building measured from the exterior surfaces of the outside walls including all enclosed all-conditioned spaces and half of the areas of the building measured from the exterior surfaces of the outside walls including all enclosed allocationed parts and balchoing measured from the exterior surfaces of the outside UN exteribition and and the areas of the building measured from the exterior surfaces and is not sufficient of and the areas of the building measured from the exterior surfaces of the outside UN exterbing all enclosed an conditioned spaces and the output enclosed and externative the meanum period. - Anadysimitation or subdiversion of paties upon Master Developer approval and the applicable free.	ubr are also excluded. All plant FAR, BUA is defined as all horizontal enclosed airconditioned spaces and enclosed and vehicular circulation, all and uncovered unendosed tetraces 6.		ROW Aljacent Plot Basement (Optional)
DIA-RE-0211			
RESIDENTIAL (APARTMENT)	T)		
Dierlaimar.			

Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	MIXED USE (Residential, Retail)	ROW	
Plot Area	4,798 m²	ROW 60.00 m	
FAR	3.65		
Max. Tower Coverage	35%	A	
BUA	17,511 m ²		
- Residential BUA	97%	Cpen Space	
- Retail BUA	3%		
Max. Height	G+2P+14		
Setbacks		Open Space	
<u>Ground + Podium</u>	Tower		
A - 3 m	E - 5 m	G	
B - 3 m	F - 7.5 m	C 59.31 m	
C - 3 m	G - 5 m		
D - 3 m	H - 7.5 m	Open Space	
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from tower adaption in 2 m. 	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 1
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		
floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all use, shafts and garbage room and uncovered/unenclosed terraces		3 n ROW
DIA-M	IU-0290		-
	esidential, Retail)		

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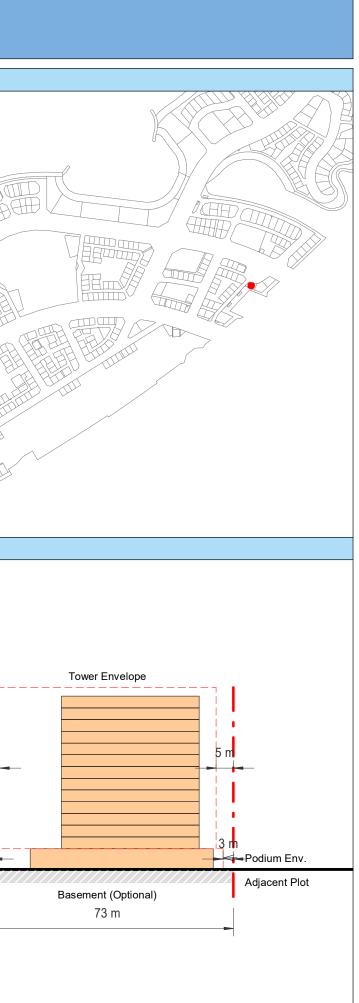




uidelines	MASTER PLAN		Row ST WIT		lot							Row		SSING			Tower Envelope						Basement (Optional)	26 m
	PLOT PLAN		ř.			u 6†.8			44.00	ROW	/	/	/		/		2							
Deira Islands - Development Control Guide	PLOT PLAN	MIXED USE (Residential, Retail)	2,372 m ² R(55%	8,658 m ²	91% %	3%	G+2P+10	Tower	E-5 m Row	F-5m	G-5m	H-10 m	INDICATIVE MAS	provided by Master Developer - Plot developer to ensure coordination between internal plot design beas and external levels, where the plot interfaces with ROW, open space	or waterfront conditions Energy Condition		 Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for thating Pools for all Hotels / Resorts 	Envelope	Plot Boundary	A Access Side Indication	Pedestrian Access	Note: The second second second area and uncorrectly each bacines. Car parking and vehicular rate also excluded. Al plant and the second second second second and the second sec	DIA-MU-0122

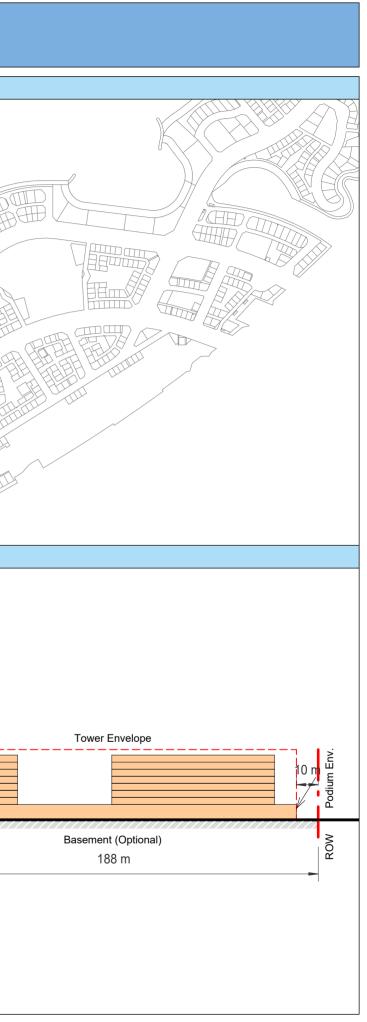
Plot Regulations			PLOT PLAN
Land Use	HOTEL	(WATER EDGE)	
Plot Area	3,324 m	ן ²	
FAR	3.65		12.10 m 57.69 m POW
Max. Tower Coverage	35%		ROW
BUA	12,134	m²	
Max. Height	G+13		
			F G C
etbacks	1		B Adjacent Plot
<u>Ground + Podium</u>		Tower	
A - 3 m	E - 5	m	Open Space
B - 3 m	F - 7	.5 m	
C - 3 m	G - 5	m	
D - 3 m	H - 7	.5 m	
No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 90m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed	 exceed t and shall provided Plot dev internal where th 	cture Provisions: Developer shall not he utility allocation assigned to the plot I comply with connection scheme as by Master Developer eloper to ensure coordination between olot design levels and external levels, le plot interfaces with ROW, open space front conditions	INDICATIVE MASSING
Plant room to be screened and setback from tower edge min. 3 m	Energy	Condition	
Min. 30% of Building Facade shall be recessed or projected from the edge of the building 5m Ground Floor Height 3.6m for Podium & Typical Floors	Solar paSolar pa	the interior and exterior lighting is LED nels for all external LED lighting nels for all water heaters nels for heating Swimming Pools for all Resorts	
Parking		Envelope	
Hotel		Plot Boundary	
No Build Zone		Access Side Indication	
		Pedestrian Access	
es: R excludes all external areas and uncovered or unenclosed ba uipment and services areas on roof and telecoms installations aximum permissible BUA (Built Up Area) is calculated by multip or areas of the building measured from the exterior surfaces of If of the areas of covered balconies and terraces. The maximur lity required by authorities and service providers, escape stairca of balconies. nalgamation or subdivision of plots is upon Master Developer a	are excluded. lying the total plot a the outside walls ir n permissible BUA ise, shafts and gart	rea by the FAR. BUA is defined as all horizontal icluding all enclosed air-conditioned spaces and excludes car parking and vehicular circulation, all page room and uncovered/unenclosed terraces	
DIA-V	VE-N16		
HOTEL (W	ATER ED	GE)	

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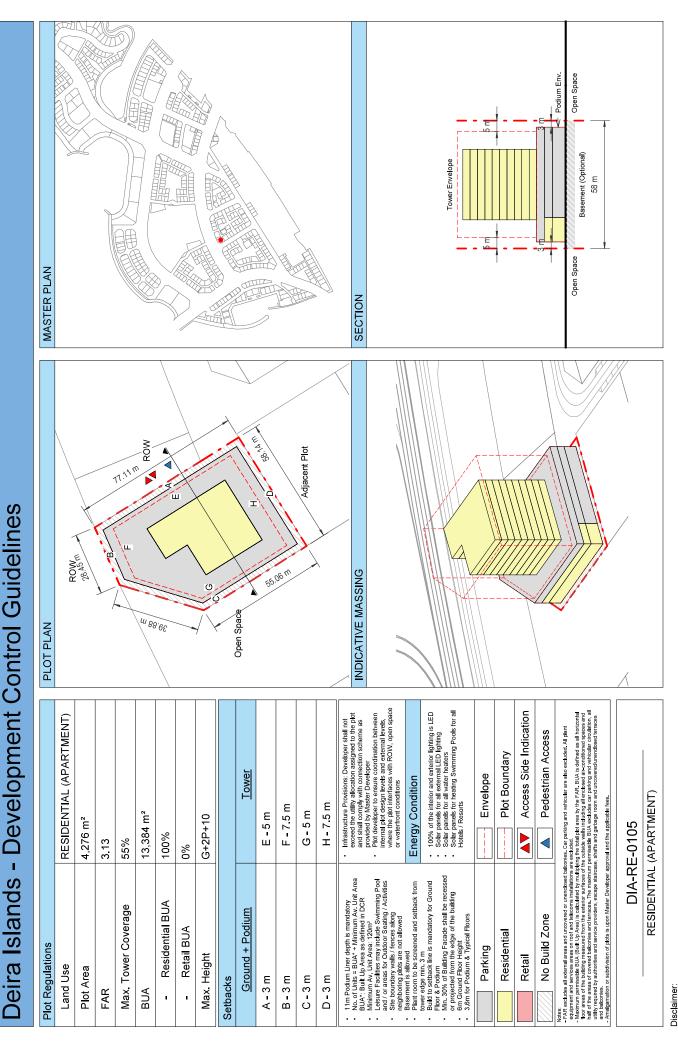
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	HOTEL (BEACH RESORT)		
Plot Area	35,520 m ²	¹⁹⁵ .44 m	
FAR	1.50	ROW	
Max. Tower Coverage	35%		
GFA	53,280 m ²	Open Space	
Max. Height	G+7	В	
		42.43 m	
Setbacks			
<u>Ground + Tower</u>			
A - 10 m		180.12 m C D S POW	
B - 15 m		ROW	
C - 10 m		Adjacent Plot	
D - 10 m			
 Maximum Number of Keys 484 Minimum Av. Unit Area 110m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed Plant room to be screened and setback from 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 tower edge min. 3 m Min. 30% of Building Facade shall be recessed or projected from the edge of the building 	Energy Condition		
 7m Ground Floor Height 3.6m for Podium & Typical Floors 	• 100% of the interior and exterior lighting is LED		
	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	 Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all 		
	 Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		10 m
Parking	 Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		10 m
Parking Hotel No Build Zone	 Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking Hotel No Build Zone Noreall Average GFA per key = 110m ² Maximum permissible GFA (Gross Floor Area) is calculated by mu Maximum permissible GFA (Gross Floor Area) is calculated by mu Maximum permissible GFA (Gross Floor Area) is calculated by mu Maximum permissible GFA (Gross Floor Area) is calculated by mu • Maximum permissible GFA (Gross Floor Area) is calculated by mu • The maximum permissible GFA excludes car parking and vehicular to the • The maximum permissible GFA excludes car parking and vehicular to the	 Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts Envelope Envelope Plot Boundary Vehicular Access Image: Plote transport of the outsid areas of covered balconies and terraces. ar circulation, all utilities required by authorities and service providers, irraces and balconies, all plant equipment and service areas on roof, 		Adjacent Plot
Notes: • Overall Average GFA per key = 110m² • Maximum permissible GFA (Gross Floor Area) is calculated by mu • Maximum permissible GFA is defined as all horizontal floor areas walls including all enclosed air-conditioned spaces and half of the • The maximum permissible GFA excludes car parking and vehicula escape staircase, shafts, garbage room, uncovered/unenclosed te and telecommunication installations. • Amalgamation or subdivision of plots is upon Master Developer age	 Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts Envelope Envelope Plot Boundary Vehicular Access Image: Plote transport of the outsid areas of covered balconies and terraces. ar circulation, all utilities required by authorities and service providers, irraces and balconies, all plant equipment and service areas on roof, 		

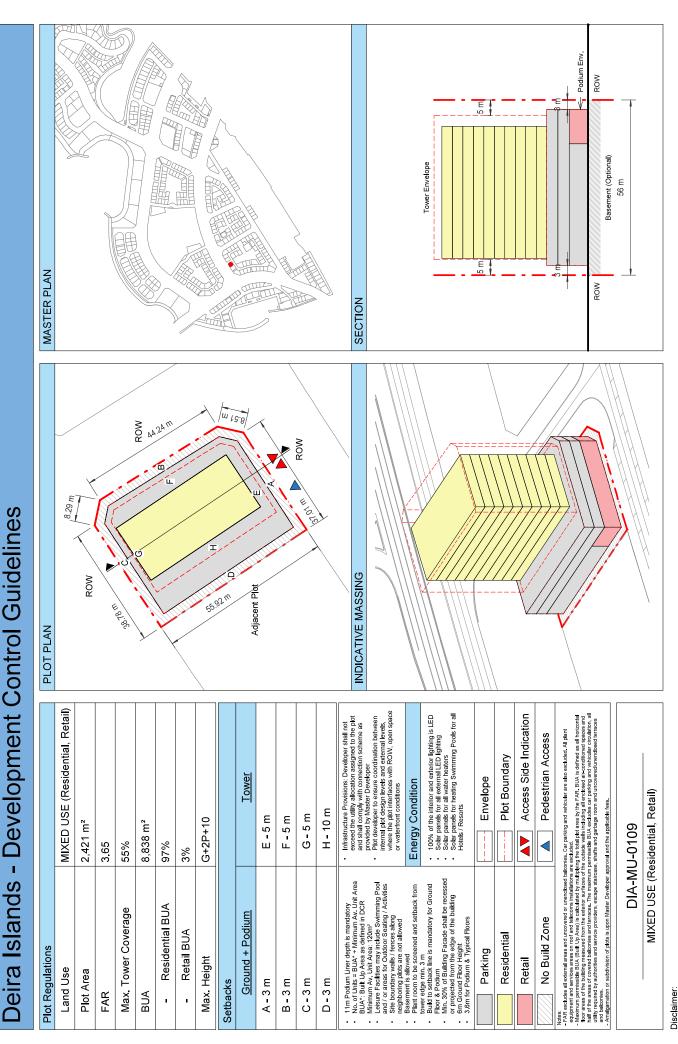
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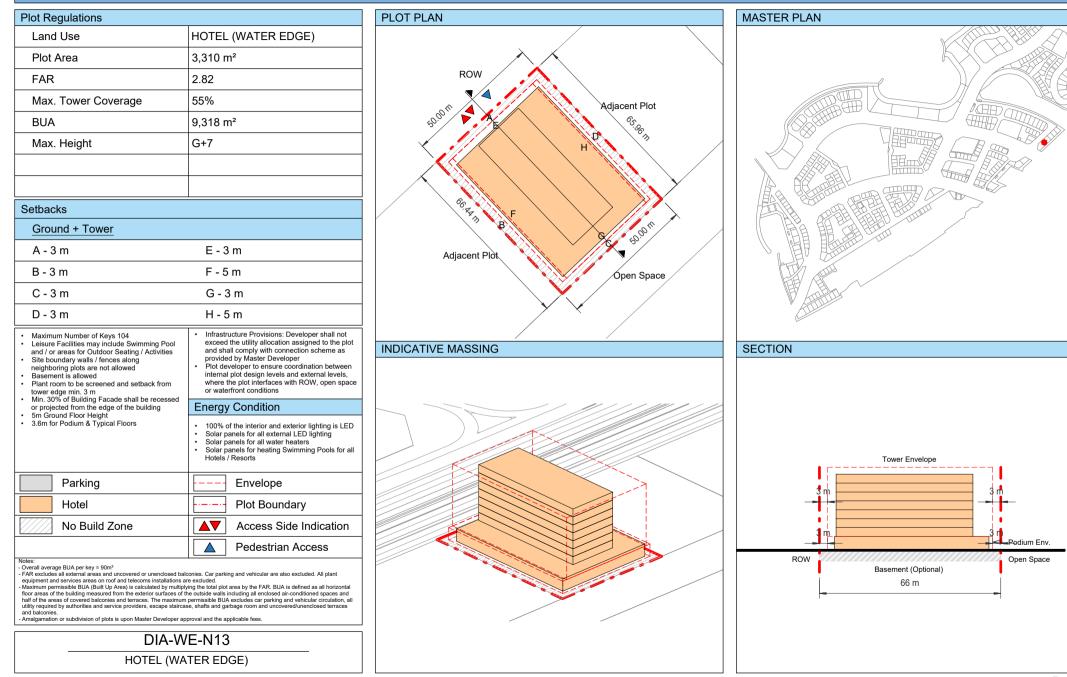
Plot Regulations Plot Regulations Land Use MIXED USE (Residential, Retail) Plot Area 3,951 m² FAR 3.65 Plot Area 3,951 m² FAR 3.65 Max. Tower Coverage 55% BUA 14,420 m² - Retail BUA 97% 14,420 m² - Retail BUA 3% 3% Max. Height 6+2P+10 Max. Height 6+2P+10 Max. Height 6+2P+10 Setbacks Tower Ground + Podium Tower A - 3 m E - 5 m A - 3 m F - 7.5 m D - 3 m H - 7.5 m D - 3 m No. of ones resolveron sectors Build muture weather uter way monetors Restations stere and to the pole Minum Av. Unit Anas No. of ones resolveron sectors Minum Av. Unit Anas E - 5 m Minum Av. Unit Anas Restation costerers Minum Av. Unit Anas Restation costerers Minum Av. Unit Anas Restatid coston seconcers Minum Av. Un	MIXED USE (Residential, Retail) 3,951 m² 3,65 55% 55% 14,420 m² 97% 642P+10 E - 5 m F - 7.5 m G - 5 m H - 7.5 m Order of the utily abcarton assigned to the plot area for ordered the utily abcarton exceed the utily abcarton science as an ordered by these ordered to be above and comma beveloce.	PLOT PLAN	MASTER PLAN
 and for arrans for culdoro Seating / Activities Site boundary vals. (renose along assement is allowed Basement is allowed Basement is allowed Build to setback line is mandatory for Ground food a point, 30% of building Facade shall be recessed Min. 20% of building facade shall be received and a static shall be received and shall be received a			Tower Enveloe Find the second

PLOT PLAN MASTER PLAN	1.96.7		ROW	Polon Row					B	Open Space				INDICATIVE MASSING SECTION			Tower Envelope					ROW Basement (Optional) 56 m	
	MIXED USE (Residential, Retail)	3,428 m²	3.65	55%	12,511 m ²	97%	3%	G+2P+10	Tower	E - 5 m	F - 10 m	G-5m	H-5m	Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall compty with connection scheme as provided by Master Developer.			 100% of the interior and exterior lighting is LED Solar panels for all external.LED lighting Solar panels for all water heaters Solar panels for neating Nimming Pools for all Hotels / Resorts 	Envelope	Plot Boundary	Access Side Indication	Pedestrian Access	Nets: - RA: excludes all external areas and uncovered or unenclased balcories. Car parking and vehicular are also excluded. All plant - RA: excludes all external areas on root and relection installations are excluded. All plant the area of the constraints of the area of the constraint of the area of the constraints of the area of the constraint of the area of the constraint of the area of the constraint of the area of the constraints of the area of the constraint of the area of the constraint of the area of the constraints of the area of the constraints of the area of the constraints of the area of the constraint of the area of the constraints of the area of the constraint of the area of the constraints of the area of the constraint of the area of the constraint of the area of the constraints of the area of the constraint of the area of the constraints of the area of the constraint of the area of the area of the constraints of the area of the constraints of the area of the constraints of the area	DIA-MU-0171
														nit Area R	Pool /ities	¢ from	 Town regor min. Build to settack line is mandatory for Ground Flort & Poulum Min. 30% of Building Facade shall be recessed or projected from the edge of the building Sim for Poulum & Typical Flors 					installations i installations i lated by multip or surfaces of The maximun escape stairca r Developer ap	N-AIC





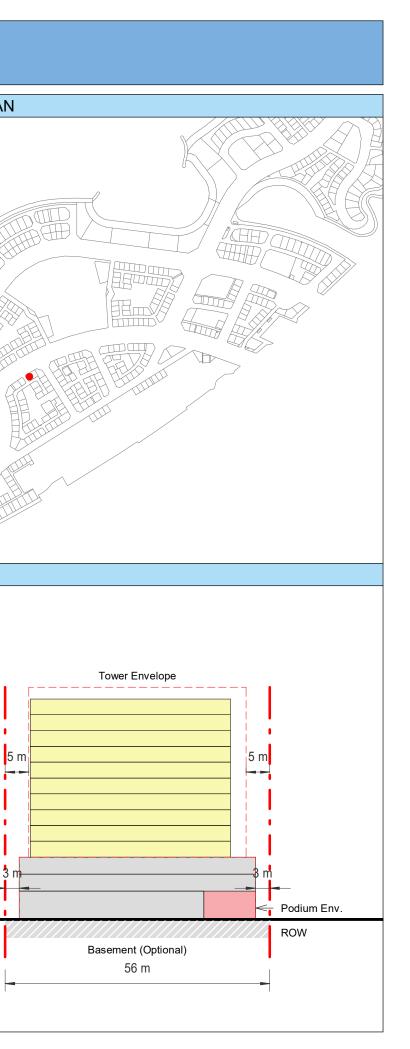
Deira Islands -	Deira Islands - Development Control Gu	Control Guidelines	
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	MIXED USE (Residential, Retail)		
Plot Area	5,011 m²	Adjacent Plot	
FAR	3.65		
Max. Tower Coverage	35%	E ROW	
BUA	18,291 m²		
- Residential BUA	97%		
- Retail BUA	3%		
Max. Height	G+2P+14	9.93	
Setbacks		Open Spade H	
<u>Ground + Podium</u>	Tower		
A - 3 m	E-5m	Row	
B-3m	F - 7.5 m		
C-3m	G-5m		
D-3 m	H - 7.5 m		
11m Podium Liner depth is mandatory No. of Units = BUA* Hinimum Av. Unit Area RI14* Built In Area as defined in DCB		INDICATIVE MASSING	section
Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdor Seating / Activities Site houndary walks / fenses ahon	 provided by Master Developer Ptot developer to ensure coordination between internal ptot design levels and external levels, where the ptot interfaces with ROW, open space 		
 Basement is allowed Basement is allowed 			
 Plant room to be screened and setback from tower edge min 3 m 			
 Build is settaback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.8m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all extern leaters Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		Tower Envelope
Parking	Envelope		
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		
Notes: - Prix excludes all external areas and uncovered or unerchaed fail - Prix excludes all external areas and uncovered or unerchaed fail - external resolutions areas on nod and become installations a - instant premissible and to that by constrained to make the external or external disording measured from the external services of the prior areas of the building measured from the external and by required by authorities and service prodents, scape states and by required by authorities and service prodents. Academ states and building required by authorities and service prodents, scape states - Andiagranulation or subtrivision of plats is upon Master Developer app	Nets: - Prix reactions all external areas and unconverted or unencipsed factories. Car parking and vehicular are also excluded. All plant - Prix reactions and services areas on root and redicorts in the indiging on the light price and the Prix BUA is defined as all horizontal - identify indiginal of the buy reary is calculated by the indiging one tagging that area by the FAR-BUA is defined as all horizontal - identify required to the buy reary is calculated by the indiging one tagging that area by the FAR-BUA is defined as all horizontal - identify required to the areas of compared from the science undiging the tagging that areas of the outsides real horizontal and of the areas of context bactories and the areas. The materian permissive balan each of the areas of the outside of the areas of the undisors of the areas of the undisor of the areas of the undisor of the areas. The materian permissive balan each of the areas of the undisor of the areas. The materian permissive balance and areas of the undisor of the areas of the areas of the undisor of the areas of the are		Open Space Basement (Optional) ROW 73 m
DIA-MI	DIA-MU-N01B		
MIXED USE (Re	MIXED USE (Residential, Retail)		
Disclaimer:			



Disclaimer:

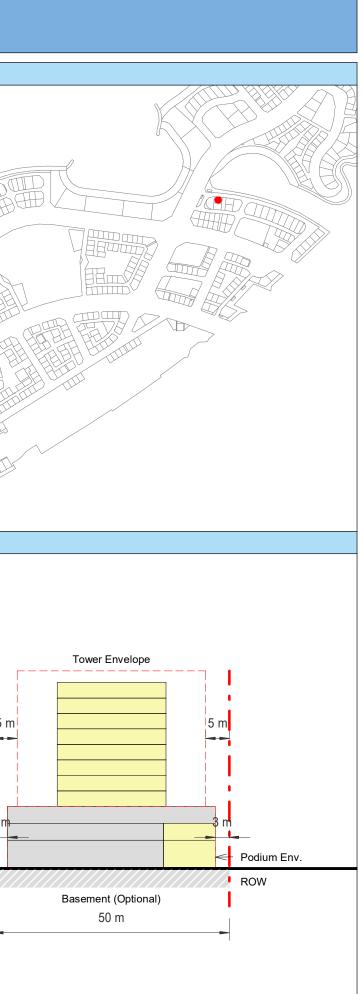
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	MIXED USE (Residential, Retail)		
Plot Area	2,431 m ²	ROW 38.92 m	
FAR	3.65	ROW 30.4	
Max. Tower Coverage	55%		
BUA	8,873 m ²	G Adjacent Plot	
- Residential BUA	97%	Adjacent Plot	
- Retail BUA	3%		
Max. Height	G+2P+10		
Setbacks			
<u>Ground + Podium</u>	Tower	F. D	
A - 3 m	E - 5 m	ROW 3	
B - 3 m	F - 10 m		
C - 3 m	G - 5 m	8.53 m/ 37.01 m ROW	
D - 3 m	H - 5 m	8.53 m 31.5 ROW	
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		
 Notes: FAR excludes all external areas and uncovered or unenclosed bale equipment and services areas on roof and telecoms installations a Maximum permissible BUA (Built Up Area) is calculated by multipl floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape stairca and balconies. Amalgamation or subdivision of plots is upon Master Developer approximation. 	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		3 r ROW
DIA-M	U-1108		-
	esidential, Retail)		

Disclaimer:



Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	3,191 m ²	65.02 m	
FAR	3.13		
Max. Tower Coverage	55%		
BUA	9,989 m²	E	
- Residential BUA	100%		
- Retail BUA	0%	Adjacent Plot B F	
Max. Height	G+2P+8	E H D Open Space	
Setbacks		E O O O D Open Space	
<u>Ground + Podium</u>	Tower		
A - 3 m	E - 5 m	G	
B - 3 m	F - 7.5 m	62.46 m	
C - 3 m	G - 5 m	A discort Dist	
D - 3 m	H - 7.5 m	Adjacent Plot	
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building Converted Floor Matching 	Energy Condition 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all 		1
6m Ground Floor Height 3.6m for Podium & Typical Floors Parking	Hotels / Resorts		5 m
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	A Pedestrian Access		3 m-
 Notes: FAR excludes all external areas and uncovered or unenclosed balco equipment and services areas on roof and telecoms installations are Maximum permissible BUA (Built Up Area) is calculated by multiply floor areas of the building measured from the exterior surfaces of th half of the areas of covered balconies and terraces. The maximum p utility required by authorities and service providers, escape staircase and balconies. Amalgamation or subdivision of plots is upon Master Developer app 	e excluded. ing the total plot area by the FAR. BUA is defined as all horizontal ing the total plot area by the FAR. BUA is defined as all horizontal e outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all e, shafts and garbage room and uncovered/unenclosed terraces		Adjacent Plot
	E-0193		
	(APARTMENT)		

Disclaimer:

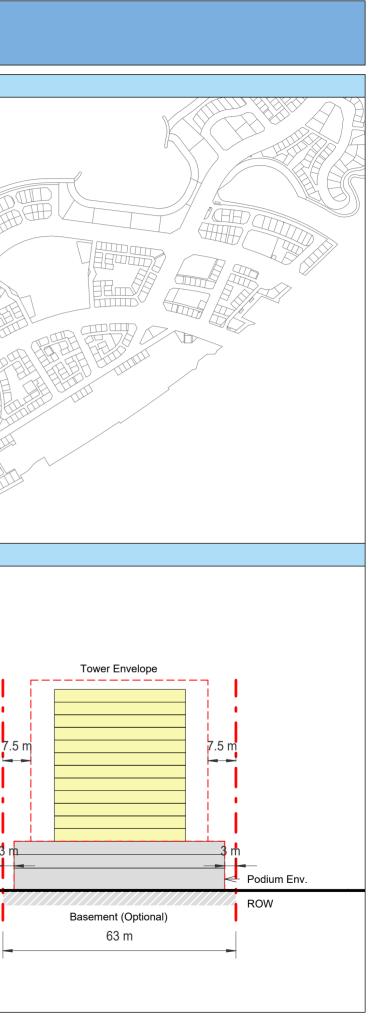


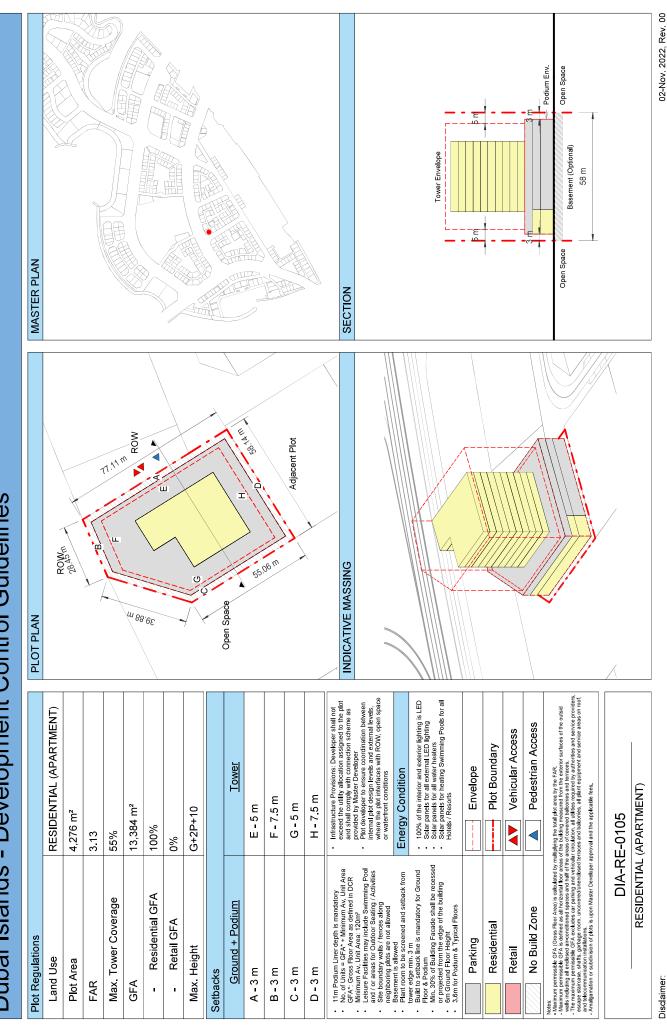
Land Use RESIDENTIAL (APARTMENT)		
FAR 3.13	Adjacent Plot	
Max. Tower Coverage 55%		
BUA 7,529 m ²	B	
- Residential BUA 100%		
- Retail BUA 0%	Open Spade	
Max. Height G+2P+8	00.01	
Setbacks		
Ground + Podium Tower		
A-3m E-5m	0.04	
B-3m F-7.5m		
C-3m G-5m	Row	
D-3m H-7.5m		
	INDICATIVE MASSING	SECTION
Plant room to be screened and setback from Energy Condition tower edde min. 3		
Build to settack line is mandatory for Ground Build to settack line is mandatory for Ground Solar panels for all external Lighting is LED Min. 30% of building Facade shall be recessed Solar panels for all value heaters or projected from the edge of the building Solar panels for in anity Swimming Pools for all Henk / Records		Tower Envelope
		E y
tial		
Retail A Access Side Indication		
No Build Zone		
Next. Next. And the set of the		Open Space Basement (Optional) ROW 60 m
DIA-RE-0293		
RESIDENTIAL (APARTMENT)	-	
Disclaimer:		

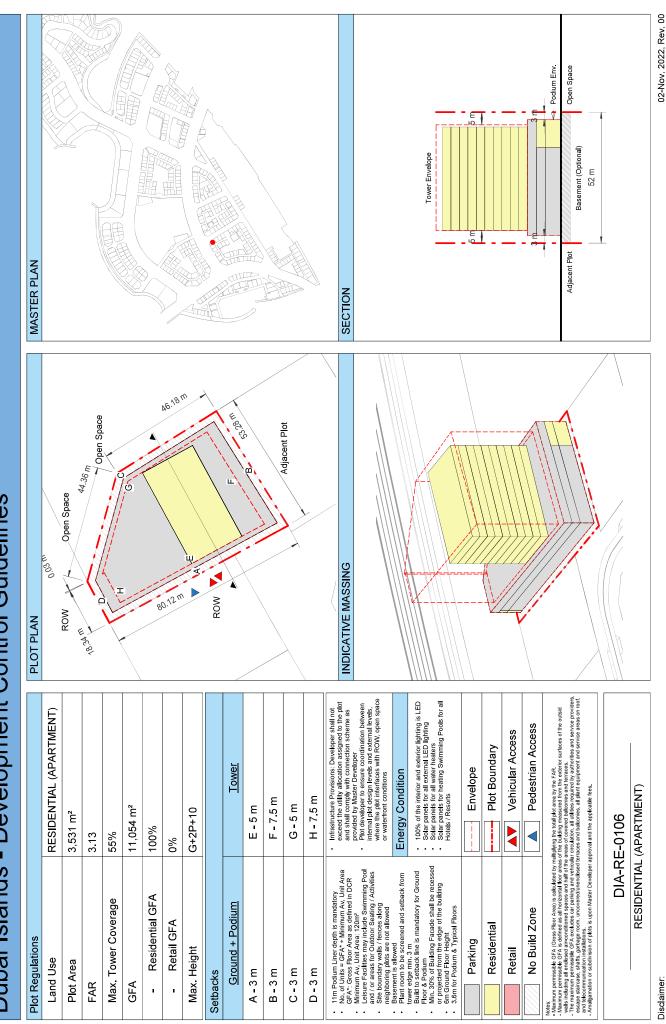
Plot Regulations		PLOT PLAN
Land Use	RESIDENTIAL (APARTMENT)	
Plot Area	3,541 m²	FO.OS m
FAR	3.65	
Max. Tower Coverage	55%	Adjacent Plot ROW
GFA	12,923 m ²	B B B B B B B B B B B B B B B B B B B
- Residential GFA	100%	
- Retail GFA	0%	
Max. Height	G+2P+12	27.78 m
Setbacks		So oo n H
<u>Ground + Podium</u>	Tower	
A - 3 m	E - 5 m	
B - 3 m	F - 7.5 m	Adjacent Plot
C - 3 m	G - 7.5 m	ROW
D - 3 m	H - 7.5 m	
No. of Units = GFA* ÷ Minimum Av. Unit Area GFA*: Gross Floor Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING
Plant room to be screened and setback from tower edge min. 3 m	Energy Condition	
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	Vehicular Access	
No Build Zone	Pedestrian Access	
alls including all enclosed air-conditioned spaces and half of the he maximum permissible GFA excludes car parking and vehicu	s of the building measured from the exterior surfaces of the outsid e areas of covered balconies and terraces. Ilar circulation, all utilities required by authorities and service providers, terraces and balconies, all plant equipment and service areas on roof,	
DIA-F	R-0257	

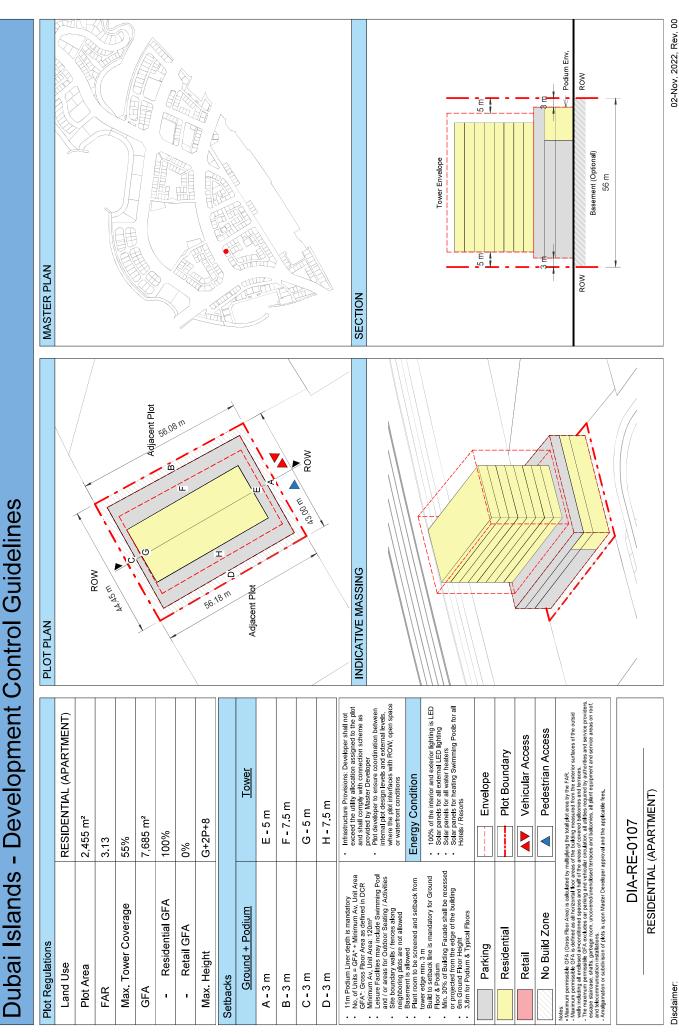
DIA-R-0257 **RESIDENTIAL (APARTMENT)**

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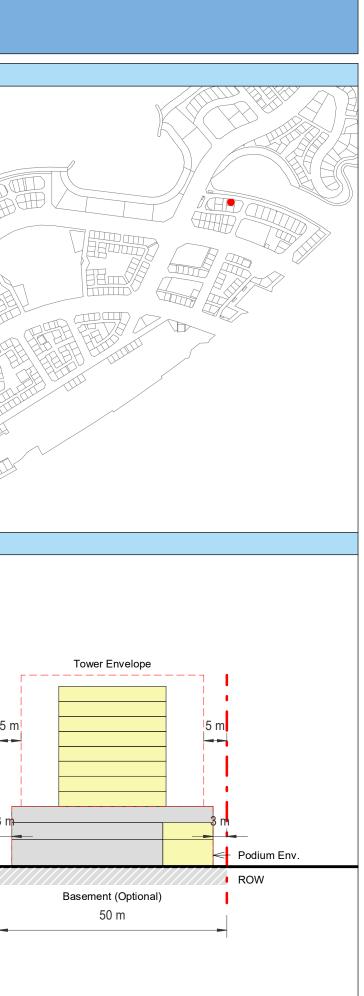


Deira Islands -	Deira Islands - Development Control G	Control Guidelines	
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)	ROW 53.05 m	
Plot Area	5,602 m²		
FAR	3.65	50 V V V V V V V V V V V V V V V V V V V	
Max. Tower Coverage	35%	.64 m	
BUA	20,448 m ²	W Lt	
- Residential BUA	100%		
- Retail BUA	%0	ROW	
Max. Height	G+2P+14		
Setbacks		ROW	
<u>Ground + Podium</u>	Tower		
A - 3 m	E - 5 m		
B-3m	F - 7.5 m		
C-3m	G-5m	monore Electron Plan	
D-3m	H - 7.5 m		
11m Podium Liner depth is mandatory No. of Units = BUA* + Minimum Av. Unit Area BUA* BUA* + Minimum DCR	Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as	INDICATIVE MASSING	SECTION
 Minimum Av Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities 		-	
Site boundary walls / fences along neighboring plots are not allowed Basement is allowed			
Plant room to be screened and setback from tower edge min. 3 m	ш		
 Build to settback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6 m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		Tower Envelope
Parking	Envelope		5.5 T
Residential	Plot Boundary		
Retail	AV Access Side Indication		
No Build Zone	Pedestrian Access		
Notes: - AR excludes all external areas and uncovered or unerchosed ball equipment and services areas on not all expensions installations : - experiment permissible BUA (BuR) to Area) is calculations : - Maximum permissible BUA (BuR) to Area) is calculated by multiple for a transact of the burling measured from the exertions structers of hard of the areas of covered balancies and territoses. The maximum utility required by authorities and service providers, secape stalicas and balancies.	- Answerden sail external areas and uncovered or unencheed balcontes, Car parking and vehicular are also excluded. All plant equation and write and successful and successful and write the second		Adjacent Plot Basement (Optional) ROW
DIA-R	DIA-RE-0142		
RESIDENTIAL	RESIDENTIAL (APARTMENT)		
Disclaimer:			

ntrol Guidelines	PLOT PLAN MASTER PLAN			Adjacent Plot								H	Open Space	28.28 m Down	\mathbf{x}	INDICATIVE MASSING SECTION SECTION			Tower Envelope	7.5 m				Adjacent Plot Basement (Optional) ROW	
Deira Islands - Development Control Guidelines		RESIDENTIAL (APARTMENT)	3,765 m²	3.13	55%	11,783 m²	100%	0%	G+2P+10		Tower	E - 5 m	F - 7.5 m	G-5m	H - 7.5 m	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as 	 Plot developer to ensure coordination between internal plot design levels and external levels. or vater the plot denot interfaces with ROW, open space or vaterifort conditions. 	Energy Condition	 100% of the interior and exterior lighting is LED solar panets for all external LED lighting solar panets for all water heatens solar panets for heating Swimming Pools for all Hotek / Resorts 	Envelope	Plot Boundary	Access Side Indication	Pedestrian Access	es. Car parking and verticular are also excluded. All plant the control of the	-0173
Deira Islands -	Plot Regulations		Plot Area	FAR	Max. Tower Coverage	BUA	- Residential BUA	- Retail BUA	Max. Height	Setbacks	<u>Ground + Podium</u>	A-3m	B-3m	C-3m	D-3m	11m Podium Liner depth is mandatory No. of Units = BUA* + Minimum Av. Unit Area BUA* : Built Un Area as defined in DCR	Minimum Av. Unit Area: 120m ² Lesuer Facilities any include Swimming Pool Lesuer Facilities any include Swimming Pool reit areas for Outdoor Sealing / Activities Site boundary wells (Frenese abing reiehoboring optos are not allowed	Basement is allowed Plant room to be screened and setback from	 Build to setback line is mandatory for Ground Flord & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building effortund Flord Height 3.6m for Podium & Typical Floros 	Parking	Residential	Retail	No Build Zone	Notes: Notes: A considerable all external areas and uncorrected or unenclosed batconies, Car parking and vehicular are also excluded. All plant experiment annisedue BUA (Bold U) A word teacher all and the the clack plan area by the FAA BUA is defined as all horizontal experiment annisedue BUA (Bold U) A word teacher all and the the clack plan area by the FAA BUA is defined as all horizontal component annisedue BUA (Bold U) A word teacher and the clack plan area by the FAA BUA is defined as all horizontal component annised to the clack of the clack plant and the clack of the clack plant area discontingeness and horizontal of the careford of the clack of the clack of the clack plant and and clack area and and of the clack of the clack of the clack of the clack of the clack and blant and clack area of covered batchings and terrores. The maximum presented build and the clack of terrores and and blant area clack and strong and service providers, escape statictes, shafts and gatcage room and uncovered unendosed terrores. • A magamation or subdivision of plots is upon Master Developer approval and the applicable fees.	DIA-RE-0173

RESIDENTIAL (APARTMENT) 3,207 m ²	PLOT PLAN	MASTER PLAN
3,207 m ²		
0.40	65.01 m ROW	
3.13		
55%		
10,036 m ²	E	
100%		
0%	Open Space B F	
G+2P+8		
	Adjacent Plot	
<u>Tower</u>	G	
E - 5 m		
F - 7.5 m	62.68 m	
G - 5 m	Adjacent Plot	
H - 7.5 m		
 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Energy Condition		
 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Envelope		5 n
Plot Boundary		
▲▼ Access Side Indication		
Pedestrian Access		3 m
nies: Car parking and vehicular are also excluded. All plant excluded. g the total plot area by the FAR. BUA is defined as all horizontal e outside walls including all enclosed air-conditioned spaces and ermissible BUA excludes car parking and vehicular circulation, all shafts and garbage room and uncovered/unenclosed terraces oval and the applicable fees.		Adjacent Plot
E-0199		
	100% 0% G+2P+8 Introver E - 5 m F - 7.5 m G - 5 m H - 7.5 m Image: State of the	100% 0% G+2P+8 Image: Construction Provide and Section Provide Advice Provide Provide Advice Provide

Disclaimer:



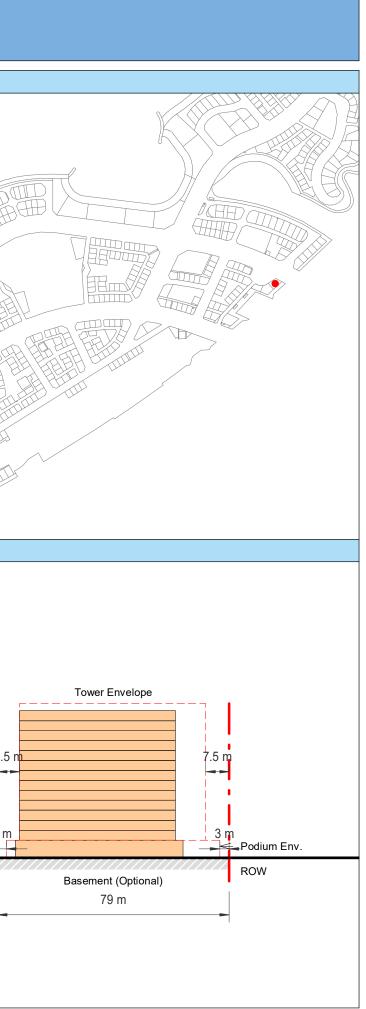
Deira Islands - Development Control Gu	velopment C	Control Guidelines	
Plot Regulations		PLOT PLAN	MASTER PLAN
	RESIDENTIAL (APARTMENT)	Adjacent Plot	
Plot Area 2,576 m ²	m²	39.88 m	
FAR 2.50			
Max. Tower Coverage 55%			
BUA 6,439 m ²	m²		
- Residential BUA 100%			
- Retail BUA 0%		Adjacent Plot	
Max. Height G+P+6		2'59 0 0 0 0 0 0 0 0 0 0 0 0 0	
Setbacks		Open Space	
Ground + Podium	Tower		
A-3m E-51	д Д		
B-3m F-7.	- 7.5 m	40 oc	
C-3m	-5 m		
D-3 m H-7.5 m	7.5 m	ROW	
No. of Units = BUA* + Minimum Av. Unit Area BUA*: Buit Up Area as defined in DCR Minimum Av. Linit Area. 120m²	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as 	INDICATIVE MASSING	SECTION
	ed by Master Developer eveloper to ensure coordination between I plot design levels and external levels,		
nee boundary wates rendes about neighboring plots are not allowed Basement is allowed	the plot interfaces with ROW, open space arfront conditions		
tower edge min. 3 m Build to setback line is mandatory for Ground	Energy Condition		
• • • •	100% of the interior and exterior lighting is LED Solar panels for all evential LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts		Tower Envelope
Parking	Envelope		2 m 2 m
Residential	Plot Boundary		
Retail 💽	Access Side Indication		
No Build Zone	Pedestrian Access		Performance Perfor
 FAR evaluations all evaluations are not uncovered or unercheased backness. Car parking and vehicular are also excluded. All plant FAR evaluations are supported areas and uncovered or unercheased backness. Car parking and vehicular are also excluded. All plant Mominum permissible supported areas are not one become tabletors are excluded. The plant Mominum permissible supported areas are not one become tabletors are excluded. The plant Mominum permissible supported areas are not one to become tabletors are excluded. The plant Mominum permissible supported areas are not one exoting areas of the public areas areas Annel areas areas of the plant areas areas one to be areas areas of the plant areas Annel areas areas of the plant areas areas one one of the plant areas Annel areas areas of the plant areas areas one of the plant areas Annel areas areas of the plant areas of the plant areas Annel areas areas of the plant areas of the plant areas Annel areas areas of the plant areas of the plant areas Annel areas areas of the plant areas of the plant areas Annel areas areas of the plant areas of the plant areas Annel areas Annel areas areas of the plant areas areas areas areas and Annel areas areas of the plant areas areas areas areas Annel areas Annel areas 	ng and vehicular are also excluded. At plant areas by the FAQ. BUAL is defined as all increantal multifing all encoder all-conditioned spaces and A reduction all evolution and vehicular cloublion. all tribage room and uncovered unendosed terracos pptentiel fees.		ROW Basement (Optional) Adjacent Plot 65 m
DIA-RE-0214	4		
RESIDENTIAL (APARTMENT)	TMENT)		
Disclaimer:			

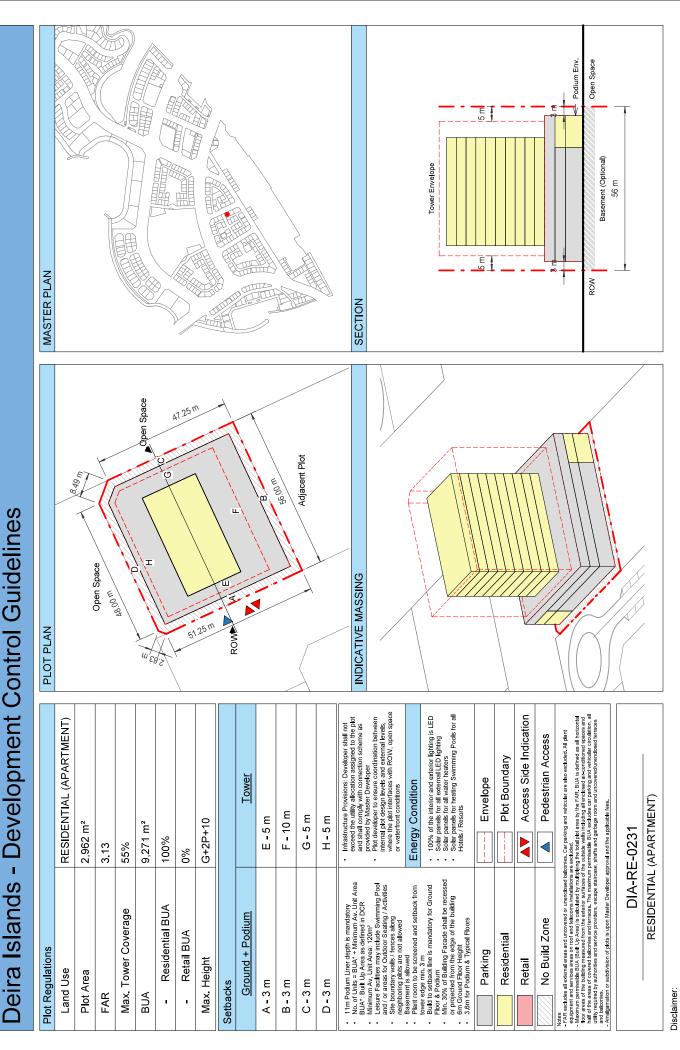
Deira Islands -	Deira Islands - Development Control G	Control Guidelines	
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,523 m²		
FAR	2.50	in the second	
Max. Tower Coverage	55%	0000	
BUA	6,308 m²	Open Space	
- Residential BUA	100%	46.7	
- Retail BUA	%0		
Max. Height	G+P+6	994 m	
Setbacks		ROW	
<u>Ground + Podium</u>	Tower		
A-3m	E - 5 m		
B-3m	F-5m	210	
C-3m	G-5m	HOW	
D-3m	H - 10 m		
11m Podium Liner depth is mandatory No. of Units = BUA* + Minimum Av. Unit Area BUA* = BUA* + Minimum Av. Unit Area	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as 		SECTION
 Minimum AV. Unit Area: 120m². Leisue Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along reinthonium plots are nn allowed 	 Plot developer to smaller provide up vinester up vinester conditiation between internal plot design levels and external levels, where the plot interfaces with ROW, open space or valerifort conditions 		
Basement is allowed Plant room to be screened and setback from			
 towar edge min. 3 m build to setback line is mandatory for Ground Flora & Poulum of Building Facada shall be recessed or projected from the edge of the building en Ground Foulting A Typical Flores 3.5mt for Poulum A Typical Flores 	 100% of the interior and exterior lighting is LED Solar panels for all watter heaters Solar panels for all watter heaters Solar panels for heading Swimming Pools for all Hotels / Resorts 		Tower Envelope
Parking	Envelope		2 J
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		1
Note: FA excludes all advantal areas and uncovered or unercheed kal- equation and encourses on root and expections habilitons a root and and encourses of the sublicity areas in calculations the sector static static static static static static static static the areas of the sublicity measure form the sectors writes of hild of the areas of covered babonics and tences. The measure and babonics of covered babonics and tences areas address and babonics of covered babonics and tences.	Next. The exclusion all external areas and uncovered or unencheed behavioles. Car parking and vehicular are also excluded. All pant the exclusion of the exclusion of and uncovered or unencheed or the behavior of the EAR. Blok is defined as all hickness information permanent and services are exclusively as a evolution of the behavior of the EAR. Blok is defined as all hickness information permanent and services and exclusion of the behavior of the behavior of the EAR. Blok is defined as all hickness information permanent form the executive antices of the available and induring all behavior and and on the available and the executive the areas of the behavior measure form the executive antices of the available and induring and evolution all and of the asset of covered behavior providers, escepe extinctions, shalls and garbage form and uncovered unendosed tentors and for the areas of covered behavior providers, escepe extinctions, all and the applicible fees. Anadgamation or subdivision of redox is upon Master Developer approval and the applicible fees.		ROW Basement (Optional) Open Space 51 m
DIA-R	DIA-RE-0230		
RESIDENTIAL	RESIDENTIAL (APARTMENT)		

Plot I	Regulations			PLOT PLAN	MASTER PLA
La	nd Use	HOTEI	_ (WATER EDGE)		
Plo	ot Area	4,557 เ	m²		
FA	R	3.65		ROW	
Ма	ax. Tower Coverage	35%		ROW St. 80	
BL	JA	16,631	m²	10.75 m D	
Ma	ax. Height	G+13		A H	
Setba	acks			G C BB ⁵⁴ T	
	<u>Ground + Podium</u>		Tower	Open Space	
Α-	· 3 m	E -	5 m	Adjacent Plot	
В -	· 3 m	F - 7	7.5 m		
C -	- 3 m	G -	5 m		
D -	- 3 m	Η-	7.5 m		
 No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 90m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed 		exceed and sha provide • Plot de internal where	ucture Provisions: Developer shall not the utility allocation assigned to the plot all comply with connection scheme as d by Master Developer veloper to ensure coordination between plot design levels and external levels, he plot interfaces with ROW, open space rifront conditions	INDICATIVE MASSING	SECTION
 Plant towe 	t room to be screened and setback from r edge min. 3 m	Energ	y Condition		
or pro • 5m 0	30% of Building Facade shall be recessed ojected from the edge of the building Ground Floor Height I for Podium & Typical Floors	 Solar p Solar p Solar p 	of the interior and exterior lighting is LED anels for all external LED lighting anels for all water heaters anels for heating Swimming Pools for all / Resorts		
	Parking		Envelope		
	Hotel		Plot Boundary		
	No Build Zone		Access Side Indication		
			Pedestrian Access		
equipmen - Maximum floor areas half of the utility requ and balco	udes all external areas and uncovered or unenclosed b t and services areas on roof and telecoms installations permissible BUA (Built Up Area) is calculated by mult s of the building measured from the exterior surfaces t e areas of covered balconies and terraces. The maximu ired by authorities and service providers, escape stair nies. ation or subdivision of plots is upon Master Developer	are excluded. iplying the total plot of the outside walls im permissible BU/ case, shafts and ga	area by the FAR. BUA is defined as all horizontal including all enclosed air-conditioned spaces and excludes car parking and vehicular circulation, all rbage room and uncovered/unenclosed terraces		Adjacent Pl
		VE-N1			
	HOTEL (W	ATER E	DGE)		

All dimensions, coordinates and massing intent as shown are approximate and for information purposes only and subject to Authorities Approval. Drawings are no to be scaled.

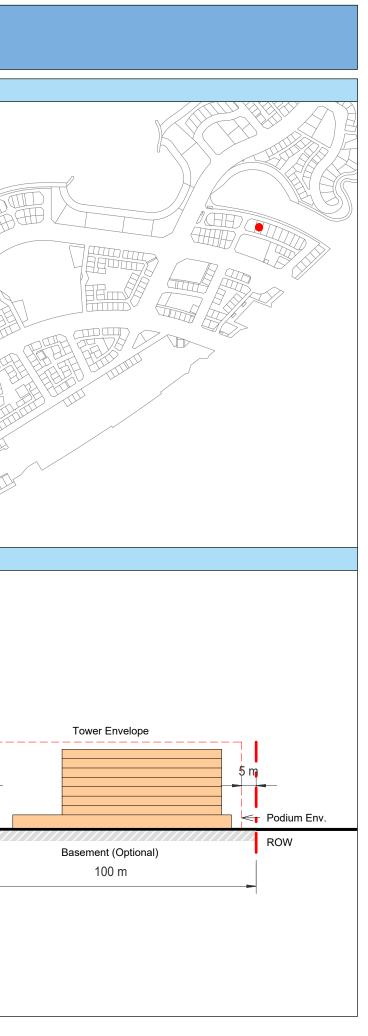
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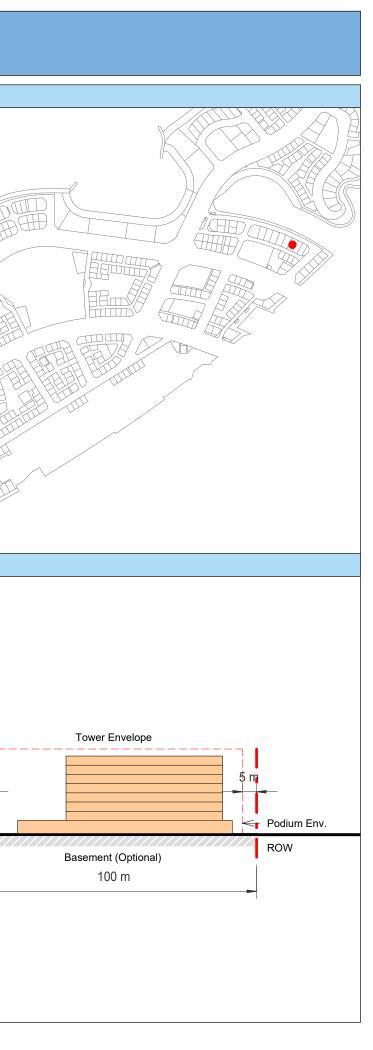
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	HOTEL (WATER EDGE)		
Plot Area	5,156 m²	5 ^{ROW} 5 ^{3.13} m	
FAR	2.00		
Max. Tower Coverage	35%		
GFA	10,312 m ²		
Max. Height	G+7	Adjacent Plot	
Setbacks		Adjacent Plot	
Ground + Tower			
A - 5 m			A A A A A A A A A A A A A A A A A A A
B - 5 m		49.98 m	
C - 5 m		ROW	
D - 5 m	Infrastructure Provisions: Developer shall not		
 Maximum Number of Keys 115 Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed Plant room to be screened and setback from tower edge min. 3 m 	 exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Min. 30% of Building Facade shall be recessed or projected from the edge of the building 5m Ground Floor Height 	Energy Condition		
 Sm Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		
Hotel	Plot Boundary		5 m
No Build Zone	▲▼ Access Side Indication		
	Pedestrian Access		ROW
floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum	are excluded. ultiplying the total plot area by the FAR. GFA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible GFA excludes car parking and vehicular circulation, all use, shafts and garbage room and uncovered/unenclosed terraces		
DIA-W	E-0032		
HOTEL (WA			

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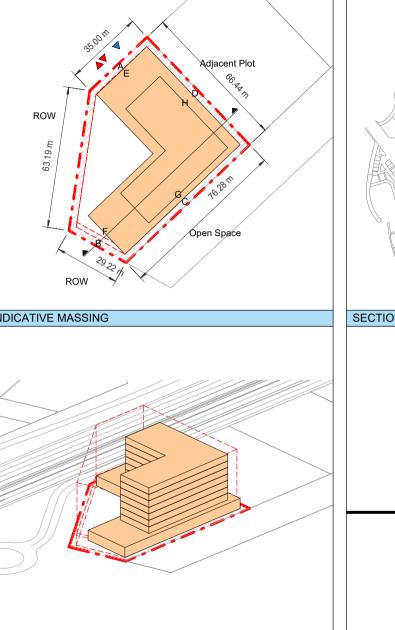


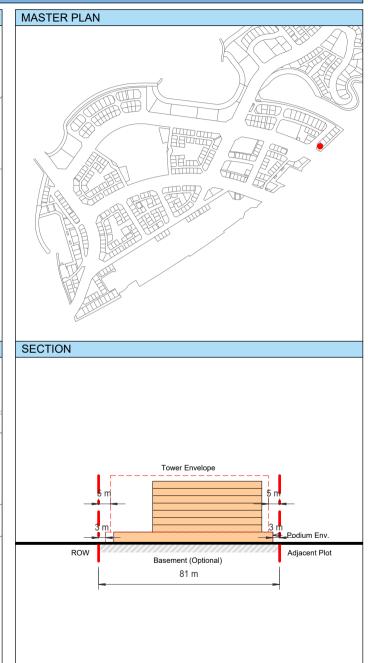
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	HOTEL (WATER EDGE)		
Plot Area	5,156 m ²	ROW	
FAR	2.00	53.13 m	
Max. Tower Coverage	35%		
GFA	10,312 m ²		
Max. Height	G+7	Adjacent Plot	
		тоо.001 тоо.001 В	
Setbacks		Adjacent Plot	
<u>Ground + Tower</u>			
A - 5 m			THE BE
B - 5 m		49.98 m	
C - 5 m		ROW	
D - 5 m			
 Maximum Number of Keys 115 Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed Plant room to be screened and setback from tower edge min. 3 m Min. 30% of Building Facade shall be recessed 		INDICATIVE MASSING	SECTION
 Min. 30% of Building Facade shall be recessed or projected from the edge of the building 5m Ground Floor Height 	Energy Condition		
3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		l l
Hotel	Plot Boundary		5 m
No Build Zone	Access Side Indication		
Notes:	Pedestrian Access		ROW
 Overall average GFA per key = 90m² FAR excludes all external areas and uncovered or unenclosed balk equipment and services areas on roof and telecoms installations an Maximum permissible GFA(Ground Floor Area)is calculated by mu floor areas of the building measured from the exterior surfaces of th 	re excluded. Itiplying the total plot area by the FAR. GFA is defined as all horizontal he outside walls including all enclosed air-conditioned spaces and permissible GFA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		
DIA-WI	E-0036		
HOTEL (WA	TER EDGE)		

Disclaimer:



lot Regulations		PLOT
Land Use	HOTEL (WATER EDGE)	ľ –
Plot Area	4,572 m²	
FAR	2.82	
Max. Tower Coverage	55%	
BUA	12,871 m ²	
Max. Height	G+7	
Setbacks		
Ground + Tower		
A - 3 m	E - 3 m	
B - 3 m	F - 5 m	
C - 3 m	G - 3 m	
D - 3 m	H - 5 m	
Maximum Number of Keys 143 Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed Plant room to be screened and setback from tower edge min. 3 m Min. 30% of Building Facade shall be recessed or projected from the edge of the building 5m Ground Floor Height 3.6m for Podium & Typical Floors	Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions Energy Condition 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters	
Parking	Solar panels for heating Swimming Pools for all Hotels / Resorts Envelope	
Hotel	Plot Boundary	
No Build Zone	▲▼ Access Side Indication	
	Pedestrian Access	
or areas of the building measured from the exterior surfaces of the alf of the areas of covered balconies and terraces. The maximum	e excluded. ing the total plot area by the FAR. BUA is defined as all horizontal ne outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car paring and vehicular circulation, all ie, shafts and garbage room and uncovered/unenclosed terraces	





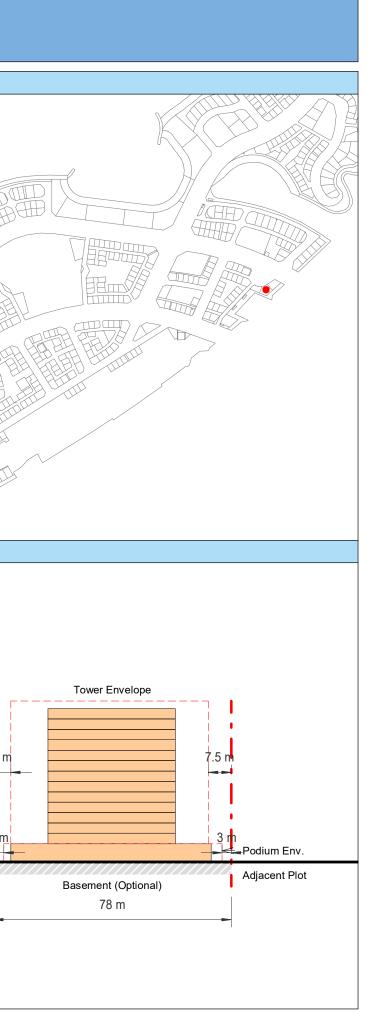
Disclaimer:

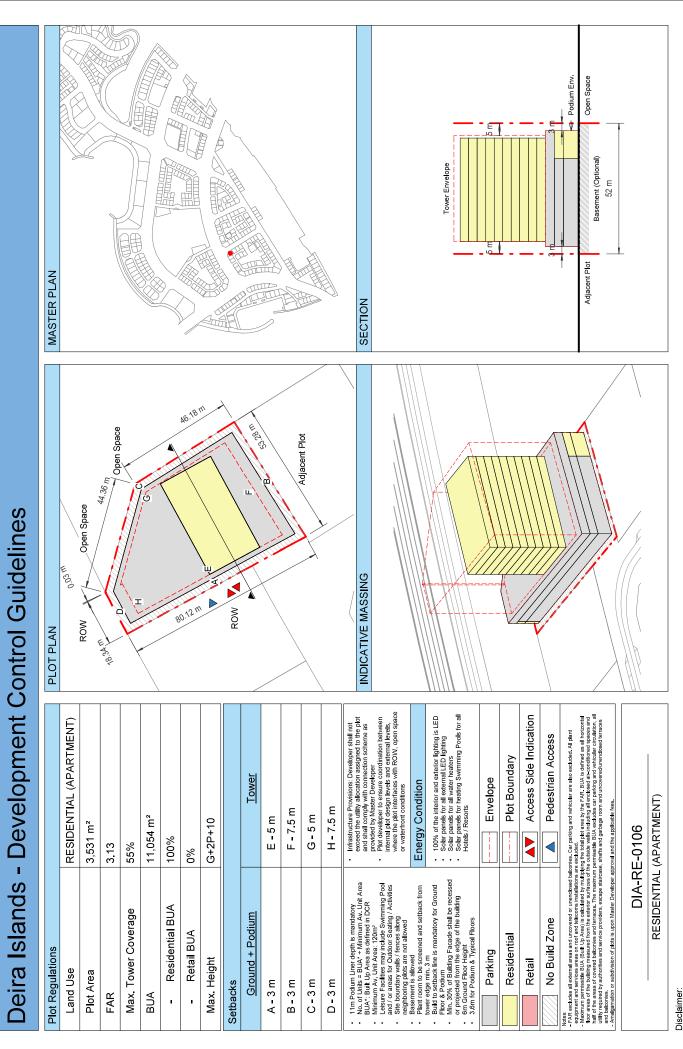
All dimensions, coordinates and massing intent as shown are approximate and for information purposes only and subject to Authorities Approval. Drawings are no to be scaled.

DIA-WE-N14 HOTEL (WATER EDGE)

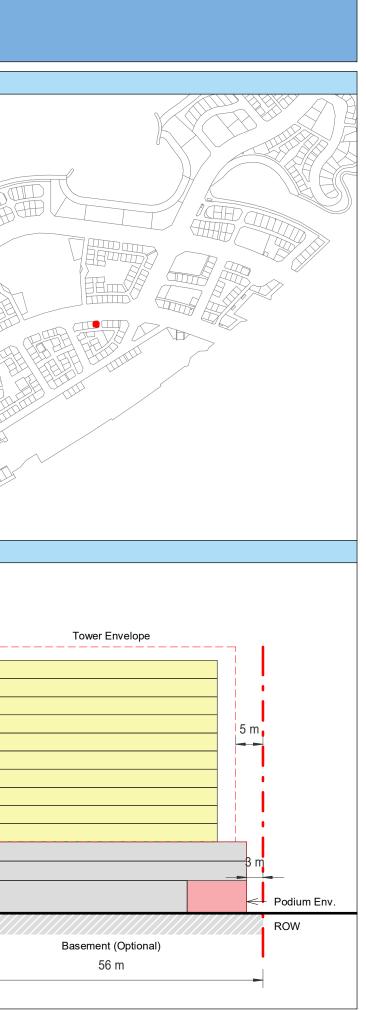
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	HOTEL (WATER EDGE)		
Plot Area	5,460 m²		
FAR	3.65	45.58 m	
Max. Tower Coverage	35%	Adjacent Plot	
BUA	19,931 m²		
Max. Height	G+13	H D S A	
		Adjacent Plot	
		B F	
Setbacks	<u> </u>		
<u>Ground + Podium</u>	Tower		
A - 3 m	E - 5 m	65.50 m	
B - 3 m	F - 7.5 m	59.91 m C	
C - 3 m	G - 5 m		
D - 3 m	H - 7.5 m	/ Open Space	
 No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 90m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed 	 exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Plant room to be screened and setback from tower edge min. 3 m	Energy Condition		
 Min. 30% of Building Facade shall be recesse or projected from the edge of the building 5m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		
Hotel	Plot Boundary		
No Build Zone	Access Side Indication		
	Pedestrian Access		
equipment and services areas on roof and telecoms installati - Maximum permissible BUA (Built Up Area) is calculated by n floor areas of the building measured from the exterior surface half of the areas of covered balconies and terraces. The max	nultiplying the total plot area by the FAR. BUA is defined as all horizontal es of the outside walls including all enclosed air-conditioned spaces and ximum permissible BUA excludes car parking and vehicular circulation, all taircase, shafts and garbage room and uncovered/unenclosed terraces		Open Space
	-WE-N17		
HOTEL (WATER EDGE)		

Disclaimer:

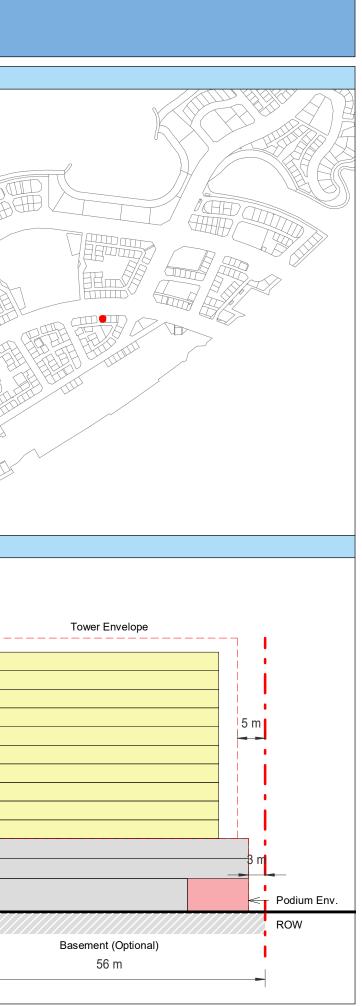




Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	MIXED USE (Residential, Retail)	ROW 38.85 m	
Plot Area	2,424 m ²	38.85 m	
FAR	3.65		
Max. Tower Coverage	55%	G	
BUA	8,849 m²	4	
- Residential BUA	97%	43.89 m 56	
- Retail BUA	3%	56.00 m	
Max. Height	G+2P+10	Adjacent Plot D H F B ROW	
Setbacks			
<u>Ground + Podium</u>	Tower		
A - 3 m	E - 5 m		
B - 3 m	F - 5 m	A A	
C - 3 m	G - 5 m	37.04 m	
D - 3 m	H - 10 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	ROW INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from 	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		
Notes: - FAR excludes all external areas and uncovered or unenclosed bal equipment and services areas on roof and telecoms installations a - Maximum permissible BUA (Built Up Area) is calculated by multipl floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape stairca and balconies. - Amalgamation or subdivision of plots is upon Master Developer approximation.	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		ROW
DIA-M	U-0099		
MIXED USE (R	esidential, Retail)		

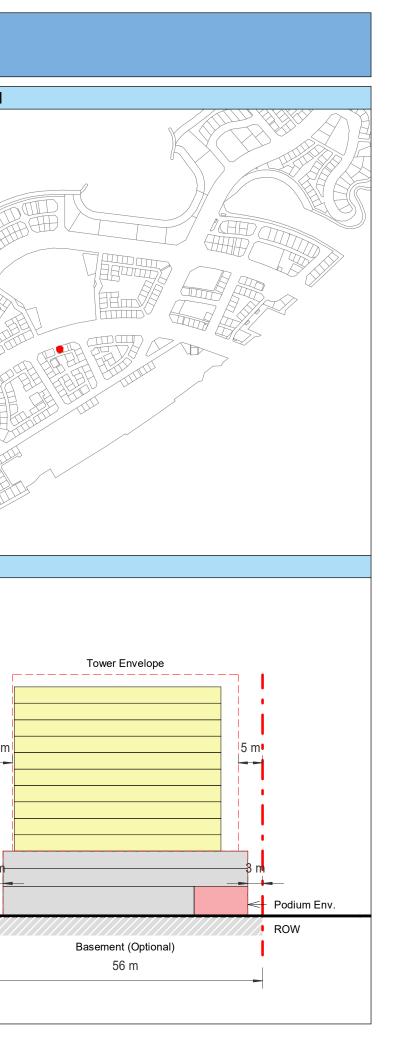


Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	MIXED USE (Residential, Retail)	ROW 38.85 m	
Plot Area	2,425 m ²	8.44 17	
FAR	3.65	80 ¹	
Max. Tower Coverage	55%	G	
BUA	8,851 m²		
- Residential BUA	97%		
- Retail BUA	3%		
Max. Height	G+2P+10	43.95 F B Adjacent Plot 30.95 30.95 50.95	
Setbacks		ROW ^{5 m} D H	
<u>Ground + Podium</u>	Tower		
A - 3 m	E - 5 m		
B - 3 m	F - 10 m		
C - 3 m	G - 5 m	est and the second seco	
D - 3 m	H - 5 m	37.04 m	
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	ROW INDICATIVE MASSING	SECTION
Basement is allowedPlant room to be screened and setback from	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		
	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		ROW
DIA-MU-0100			
DIA-M	U-0100		-



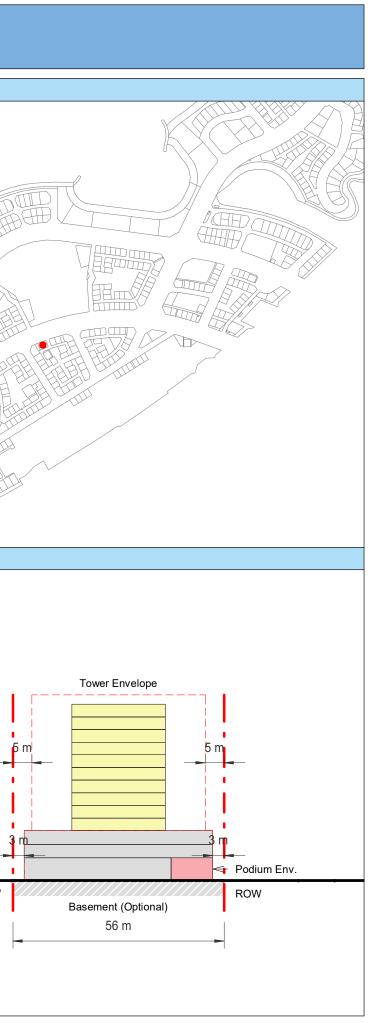
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	MIXED USE (Residential, Retail)		
Plot Area	2,430 m ²	ROW 39.06 m	
FAR	3.65		
Max. Tower Coverage	55%	E C	
BUA	8,870 m²	C C C C C C C C C	
- Residential BUA	97%	Adjacent Plot	
- Retail BUA	3%	F B 55.3	
Max. Height	G+2P+10		
Setbacks		ROW ROW	
Ground + Podium	Tower	ROW	
A - 3 m	E - 5 m	E	
B - 3 m	F - 10 m	A	
C - 3 m	G - 5 m	8.54 m/ 37.01 m	
D - 3 m	H - 5 m	ROW	
 11m Podium Liner depth is mandatory No. of Units = BUA* + Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Basement is allowedPlant room to be screened and setback from	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		
Notes: - FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded. - Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the FAR. BUA is defined as all horizontal floor areas of the building measured from the exterior surfaces of the outside walls including all enclosed air-conditioned spaces and half of the areas of covered balconies and terraces. The maximum permissible BUA excludes car parking and vehicular circulation, all utility required by authorities and service providers, escape staircase, shafts and garbage room and uncovered/unenclosed terraces and balconies. - Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.			8 m ROW
DIA-MU-0103 MIXED USE (Residential, Retail)			

Disclaimer:



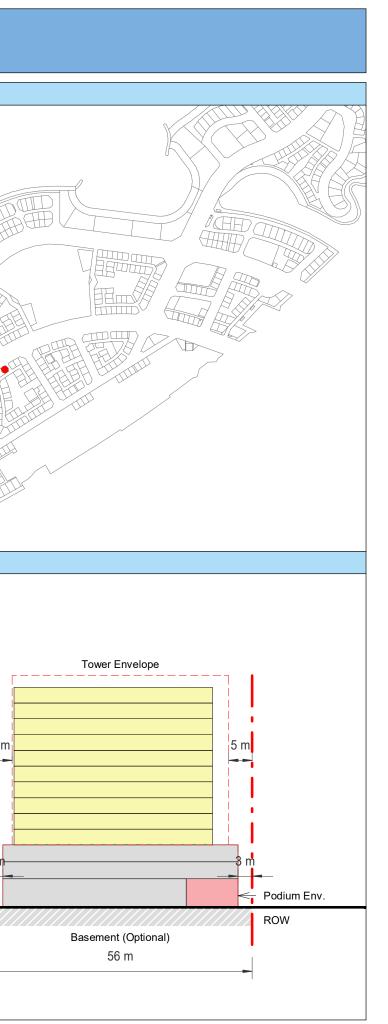
Plot Regulations Land Use MIXED USE (Residential, Retail) Plot Area 3.951 m² FAR 3.65 Max. Tower Coverage 55% BUA 14.420 m² - Residential BUA 37% - Residential BUA 10.0201 Setbacks Open Space Bow - 3 m E - 5 m B - 3 m H - 7.5 m Open Space Bow - 10 model and the four Devent and the four and		·		
Plot Area 3.951 m ² FAR 3.65 Max. Tower Coverage 55% BUA 14.420 m ² - Residential BUA 3% Max. Height G+2P+10 Setbacks Ground + Podium Tower A - 3 m E - 5 m B B - 3 m F - 7.5 m Good de adity doctant stagged to the set and the set of the set o	Plot Regulations		PLOT PLAN	MASTER PLAN
FAR 3.05 Max. Tower Coverage 55% BUA 14.420 m² • Residential BUA 97% • Setbacks 0 • Torreat 6 - 5 m D - 3 m - 7.5 m • Torreat - 8 - 5 m • Brance - 8 - 5 m • Brance <td< td=""><td>Land Use</td><td>MIXED USE (Residential, Retail)</td><td></td><td></td></td<>	Land Use	MIXED USE (Residential, Retail)		
FAR 3.65 Max. Tower Coverage 55% BUA 14.420 m² • Residential BUA 97% • Retail BUA 3% Max. Height G+2P+10 Setbacks Ground + Podium C-3 m G-5 m B-3 m F-7.5 m C-3 m G-5 m D-3 m H-7.5 m C-3 m G-5 m D-3 m H-7.5 m C-3 m O-5 m D-3 m H-7.5 m C-3 m O-5 m D-3 m H-7.5 m C-3 m O-5 m D-4 MU / Area scherologic Producting find scherologic on the schero	Plot Area	3,951 m²		
Max. Tower Coverage 55% BUA 14.420 m ² Residential BUA 97% Residential BUA 3% Max. Height G+2P+10 Setbacks 0 Caroan Hender 0 B-3 m F-7.5 m C-3 m G-5 m D-3 m H-7.5 m C-3 m G-5 m D-3 m H-7.5 m C-3 m G-5 m D-3 m H-7.5 m C-3 m D-10 model Note of the former fo	FAR	3.65	ROW 66.46 m	
· Residential BUA 97% · Retail BUA 3% Max. Height G+2P+10 Setbacks	Max. Tower Coverage	55%		
Retail BUA 3% 3% Max. Height 6+2P+10 Setbacks Exclamate House Order	BUA	14,420 m ²	G	
· Retail BUA 3% Max. Height G+2P+10 Setbacks Open Space Ground + Podium Tower A - 3 m E - 5 m B - 3 m F - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 4 mask for Database Satiry Actives Montput leader of the and and one of the and and one of the and one of	- Residential BUA	97%		
Ground + Podum Tower A - 3 m E - 5 m B - 3 m F - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m D - 3 m H - 7.5 m D - 3 m C - 5 m D - 4 model of the for the form of th	- Retail BUA	3%	F B	
Ground + Podum Tower A - 3 m E - 5 m B - 3 m F - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m D - 3 m H - 7.5 m D - 3 m C - 5 m D - 4 model of the for the form of th	Max. Height	G+2P+10		
A - 3 m E - 5 m B - 3 m F - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m D - 3 m D - 3 m D - 3 m D - 3 m D - 3 m D - 3 m D - 3 m D - 3 m D - 3 m D - 3 m D - 3 m D - 3 m D - 3 m D - 3 m D - 3 m D - 3 m D - 3 m D - 3 m D - 3 m D -	Setbacks			
B - 3 m F - 7.5 m C S	<u>Ground + Podium</u>	<u>Tower</u>	Open Space E	
C - 3 m G - 5 m D - 3 m H - 7.5 m Image: Distance of the monodatory of the monoda	A - 3 m	E - 5 m	A	
C - 3 m G - 5 m D - 3 m H - 7.5 m Image: Distance of the monodatory of the monoda	B - 3 m	F - 7.5 m	63.92 m	
 11m Podum Liner depth is mandatory 11m Podum Liner depth is mandatory 11m Podum Liner depth is mandatory 11m Podum A: Unit Area: 120m² 11m Podum A: Typical Pioce 11m P	C - 3 m	G - 5 m	ROW	
 No. of Units = BUA* Minimum AV, Unit Area BUA* But Up Area as different in DCR Minimum AV, Unit Area: 120m² Lessure Facilities may include Swimming Policies on anotaxic contribution between an provided by Massime Developer Phot sensition and the State Culture Swimming Policies on anotaxic contribution between an provided by Massime Developer Phot sensition and the State Culture Swimming Policies on anotaxic contribution between an provided by Massime Developer Phot sensition and the State Culture Swimming Policies on anotaxic contribution between an provided by Massime Developer Phot sensition and the State Culture Swimming Policies on anotaxic contribution between an provided by Massime Developer Phot sensition and anotaxic on an anotaxic contribution between an provided by Massime Developer Phot sensition and the State Culture Swimming Policies on an anotaxic contribution between an on anotaxic contribution between an anotaxic contribution between and the contribution and the contribution anotaxicon and the contribution and the contribution an	D - 3 m	H - 7.5 m		
 burder odge min. 3 m Build o staback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building. Solar panels for all external LED lighting Solar panels for all external LED lighting Solar panels for all external LED lighting Solar panels for heating Swimming Pools for all holes is / Resorts Parking Bround Floor Height Plot Boundary Retail Plot Boundary Access Side Indication No Build Zone Pedestrian Access Pedestrian Access Name Net service and uncovered or uneclosed balaconies. Car parking and vehicular are also exclude. All pant enclosed and vehicular discostand recessed and solar and expected uncodes and expected solar discostand for dre areas of covered balaconies and terraces the maximum permissible BUA excludes and parking and vehicular area and uncovered unenclosed balaconies discostand for dre areas of covered balaconies and expected and and uncovered unenclosed balaconies discostand for dre areas of covered balaconies and and theocode and conditional discostand for dre areas of covered balaconies and esticated fields and and uncovered unenclosed balaconies discostand for dre areas of covered balaconies and stratege of the covere and and theocode and conditional discostand for dre areas of covered balaconies and stratege of the active and grabage room and uncovered unenclosed balaconies discostand and theocode and conditional discostand discostand and grabage room and uncovered unenclosed balaconies discostand and theocode and conditional discostand discostand and theocode and conditional discostand discostand and theocode and conditional discostand for dre areas of covered balaconies and terraces. The maximum permissible BUA excludes area parking and vehicular discostand for dre areas of covered balaconies and terraces of the covere and and grabage room and theocode and	 No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 		SECTION
Residential Retail No Build Zone Pedestrian Access Negument and services areas on unovered or unenclosed balconies. Car parking and vehicular are also excluded. All plat unity required by autorities and service providers, escape staticase, shafts and garbage room and uncovered/unenclosed terraces Analgamation or subdivision of plots is upon Master Developer approval and the applicable fees.	 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6 m Ground Floor Height 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all 		
Retail Image: Control of the contro	Parking	Envelope		
No Build Zone Pedestrian Access Area Ar	Residential	Plot Boundary		
Notes: - FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded. - Maximum permissible BUA (Built Up Area) is calculated by multiphying the total plot area by the FAR. BUA is defined as all horizontal floor areas of the building measured from the exterior surfaces of the outside walls including all enclosed air-conditioned spaces and half of the areas of covered balconies and terraces. The maximum permissible BUA excludes car parking and vehicular circulation, all utility required by authorities and service providers, escape staircase, shafts and garbage room and uncovered/unenclosed terraces and balconies. - Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees. DIA-MUU-01004	Retail	▲▼ Access Side Indication		
 FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded. Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the FAR. BUA is defined as all horizontal floor areas of the building measured from the exterior surfaces of the outside walls including all enclosed air-conditioned spaces and half of the areas of covered balconies and terraces. The maximum permissible BUA excludes car parking and vehicular circulation, all utility required by authorities and service providers, escape staircase, shafts and garbage room and uncovered/unenclosed terraces and balconies. Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees. 	No Build Zone	Pedestrian Access		
	 FAR excludes all external areas and uncovered or unenclosed bal equipment and services areas on roof and telecoms installations a Maximum permissible BUA (Built Up Area) is calculated by multip floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape stairca and balconies. 	are excluded. Mying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all use, shafts and garbage room and uncovered/unenclosed terraces		ROW
MIXED USE (Residential, Retail)	DIA-MU-0104			
	MIXED USE (R	esidential, Retail)		

Disclaimer:



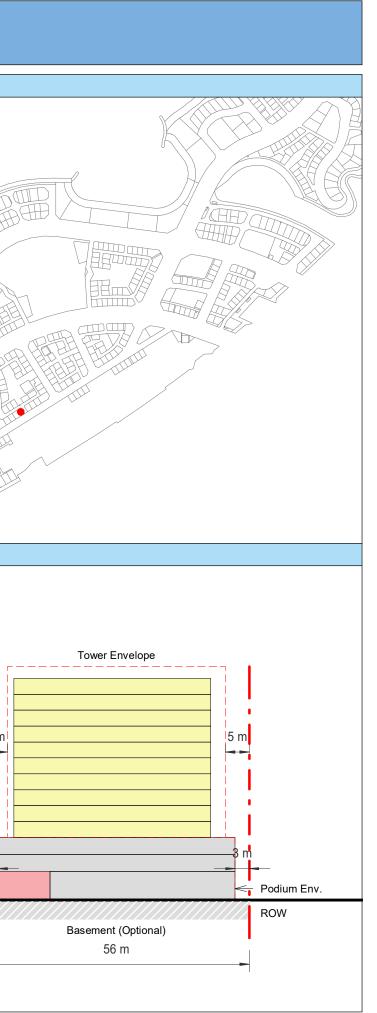
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	MIXED USE (Residential, Retail)	8.29 m	
Plot Area	2,421 m ²	ROW	
FAR	3.65		
Max. Tower Coverage	55%	38.78 m	
BUA	8,838 m ²	G ROW	
- Residential BUA	97%		
- Retail BUA	3%		
Max. Height	G+2P+10	Star H	
Setbacks		B.51 m H H H	
<u>Ground + Podium</u>	Tower	Adjacent Plot	
A - 3 m	E - 5 m	Adjacent Piot	
B - 3 m	F - 5 m		
C - 3 m	G - 5 m	37.01 m ROW	
D - 3 m	H - 10 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Basement is allowedPlant room to be screened and setback from	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		
 Notes: FAR excludes all external areas and uncovered or unenclosed balk equipment and services areas on roof and telecoms installations a Maximum permissible BUA (Built Up Area) is calculated by multipl floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape staircar and balconies. Amalgamation or subdivision of plots is upon Master Developer appendix 	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		3 m-
DIA-MU-0109			
MIXED USE (Re	esidential, Retail)		

Disclaimer:



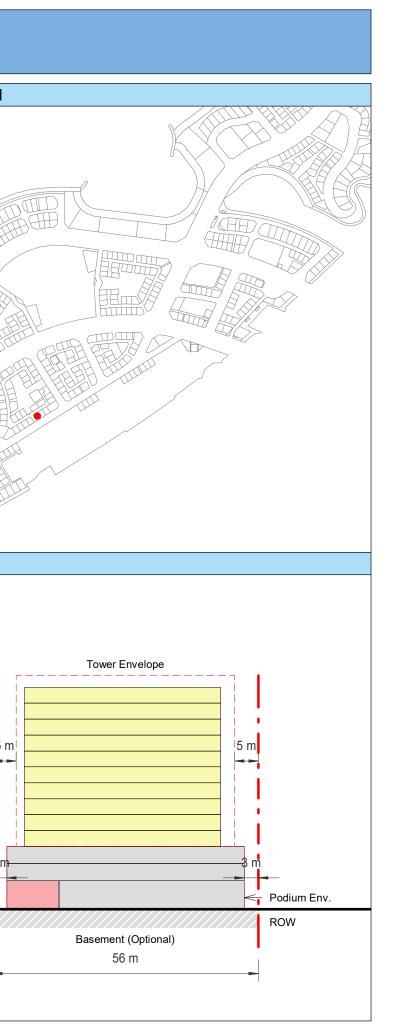
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	MIXED USE (Residential, Retail)	8.49 m	
Plot Area	2,383 m²	ROW	
FAR	3.65		
Max. Tower Coverage	55%	3T.20 m A	
BUA	8,699 m²	E ROW	
- Residential BUA	97%		
- Retail BUA	3%		
Max. Height	G+2P+10		
Setbacks		56.00 m B F E 67.80	
<u>Ground + Podium</u>	Tower	Adjacent Plot	
A - 3 m	E - 5 m	GC	
B - 3 m	F - 10 m		
C - 3 m	G - 5 m	37.20 m ROW	
D - 3 m	H - 5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Basement is allowedPlant room to be screened and setback from	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		
Notes:	Iconies. Car parking and vehicular are also excluded. All plant		
 FAR excludes all external areas and uncovered or unenclosed ba equipment and services areas on roof and telecoms installations a Maximum permissible BUA (Built Up Area) is calculated by multip floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximur 	are excluded. Nying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all use, shafts and garbage room and uncovered/unenclosed terraces		ROW
 FAR excludes all external areas and uncovered or unenclosed ba equipment and services areas on roof and telecoms installations. Maximum permissible BUA (Built Up Area) is calculated by multip floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape stairce and balconies. Amalgamation or subdivision of plots is upon Master Developer a 	are excluded. Nying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all use, shafts and garbage room and uncovered/unenclosed terraces		ROW

Disclaimer:



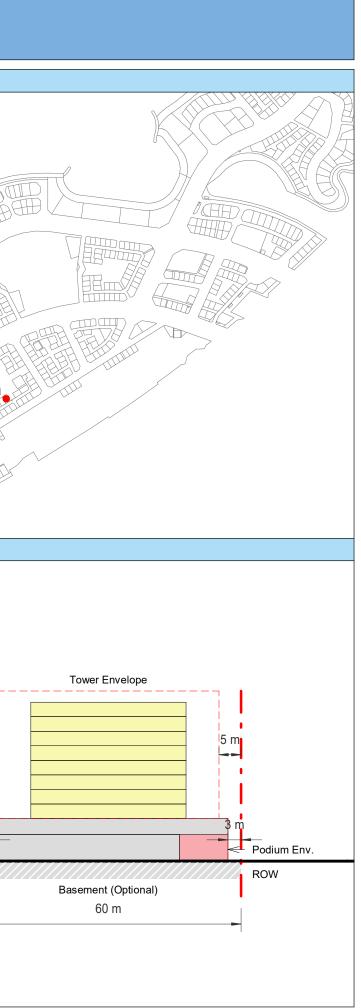
Land Use MIXED USE (Residential, Retail) Piot Area 2.372 m² FAR 3.65 Max. Tower Coverage 55% BUA 6.658 m² • Residential BUA 97% • Residential BUA 3% Max. Height G+2P+10 Setbacks Cound + Podlum Tower A-3 m F-5 m G-3 m G-5 n D-3 m H-10 m 1 Probatics Prototics Develops and the set of the	gulations		PLOT PLAN	MASTER PLAN
FAR 3.65 Max. Tower Coverage 55% BUA 8.658 m² Residential BUA 97% Retail BUA 3% Max. Height G+2P+10 Setbacks Image: Coverage Covera	Use MIXEE) USE (Residential, Retail)		
FAR 3.65 Max. Tower Coverage 55% BUA 8.658 m ³ - Residential BUA 97% - Retail BUA 3% Max. Height G+2P+10 Setbacks	.rea 2,372	m²	ROW 37.00 m	
BUA 8.658 m² · Residential BUA 97% · Retail BUA 3% Max. Height G+2P+10 Setbacks Common Protein Common P - 5 m - C - 3 m F - 5 m D - 3 m H - 10 m • Introduct lar deglin manufator • • Max - Name F - 5 m C - 3 m G - 5 m D - 3 m H - 10 m • Max - Name • • A - 3 m G - 5 m D - 3 m H - 10 m • Max - Name • • Max - Nam •	3.65			
· Residential BUA 97% · Retail BUA 3% Max. Height G+2P+10 Setbacks · <th< td=""><td>Tower Coverage 55%</td><th></th><th></th><td></td></th<>	Tower Coverage 55%			
- Retail BUA 3% Max. Height G+2P+10 Setbacks Ground + Poclum I G+2P+10 Setbacks Ground + Poclum I G+2P+10 Setbacks Ground + Poclum F-5 m G-3 m G-5 m D-3 m H-10 m - 3 m - 3 m H-10 m - 3 m H-10 m - 3 m - 4 m - 4	8,658	m²	Adjacent Plot	
- Retail BUA 3% Max. Height G+2P+10 Setbacks Constraint Podium Tower A - 3 m E - 5 m B - 3 m F - 5 m G - 3 m G - 5 m D - 3 m G - 5 m D - 3 m H - 10 m H - 10 m H - 10 m H - 10 M H -	Residential BUA 97%		B.49	
Setbacks Ground + Podium Tower A - 3 m E - 5 m B - 3 m F - 5 m C - 3 m G - 5 m D - 3 m H - 10 m ************************************	Retail BUA 3%			
Ground + Podium Tower A - 3 m E - 5 m B - 3 m F - 5 m C - 3 m G - 5 m D - 3 m H - 10 m ************************************	Height G+2P-	+10		
A - 3 m E - 5 m B - 3 m F - 5 m C - 3 m G - 5 m D - 3 m H - 10 m ************************************	S			
A - 3 m E - 5 m B - 3 m F - 5 m C - 3 m G - 5 m D - 3 m H - 10 m * 1 n Forbum Lune depth is mandatory • Infrastruture Provision: Developer shall not exceed the attrip status and status and compt with correspondent to the provision: Developer shall not exceed the attrip status and status and compt with correspondent to the provision: Developer shall not exceed the attrip status and status and compt with correspondent to the provision: Developer shall not exceed the attrip status and status and compt with correspondent to the provision: Developer shall not exceed the attrip status and status and compt with correspondent to the provision: Developer shall not exceed the attrip status and status and compt with correspondent to the provision: Developer shall not exceed the attrip status and status and compt with correspondent to the provision: Developer shall not exceed the attrip status and status and compt with correspondent to the provision: Developer shall not exceed the attrip status and	round + Podium	Tower	F B B F	
B - 3 m F - 5 m C - 3 m G - 5 m D - 3 m H - 10 m ************************************	n E-	5 m	ROW 3 C 7 00 m	
D - 3 m H - 10 m 9 1m Dodum Lips dight is mandatory infrastructure Providence Developer <	n F-	5 m		
D - 3 m H - 10 m Hin Podium Liner deph is mandatory No et Units = BUA* - Minum Ak. Unit Area: Buar - Budk* - Minum Ak. Unit Area: Composition Device or space constants between diverse with compositions: Beasement is allowed Beasement is for allower all ED lights is LED is allower allo	m G-	5 m	8.49 m/ ROW	
 No. of this = BUA* 5 Minimum AV. Unk Area BUA*: Built Up Area as defined in DCR Minimum AV. Unk Area: 120m² Leisure Facilities may include Swimming Point and / or areas for Outdoor Sating / Activities Sile boundary wals / fences along meighboring piots are not allowed Basemet a solved Basemet a solved Bend Food and Subwed Bend Food and Subwed Food and Subwed from books e solve abalance of the binding factors with ROW, open space or walefront conflictions Diric food and subwed Basemet a solved Parking Book Podium Solar panels for healing Swimming Pools for all hoteles / Resorts Solar panels for healing Swimming Pools for all hoteles / Resorts Access Side Indication Pool Boundary Retail Pol Boundary Pelesting and whold are not allowed and whold area and and whold area and and whold area and and whold area and whold area and and whold area and ar	m H-	10 m		
 tower edge min. 3 m Build to setback line is mandatory for Ground Pior & Podium The staback line is mandatory for Ground Min. 30% of Building Facade shall be recessed or projected from the edge of the building So fair panels for all water heaters So fair panels for all water heaters So fair panels for heating Swimming Pools for all totels / Resorts So fair panels for heating Swimming Pools for all totels / Resorts Der Arking Envelope Residential Polt Boundary Access Side Indication Pedestrian Access No Build Zone Pedestrian Access No Result device and envice products are software of the building all encoded an explore and vehicular are also excluded. All plant explores areas on ord and helecons instabilions are excluded. All plant explores areas on ord and helecons instabilions are excluded. All plant explores areas on ord and helecons matabilities are excluded. All plant explores areas on ord and helecons matabilities are excluded. Explores areas on ord and helecons matabilities are excluded. All plant explores areas on ord and helecons matabilities are excluded. All plant explores areas on ord and helecons matabilities are excluded. Explores areas on ord and helecons matabilities are excluded. Explores areas on ord and helecons matabilities areas excluded. All plant explores areas on ord and helecons matabilities areas excluded. Blank excludes areas on and uncovered to unenclosed balconies. Car parking and vehicular circulation, all utility regulared from the excluse software of the buildy matabilities areas on ord and helecons matabilities areas on and uncovered or unenclosed solutions areas excluded. All plant explores and excluse excludes areas on and uncovered balconies areas excluded. Excluse areas on and uncovered balconies areas excluded excluses areas on and uncovered balconies areas excludes and thereage areas on and uncovered balconies area	 and End of the Minimum Av. Unit Area ilt Up Area as defined in DCR Av. Unit Area: 120m² cacilities may include Swimming Pool reas for Outdoor Seating / Activities dary walls / fences along ng plots are not allowed 	d the utility allocation assigned to the plot hall comply with connection scheme as ed by Master Developer eveloper to ensure coordination between al plot design levels and external levels, the plot interfaces with ROW, open space iterfront conditions	INDICATIVE MASSING	SECTION
Residential Plot Boundary Retail Image: Construction of the sterior surfaces of the outside walls including all enclosed air-conditioned spaces and half of the arreas of covered balconies installations are excluded. Note:	e min. 3 m etback line is mandatory for Ground odium of Building Facade shall be recessed ed from the edge of the building d Floor Height	of the interior and exterior lighting is LED panels for all external LED lighting panels for all water heaters panels for heating Swimming Pools for all		
Retail Image: Constraint of the state of the building measured from the exterior surfaces of the building measured from the exterior providers, escape staticase, shafts and garbage room and uncovered/unenclosed terraces and half of the areas of covered balconies and terraces. The maximum permissible BUA excludes are providers, escape staticase, shafts and garbage room and uncovered/unenclosed terraces. - Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.	Parking	Envelope		5 n
No Build Zone Pedestrian Access Notes: - - FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded. All plant - Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the FAR. BUA is defined as all horizontal foor areas of the building measured from the exterior surfaces of the outside walls including all enclosed air-conditioned spaces and half of the areas of covered balconies and terraces. The maximum permissible BUA excludes car parking and vehicular circulation, all utility required by authorities and service providers, escape staircase, shafts and garbage room and uncovered/unenclosed terraces - Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.	Residential	Plot Boundary		
Notes: - FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded. - Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the FAR. BUA is defined as all horizontal floor areas of the building measured from the exterior surfaces of the outside walls including all enclosed air-conditioned spaces and half of the areas of covered balconies and terraces. The maximum permissible BUA excludes car parking and vehicular circulation, all utility required by authorities and service providers, escape staircase, shafts and garbage room and uncovered/unenclosed terraces and balconies. - Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.	Retail	Access Side Indication		
 FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded. Maximum permissible BUA (Built Up Area) is calculated by multiphying the total plot area by the FAR. BUA is defined as all horizontal floor areas of the building measured from the exterior surfaces of the outside walls including all enclosed air-conditioned spaces and half of the areas of covered balconies. The maximum permissible BUA excludes car parking and vehicular circulation, all utility required by authorities and service providers, escape staircase, shafts and garbage room and uncovered/unenclosed terraces and balconies. Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees. 	No Build Zone	Pedestrian Access		
DIA-MU-0122	services areas on roof and telecoms installations are excluded. issible BUA (Built Up Area) is calculated by multiplying the total plo e building measured from the exterior surfaces of the outside walls of covered balconies and terraces. The maximum permissible BU y authorities and service providers, escape staircase, shafts and g	to area by the FAR. BUA is defined as all horizontal s including all enclosed air-conditioned spaces and JA excludes car parking and vehicular circulation, all jarbage room and uncovered/unenclosed terraces		3 m ROW
	DIA-MU-012	2	hului	-
MIXED USE (Residential, Retail)	MIXED USE (Residenti	al, Retail)		

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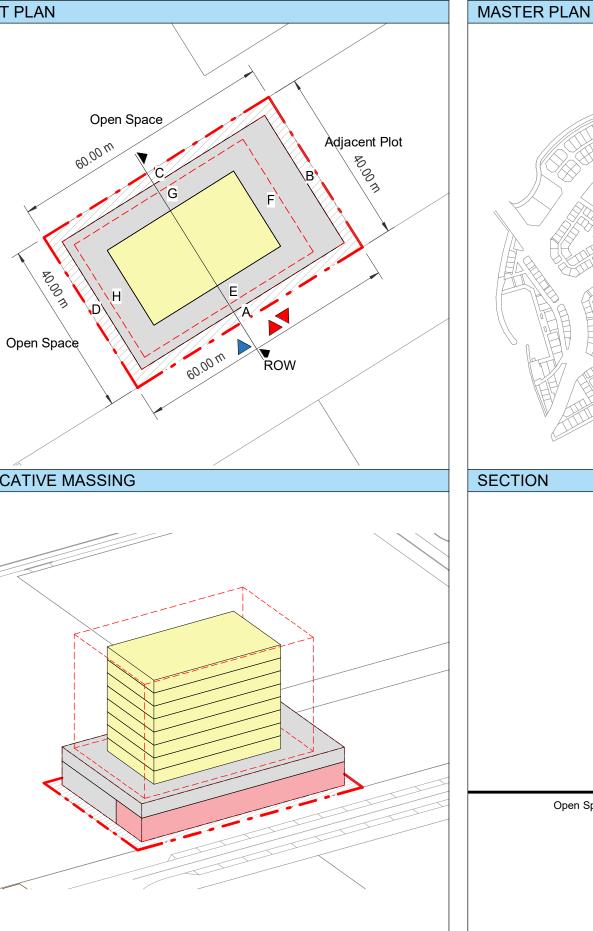


Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	MIXED USE (Residential, Retail)		
Plot Area	2,400 m ²	Open Space	
FAR	2.50	40.00 m	
Max. Tower Coverage	55%	40.º	
BUA	6,000 m²	G Open Space	
- Residential BUA	97%	F B S B B B B B B B B B B B B B B B B B	
- Retail BUA	3%	F 3	
Max. Height	G+P+8		
Setbacks			
<u>Ground + Podium</u>	Tower	Adjacent Plot	
A - 3 m	E - 5 m		
B - 3 m	F - 5 m		
C - 3 m	G - 5 m	40.00 m ROW	
D - 3 m	H - 10 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		3 m
Notes: - FAR excludes all external areas and uncovered or unenclosed bald equipment and services areas on roof and telecoms installations and - Maximum permissible BUA (Built Up Area) is calculated by multiply floor areas of the building measured from the exterior surfaces of the half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape staircas and balconies. - Amalgamation or subdivision of plots is upon Master Developer ap	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal he outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all he, shafts and garbage room and uncovered/unenclosed terraces		Open Space
DIA-MU-0165			
MIXED USE (Residential, Retail)			

Disclaimer:



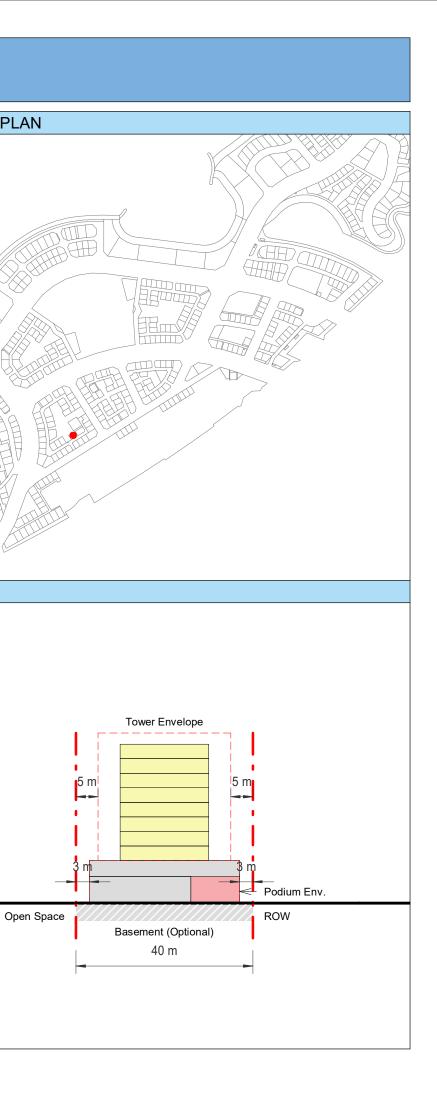
Plot Regulations		PLOT PLAN
Land Use	MIXED USE (Residential, Retail)	
Plot Area	2,400 m ²	
FAR	2.50	
Max. Tower Coverage	55%	(
BUA	6,000 m ²	60?
- Residential BUA	97%	
- Retail BUA	3%	
Max. Height	G+P+8	
Setbacks		48-30 m
<u>Ground + Podium</u>	Tower	
A - 3 m	E - 5 m	Open Space
B - 3 m	F - 10 m	
C - 3 m	G - 5 m	
D - 3 m	H - 5 m	
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MAS
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition	
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	▲▼ Access Side Indication	
No Build Zone	Pedestrian Access	
utility required by authorities and service providers, escape staircas and balconies.	e excluded. ring the total plot area by the FAR. BUA is defined as all horizontal ne outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all le, shafts and garbage room and uncovered/unenclosed terraces	
and balconies. Amalgamation or subdivision of plots is upon Master Developer app		



Disclaimer:

All dimensions, coordinates and massing intent as shown are approximate and for information purposes only and subject to Authorities Approval. Drawings are no to be scaled.

MIXED USE (Residential, Retail)



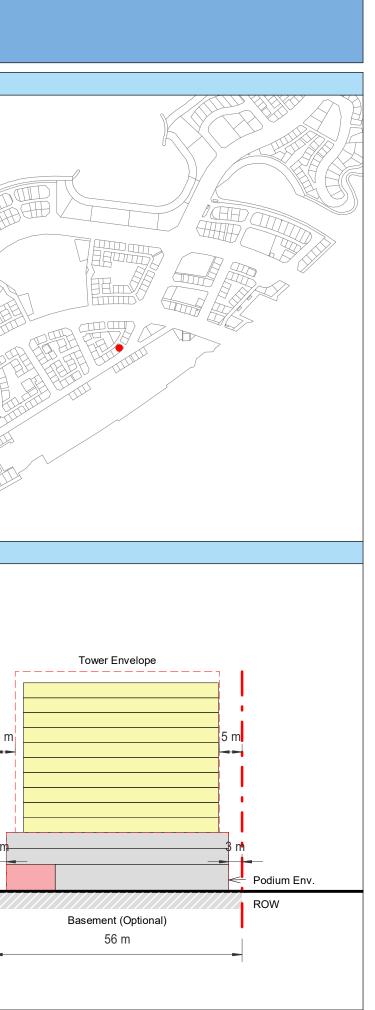
Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	3,428 m²
FAR	3.65
Max. Tower Coverage	55%
BUA	12,511 m²
- Residential BUA	97%
- Retail BUA	3%
Max. Height	G+2P+10
Setbacks	
Ground + Podium	Tower
A - 3 m	E - 5 m
B - 3 m	F - 10 m
C - 3 m	G - 5 m
D - 3 m	H - 5 m
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR 	Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as
 Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool 	provided by Master DeveloperPlot developer to ensure coordination between
 and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions
Basement is allowedPlant room to be screened and setback from	Energy Condition
tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting
 Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 	 Solar panels for all water heaters Solar panels for heating Swimming Pools for all
3.6m for Podium & Typical Floors	Hotels / Resorts
Parking	Envelope
Residential	Plot Boundary
Retail	Access Side Indication
No Build Zone	Pedestrian Access
Notes: - FAR excludes all external areas and uncovered or unenclosed balk equipment and services areas on roof and telecoms installations a - Maximum permissible BUA (Built Up Area) is calculated by multipl	re excluded.
floor areas of the building measured from the exterior surfaces of t	the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all
and balconies. - Amalgamation or subdivision of plots is upon Master Developer ap	
DIA-M	U-0171
	esidential, Retail)

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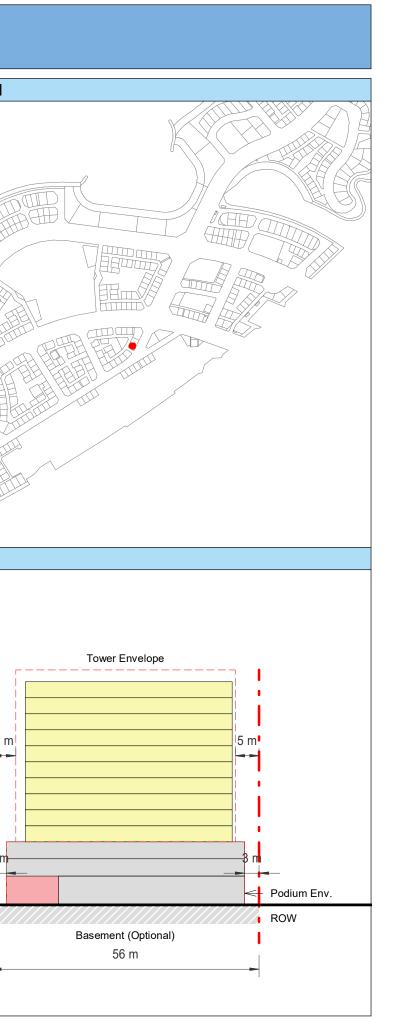
Plot Regulations		PLOT PLAN
Land Use	MIXED USE (Residential, Retail)	8.72 m.
Plot Area	2,737 m ²	
FAR	3.65	ROW
Max. Tower Coverage	55%	44.00 m
BUA	9,991 m²	
- Residential BUA	97%	A E H
- Retail BUA	3%	
Max. Height	G+2P+10	
etbacks		Store B F G G
Ground + Podium	Tower	
A - 3 m	E - 5 m	Adjacent Plot
B - 3 m	F - 10 m	
C - 3 m	G - 5 m	
D - 3 m	H - 5 m	Y X
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING
Basement is allowed Plant room to be screened and setback from tower edge min. 3 m	Energy Condition	
Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	▲▼ Access Side Indication	
No Build Zone	Pedestrian Access	
oor areas of the building measured from the exterior surfaces of alf of the areas of covered balconies and terraces. The maximu	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces	
DIA-M	U-0224	
	esidential, Retail)	

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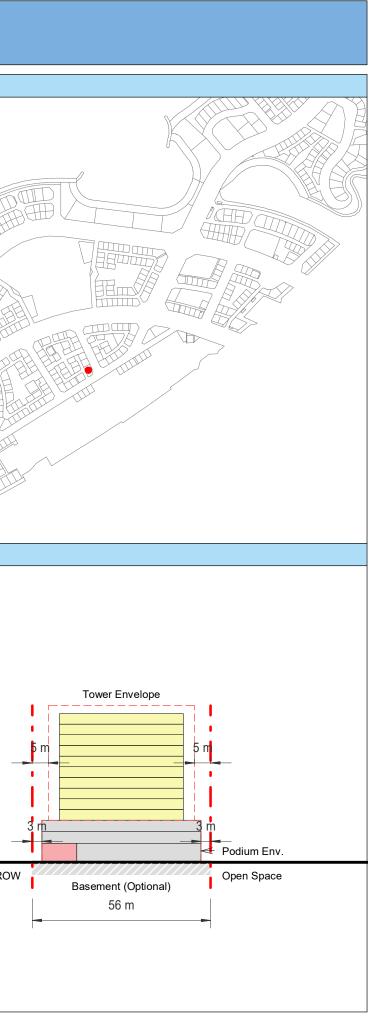
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	MIXED USE (Residential, Retail)		
Plot Area	2,535 m ²		
FAR	3.65	Adjacent Plot	
Max. Tower Coverage	55%	ROW 56.00 m	
BUA	9,253 m²		
- Residential BUA	97%	H H	
- Retail BUA	3%		
Max. Height	G+2P+10		
Setbacks		53. 52. 10. 10. 10. 10. 10. 10. 10. 10. 10. 10	
Ground + Podium	Tower	F	
A - 3 m	E - 5 m	AH 20 M ROW	
B - 3 m	F - 5 m	ROW	
C - 3 m	G - 5 m	8.16 m	
D - 3 m	H - 10 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		•5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		
floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum	are excluded. plying the total plot area by the FAR. BUA is defined as all horizontal f the outside walls including all enclosed air-conditioned spaces and m permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces		ROW
DIA-N	1U-0225		-
	Residential, Retail)		

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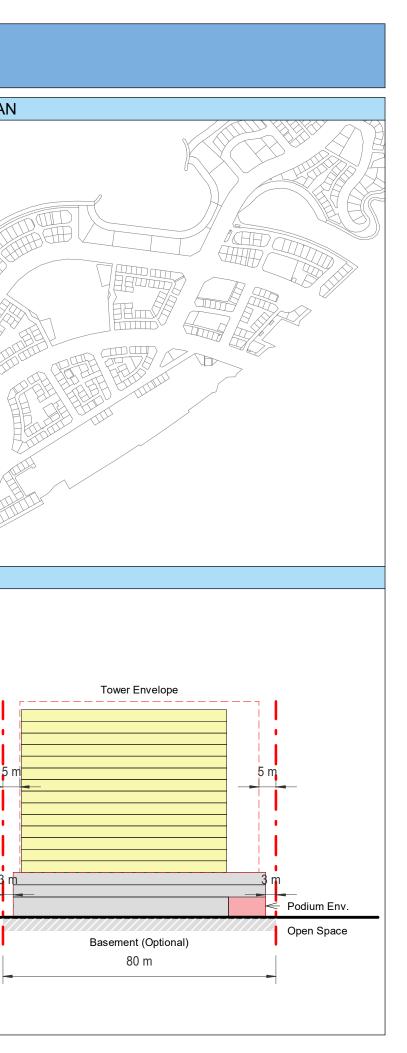
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	MIXED USE (Residential, Retail)		
Plot Area	4,507 m²	Adjacent Plot	
FAR	3.65	56.00 m	
Max. Tower Coverage	55%	D	
BUA	16,449 m²	Н	
- Residential BUA	97%	Open Space	
- Retail BUA	3%	G	
Max. Height	G+2P+10	or set of the set of t	
Setbacks			
<u>Ground + Podium</u>	Tower	ROW	
A - 3 m	E - 5 m		
B - 3 m	F - 5 m	F B	
C - 3 m	G - 5 m	7.95 m	
D - 3 m	H - 10 m	ROW	v Aller
 11m Podium Liner depth is mandatory No. of Units = BUA* + Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Plant room to be screened and setback from tower edge min. 3 m	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		
Residential	Plot Boundary		-
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		-
floor areas of the building measured from the exterior surfaces of the half of the areas of covered balconies and terraces. The maximum			RO
and balconies. - Amalgamation or subdivision of plots is upon Master Developer ap	pproval and the applicable fees.		
and balconies. - Amalgamation or subdivision of plots is upon Master Developer ap	Dipproval and the applicable fees.		

Disclaimer:



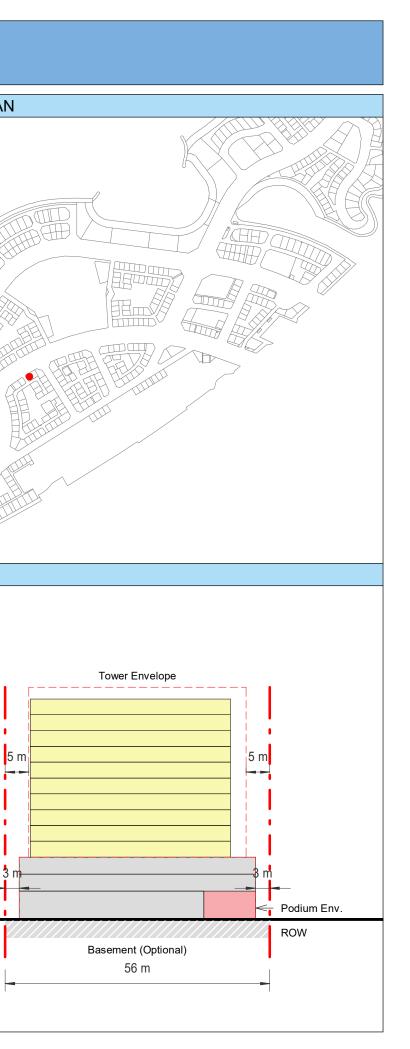
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	MIXED USE (Residential, Retail)	ROW	
Plot Area	4,798 m²	ROW 60.00 m	
FAR	3.65		
Max. Tower Coverage	35%	A	
BUA	17,511 m ²		
- Residential BUA	97%	Cpen Space	
- Retail BUA	3%		
Max. Height	G+2P+14		
Setbacks		Open Space	
<u>Ground + Podium</u>	Tower		
A - 3 m	E - 5 m	G	
B - 3 m	F - 7.5 m	C 59.31 m	
C - 3 m	G - 5 m		
D - 3 m	H - 7.5 m	Open Space	
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from tower adaption in 2 m. 	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 1
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		
floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all use, shafts and garbage room and uncovered/unenclosed terraces		3 n ROW
DIA-M	IU-0290		-
	esidential, Retail)		

Disclaimer:



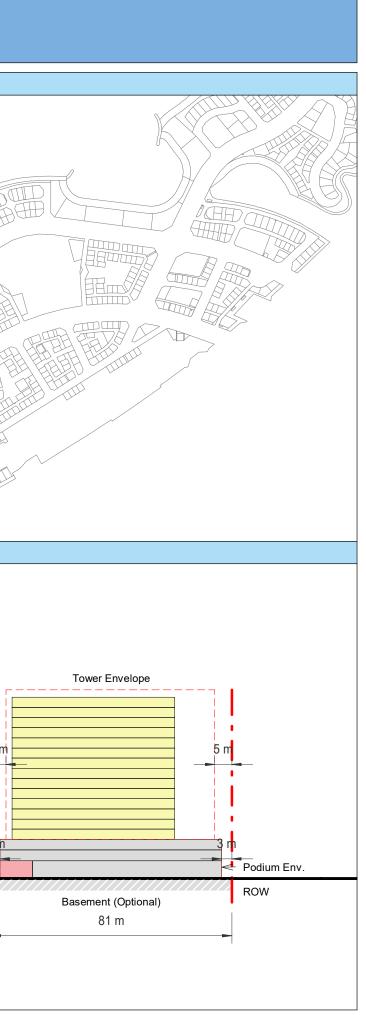
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	MIXED USE (Residential, Retail)		
Plot Area	2,431 m ²	ROW 38.92 m	
FAR	3.65	ROW 30.4	
Max. Tower Coverage	55%		
BUA	8,873 m ²	G Adjacent Plot	
- Residential BUA	97%	Adjacent Plot	
- Retail BUA	3%		
Max. Height	G+2P+10		
Setbacks			
<u>Ground + Podium</u>	Tower	F. D	
A - 3 m	E - 5 m	ROW 3	
B - 3 m	F - 10 m		
C - 3 m	G - 5 m	8.53 m/ 37.01 m ROW	
D - 3 m	H - 5 m	8.53 m 31.5 ROW	
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		
 Notes: FAR excludes all external areas and uncovered or unenclosed bale equipment and services areas on roof and telecoms installations a Maximum permissible BUA (Built Up Area) is calculated by multipl floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape stairca and balconies. Amalgamation or subdivision of plots is upon Master Developer application. 	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		3 r ROW
DIA-M	U-1108		-
	esidential, Retail)		

Disclaimer:



Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	MIXED USE (Residential, Retail)	Open Space	
Plot Area	4,346 m²	53.01 m	
FAR	3.65	C C	
Max. Tower Coverage	35%	G	
BUA	15,864 m²	Open Space	
- Residential BUA	97%	F ^B ₂₄	
- Retail BUA	3%	97.09	
Max. Height	G+2P+14		
Setbacks		Adjacent Plot	
<u>Ground + Podium</u>	Tower	E	
A - 3 m	E - 5 m		
B - 3 m	F - 7.5 m	STATE ROW	
C - 3 m	G - 5 m		
D - 3 m	H - 7.5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		3 m
floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all use, shafts and garbage room and uncovered/unenclosed terraces		Open Space
DIA-M	1U-N01		
	esidential, Retail)		
]	

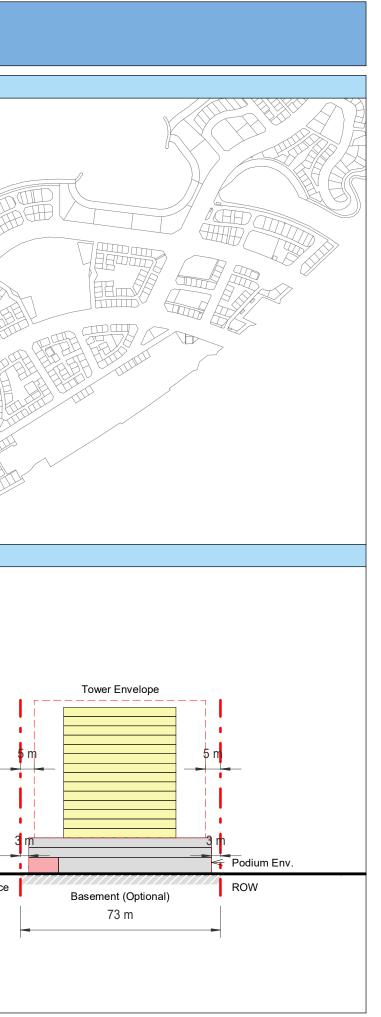
Disclaimer:



Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	MIXED USE (Residential, Retail)		
Plot Area	5,011 m ²	Adjacent Plot	
FAR	3.65	74.04 m	
Max. Tower Coverage	35%	B E A ▲ ROW	
BUA	18,291 m ²		
- Residential BUA	97%		
- Retail BUA	3%		
Max. Height	G+2P+14	99.93 1 G	
Setbacks		Open Space	
<u>Ground + Podium</u>	Tower		
A - 3 m	E - 5 m	ROW	
B - 3 m	F - 7.5 m		
C - 3 m	G - 5 m		
D - 3 m	H - 7.5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from towar adde min 3 m 	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		
floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all use, shafts and garbage room and uncovered/unenclosed terraces		Open Spa
	U-N01B		
MIXED USE (R	esidential, Retail)		

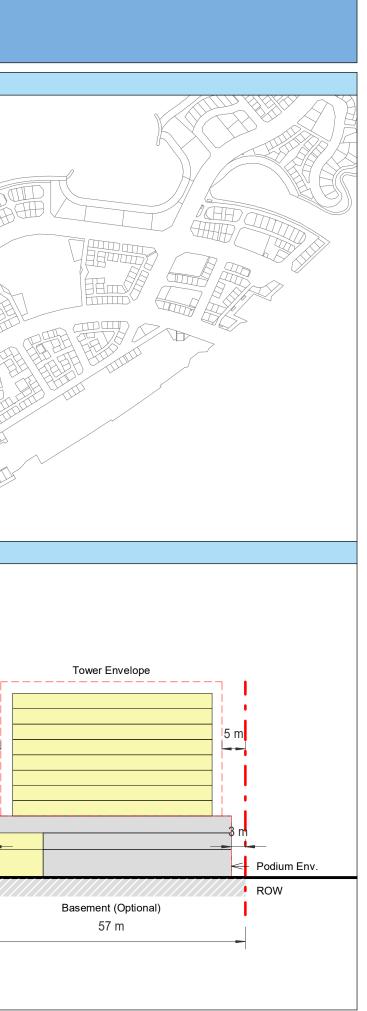
All dimensions, coordinates and massing intent as shown are approximate and for information purposes only and subject to Authorities Approval. Drawings are no to be scaled.

Disclaimer:



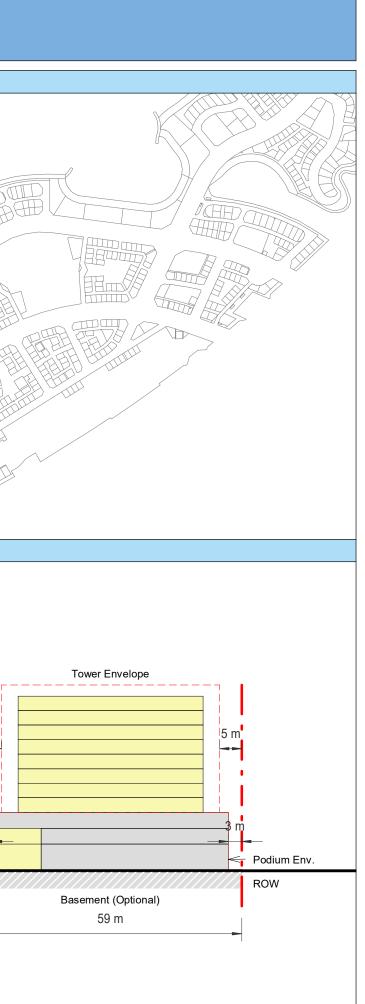
Plot Regulations		PLOT PLAN
Land Use	RESIDENTIAL (APARTMENT)	
Plot Area	2,449 m²	
FAR	3.13	Adjacent Plot
Max. Tower Coverage	55%	
BUA	7,664 m²	58.62 m
- Residential BUA	100%	G
- Retail BUA	0%	Ε
Max. Height	G+2P+8	9.12.1
Setbacks		F. F.
Ground + Podium	Tower	
A - 3 m	E - 5 m	ROW 50.02 m
B - 3 m	F - 7.5 m	ROW 50.0
C - 3 m	G - 5 m	
D - 3 m	H - 7.5 m	1.1.7 m
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING
 Basement is allowed Plant room to be screened and setback from taxes and a min 2 min 	Energy Condition	
tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	Access Side Indication	
No Build Zone	Pedestrian Access	
floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximur	are excluded. bying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces	
DIA-R	E-0042	
RESIDENTIAL	(APARTMENT)	
	I	

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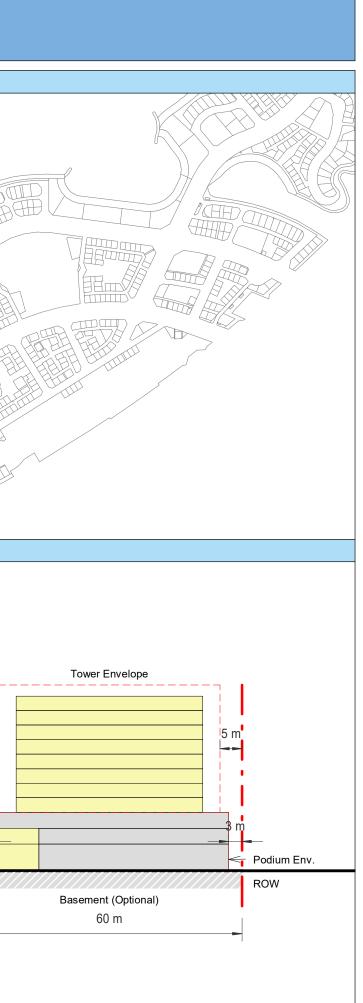
Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,380 m²
FAR	3.13
Max. Tower Coverage	55%
BUA	7,449 m²
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8
Setbacks	-
<u>Ground + Podium</u>	Tower
A - 3 m	E - 5 m
B - 3 m	F - 7.5 m
C - 3 m	G - 5 m
D - 3 m	H - 7.5 m
 11m Podium Liner depth is mandatory No. of Units = BUA* + Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions
 Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 Energy Condition 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts
Parking	Envelope
Residential	Plot Boundary
Retail	Access Side Indication
No Build Zone	Pedestrian Access
half of the areas of covered balconies and terraces. The maximun	are excluded. blying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and m permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces
DIA-R	RE-0043
	(APARTMENT)
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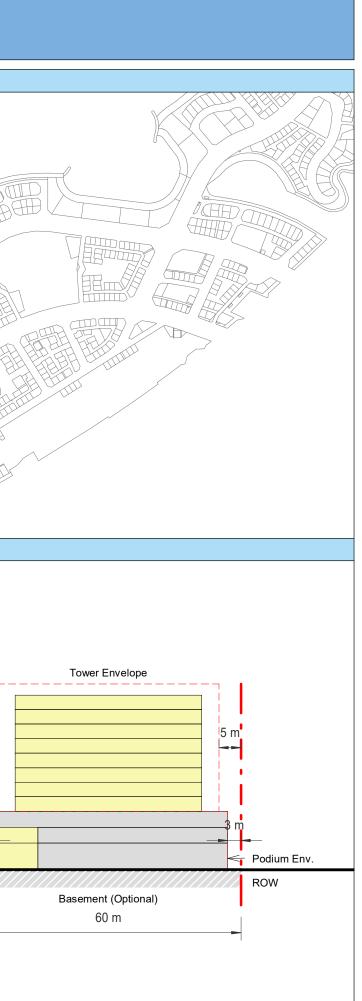
ot Regulations		PLOT PLAN
and Use	RESIDENTIAL (APARTMENT)	
Plot Area	2,399 m²	
FAR	3.13	
ax. Tower Coverage	55%	Adjacent Plot ROW
BUA	7,508 m ²	59.91 m D C C F 8.8
- Residential BUA	100%	D G 3
- Retail BUA	0%	H ^r
Max. Height	G+2P+8	
tbacks		F F O.91 m
Ground + Podium	Tower	
A - 3 m	E - 5 m	ROW
B - 3 m	F - 7.5 m	Adjacent Plot
C - 3 m	G - 5 m	
D - 3 m	H - 7.5 m	
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions Energy Condition 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters 	INDICATIVE MASSING
or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	Solar panels for heating Swimming Pools for all Hotels / Resorts	
Parking	Envelope	
Residential	Plot Boundary	
Retail	Access Side Indication	
No Build Zone	Pedestrian Access	
or areas of the building measured from the exterior surfaces of if of the areas of covered balconies and terraces. The maximum	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces	
DIA-R	E-0046	
	(APARTMENT)	

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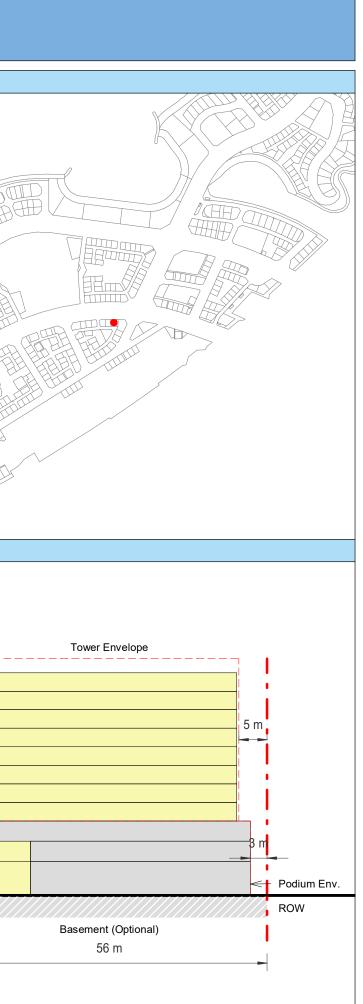
Plot Regulations		PLOT PLAN	MASTER PL
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,399 m ²		
FAR	3.13		
Max. Tower Coverage	55%	Open Space ROW	
BUA	7,508 m ²	59.9 ¹ m D	
- Residential BUA	100%		
- Retail BUA	0%		
Max. Height	G+2P+8		
Setbacks		E F 59.91 m	
<u>Ground + Podium</u>	Tower		
A - 3 m	E - 5 m	ROW	
B - 3 m	F - 7.5 m	Adjacent Plot	
C - 3 m	G - 5 m		
D - 3 m	H - 7.5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 Energy Condition 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		_
floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum	are excluded. olying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and m permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces		ROW
DIA-F	RE-0047		
RESIDENTIAL	_ (APARTMENT)		

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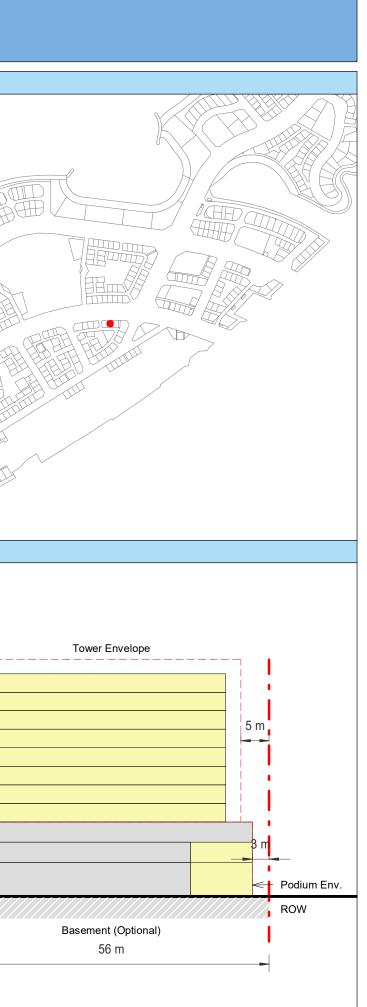
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)	ROW 44.44 m	
Plot Area	2,448 m ²		
FAR	3.13		
Max. Tower Coverage	55%	G	
BUA	7,663 m ²		
- Residential BUA	100%	56.00 m 56.00 m	
- Retail BUA	0%	56.00 m 56.00 m	
Max. Height	G+2P+8	Adjacent Plot D H F B Open Space	
Setbacks			
Ground + Podium	Tower		
A - 3 m	E - 5 m		
B - 3 m	F - 7.5 m		
C - 3 m	G - 5 m		
D - 3 m	H - 7.5 m	43.00 m	v Aller
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	ROW / INDICATIVE MASSING	SECTION
Basement is allowedPlant room to be screened and setback from	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		
floor areas of the building measured from the exterior surfaces of	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and a permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		ROW
	E-0094		
	(APARTMENT)		

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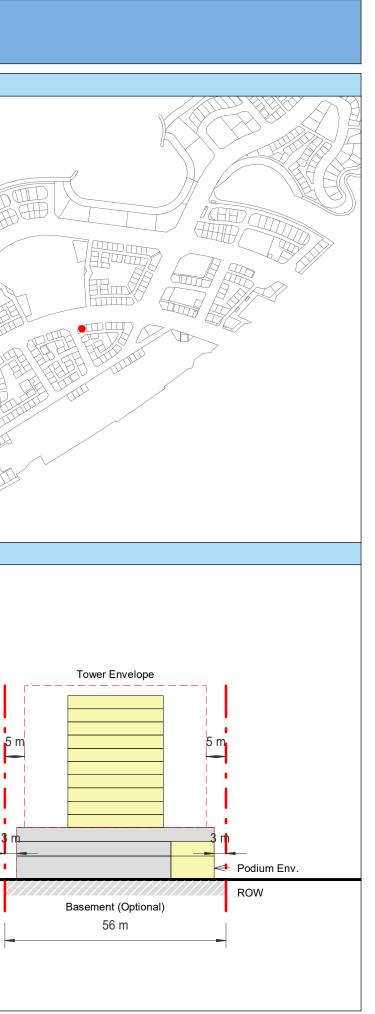


Plot Regulations		PLOT PLAN	MASTER
Land Use	RESIDENTIAL (APARTMENT)	ROW 44.44 m	
Plot Area	2,449 m²		
FAR	3.13		
Max. Tower Coverage	55%	G	
BUA	7,664 m ²		
- Residential BUA	100%	56	
- Retail BUA	0%	56.00 m	
Max. Height	G+2P+8	Adjacent Plot D H F B Adjacent Plot	A
Setbacks		26.00 m	
Ground + Podium	Tower	õ	
A - 3 m	E - 5 m		
B - 3 m	F - 7.5 m		
C - 3 m	G - 5 m		E
D - 3 m	H - 7.5 m	43.00 m	
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	ROW INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	Energy Condition 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		
floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum	are excluded. plying the total plot area by the FAR. BUA is defined as all horizontal f the outside walls including all enclosed air-conditioned spaces and m permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces		ROW
	RE-0095		
RESIDENTIAL	_ (APARTMENT)		

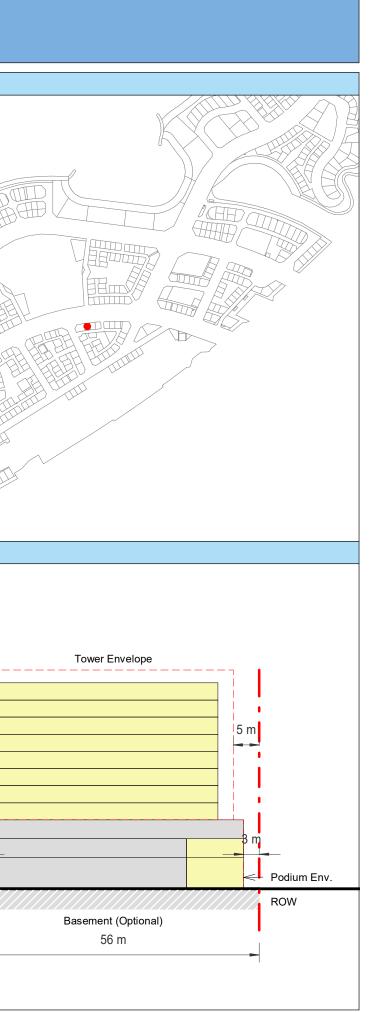
Disclaimer:



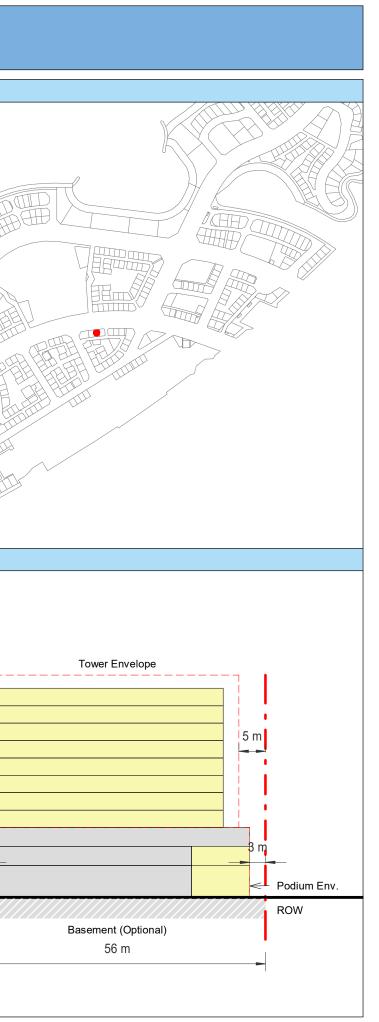
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	4,074 m²	ROW 57.40 m	
FAR	3.13		
Max. Tower Coverage	55%		
BUA	12,753 m²	€ G	
- Residential BUA	100%	Adjacent Plot	
- Retail BUA	0%	F B 56.09	
Max. Height	G+2P+10	09 m	
Setbacks			
<u>Ground + Podium</u>	Tower	T 33.58 H H E	
A - 3 m	E - 5 m	Open Space	
B - 3 m	F - 5 m		
C - 3 m	G - 5 m	ROW	
D - 3 m	H - 10 m		
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Basement is allowed Plant room to be screened and setback from	Energy Condition		
tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		
alf of the areas of covered balconies and terraces. The maximum	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		RO
DIA-R	E-0096		
RESIDENTIAL	(APARTMENT)		



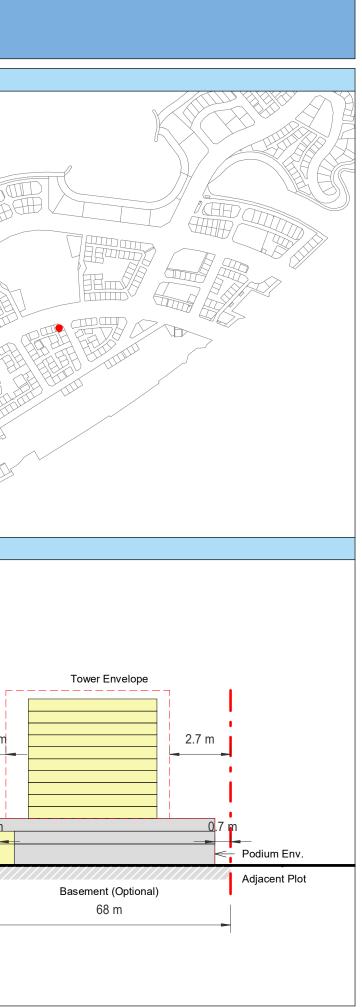
t Regulations		PLOT PLAN
Land Use	RESIDENTIAL (APARTMENT)	ROW 43.01 m
Plot Area	2,403 m²	43.01
FAR	3.13	
Max. Tower Coverage	55%	G
BUA	7,522 m²	
- Residential BUA	100%	
- Retail BUA	0%	ଞ୍ଚ ନୁ F B Adjacent Plot
Max. Height	G+2P+8	Adjacent Plot
Setbacks		Adjačeni Plot
<u>Ground + Podium</u>	Tower	
A - 3 m	E - 5 m	
B - 3 m	F - 7.5 m	A
C - 3 m	G - 5 m	42.73 m
D - 3 m	H - 7.5 m	ROW
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING
Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 Energy Condition 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	Access Side Indication	
No Build Zone	Pedestrian Access	
oor areas of the building measured from the exterior surfaces of alf of the areas of covered balconies and terraces. The maximun	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces	
DIA-R	E-0097	
	(APARTMENT)	



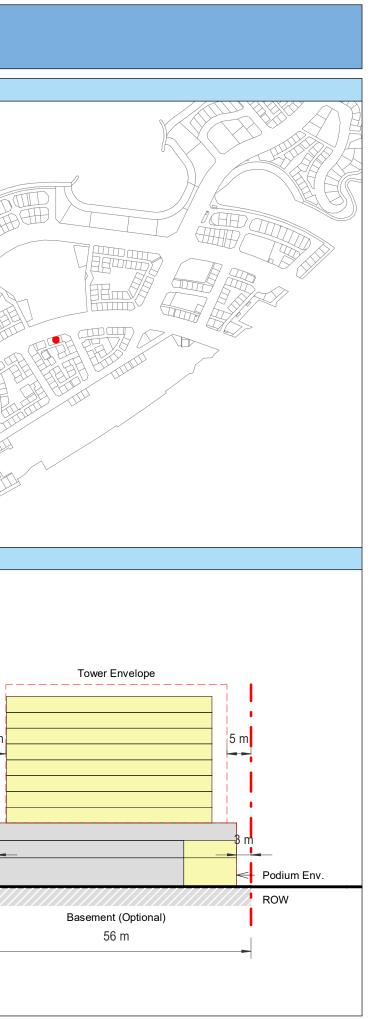
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)	ROW 44.44 m	
Plot Area	2,449 m²		
FAR	3.13	¢77777	
Max. Tower Coverage	55%	G	
BUA	7,664 m²		
- Residential BUA	100%		
- Retail BUA	0%	5. 6 B Adjacent Plot	
Max. Height	G+2P+8	Adjacent Plot	
Setbacks			
<u>Ground + Podium</u>	Tower		
A - 3 m	E - 5 m		
B - 3 m	F - 7.5 m		
C - 3 m	G - 5 m	43.00 m	
D - 3 m	H - 7.5 m	ROW	
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 Energy Condition 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		3 m
If of the areas of covered balconies and terraces. The maximum	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and a permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		ROW
DIA-R	E-0098		



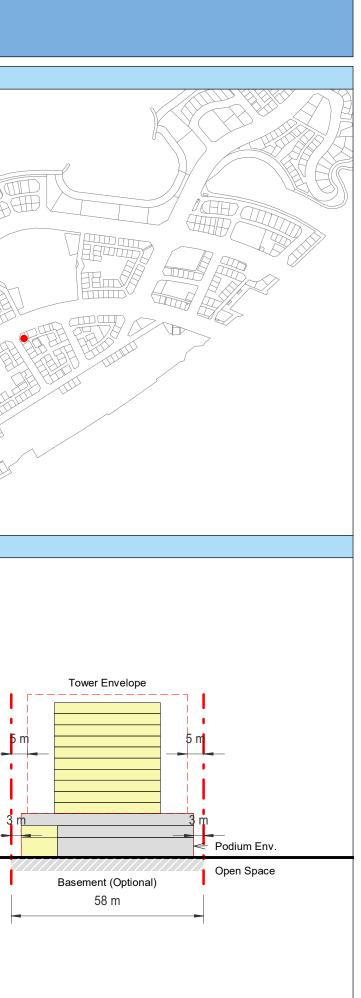
lot Regulations		PLOT PLAN
Land Use	RESIDENTIAL (APARTMENT)	
Plot Area	3,936 m²	ROW
FAR	3.13	36.07 m 47.39 m
Max. Tower Coverage	55%	Open Space
BUA	12,319 m ²	C
- Residential BUA	100%	
- Retail BUA	0%	55.94 T H
Max. Height	G+2P+10	D H Open Space
etbacks		C Per opaue
<u>Ground + Podium</u>	Tower	E
A - 3 m	E - 5 m	A 3 18.60 m 56.00 m
B - 3 m	F - 7.5 m	ROW Adjacent Plot
C - 3 m	G - 5 m	ROW
D - 3 m	H - 7.5 m	
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING
Basement is allowed Plant room to be screened and setback from ower edge min. 3 m	Energy Condition	
uild to setback line is mandatory for Ground oor & Podium in. 30% of Building Facade shall be recessed projected from the edge of the building n Ground Floor Height 6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	Access Side Indication	
No Build Zone	Pedestrian Access	
r areas of the building measured from the exterior surfaces of of the areas of covered balconies and terraces. The maximum	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces	
DIA-R	E-0101	
	(APARTMENT)	



Plot Regulations		PLOT PLAN
Land Use	RESIDENTIAL (APARTMENT)	
Plot Area	2,448 m²	ROW
FAR	3.13	44.44 m
Max. Tower Coverage	55%	C
BUA	7,663 m ²	G
- Residential BUA	100%	Open Space
- Retail BUA	0%	
Max. Height	G+2P+8	56.00 m
etbacks		Adjacent Plot
<u>Ground + Podium</u>	Tower	
A - 3 m	E - 5 m	E
B - 3 m	F - 5 m	A
C - 3 m	G - 5 m	43.00 m
D - 3 m	H - 10 m	ROW
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING
Basement is allowed Plant room to be screened and setback from	Energy Condition	
tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	F= \\\\\\
Retail	Access Side Indication	
No Build Zone	Pedestrian Access	
oor areas of the building measured from the exterior surfaces of alf of the areas of covered balconies and terraces. The maximum	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and a permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces	
DIA-R	E-0102	

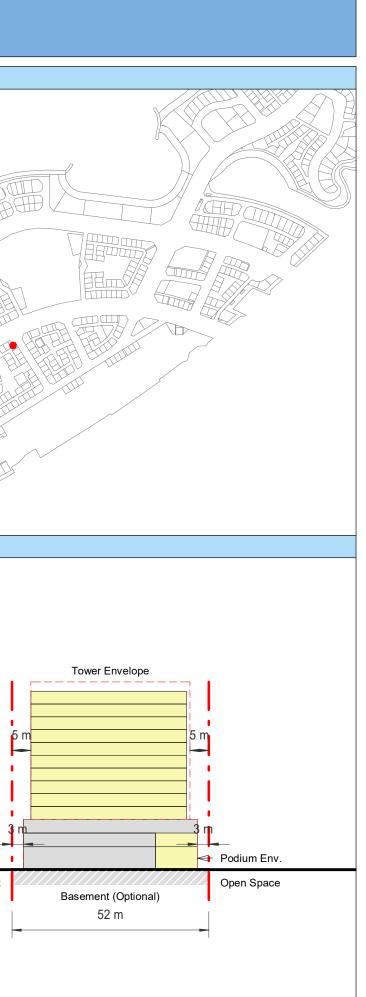


Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)	ROW.	
Plot Area	4,276 m²	ROW 28.45 m	
FAR	3.13	B	
Max. Tower Coverage	55%	F	
BUA	13,384 m²	ROW	
- Residential BUA	100%		
- Retail BUA	0%	E	
Max. Height	G+2P+10	G	
Setbacks			
<u>Ground + Podium</u>	Tower	Open Space	
A - 3 m	E - 5 m		
B - 3 m	F - 7.5 m	53. 18 11 11 11 11 11 11 11 11 11 11 11 11	
C - 3 m	G - 5 m	Adjacent Plot	
D - 3 m	H - 7.5 m		
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed Plant room to be screened and setback from	 exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions Energy Condition 	INDICATIVE MASSING	SECTION
tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	A Pedestrian Access		
oor areas of the building measured from the exterior surfaces of alf of the areas of covered balconies and terraces. The maximun	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces		Open S
DIA-R	E-0105		



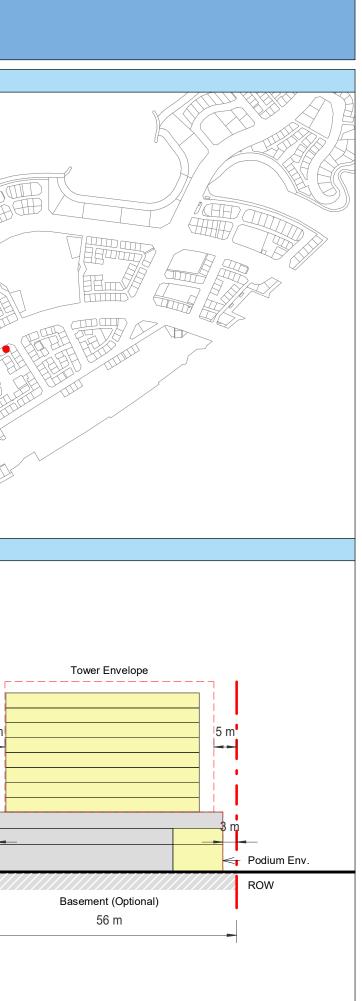
Plot Regulations		
Land Use	RESID	ENTIAL (APARTMENT)
Plot Area	3,531 r	n²
FAR	3.13	
Max. Tower Coverage	55%	
BUA	11,054	m²
- Residential BUA	100%	
- Retail BUA	0%	
Max. Height	G+2P+	10
Setbacks	-	
Ground + Podium		Tower
A - 3 m	E - 5	5 m
B - 3 m	F - 7	′.5 m
C - 3 m	G -	5 m
D - 3 m	H - 7	7.5 m
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	exceed and sha provide • Plot de internal where t	ucture Provisions: Developer shall not the utility allocation assigned to the plot all comply with connection scheme as d by Master Developer veloper to ensure coordination between plot design levels and external levels, he plot interfaces with ROW, open space rfront conditions
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m 	Energy	/ Condition
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 Solar p Solar p Solar p 	of the interior and exterior lighting is LED anels for all external LED lighting anels for all water heaters anels for heating Swimming Pools for all Resorts
Parking		Envelope
Residential		Plot Boundary
Retail		Access Side Indication
No Build Zone		Pedestrian Access
Notes: - FAR excludes all external areas and uncovered or unenclosed ba equipment and services areas on roof and telecoms installations : - Maximum permissible BUA (Built Up Area) is calculated by multip floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape stairce and balconies. - Amalgamation or subdivision of plots is upon Master Developer a	are excluded. lying the total plot the outside walls n permissible BUA se, shafts and ga	area by the FAR. BUA is defined as all horizontal including all enclosed air-conditioned spaces and excludes car parking and vehicular circulation, all bage room and uncovered/unenclosed terraces
	E-010	
RESIDENTIAL	. (APAR1	MENT)

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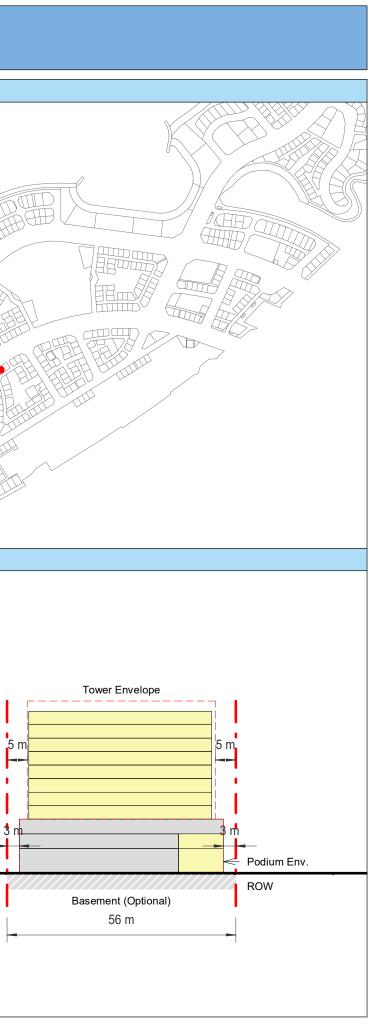
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,455 m²	ROW	
FAR	3.13	44.45 m	
Max. Tower Coverage	55%	44. ^{A.3}	
BUA	7,685 m ²	G Adjacent Plot	
- Residential BUA	100%	B	
- Retail BUA	0%		
Max. Height	G+2P+8		
Setbacks	-	SP. ID H	
<u>Ground + Podium</u>	Tower	Adjacent Plot	
A - 3 m	E - 5 m		
B - 3 m	F - 7.5 m		
C - 3 m	G - 5 m	43.00 m ROW	
D - 3 m	H - 7.5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Basement is allowedPlant room to be screened and setback from	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		3 m
floor areas of the building measured from the exterior surfaces or half of the areas of covered balconies and terraces. The maximu	are excluded. obying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and m permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces		ROW
	RE-0107		
RESIDENTIAI	_ (APARTMENT)		

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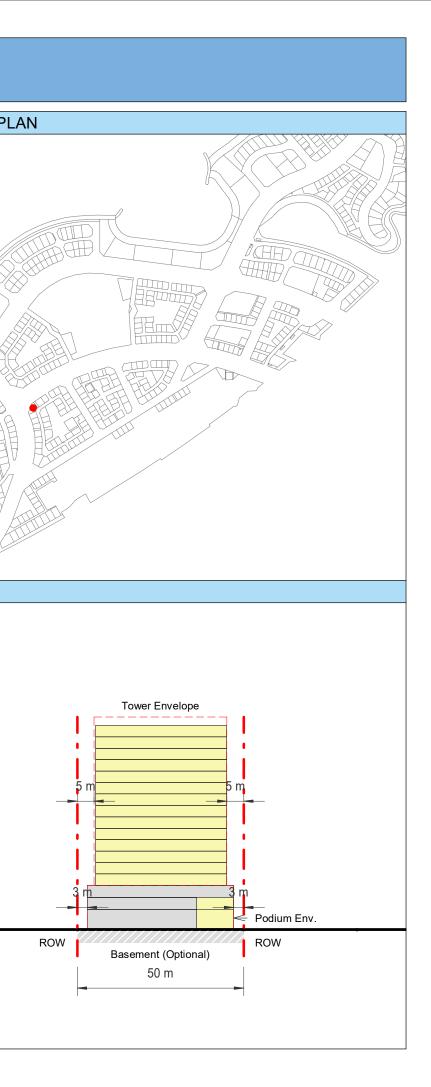


Plot Regulations		PLOT PLAN	MASTER PLA
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	3,110 m ²		
FAR	3.13	ROW	
Max. Tower Coverage	55%	56.82 m Adjacent Plot	
BUA	9,734 m²	50.0 Adjacent Plot	
- Residential BUA	100%	G B S. S. In	
- Retail BUA	0%		
Max. Height	G+2P+8		
Setbacks		ES: IS MILLING	
<u>Ground + Podium</u>	Tower		
A - 3 m	E - 5 m	Open Space	
B - 3 m	F - 10 m	54.58 m ROW	
C - 3 m	G - 5 m	54.30 NOW	EF.
D - 3 m	H - 5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Basement is allowedPlant room to be screened and setback from	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		
half of the areas of covered balconies and terraces. The maximu	are excluded. olying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and m permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces		٦ ٦
DIA-F	RE-0110		
RESIDENTIAI	_ (APARTMENT)		

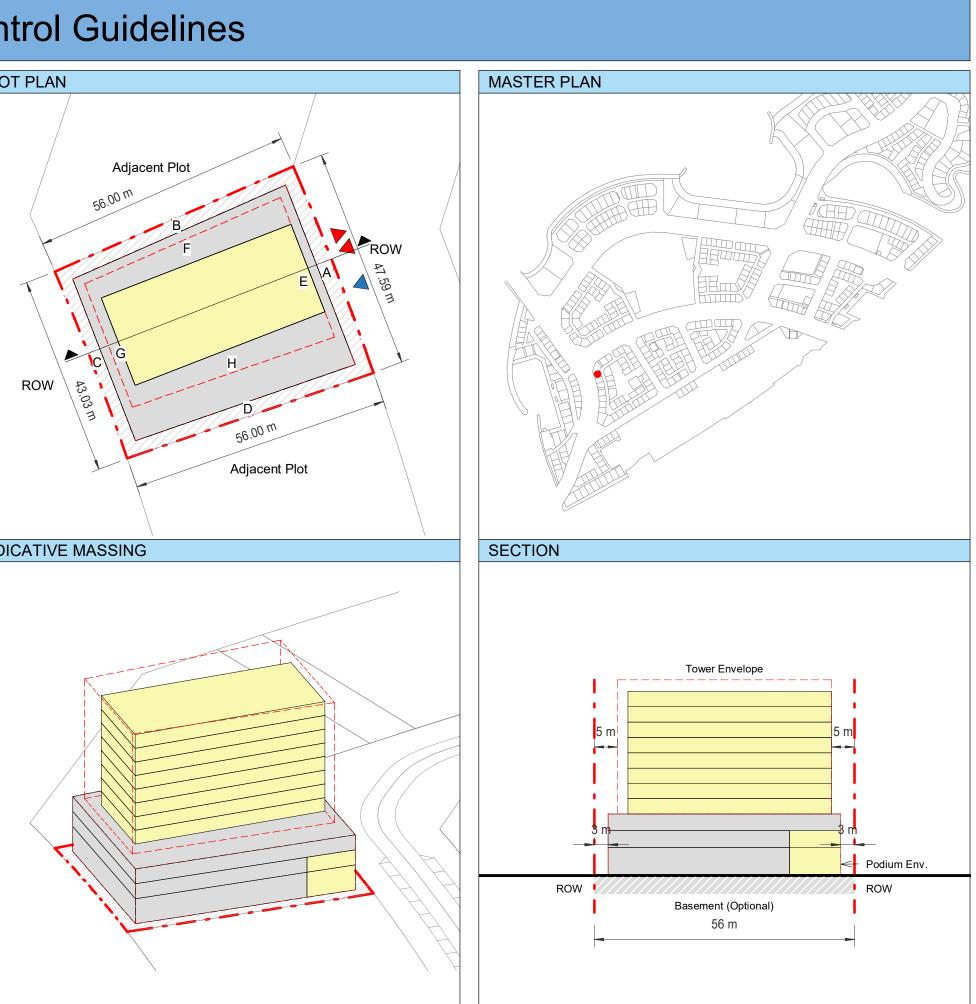
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Plot Regulations		PLOT PLAN	MASTER PL
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	3,695 m ²	19.98 m	
FAR	3.65		
Max. Tower Coverage	35%	Open Space	
BUA	13,488 m²	B SS-TD-TH	
- Residential BUA	100%	ROW	
- Retail BUA	0%		
Max. Height	G+2P+14	ROW G	
Setbacks		Le to	
<u>Ground + Podium</u>	Tower	H H	
A - 3 m	E - 5 m	H	
B - 3 m	F - 7.5 m	56.00 m	
C - 3 m	G - 5 m	Adjacent Plot	H.
D - 3 m	H - 7.5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area 	Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot		SECTION
 BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 		SECTION
Basement is allowedPlant room to be screened and setback from	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		
Notes: - FAR excludes all external areas and uncovered or unenclosed balc equipment and services areas on roof and telecoms installations ar - Maximum permissible BUA (Built Up Area) is calculated by multiply floor areas of the building measured from the exterior surfaces of the half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape staircas and balconies. - Amalgamation or subdivision of plots is upon Master Developer ap	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal he outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		
DIA-R	E-0111		
RESIDENTIAL			



Plot Regulations		PLOT PLAN
Land Use	RESIDENTIAL (APARTMENT)	
Plot Area	2,538 m²	
FAR	3.13	
Max. Tower Coverage	55%	
BUA	7,943 m²	
- Residential BUA	100%	
- Retail BUA	0%	
Max. Height	G+2P+8	
Setbacks		
Ground + Podium	Tower	ROW
A - 3 m	E - 5 m	
B - 3 m	F - 5 m	
C - 3 m	G - 5 m	
D - 3 m	H - 10 m	
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE
 Basement is allowed Plant room to be screened and setback from 	Energy Condition	
tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6 m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	▲▼ Access Side Indication	
No Build Zone	Pedestrian Access	
Iotes: FAR excludes all external areas and uncovered or unenclosed balc equipment and services areas on roof and telecoms installations ar Maximum permissible BUA (Built Up Area) is calculated by multiply floor areas of the building measured from the exterior surfaces of the half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape staircas and balconies.	e excluded. ving the total plot area by the FAR. BUA is defined as all horizontal he outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all le, shafts and garbage room and uncovered/unenclosed terraces	
	E-0112	

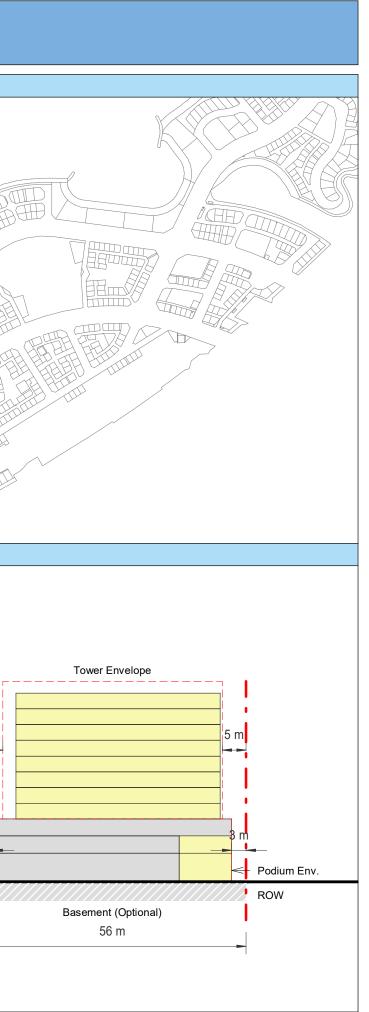


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RESIDENTIAL (APARTMENT)

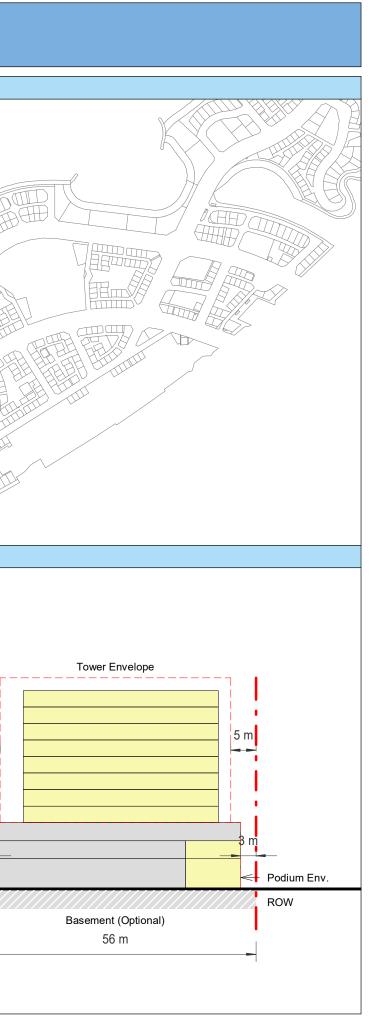
Dist Da mulation a			
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,523 m²	Adjacent Plot	
FAR	3.13	56.00 m	
Max. Tower Coverage	55%	56.00	
BUA	7,896 m ²	E E	
- Residential BUA	100%	ROW	
- Retail BUA	0%	E A AT. OA M	
Max. Height	G+2P+8	j j j j j j j j j j j j j j j j j j j	
Setbacks			
Ground + Podium	Tower	ROW AS T	
A - 3 m	E - 5 m		
B - 3 m	F - 5 m	56.00 m	
C - 3 m	G - 5 m	Adjacent Plot	
D - 3 m	H - 10 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR 	Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as		SECTION
 Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 		
 Basement is allowed Plant room to be screened and setback from tauer edge min 2 m 	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		3 m—
floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum	are excluded. bying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces		ROW
DIA-R	E-0113		



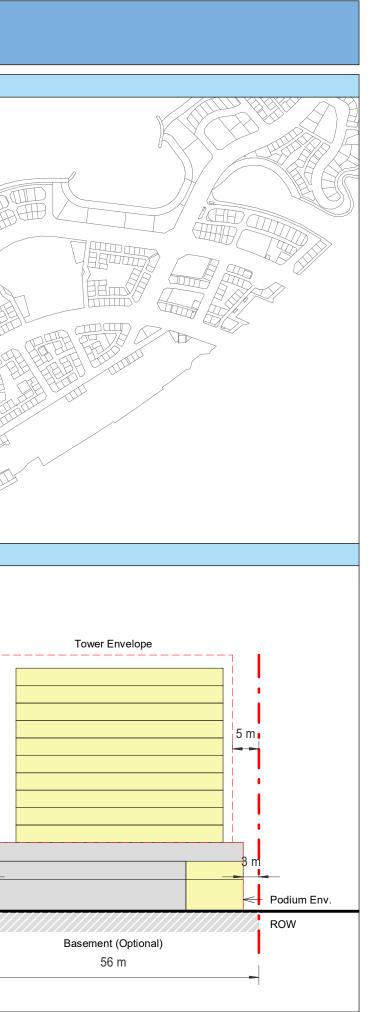
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,239 m ²		
FAR	3.13	Adjacent Plot	
Max. Tower Coverage	55%	56.00 m	
BUA	7,008 m ²	B 40.95	
- Residential BUA	100%	ROW	
- Retail BUA	0%	Si B	
Max. Height	G+2P+8		
Setbacks	<u> </u>	CG	
<u>Ground + Podium</u>	Tower	ROW	
A - 3 m	E - 5 m	D	
B - 3 m	F - 10 m	8.63 A 48.14 m	
C - 3 m	G - 5 m	Open Space	
D - 3 m	H - 5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* + Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Basement is allowedPlant room to be screened and setback from	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		3 m—
Notes: - FAR excludes all external areas and uncovered or unenclosed bald equipment and services areas on roof and telecoms installations and - Maximum permissible BUA (Built Up Area) is calculated by multiply floor areas of the building measured from the exterior surfaces of the half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape staircas and balconies. - Amalgamation or subdivision of plots is upon Master Developer app	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal he outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		ROW
DIA-R	E-0114		

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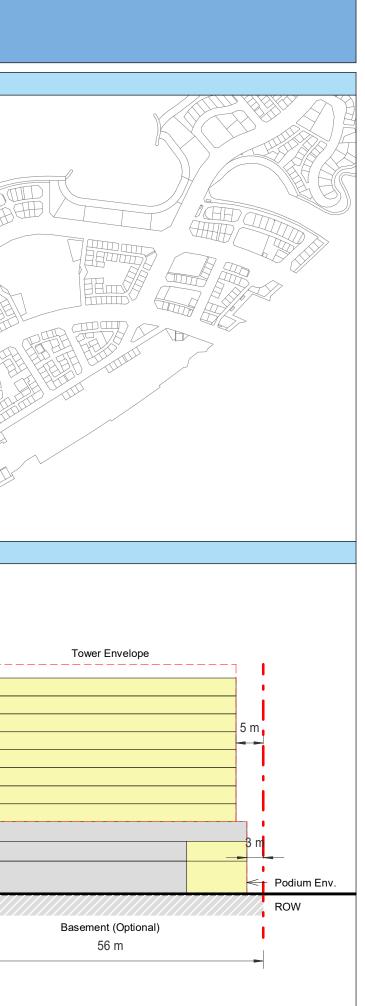
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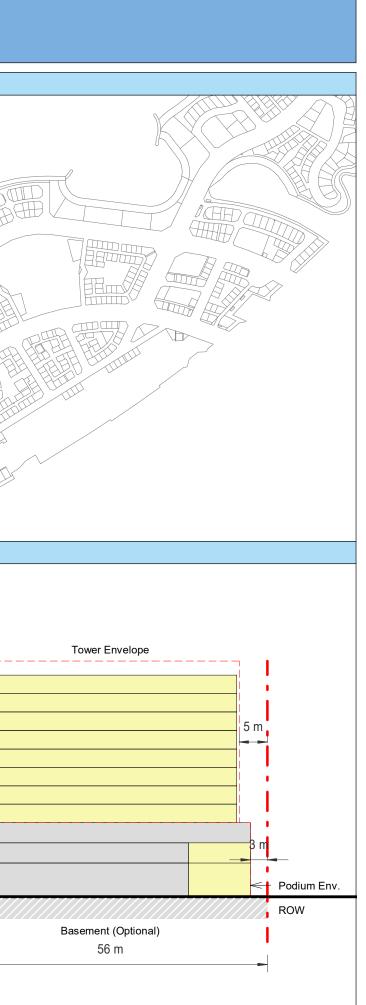
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,879 m²	Open Space	
FAR	3.13		
Max. Tower Coverage	55%	85 ⁵ B	
BUA	9,012 m ²	F F	
- Residential BUA	100%		
- Retail BUA	0%	ROW	
Max. Height	G+2P+10		
Setbacks		ROW 86 3	
Ground + Podium	Tower	43.46	
A - 3 m	E - 5 m	46 m	
B - 3 m	F - 5 m	DD	
C - 3 m	G - 5 m	56.00 m	
D - 3 m	H - 10 m	Adjacent Plot	
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, 	INDICATIVE MASSING	SECTION
 Site boundary walls / fences along neighboring plots are not allowed Basement is allowed Plant room to be screened and setback from tower edge min. 3 m 	where the plot interfaces with ROW, open space or waterfront conditions Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		
floor areas of the building measured from the exterior surfaces of	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all use, shafts and garbage room and uncovered/unenclosed terraces		3 m
DIA-R	E-0115		
RESIDENTIAL	(APARTMENT)		



Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,523 m²	Adjacent Plot 56.00 m	
FAR	3.13	50.00 m	
Max. Tower Coverage	55%	B/////////////////////////////////////	
BUA	7,896 m ²		
- Residential BUA	100%	F 43.	
- Retail BUA	0%		
Max. Height	G+2P+8	ROW C G	
Setbacks			
Ground + Podium	Tower		
A - 3 m	E - 5 m	HH	
B - 3 m	F - 10 m		
C - 3 m	G - 5 m	56.00 m	
D - 3 m	H - 5 m	Adjacent Plot	
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 		SECTION
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 Energy Condition 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		R m
floor areas of the building measured from the exterior surfaces of	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all ise, shafts and garbage room and uncovered/unenclosed terraces		ROW
	E 0116		
DIA-R			

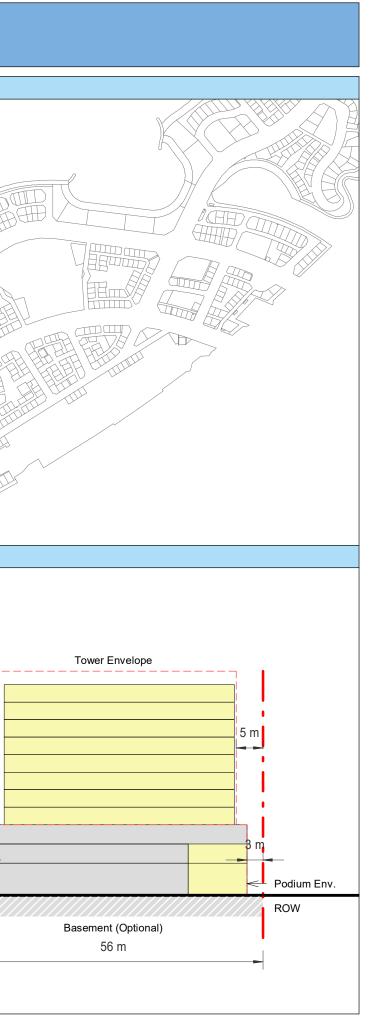


Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,523 m ²	Adjacent Plot 56.00 m	
FAR	3.13		
Max. Tower Coverage	55%	Β	
BUA	7,896 m ²		
- Residential BUA	100%	F	
- Retail BUA	0%		
Max. Height	G+2P+8	ROW C G E A ROW	
Setbacks			
<u>Ground + Podium</u>	Tower		
A - 3 m	E - 5 m	<u>н</u>	
B - 3 m	F - 10 m	56.00 m	
C - 3 m	G - 5 m		
D - 3 m	H - 5 m	Adjacent Plot	
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 		SECTION
 Dasement is allowed Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 Energy Condition 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		
	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		ROW
DIA-R	E-0117		



Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,554 m²	Adjacent Plot 56.00 m	
FAR	3.13		
Max. Tower Coverage	55%	B/////////////////////////////////////	
BUA	7,995 m ²	E	
- Residential BUA	100%	F	
- Retail BUA	0%	ROW C G	
Max. Height	G+2P+8	E A ROW	
Setbacks			
<u>Ground + Podium</u>	Tower	H 48.18 m	
A - 3 m	E - 5 m	P/////////////////////////////////////	
B - 3 m	F - 10 m	56.01 m	
C - 3 m	G - 5 m	Adjacent Plot	
D - 3 m	H - 5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 		SECTION
Basement is allowedPlant room to be screened and setback from	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		3 m
 Notes: FAR excludes all external areas and uncovered or unenclosed balc equipment and services areas on roof and telecoms installations at Maximum permissible BUA (Built Up Area) is calculated by multiph floor areas of the building measured from the exterior surfaces of the half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape staircas and balconies. Amalgamation or subdivision of plots is upon Master Developer applications. 	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal he outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		ROW
RESIDENTIAL	(APARTMENT)		

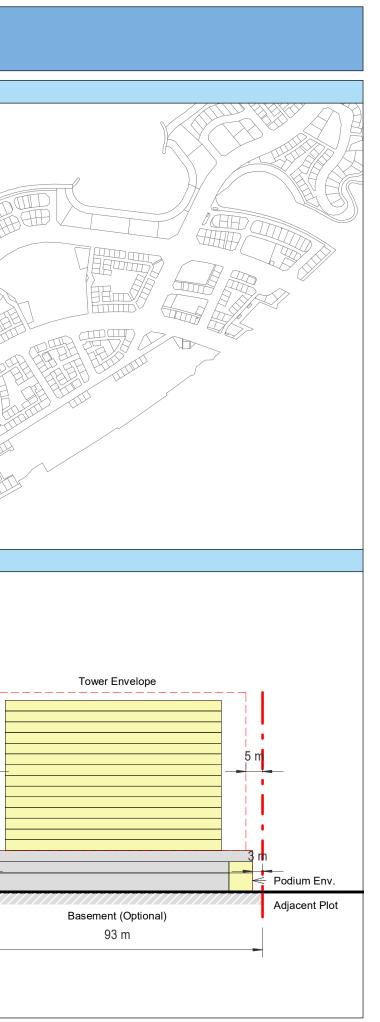
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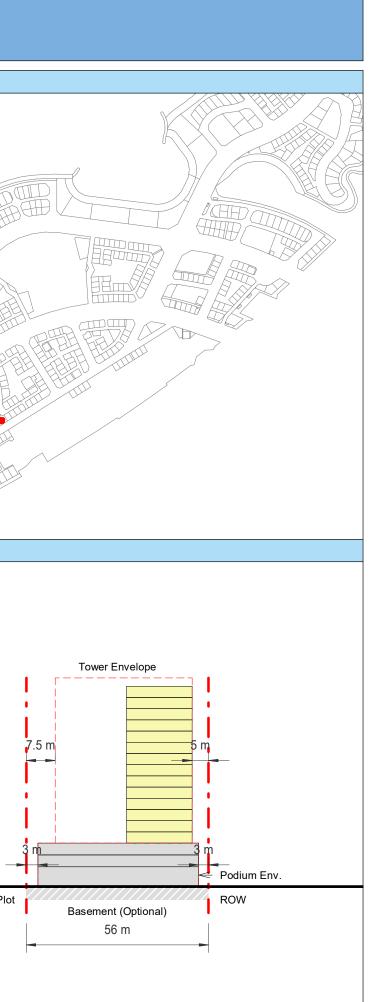
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)	ROW	
Plot Area	5,436 m²	73.76 m	
FAR	3.65	ATT	
Max. Tower Coverage	35%		
BUA	19,842 m ²		
- Residential BUA	100%	ROW	
- Retail BUA	0%		
Max. Height	G+2P+14		
Setbacks			
Ground + Podium	Tower	Adjacent Plot	
A - 3 m	E - 5 m	G	
B - 3 m	F - 7.5 m		
C - 3 m	G - 5 m	^{49.61} m ROW	
D - 3 m	H - 7.5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 		SECTION
 Basement is allowed Plant room to be screened and setback from to be screened and setback from the screened	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		
floor areas of the building measured from the exterior surfaces or half of the areas of covered balconies and terraces. The maximu	are excluded. plying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and m permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces		ROW
	RE-0119		
Diselaimori	_ (APARTMENT)		

All dimensions, coordinates and massing intent as shown are approximate and for information purposes only and subject to Authorities Approval. Drawings are no to be scaled.

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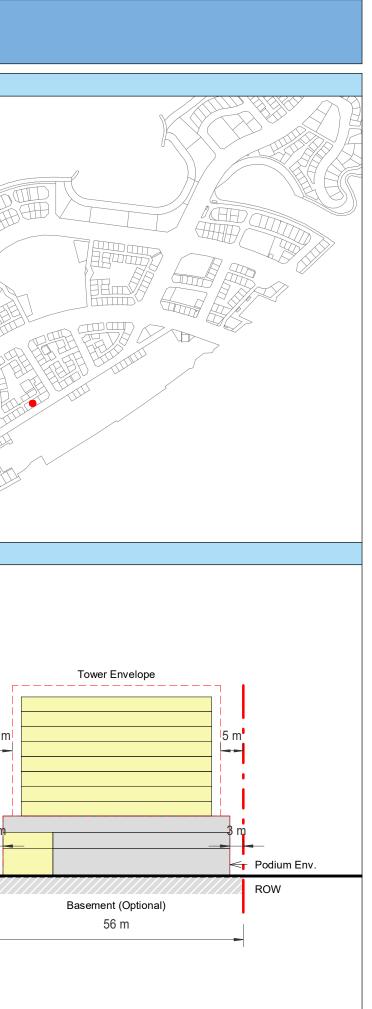


Plot Regulations		PLOT PLAN	MASTER PLA
Land Use	RESIDENTIAL (APARTMENT)	17.55 m ROW	
Plot Area	4,810 m ²	W ROW	
FAR	3.65		
Max. Tower Coverage	35%	E Adjacent Plot	
BUA	17,556 m²		
- Residential BUA	100%	Adjacent Plot	
- Retail BUA	0%	B	
Max. Height	G+2P+14	₿ ⁹ F	
Setbacks			
<u>Ground + Podium</u>	Tower	G 86.84 m	
A - 3 m	E - 5 m	G 86.0	
B - 3 m	F - 7.5 m		
C - 3 m	G - 5 m	26.43 m ROW	HA A
D - 3 m	H - 7.5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* + Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed Plant room to be screened and setback from 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		
Notes: FAR excludes all external areas and uncovered or unenclosed bal equipment and services areas on roof and telecoms installations a Maximum permissible BUA (Built Up Area) is calculated by multip floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape stairca and balconies. Amalgamation or subdivision of plots is upon Master Developer ap	re excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		Adjad
DIA-R	F-0120		
DIA-RE-0120 RESIDENTIAL (APARTMENT)			



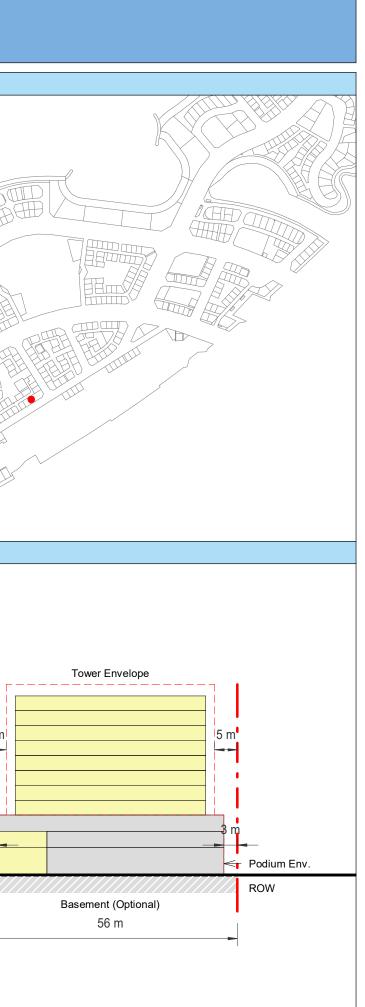
Plot Regulations		PLOT PLAN
Land Use	RESIDENTIAL (APARTMENT)	
Plot Area	2,408 m ²	ROW
FAR	3.13	
Max. Tower Coverage	55%	43.00 m
BUA	7,537 m²	E Adjacent Plot
- Residential BUA	100%	D SF. C II
- Retail BUA	0%	H'
Max. Height	G+2P+8	
etbacks		F F
<u>Ground + Podium</u>	Tower	Adjacent Plot
A - 3 m	E - 5 m	
B - 3 m	F - 7.5 m	
C - 3 m	G - 5 m	43.00 m ROW
D - 3 m	H - 7.5 m	
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING
Basement is allowed Plant room to be screened and setback from tower edge min. 3 m	Energy Condition	
Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	▲▼ Access Side Indication	
No Build Zone	Pedestrian Access	
alf of the areas of covered balconies and terraces. The maximu	are excluded. bying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces	
	E-0123	
DECIDENTIAL	_ (APARTMENT)	

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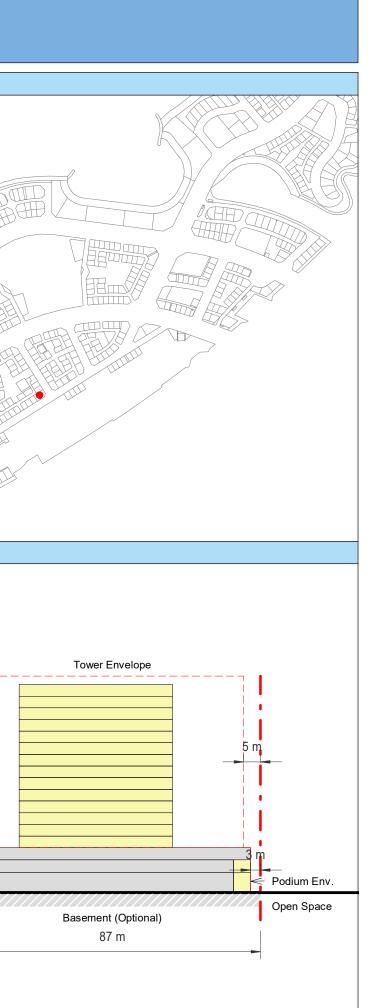
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,408 m ²	ROW	
FAR	3.13		
Max. Tower Coverage	55%	43.00 m A	
BUA	7,537 m²	E Adjacent Plot	
- Residential BUA	100%	D B B	
- Retail BUA	0%		
Max. Height	G+2P+8		
Setbacks		F B F	
<u>Ground + Podium</u>	Tower	Adiagont Plat	
A - 3 m	E - 5 m	Adjacent Plot	
B - 3 m	F - 7.5 m		
C - 3 m	G - 5 m	4 ^{3.00} m ROW	
D - 3 m	H - 7.5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* + Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Basement is allowedPlant room to be screened and setback from	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all 		
3.6m for Podium & Typical Floors	Hotels / Resorts		
3.6m for Podium & Typical Floors Parking			5 m
3.6m for Podium & Typical Floors	Hotels / Resorts		5 m
3.6m for Podium & Typical Floors Parking	Hotels / Resorts		5 m
3.6m for Podium & Typical Floors Parking Residential	Hotels / Resorts		5 m
3.6m for Podium & Typical Floors Parking Residential Retail No Build Zone Notes: FAR excludes all external areas and uncovered or unenclosed bal equipment and services areas on roof and telecoms installations a Maximum permissible BUA (Built Up Area) is calculated by multip floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape stairca and balconies.	Hotels / Resorts Envelope Plot Boundary Access Side Indication Pedestrian Access Iconies. Car parking and vehicular are also excluded. All plant are excluded. alying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and m permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces		5 m 3 m ROW
3.6m for Podium & Typical Floors Parking Residential Retail No Build Zone Notes: FAR excludes all external areas and uncovered or unenclosed bal equipment and services areas on roof and telecoms installations a equipment and services areas on roof and telecoms installations a Maximum permissible BUA (Built Up Area) is calculated by multip floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape stairca and balconies. Amalgamation or subdivision of plots is upon Master Developer a	Hotels / Resorts Envelope Plot Boundary Access Side Indication Pedestrian Access Iconies. Car parking and vehicular are also excluded. All plant are excluded. alying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and m permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces		3 m

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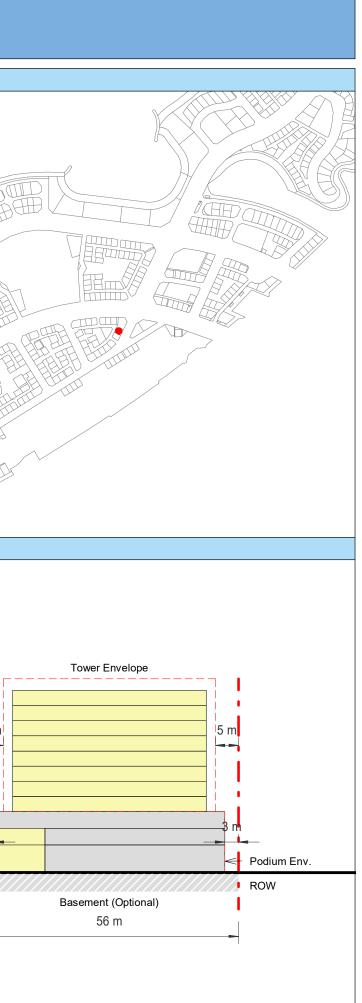


Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	4,672 m ²		
FAR	3.65	Open Space	
Max. Tower Coverage	35%	ROW	
BUA	17,053 m²	87.00 m H D 33	
- Residential BUA	100%		
- Retail BUA	0%		
Max. Height	G+2P+14	28.28 m	
Setbacks			
Ground + Podium	Tower	F G C	
A - 3 m	E - 7.5 m		
B - 3 m	F - 7.5 m	Adjacent Plot	
C - 3 m	G - 5 m		
D - 3 m	H - 5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Basement is allowedPlant room to be screened and setback from	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		7.5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		
half of the areas of covered balconies and terraces. The maximum	are excluded. Jying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces		3 m Adjacent Plot
DIA-R	E-0125		-
RESIDENTIAL	(APARTMENT)		

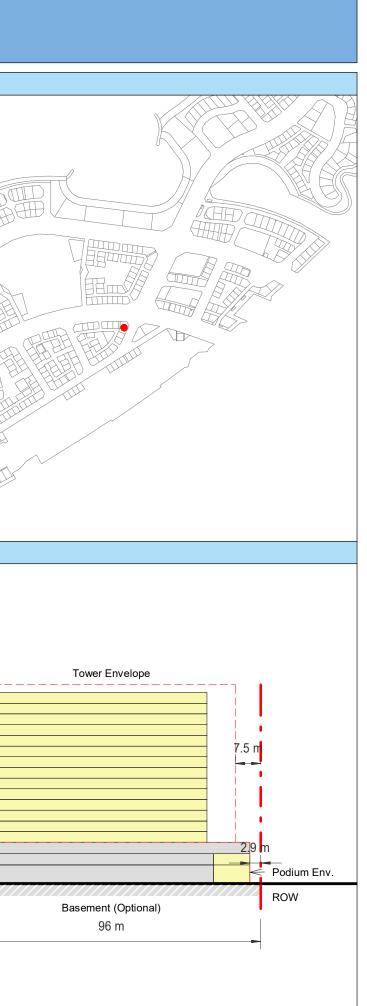
Disclaimer:



lot Regulations		PLOT PLAN
_and Use	RESIDENTIAL (APARTMENT)	
Plot Area	2,408 m²	
FAR	3.13	Adjacent Plot
Max. Tower Coverage	55%	ROW 56.00 m
BUA	7,537 m ²	
- Residential BUA	100%	E A F H
- Retail BUA	0%	H H H H
Max. Height	G+2P+8	
tbacks		G G G
Ground + Podium	Tower	B
A - 3 m	E - 5 m	56.00 m
B - 3 m	F - 7.5 m	Adjacent Plot
C - 3 m	G - 5 m	
D - 3 m	H - 7.5 m	
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING
Basement is allowed Plant room to be screened and setback from ower edge min. 3 m	Energy Condition	
Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	Access Side Indication	
No Build Zone	Pedestrian Access	
or areas of the building measured from the exterior surfaces of f of the areas of covered balconies and terraces. The maximum	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces	
DIA-R	E-0141	
	(APARTMENT)	

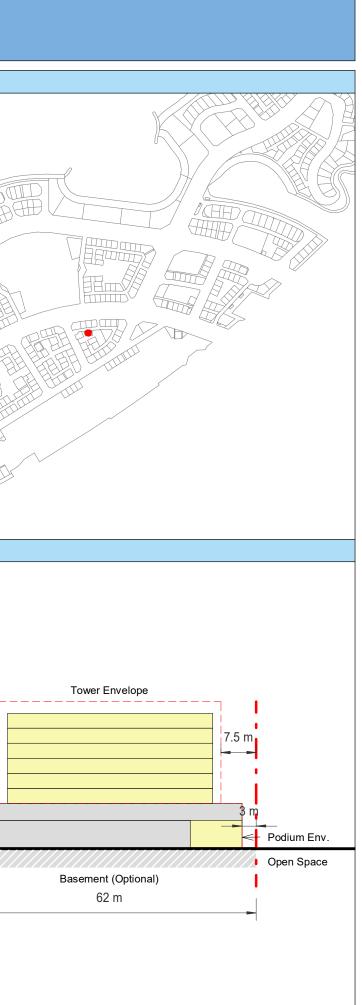


Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)	ROW 53.05 m	
Plot Area	5,602 m ²		
FAR	3.65	<u>D</u>	
Max. Tower Coverage	35%	H 35.64 m	
BUA	20,448 m ²	78.47 m	
- Residential BUA	100%		
- Retail BUA	0%	ROW A E	
Max. Height	G+2P+14	GC	
Setbacks		ROW	
<u>Ground + Podium</u>	Tower	29.52 m	
A - 3 m	E - 5 m		
B - 3 m	F - 7.5 m		
C - 3 m	G - 5 m	56.00 m Adjacent Plot	
D - 3 m	H - 7.5 m		
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed	 exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 Energy Condition 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		1 .5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		
alf of the areas of covered balconies and terraces. The maximum	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		3 m Adjacent Plot
DIA-R	E-0142		
RESIDENTIAL			



ot Regulations		PLOT PLAN
and Use	RESIDENTIAL (APARTMENT)	
ot Area	2,420 m²	
AR	2.50	ROW 56.94 m
lax. Tower Coverage	55%	
BUA	6,050 m²	Open Space
- Residential BUA	100%	B B F
- Retail BUA	0%	F →Open Space
Max. Height	G+P+6	39.75
tbacks		5 m
<u>Ground + Podium</u>	Tower	Open Space G
A - 3 m	E - 5 m	28 57 55.35 m
B - 3 m	F - 7.5 m	13 30.00 11
C - 3 m	G - 5 m	Open Space
D - 3 m	H - 7.5 m	
1m Podium Liner depth is mandatory No. of Units = BUA* + Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Jinimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool Ind / or areas for Outdoor Seating / Activities Site boundary walls / fences along leighboring plots are not allowed Basement is allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING
Plant room to be screened and setback from ower edge min. 3 m	Energy Condition	
Build to setback line is mandatory for Ground Floor & Podium Ain. 30% of Building Facade shall be recessed r projected from the edge of the building m Ground Floor Height 8.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	▲▼ Access Side Indication	
No Build Zone	Pedestrian Access	
ment and services areas on roof and telecoms installations mum permissible BUA (Built Up Area) is calculated by multip areas of the building measured from the exterior surfaces of of the areas of covered balconies and terraces. The maximur	lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces	
	C 0142	
DIA-R	E-0143	

Disclaimer:

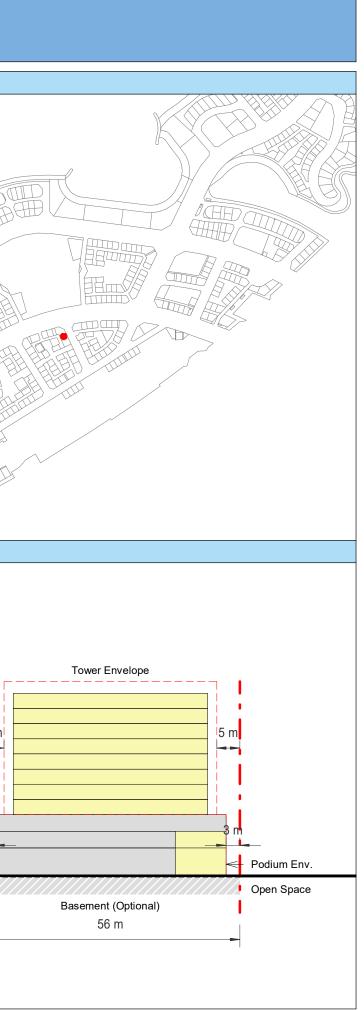


Regulations		PLOT PLAN
Land Use	RESIDENTIAL (APARTMENT)	
Plot Area	2,703 m ²	23.95 m
FAR	3.13	
Max. Tower Coverage	55%	ROW
BUA	8,461 m²	Alog 5: Copen Space
- Residential BUA	100%	
- Retail BUA	0%	Н
Max. Height	G+2P+8	
etbacks		
<u>Ground + Podium</u>	Tower	G
A - 3 m	E - 5 m	Open Space
B - 3 m	F - 7.5 m	Open Space
C - 3 m	G - 5 m	
D - 3 m	H - 7.5 m	
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING
Plant room to be screened and setback from tower edge min. 3 m	Energy Condition	
Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	Access Side Indication	
No Build Zone	Pedestrian Access	
oor areas of the building measured from the exterior surfaces of alf of the areas of covered balconies and terraces. The maximum	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces	
DIA-R	E-0144	
	(APARTMENT)	



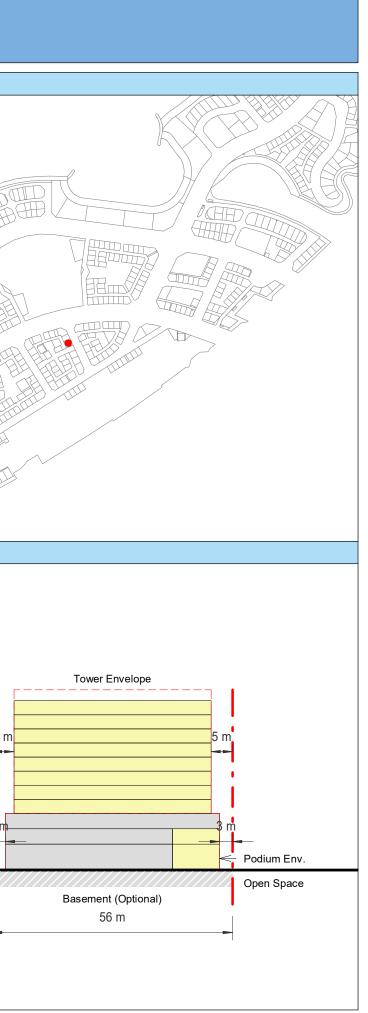
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,408 m ²		
FAR	3.13	Adjacent Plot	
Max. Tower Coverage	55%	56.00 m	
BUA	7,537 m ²	D Open Space	
- Residential BUA	100%	H G C	
- Retail BUA	0%		
Max. Height	G+2P+8	43.00 m	
Setbacks			
Ground + Podium	Tower	ROW A F	
A - 3 m	E - 5 m	56.00 m	
B - 3 m	F - 5 m	Adjacent Plot	
C - 3 m	G - 5 m	Aujacent Piot	
D - 3 m	H - 10 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 		SECTION
 Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		3 m—
half of the areas of covered balconies and terraces. The maximum	are excluded. olying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and m permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces		ROW
DIA-R	RE-0145		
RESIDENTIAL	_ (APARTMENT)		

Disclaimer:



Plot Regulations PLOT PLAN	MASTER PLAN
Land Use RESIDENTIAL (APARTMENT)	
Plot Area 3,124 m ² Adjacent Plot	
FAR 3.13 Max Tower Coverage 55%	
Max. Tower Coverage 55%	
BUA 9,779 m ² Open Space	
- Residential BUA 100%	
Max. Height G+2P+8	
Setbacks	
Ground + Podium Tower	
A - 3 m E - 5 m	
B - 3 m F - 5 m 56.00 m	
C - 3 m Open Space	
D - 3 m H - 10 m	
 11m Podium Liner depth is mandatory No. of Units = BUA* + Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed Plant room to be screened and setback from Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions Energy Condition 	SECTION
tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6 m Ground Floor Height 3.6m for Podium & Typical Floors • 100% of the interior and exterior lighting is LED • 30lar panels for all external LED lighting • Solar panels for all external LED lighting • Solar panels for heating Swimming Pools for all Hotels / Resorts	l
Parking Envelope	5 n
Residential Plot Boundary	
Retail Access Side Indication	
	3 m
No Build Zone Pedestrian Access	
	ROW
No Build Zone Pedestrian Access Notes:	ROW

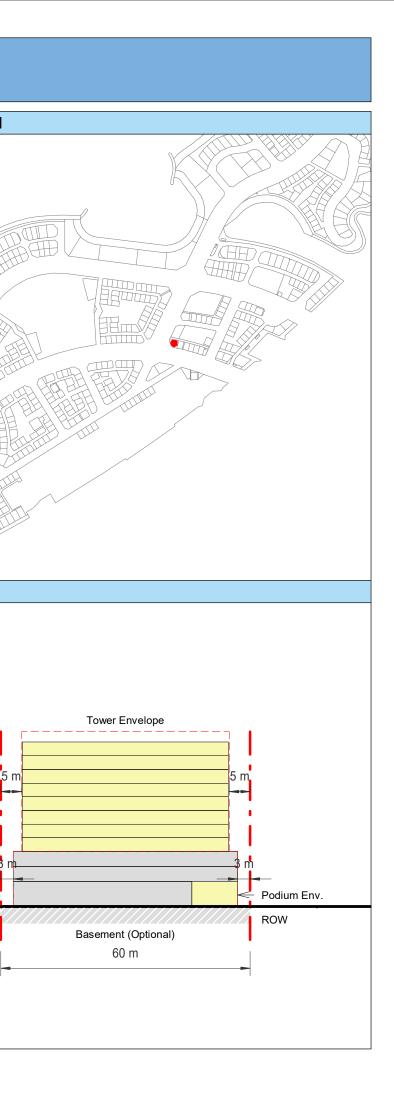
Disclaimer:



Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	3,553 m²	ROW 73.47 m	
FAR	2.50		
Max. Tower Coverage	55%	B B F	
BUA	8,883 m²		
- Residential BUA	100%		
- Retail BUA	0%		
Max. Height	G+2P+8	60.00 H	
Setbacks	-	Adjacent Plot	
<u>Ground + Podium</u>	Tower	C G	
A - 3 m	E - 5 m	ROW	
B - 3 m	F - 7.5 m		
C - 3 m	G - 5 m	36.24 m	
D - 3 m	H - 7.5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6 m Ground Floor Height 3.6m for Podium & Typical Floors 	 Energy Condition 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 r
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		3 n
half of the areas of covered balconies and terraces. The maximu	are excluded. objying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces		ROW
DIA-RE-0152			
RESIDENTIAL (APARTMENT)			

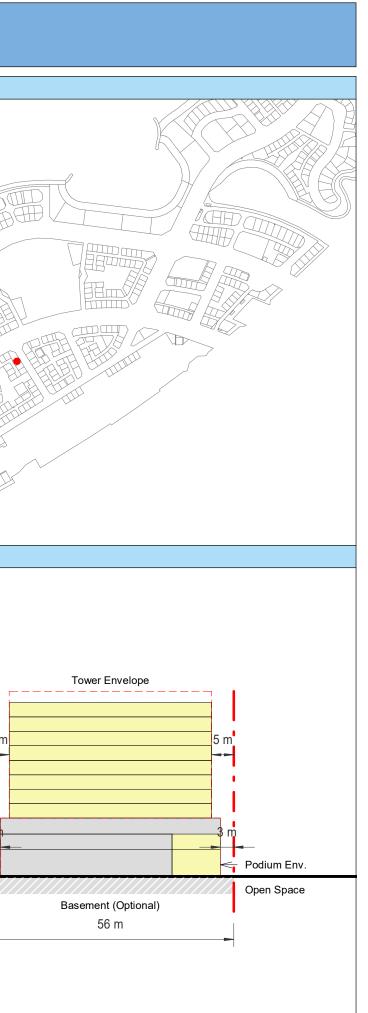
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All dimensions, coordinates and massing intent as shown are approximate and for information purposes only and subject to Authorities Approval. Drawings are no to be scaled.



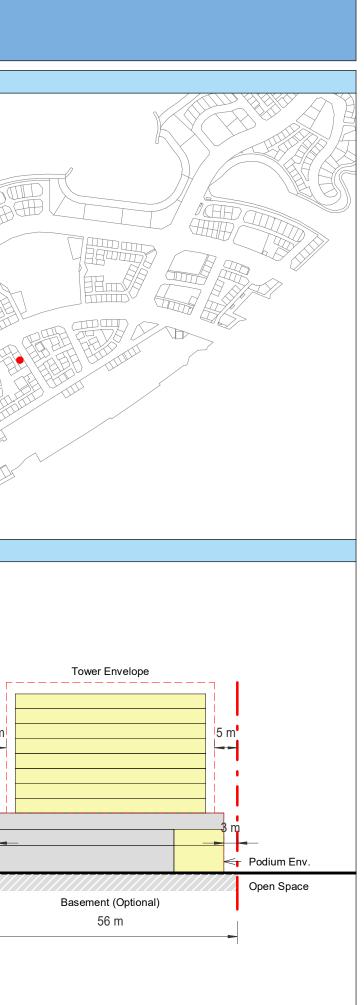
 or projected from the edge of the building 6m Ground Floor Height Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Plot Area 2,637 m² FAR 3.13 Max Tower Coverage 55% BUA 8,253 m² - Residential BUA 100% - Retail BUA 0% Max. Height G+2P+8 Settaacks Cound + Podium A - 3 m E - 5 m B - 3 m F - 5 m C - 3 m G - 5 m D - 3 m H-10 m ** In Poduce Settaacks Dimensional Settaacks B - 3 m F - 5 m B - 3 m F - 5 m B - 3 m H-10 m ** In Poduce Settaacks Dimensional Settaacks B - 3 m F - 5 m B - 3 m H- 6 minute Setta in monoton toor on toor o	Plot Regulations	
FAR 3.13 Max. Tower Coverage 55% BUA 8,253 m² • Residential BUA 100% • Retail BUA 0% Max. Height G+2P+8 Setbacks Ground + Podium C - 3 m E - 5 m B - 3 m F - 5 m C - 3 m G - 5 m D - 3 m H - 10 m The retain Line regin in monthly for the poly and the pol	Land Use	RESIDENTIAL (APARTMENT)
Max. Tower Coverage 55% BUA 8,253 m² • Residential BUA 100% • Retail BUA 0% Max. Height G+2P+8 Setbacks Cound + Podium Iower A - 3 m E - 5 m B - 3 m F - 5 m C - 3 m G - 5 m D - 3 m H-10 m Am Point - Bord and another of the bit of the	Plot Area	2,637 m ²
BUA 8,253 m² - Residential BUA 100% - Retail BUA 0% Max. Height G+2P+8 Setbacks	FAR	3.13
BUA 8,253 m² - Residential BUA 100% - Retail BUA 0% Max. Height G+2P+8 Setbacks	Max. Tower Coverage	55%
- Residential BUA 100% - Retail BUA 0% Max. Height G+2P+8 Setbacks - - Max. Height G+2P+8 Setbacks - - A - 3 m E - 5 m B - 3 m F - 5 m C - 3 m G - 5 m D - 3 m H - 10m Nor Holes - BuKa-Merrow Ay UPA AGR - Multi-Set Methan Barder - - - - Multi-Set Methan Barder - -	BUA	8,253 m ²
	- Residential BUA	100%
Construction Investigation A - 3 m E - 5 m B - 3 m F - 5 m C - 3 m G - 5 m D - 3 m H - 10 m The Dodum Lines depth is mandatory for Othors Conveloper shall not ensisting on another to possible on another to to to possible on another to to to possible on	- Retail BUA	0%
Construction A - 3 m E - 5 m B - 3 m F - 5 m C - 3 m G - 5 m D - 3 m H - 10 m The robust Love deght is mandatory too. of the filly theration assigned to the plant too. of the filly theration assigned to theratio	Max. Height	G+2P+8
A - 3 m E - 5 m B - 3 m F - 5 m C - 3 m G - 5 m D - 3 m H - 10 m Ministration of the sBLA* = Ministration of the state of the sta	Setbacks	-
A - 3 m E - 5 m B - 3 m F - 5 m C - 3 m G - 5 m D - 3 m H - 10 m Min Podum Lune deph is mandatory NU: Built DAT* Minmum Av. Und Ass W1: Built Dat* W1: Built Dat* W	<u>Ground + Podium</u>	Tower
C - 3 m G - 5 m D - 3 m H - 10 m 1 11 m Podum Liner depth is mandatory No of Units BUK* 4 Minirum Art Off Area BUK* Built (b Area as off med DCCP Lineur Failliers mandatory model out of a sea for Outdoor Seating / Activities and / or areas for Outdoor Seating / Activities Bis boundary wells / frees a along / model out of a sea for Outdoor Seating / Activities Bis boundary wells / frees a along / model out of a sea for Outdoor Seating / Activities Bis boundary wells / frees a along / model out of a sea for Outdoor Seating / Activities Bis boundary wells / frees a along / model out of a sea for Outdoor Seating / Activities Bis boundary wells / frees a along / model out of a sea for Outdoor Seating / Activities Bis boundary wells / frees a along / Beaternet is along of a sea for all outer hases / model out of a sea for all outer hases / model out of a sea for all outer hases / Bis of an allong / Beaternet is allong /	A - 3 m	E - 5 m
C - 3 m G - 5 m D - 3 m H - 10 m The rodum Liner depth is mandatory for Volta's = BUA** of minimum Av Unit Area: 120m² Infrastructure Provisions: Developer shall not and shall compare the UBI valuation assigned to the point of and shall compare the UBI valuation assigned to the point of and shall compare the UBI valuation assigned to the point of and shall compare the UBI valuation assigned to the UBI valuation valuation assigned to the UBI valuation assigne	B - 3 m	F - 5 m
 11m Podium Liner deph is mendatory 11m Podium Liner deph is mendatory 11m Podium Liner deph is mendatory 11m Podium Av. Und Area: 120m² 11m Podium Av.	C - 3 m	G - 5 m
No. of Units = BLA + 8 Minimum Av. Unit Area BLA + Built Up Area as defined in DCR Minimum Av. Unit Area: 1200° Lessure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary wills / Increas along meighboring plots are not allowed Bearnent's allowed Pend texpered and setback from Hindright States and adverse Bailed to setback line is mendatory for Ground Foor & Poduling Facade shall be receased or projected from the edge of the building off Ground Floor Height 3 off or Podulin & Typical Floors Plot developer Residential Markage and the complexity of Long and wethout plot infractores the build by setback from Foor & Podulin & Typical Floors Plot Boundary States and adverse or projected from the edge of the building off Ground Floor Height 3 off or Podulin & Typical Floors Plot Boundary Residential No Build Zone Markage and the complexity of the latest as and wethout are also concluded All plant Markage of the setter and the setter of understate developed from the edge of the building off Ground Floor Height 3 off or Podulin & Typical Floors Plot Boundary Residential No Build Zone Markage and the setter and the orgen and the texpert as and wethout are also concluded All plant Markage of the setter and the setter and the orgen and the orgen and wethout are as and concluded setters and developed balk bild by the setter and the concetter of the educted wells including all and bend and encode the setters and the orgen and the setter and the setters and the concetter of the educted wells including and well-take are also concluded at plant Markage and the setters area and uncovered or understated balances. Charling and well-take are also concluded the plant area and uncovered includes and the all plants and and the orgen and the and the all plants and and the setters and the setters and the setters and the all plants and and the setters and the all plants and the orgen and the all plants and and the setters and the all plants and the setters and the all plants and anothere al	D - 3 m	H - 10 m
 Plant room to be screened and setback from twoer edge min.3 m. Build to setback line is mandatory for Ground Floor A Podum Min. 30% of Building Facade shall be recessed or projected from the edge of the building. Gin Ground Floor Height Sohr parels for all water beaters: Sohar pare	 No. of Units = BUA* + Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions
 Floor & Podum Shar panels for all external LED lighting Solar panels for heating Swimming Pools for all total water heaters Solar panels for heating Swimming Pools for all total water heaters Solar panels for heating Swimming Pools for all total water heaters Solar panels for heating Swimming Pools for all total water heaters Solar panels for heating Swimming Pools for all total water heaters Parking Benvelope Residential Plot Boundary Retail Colar panels for all external Access Pedestrian Access Pedestrian Access Pedestrian Access Internal and external areas and uncovered or unenclosed beloones. Car parting and vehicular area also excluded. All plant for areas of the building all enclosed air-conditioned gale and periode area without or divides area without and wehicular areas and uncovered or mendosed beloones. Car parting and vehicular area also excluded. All plant for areas of the outside walls including all enclosed air-conditioned gales and and uncovered/unenclosed terraces and balances. And garbage room and uncovered/unenclosed terraces and balances. And garbage room and uncovered/unenclosed terraces. And garbage room and uncovered/unenclosed terraces. And garbage room and uncovered/unenclosed terraces. DIA-RE-O153 	 Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition
Residential Plot Boundary Retail Image: Control of the actes of the outside of the actes of the outside walls including all enclosed aris conditioned spaces and half of the actes of covered blaconies, escape staricase, shafts and garbage room and vehicular circulation, all utility requires of the outside walls including all enclosed aris conditioned spaces and half of the actes of covered blaconies, escape staricase, shafts and garbage room and vehicular circulation, all utility requires on the service providers, escape staricase, shafts and garbage room and vehicular circulation, all utility requires of the outside measures of new starts measures and the applicable fees. DIA-RE-0153	Floor & PodiumMin. 30% of Building Facade shall be recessed	 Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all
Retail Access Side Indication No Build Zone Image: Contract C	Parking	Envelope
Prevention of plots is upon Master Developer approval and the applicable fees. DIA-RE-0153	Residential	Plot Boundary
Dete: AR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded. Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the FAR. BUA is defined as all horizontal toor areas of the building measured from the exterior surfaces of the outside walls including all enclosed air-conditioned spaces and half of the areas of covered balconies and terraces. The maximum permissible BUA excludes car parking and vehicular circulation, all to a reas of plots is upon Master Developer approval and the applicable fees. DIA-REE-01553	Retail	Access Side Indication
FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant guipment and services areas on roof and telecoms installations are excluded. Waimum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the FAR. BUA is defined as all horizontal loor areas of the building measured from the exterior surfaces of the outside walls including all enclosed air-conditioned spaces and half of the areas of covered balconies and terraces. The maximum permissible BUA excludes car parking and vehicular circulation, all titlity required by authorities and service providers, escape staircase, shafts and garbage room and uncovered/unenclosed terraces. Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.	No Build Zone	Pedestrian Access
	FAR excludes all external areas and uncovered or unenclosed ba equipment and services areas on roof and telecoms installations Maximum permissible BUA (Built Up Area) is calculated by multip floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximur utility required by authorities and service providers, escape stairce and balconies.	are excluded. »lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and m permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces
RESIDENTIAL (APARTMENT)	DIA-R	E-0153

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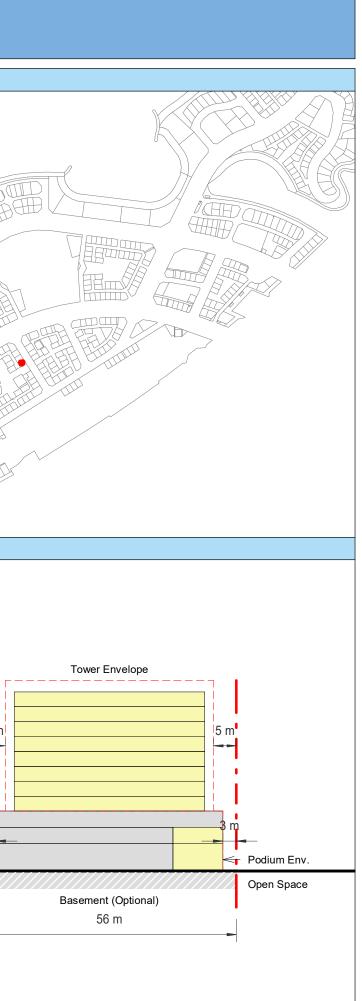
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,408 m ²		
FAR	3.13	Adjacent Plot	
Max. Tower Coverage	55%		
BUA	7,537 m ²	56.00 m Open Space	
- Residential BUA	100%		
- Retail BUA	0%		
Max. Height	G+2P+8		
Setbacks	-		
Ground + Podium	Tower	ROW A E F 56.00 m	
A - 3 m	E - 5 m		
B - 3 m	F - 5 m	Adjacent Plot	
C - 3 m	G - 5 m		
D - 3 m	H - 10 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		3 m
half of the areas of covered balconies and terraces. The maximum	are excluded. Jying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces		ROW
DIA-R	E-0154		
RESIDENTIAL	(APARTMENT)		

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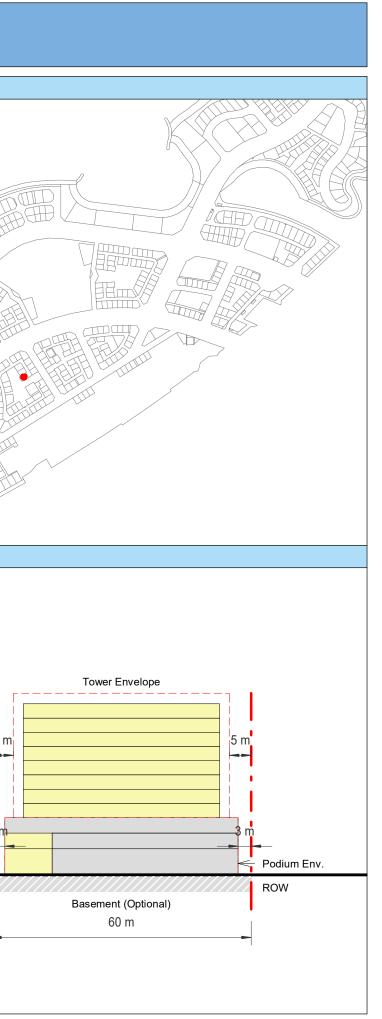


Plot Regulations		PLOT PLAN
Land Use	RESIDENTIAL (APARTMENT)	
Plot Area	2,408 m ²	
FAR	3.13	
Max. Tower Coverage	55%	Adjacent Plot
BUA	7,537 m ²	56.00 m Open Space
- Residential BUA	100%	
- Retail BUA	0%	H 3
Max. Height	G+2P+8	
etbacks		E-COLUMN AND AND AND AND AND AND AND AND AND AN
Ground + Podium	Tower	ROW A E F 56.00 m
A - 3 m	E - 5 m	
B - 3 m	F - 5 m	Open Space
C - 3 m	G - 5 m	
D - 3 m	H - 10 m	
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING
Plant room to be screened and setback from tower edge min. 3 m	Energy Condition	
Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	▲▼ Access Side Indication	
No Build Zone	Pedestrian Access	
alf of the areas of covered balconies and terraces. The maximur	are excluded. blying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces	
DIA-R	E-0155	
RESIDENTIAL (APARTMENT)		

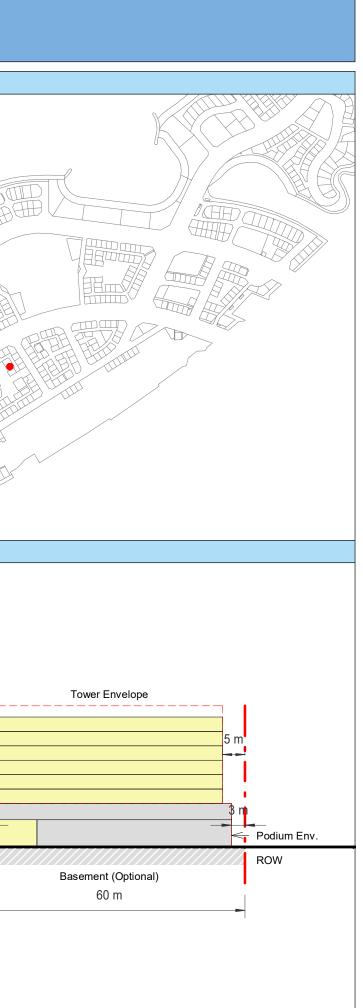
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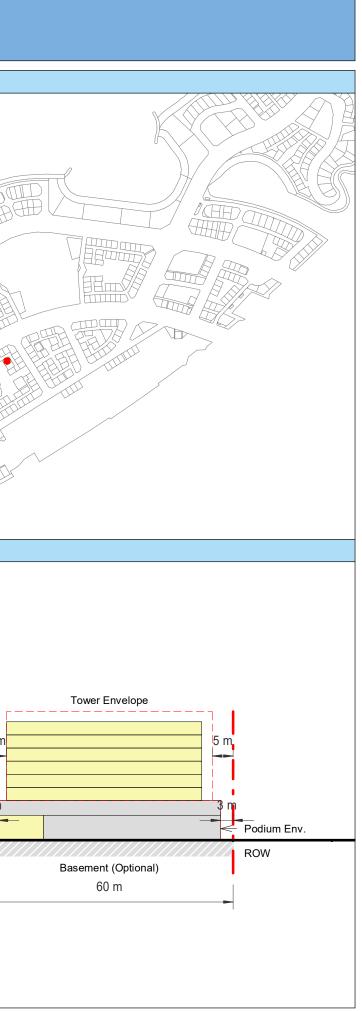
Plot Regulations		PLOT PLAN	MASTER PLA
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,580 m ²		
FAR	3.13		
Max. Tower Coverage	55%	Adjacent Plot	
BUA	8,075 m²	60.00 m ROW	
- Residential BUA	100%	F E A 50	
- Retail BUA	0%	F	
Max. Height	G+2P+8		
Setbacks		5.8 H 60.00 m	
Ground + Podium	Tower	B G G H G G O M	
A - 3 m	E - 5 m	Open Space	
B - 3 m	F - 10 m	Open Space	
C - 3 m	G - 5 m		
D - 3 m	H - 5 m		
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Basement is allowed Plant room to be screened and setback from tower edge min. 3 m	Energy Condition		
Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		_
alf of the areas of covered balconies and terraces. The maximum	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		Open Space
DIA-RE-0156			
DIA-R			



Plot Regulations		PLOT PLAN	MAST
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,562 m ²		
FAR	2.50	Adjacent Plot	
Max. Tower Coverage	55%		
BUA	6,405 m²		
- Residential BUA	100%	^{60.} B F E A ⁴ ⁹¹ .8 3	
- Retail BUA	0%		
Max. Height	G+P+6	E 8 40	
Setbacks		H H	
<u>Ground + Podium</u>	Tower	C G 54.00 m	
A - 3 m	E - 5 m	Open Space	
B - 3 m	F - 5 m	Adjacent Plot	
C - 3 m	G - 5 m		
D - 3 m	H - 10 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* + Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECT
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		
floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all ise, shafts and garbage room and uncovered/unenclosed terraces		0
DIA-R	E-0157		

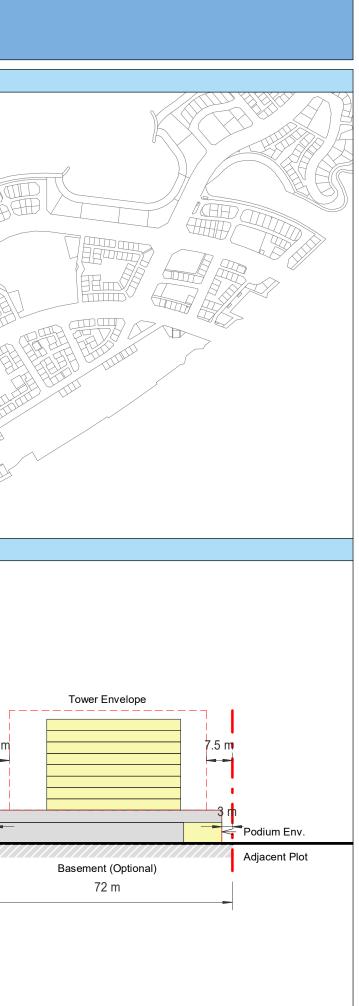


lot Regulations		PLOT PLAN
and Use	RESIDENTIAL (APARTMENT)	
Plot Area	2,929 m²	11.25 m
FAR	2.50	ROW
Max. Tower Coverage	55%	52.01 m
BUA	7,323 m²	B
- Residential BUA	100%	F E A B. J.
- Retail BUA	0%	
Max. Height	G+P+6	For the second s
backs		G H
Ground + Podium	Tower	► CC C C C C C C C C C C C C C C C C C
A - 3 m	E - 5 m	Open Space
B - 3 m	F - 5 m	Adjacent Plot
C - 3 m	G - 5 m	
D - 3 m	H - 10 m	
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING
Basement is allowed Plant room to be screened and setback from ower edge min. 3 m	Energy Condition	
Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	▲▼ Access Side Indication	
No Build Zone	Pedestrian Access	
or areas of the building measured from the exterior surfaces of If of the areas of covered balconies and terraces. The maximum	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces	
DIA-R	E-0158	
RESIDENTIAL		



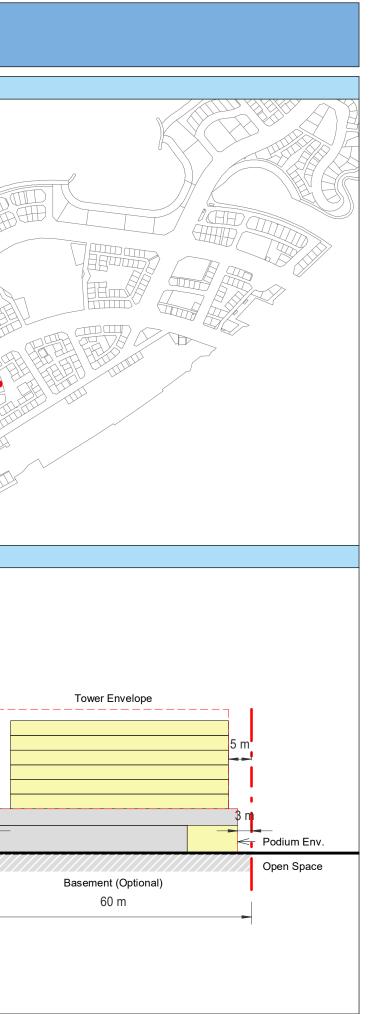
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	4,034 m²		
FAR	2.50	ROW 41.62 m	
Max. Tower Coverage	55%		
BUA	10,085 m ²		
- Residential BUA	100%	H Science B G C C C C C C C C C C C C C C C C C C	
- Retail BUA	0%	6 C 19.20 m	
Max. Height	G+P+8		
Setbacks		TR. as m	
Ground + Podium	Tower		
A - 3 m	E - 5 m	ROW	
B - 3 m	F - 7.5 m	B	
C - 3 m	G - 5 m	60.00 m	
D - 3 m	H - 7.5 m	Adjacent Plot	
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Basement is allowedPlant room to be screened and setback from	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		7.5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		4 m
No Build Zone	Pedestrian Access		
half of the areas of covered balconies and terraces. The maximun	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all use, shafts and garbage room and uncovered/unenclosed terraces		ROW
RESIDENTIAL	. (APARTMENT)		

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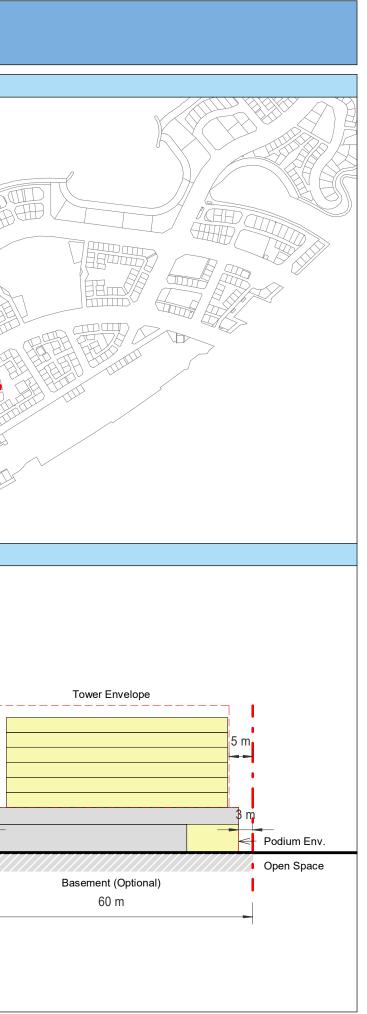
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,507 m²		
FAR	2.50	Adjacent Plot	
Max. Tower Coverage	55%	60.00 m	
BUA	6,268 m²	D	
- Residential BUA	100%	Open Space	
- Retail BUA	0%	40.02 G C A 3.55	
Max. Height	G+P+6	m 5 m	
Setbacks		ROW	
Ground + Podium	Tower	F	
A - 3 m	E - 5 m	B 60.00 m	
B - 3 m	F - 5 m	60.00	
C - 3 m	G - 5 m	Adjacent Plot	
D - 3 m	H - 10 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* + Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Plant room to be screened and setback from tower edge min. 3 m	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	Access Side Indication		3 m
No Build Zone	Pedestrian Access		
half of the areas of covered balconies and terraces. The maximum	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all use, shafts and garbage room and uncovered/unenclosed terraces		ROW
DIA-R	E-0160		
	. (APARTMENT)		

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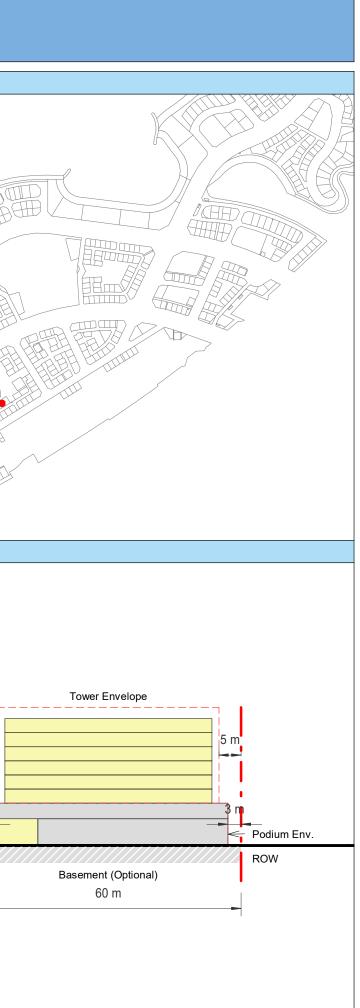
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,507 m²		
FAR	2.50	Adjacent Plot	
Max. Tower Coverage	55%	60.00 m	
BUA	6,268 m²	D 43.55	
- Residential BUA	100%	3	
- Retail BUA	0%	A Deen Space G C ▲	
Max. Height	G+P+6	ROW	
Setbacks		AE	
Ground + Podium	Tower	F	
A - 3 m	E - 5 m	B	
B - 3 m	F - 5 m	60.00 m	
C - 3 m	G - 5 m	Open Space	
D - 3 m	H - 10 m		* All the
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Basement is allowedPlant room to be screened and setback from	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		3 m
No Build Zone	Pedestrian Access		
half of the areas of covered balconies and terraces. The maximum	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		ROW
DIA-RE-0161			
RESIDENTIAL (APARTMENT)			

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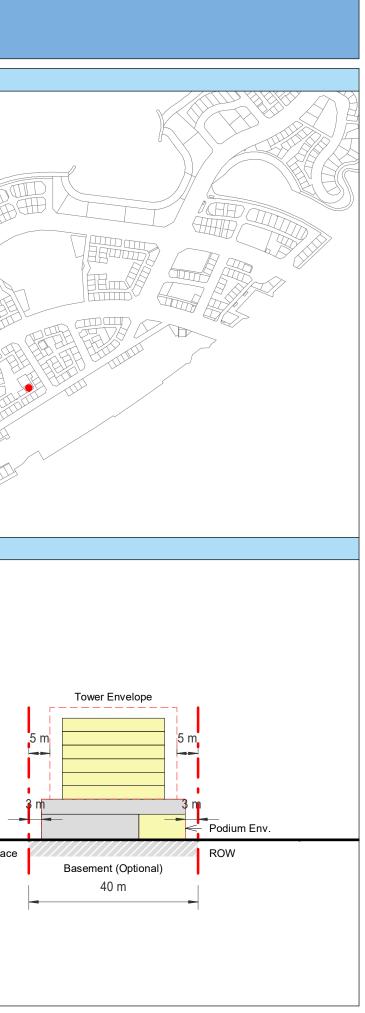
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,400 m²	Open Space	
FAR	2.50	40.00 m	
Max. Tower Coverage	55%	40.00 C	
BUA	6,000 m²	G Adjacent Plot	
- Residential BUA	100%	F B B B B B B B B B B B B B B B B B B B	
- Retail BUA	0%	F F	
Max. Height	G+P+6	8	
Setbacks		8.8 H	
Ground + Podium	Tower	Adjacent Plot	
A - 3 m	E - 5 m	EA	
B - 3 m	F - 5 m		
C - 3 m	G - 5 m	40.00 m ROW	
D - 3 m	H - 10 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from 	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 r
Residential	Plot Boundary		
Retail	Access Side Indication		l 3 m
No Build Zone	Pedestrian Access		
otes: FAR excludes all external areas and uncovered or unenclosed balo equipment and services areas on roof and telecoms installations ar Maximum permissible BUA (Built Up Area) is calculated by multiply floor areas of the building measured from the exterior surfaces of it half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape staircas and balconies. Amalgamation or subdivision of plots is upon Master Developer app	e excluded. ying the total plot area by the FAR. BUA is defined as all horizontal he outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all he, shafts and garbage room and uncovered/unenclosed terraces		Open Space

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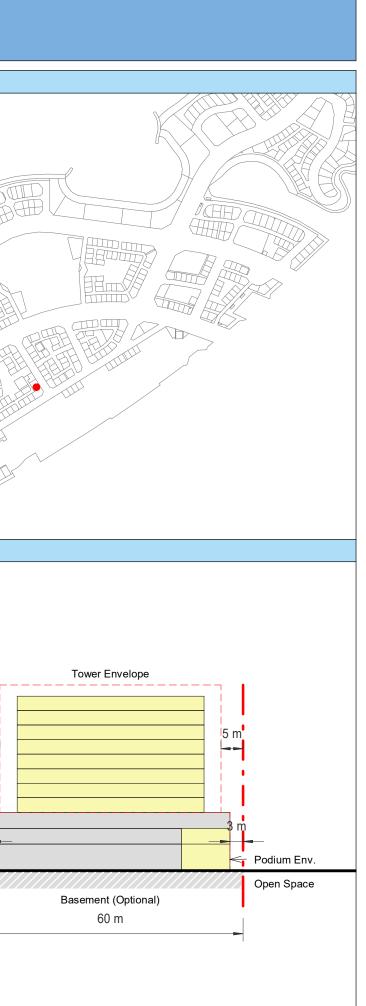
Plot Regulations		PLOT PLAN
Land Use	RESIDENTIAL (APARTMENT)	
Plot Area	2,756 m ²	
FAR	2.50	
Max. Tower Coverage	55%	Open Space ROW 당
BUA	6,890 m ²	
- Residential BUA	100%	C G
- Retail BUA	0%	
Max. Height	G+P+6	
Setbacks		
Ground + Podium	Tower	
A - 3 m	E - 5 m	Adjacent Plot
B - 3 m	F - 5 m	ROW 60.00 m
C - 3 m	G - 5 m	
D - 3 m	H - 10 m	
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING
 Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition	
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	▲▼ Access Side Indication	
No Build Zone	Pedestrian Access	
half of the areas of covered balconies and terraces. The maximum	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces	
DIA-R	E-0167	
	· /	

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Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,400 m²		
FAR	3.13		
Max. Tower Coverage	55%	Adjacent Plot Open Space	
BUA	7,512 m²	60.00 m Open Space	
- Residential BUA	100%	G C S 3	
- Retail BUA	0%		
Max. Height	G+2P+8		
Setbacks			
<u>Ground + Podium</u>	Tower	ROW 14 E B, 60.00 m	
A - 3 m	E - 5 m		
B - 3 m	F - 7.5 m	Adjacent Plot	
C - 3 m	G - 5 m		
D - 3 m	H - 7.5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 Energy Condition 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 n
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		3 m
floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximur	are excluded. bying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces		ROW
DIA-R	E-0168		
RESIDENTIAL (APARTMENT)			

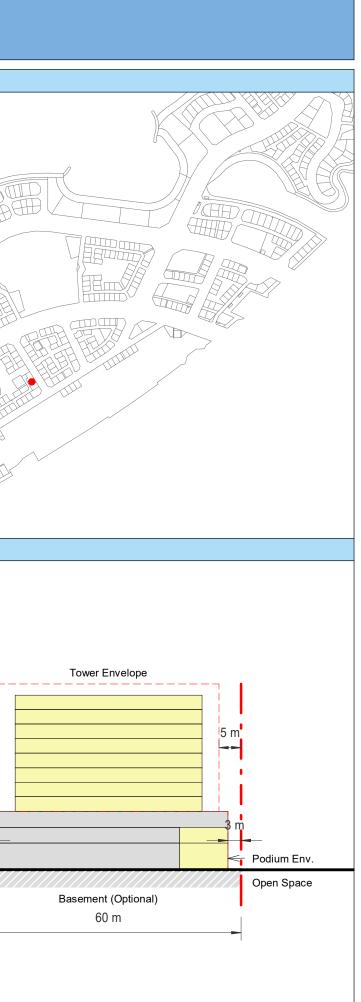
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Plot Regulations		PLOT PLAN
and Use	RESIDENTIAL (APARTMENT)	
Plot Area	2,400 m ²	
FAR	3.13	
Max. Tower Coverage	55%	Adjacent Plot
BUA	7,512 m ²	60.00 m Open Space
- Residential BUA	100%	60.00 D G C 3
- Retail BUA	0%	H
Max. Height	G+2P+8	
tbacks		F.
Ground + Podium	Tower	ROW A E B. 60.00 m
A - 3 m	E - 5 m	
B - 3 m	F - 7.5 m	Adjacent Plot
C - 3 m	G - 5 m	
D - 3 m	H - 7.5 m	
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING
Basement is allowed Plant room to be screened and setback from	Energy Condition	
tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	▲▼ Access Side Indication	
No Build Zone	Pedestrian Access	
or areas of the building measured from the exterior surfaces of If of the areas of covered balconies and terraces. The maximur	are excluded. bying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces	
DIA-R	E-0169	

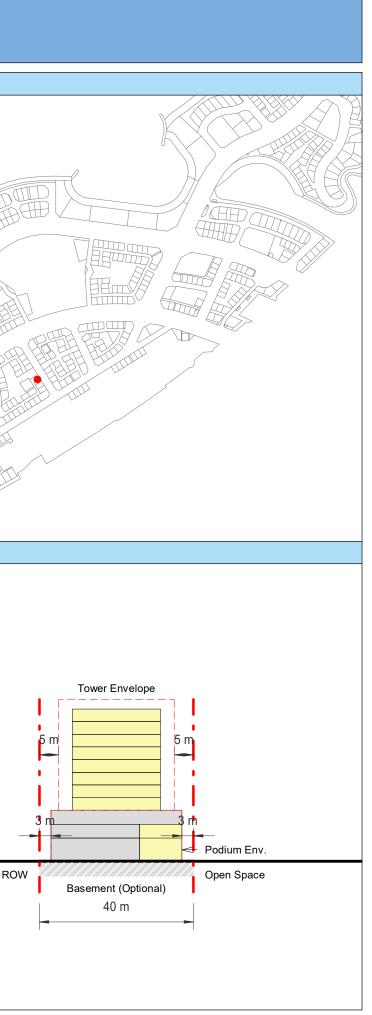
RESIDENTIAL (APARTMENT)

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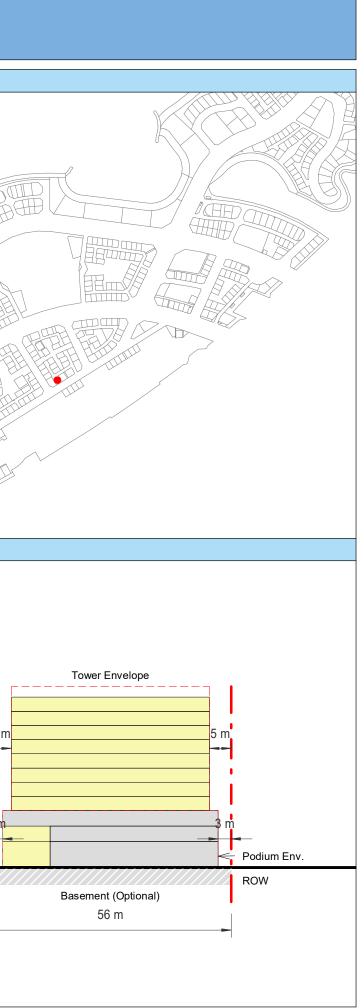
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,882 m²	Open Space	
FAR	3.13	40.00 m	
Max. Tower Coverage	55%	AU.º D	
BUA	9,021 m²	H Open Space	
- Residential BUA	100%		
- Retail BUA	0%		
Max. Height	G+2P+8		
Setbacks	·		
Ground + Podium	Tower	F 60.00 m	
A - 3 m	E - 5 m	B. 60.2	
B - 3 m	F - 10 m		
C - 3 m	G - 5 m	Adjacent Plot	
D - 3 m	H - 5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* + Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed Plant room to be screened and setback from 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Plant room to be schedulated and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		
Notes: - FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded. - Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the FAR. BUA is defined as all horizontal floor areas of the building measured from the exterior surfaces of the outside walls including all enclosed air-conditioned spaces and half of the areas of covered balconies and terraces. The maximum permissible BUA excludes car parking and vehicular circulation, all utility required by authorities and service providers, escape staircase, shafts and garbage room and uncovered/unenclosed terraces - Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.			RC
DIA-R	E-0170		
RESIDENTIAL (APARTMENT)			

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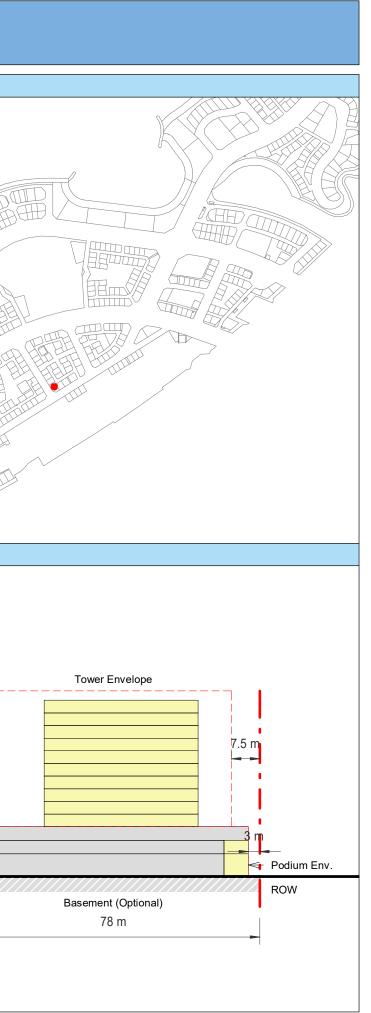
Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,795 m ²
FAR	3.13
Max. Tower Coverage	55%
BUA	8,747 m²
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8
Setbacks	1
<u>Ground + Podium</u>	Tower
A - 3 m	E - 5 m
B - 3 m	F - 7.5 m
C - 3 m	G - 5 m
D - 3 m	H - 7.5 m
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions
 Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 Energy Condition 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts
Parking	Envelope
Residential	Plot Boundary
Retail	▲▼ Access Side Indication
No Build Zone	Pedestrian Access
Notes: - FAR excludes all external areas and uncovered or unenclosed ball equipment and services areas on roof and telecoms installations a - Maximum permissible BUA (Built Up Area) is calculated by multipl floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape stairca and balconies. - Amalgamation or subdivision of plots is upon Master Developer ap	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces
	E-0172
RESIDENTIAL	(APARTMENT)

Disclaimer:

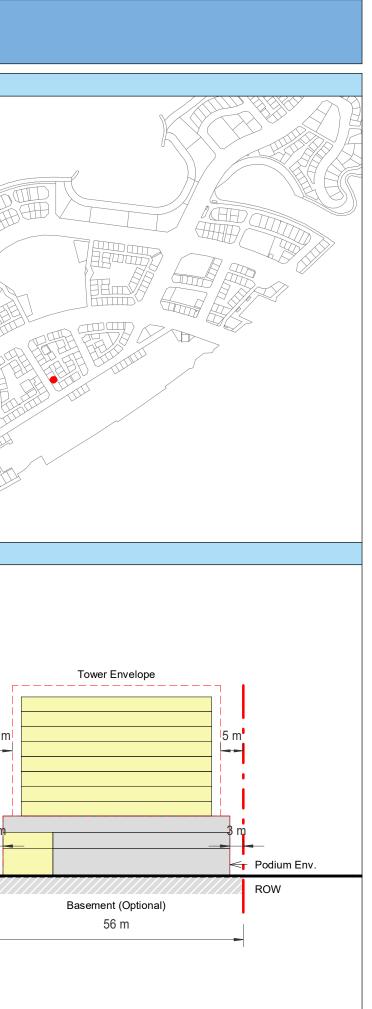


lot Regulations		PLOT PLAN
Land Use	RESIDENTIAL (APARTMENT)	
Plot Area	3,765 m ²	
FAR	3.13	Adjacent Plot
Max. Tower Coverage	55%	51.12m
BUA	11,783 m ²	B
- Residential BUA	100%	ROW
- Retail BUA	0%	
Max. Height	G+2P+10	
etbacks		
Ground + Podium	Tower	
A - 3 m	E - 5 m	H
B - 3 m	F - 7.5 m	Open Space
C - 3 m	G - 5 m	28.28 m ROW
D - 3 m	H - 7.5 m	
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING
Basement is allowed Plant room to be screened and setback from tower edge min. 3 m	Energy Condition	
Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	▲▼ Access Side Indication	
No Build Zone	Pedestrian Access	
or areas of the building measured from the exterior surfaces of f of the areas of covered balconies and terraces. The maximur	are excluded. Nying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces	
DIA-RE-0173		
DIA-R	E-0173	

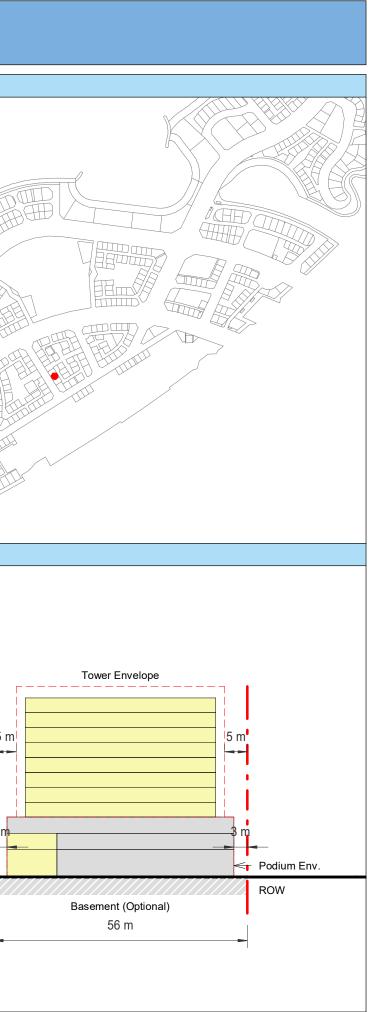
Disclaimer:



Plot Regulations		PLOT PLAN
Land Use	RESIDENTIAL (APARTMENT)	
Plot Area	2,408 m²	
FAR	3.13	Adiacent Diet
Max. Tower Coverage	55%	Adjacent Plot
BUA	7,537 m²	56.00 m B
- Residential BUA	100%	B F E A B B B B B B B B B B B B B B B B B B
- Retail BUA	0%	
Max. Height	G+2P+8	
etbacks	-	F. 10 H 488 M
<u>Ground + Podium</u>	Tower	D 51.12 m ROW
A - 3 m	E - 5 m	Open Space
B - 3 m	F - 5 m	Adjacent Plot
C - 3 m	G - 5 m	
D - 3 m	H - 10 m	
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING
Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	▲▼ Access Side Indication	
No Build Zone	Pedestrian Access	
oor areas of the building measured from the exterior surfaces of alf of the areas of covered balconies and terraces. The maximum	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces	
DIA-R	E-0174	
	(APARTMENT)	

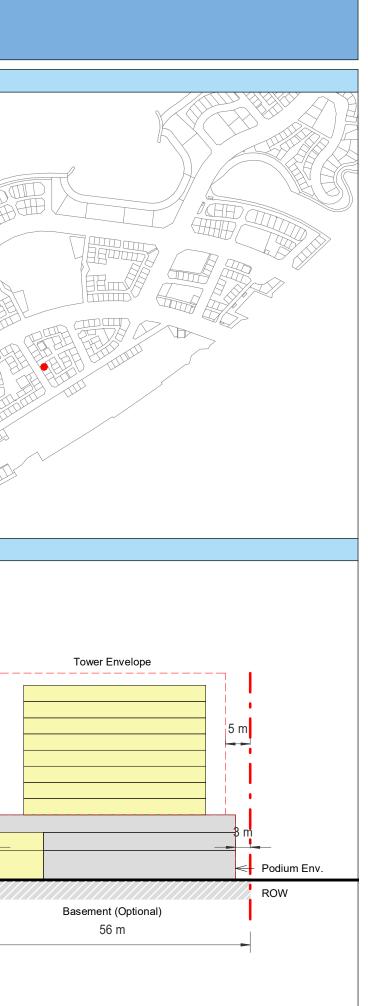


ot Regulations		PLOT PLAN
Land Use	RESIDENTIAL (APARTMENT)	
Plot Area	2,408 m ²	
FAR	3.13	Adiacent Diet
Max. Tower Coverage	55%	Adjacent Plot
BUA	7,537 m²	56.00 m B F
- Residential BUA	100%	F E A B
- Retail BUA	0%	
Max. Height	G+2P+8	
etbacks		F5.00 H
Ground + Podium	Tower	C G 56.00 m
A - 3 m	E - 5 m	Open Space
B - 3 m	F - 5 m	Adjacent Plot
C - 3 m	G - 5 m	
D - 3 m	H - 10 m	
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING
Plant room to be screened and setback from tower edge min. 3 m	Energy Condition	
Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	▲▼ Access Side Indication	
No Build Zone	Pedestrian Access	
por areas of the building measured from the exterior surfaces of alf of the areas of covered balconies and terraces. The maximun	are excluded. Mying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all use, shafts and garbage room and uncovered/unenclosed terraces	
DIA-R	E-0175	



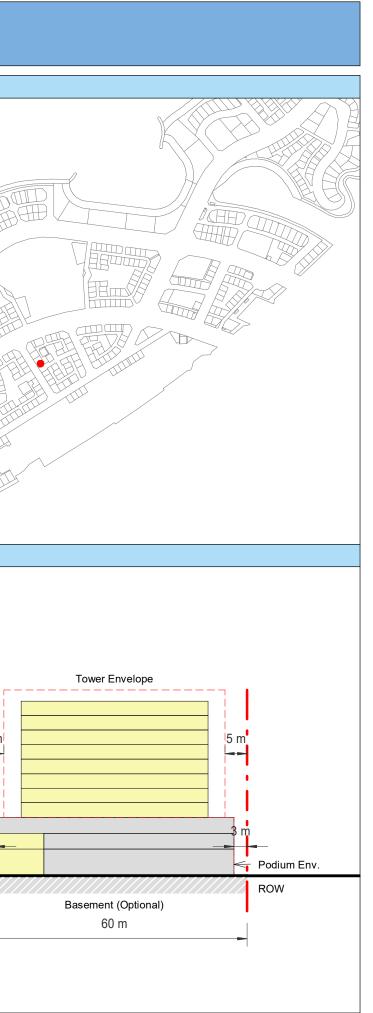
Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,142 m ²
FAR	3.13
Max. Tower Coverage	55%
BUA	6,703 m²
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8
Setbacks	
Ground + Podium	Tower
A - 3 m	E - 5 m
B - 3 m	F - 5 m
C - 3 m	G - 5 m
D - 3 m	H - 10 m
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions
Basement is allowed Plant room to be screened and setback from	Energy Condition
tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts
Parking	Envelope
Residential	Plot Boundary
Retail	Access Side Indication
No Build Zone	Pedestrian Access
floor areas of the building measured from the exterior surfaces of t	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces
DIA-R	E-0176
RESIDENTIAL	

Disclaimer:



Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,400 m ²
FAR	3.13
Max. Tower Coverage	55%
BUA	7,512 m ²
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8
Setbacks	
<u>Ground + Podium</u>	Tower
A - 3 m	E - 5 m
B - 3 m	F - 10 m
C - 3 m	G - 5 m
D - 3 m	H - 5 m
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions
 Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 Energy Condition 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts
Parking	Envelope
Residential	Plot Boundary
Retail	▲▼ Access Side Indication
No Build Zone	Pedestrian Access
Notes: FAR excludes all external areas and uncovered or unenclosed balco equipment and services areas on roof and telecoms installations are Maximum permissible BUA (Built Up Area) is calculated by multiplyin floor areas of the building measured from the exterior surfaces of the half of the areas of covered balconies and terraces. The maximum p utility required by authorities and service providers, escape staircase and balconies. Amalgamation or subdivision of plots is upon Master Developer appr	excluded. ng the total plot area by the FAR. BUA is defined as all horizontal e outside walls including all enclosed air-conditioned spaces and ermissible BUA excludes car parking and vehicular circulation, all shafts and garbage room and uncovered/unenclosed terraces
DIA-RE-0177	
DIA-RE	E-0177

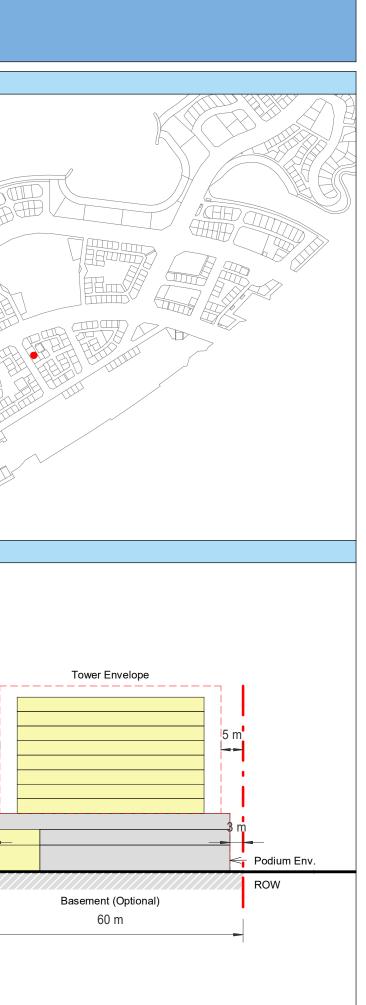
Disclaimer:



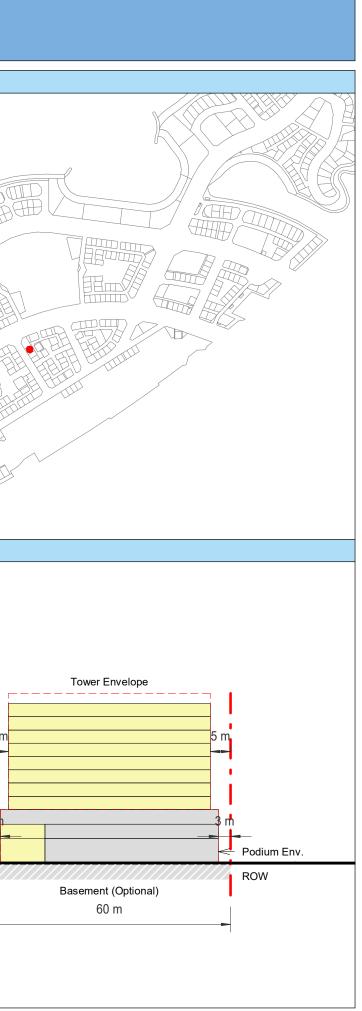
Plot Regulations		PLOT PLAN
Land Use	RESIDENTIAL (APARTMENT)	
Plot Area	2,400 m ²	
FAR	3.13	
Max. Tower Coverage	55%	Adjacent Plot
BUA	7,512 m ²	60.00
- Residential BUA	100%	B E E A B B B B B B B B B B B B B B B B
- Retail BUA	0%	Ē I
Max. Height	G+2P+8	
etbacks		B
<u>Ground + Podium</u>	Tower	53 3 C G H D 60.00 m
A - 3 m	E - 5 m	Open Space
B - 3 m	F - 10 m	Adjacent Plot
C - 3 m	G - 5 m	
D - 3 m	H - 5 m	
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING
Basement is allowed Plant room to be screened and setback from	Energy Condition	
tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	▲▼ Access Side Indication	
No Build Zone	Pedestrian Access	
or areas of the building measured from the exterior surfaces of alf of the areas of covered balconies and terraces. The maximum	re excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces	
	E-0178	
RESIDENTIAL	. (APARTMENT)	

Disclaimer: All dimensions, coordinates and massing intent as shown are approximate and for information

purposes only and subject to Authorities Approval. Drawings are no to be scaled.

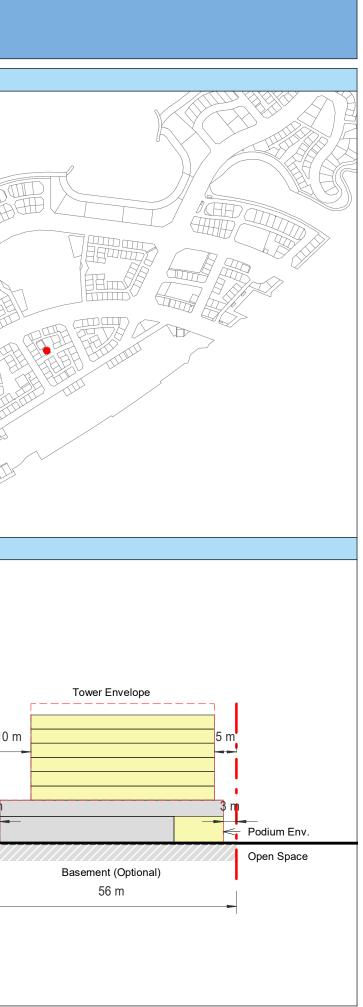


Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)	ROW	
Plot Area	3,168 m ²	1.86 m	
FAR	3.13	Adjacent Plot	
Max. Tower Coverage	55%	A m	
BUA	9,917 m²		
- Residential BUA	100%	F E A S S S S S S S S S S S S S S S S S S	
- Retail BUA	0%		
Max. Height	G+2P+8		
etbacks		SJ.81 m CG H	
<u>Ground + Podium</u>	Tower	H 60.00 m	
A - 3 m	E - 5 m	Open Space	
B - 3 m	F - 7.5 m	Adjacent Plot	
C - 3 m	G - 5 m		
D - 3 m	H - 7.5 m		
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Basement is allowed Plant room to be screened and setback from tower edge min. 3 m	Energy Condition		
Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		_
loor areas of the building measured from the exterior surfaces of alf of the areas of covered balconies and terraces. The maximun	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all ise, shafts and garbage room and uncovered/unenclosed terraces		Open Spac
DIA-R	E-0179		
	. (APARTMENT)		



Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,520 m ²		
FAR	2.50	Adjacent Plot	
Max. Tower Coverage	55%	45.00 m	
BUA	6,300 m²	Open Space	
- Residential BUA	100%	H G C Solo	
- Retail BUA	0%		
Max. Height	G+P+6	55.02 m	
Setbacks			
<u>Ground + Podium</u>	Tower	ROW	
A - 3 m	E - 5 m	ROW B 45.00 m	
B - 3 m	F - 5 m		
C - 3 m	G - 5 m	Open Space	
D - 3 m	H - 10 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Basement is allowedPlant room to be screened and setback from	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		10 1
Residential	Plot Boundary		
Retail	Access Side Indication		1 3 m
No Build Zone	Pedestrian Access		
half of the areas of covered balconies and terraces. The maximun	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		Open Space
	E-0180		
RESIDENTIAL	(APARTMENT)		

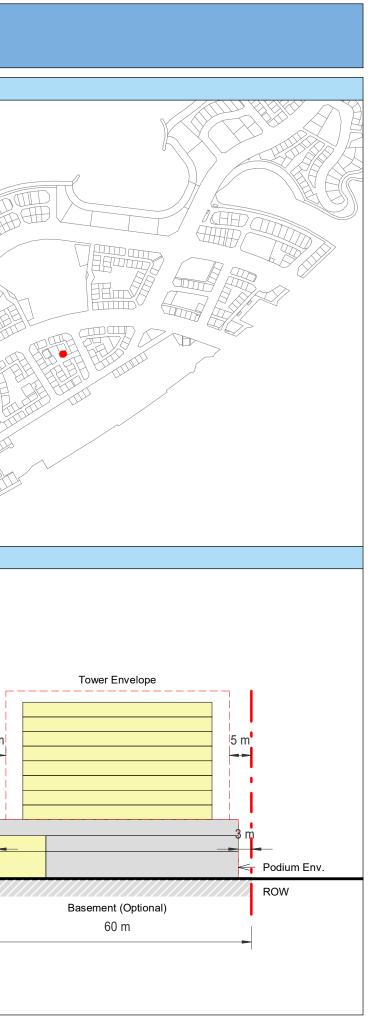
Disclaimer:



Regulations		PLOT PLAN
and Use	RESIDENTIAL (APARTMENT)	
Plot Area	3,577 m²	ROW
FAR	2.50	54.68 m
Max. Tower Coverage	55%	B 5.55 m
BUA	8,943 m²	F
- Residential BUA	100%	ROW
- Retail BUA	0%	
Max. Height	G+P+8	64.55 m C G
etbacks		
Ground + Podium	Tower	Open Space
A - 3 m	E - 5 m	D
B - 3 m	F - 7.5 m	54.00 m
C - 3 m	G - 5 m	Adjacent Plot
D - 3 m	H - 7.5 m	
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING
Plant room to be screened and setback from tower edge min. 3 m	Energy Condition	
Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	Access Side Indication	
No Build Zone	Pedestrian Access	
oor areas of the building measured from the exterior surfaces of alf of the areas of covered balconies and terraces. The maximum	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces	
DIA-R	E-0181	

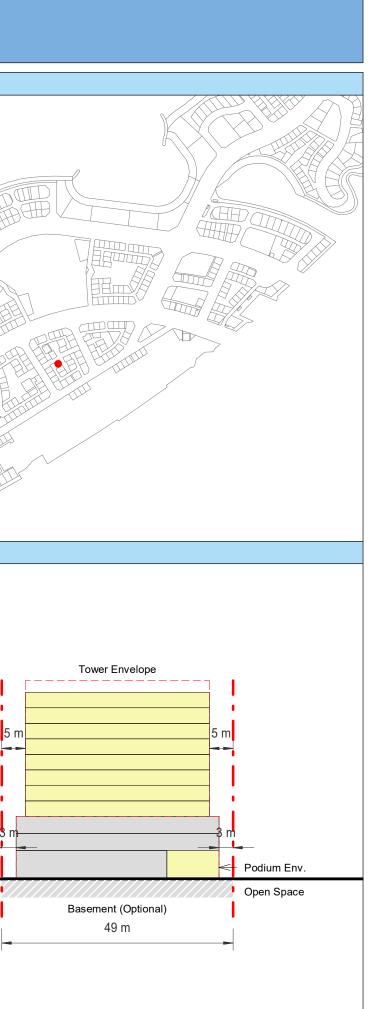


Plot Regulations		PLOT PLAN	MASTER PLA
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,400 m ²		
FAR	3.13	Adjacent Plot	
Max. Tower Coverage	55%		
BUA	7,512 m ²	60.00 m B ROW	
- Residential BUA	100%	EA	
- Retail BUA	0%	F	
Max. Height	G+2P+8		
Setbacks			
Ground + Podium	Tower	Open Space	
A - 3 m	E - 5 m	open space 60.00 m	人。周日
B - 3 m	F - 10 m	Open Space	
C - 3 m	G - 5 m		H.
D - 3 m	H - 5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		
half of the areas of covered balconies and terraces. The maximum	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		Open Space
DIA-R	E-0182		



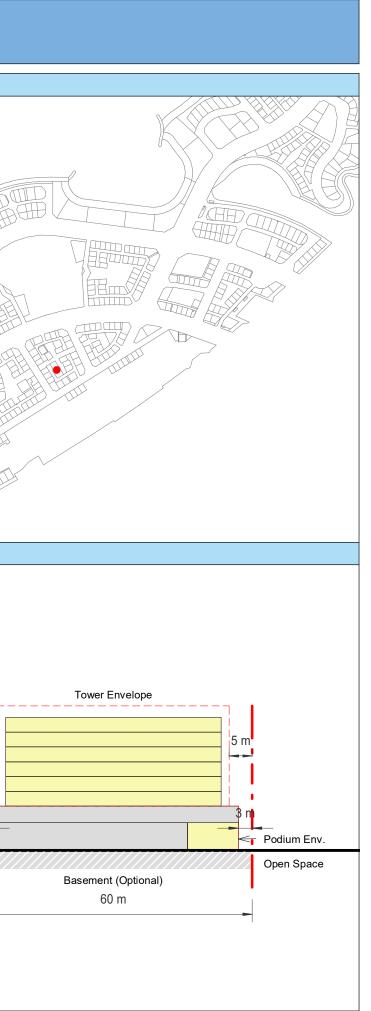
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,401 m²		
FAR	3.13	Open Space	
Max. Tower Coverage	55%	49.00 m	
BUA	7,515 m ²	D Qpen Space	
- Residential BUA	100%	H G C B B	
- Retail BUA	0%		
Max. Height	G+2P+8	F8-12	
Setbacks			
Ground + Podium	Tower	ROW	
A - 3 m	E - 5 m	B, 49.0	
B - 3 m	F - 10 m		
C - 3 m	G - 5 m	Adjacent Plot	
D - 3 m	H - 5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from tower adea min 2 m 	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		
half of the areas of covered balconies and terraces. The maximum	are excluded. olying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and m permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces		ROV
	RE-0183		

Disclaimer:



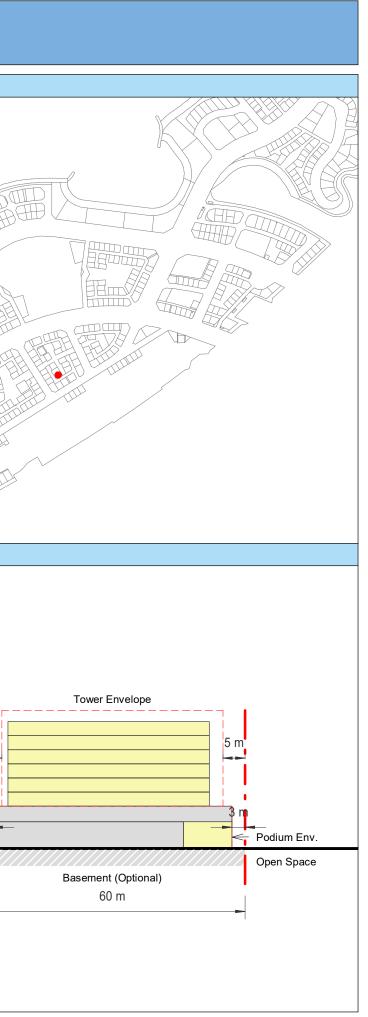
AR 2.50 Iax. Tower Coverage 55% UA 5,955 m² - Residential BUA 100% - Retail BUA 0% Iax. Height G+P+6 backs Ground + Podium Tower -3 m E - 5 m -3 m F - 5 m -3 m G - 5 m -3 m H - 10 m m Podum Liner depth is mandatory of the ise a defined in Dy with concepts relation assigned to the pilot and shall conton assigned to the pilot and shall conto assigne
AR 2.50 Nax. Tower Coverage 55% UA 5,955 m² - Residential BUA 100% - Retail BUA 0% Max. Height G+P+6 backs Ground + Podium Tower 3 m E -5 m -3 m F -5 m -3 m F -5 m -3 m H - 10 m m Podum Liner depth is mandatory to the set of the ulity allocation assigned to the plot and shale consteme as a provided by Master Developer shall not exceed the ulity allocation assigned to the plot and shale consteme as a provided by Master Developer shall not exceed the ulity allocation assigned to the plot and shale consteme as a provided by Master Developer shall not exceed the ulity allocation assigned to the plot and shale consteme as a provided by Master Developer shall not exceed the ulity allocation assigned to the plot and shale consteme as a provided by Master Developer shall not exceed the ulity allocation assigned to the plot and shale consteme as a provided by Master Developer NDICATIVE MASSING
Max. Tower Coverage 55% BUA 5,955 m² - Residential BUA 100% - Retail BUA 0% Max. Height G+P+6 etbacks Ground + Podium A - 3 m E - 5 m B - 3 m F - 5 m C - 3 m G - 5 m D - 3 m H - 10 m 11m Podium Liner depth is mandatory No. of Units = BUA* = Minimum Av. Unit Areas UMAY: Built Do Area as defined in D RS Minimum Av. Unit Areas Infrastructure Provisions: Developer shall not encoded the utility allocation assigned to the plot and shall comply with comection schemes as provided by Master Developer Phot developer to ensure coordination between Phot developer to ensure coordination between Phot developer Phot developer
Max. Tower Coverage 55% BUA 5,955 m² Product of the second of the sec
JOA 0,900 mi - Residential BUA 100% - Retail BUA 0% Max. Height G+P+6 etbacks
- Retail BUA 0% Max. Height G+P+6 etbacks
- Retail BUA 0% Max. Height G+P+6 etbacks
International conditions of the plane o
Ground + Podium Tower A - 3 m E - 5 m B - 3 m F - 5 m C - 3 m G - 5 m D - 3 m H - 10 m 11m Podium Liner depth is mandatory No. of Units = BUA* + Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between Miner Developer Plot developer
Ground + Podium Tower A - 3 m E - 5 m B - 3 m F - 5 m C - 3 m G - 5 m D - 3 m H - 10 m 11m Podium Liner depth is mandatory No. of Units = BUA* + Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between Miner Developer Plot developer
A - 3 m E - 5 m B - 3 m F - 5 m C - 3 m G - 5 m D - 3 m H - 10 m 11m Podium Liner depth is mandatory No. of Units = BUA* + Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply whater Developer Plot developer to ensure coordination between INDICATIVE MASSING
B - 3 m F - 5 m C - 3 m G - 5 m D - 3 m H - 10 m 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool • Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer • NITRABLE Complexity • Plot developer to ensure coordination between • Plot developer to ensure coordination between • NIDICATIVE MASSING
D - 3 m H - 10 m 11m Podium Liner depth is mandatory • Infrastructure Provisions: Developer shall not No. of Units = BUA* ÷ Minimum Av. Unit Area • Infrastructure Provisions: Developer shall not BUA*: Built Up Area as defined in DCR • exceed the utility allocation assigned to the plot Minimum Av. Unit Area: 120m² • Plot developer to ensure coordination between • Plot developer to ensure coordination between • Plot developer to ensure coordination between
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool • Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer • Plot developer to ensure coordination between
No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool
and / or areas for Outdoor Seating / Activities internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions
Basement is allowed Plant room to be screened and setback from tower edge min. 3 m Energy Condition
 Build to setthack line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts
Parking Envelope
Residential Plot Boundary
Retail Access Side Indication
No Build Zone Access
In the second se
DIA-RE-0184
RESIDENTIAL (APARTMENT)

Disclaimer:



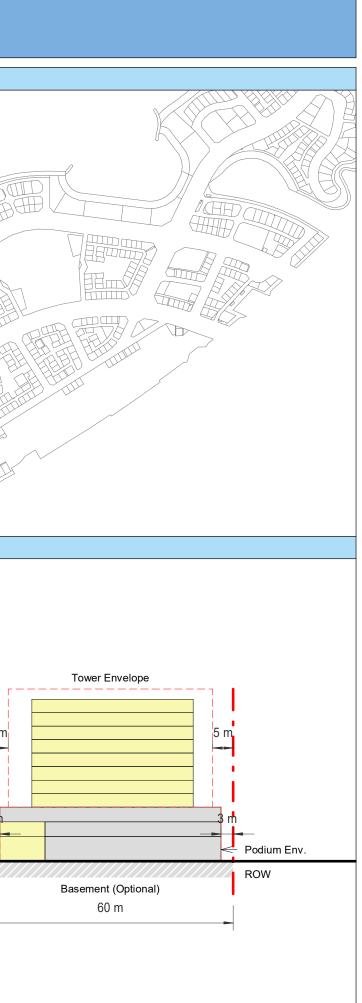
Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,382 m²
FAR	2.50
Max. Tower Coverage	55%
BUA	5,955 m²
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+P+6
Setbacks	
<u>Ground + Podium</u>	Tower
A - 3 m	E - 5 m
B - 3 m	F - 5 m
C - 3 m	G - 5 m
D - 3 m	H - 10 m
 11m Podium Liner depth is mandatory No. of Units = BUA* + Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Mine 20% of Building Econdo sholl be screened 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions Energy Condition 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting
 Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts
Parking	Envelope
Residential	Plot Boundary
Retail	▲▼ Access Side Indication
No Build Zone	Pedestrian Access
Notes: FAR excludes all external areas and uncovered or unenclosed balca equipment and services areas on roof and telecoms installations are Maximum permissible BUA (Built Up Area) is calculated by multiply floor areas of the building measured from the exterior surfaces of th half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape staircase and balconies. Amalgamation or subdivision of plots is upon Master Developer app	e excluded. ing the total plot area by the FAR. BUA is defined as all horizontal ne outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all e, shafts and garbage room and uncovered/unenclosed terraces
DIA-RI	E-0185
RESIDENTIAL	(APARTMENT)

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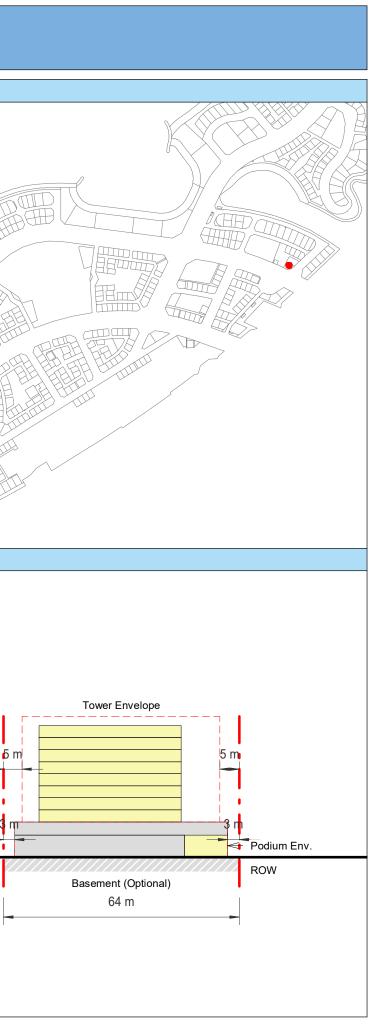
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	3,000 m ²		
FAR	3.13	ROW PA3 m PA3	
Max. Tower Coverage	55%	42.43 m D B ROW	
BUA	9,390 m ²	Н	
- Residential BUA	100%	G	
- Retail BUA	0%	27.82 m	
Max. Height	G+2P+8		
Setbacks			
Ground + Podium	Tower	F F 60.00 m	
A - 3 m	E - 5 m	ROW	
B - 3 m	F - 7.5 m	Adjacent Plot	
C - 3 m	G - 5 m		
D - 3 m	H - 7.5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Plant room to be screened and setback from tower edge min. 3 m	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		3 m
half of the areas of covered balconies and terraces. The maximum	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and a permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		ROW
DIA-R	E-0186		
	(APARTMENT)		
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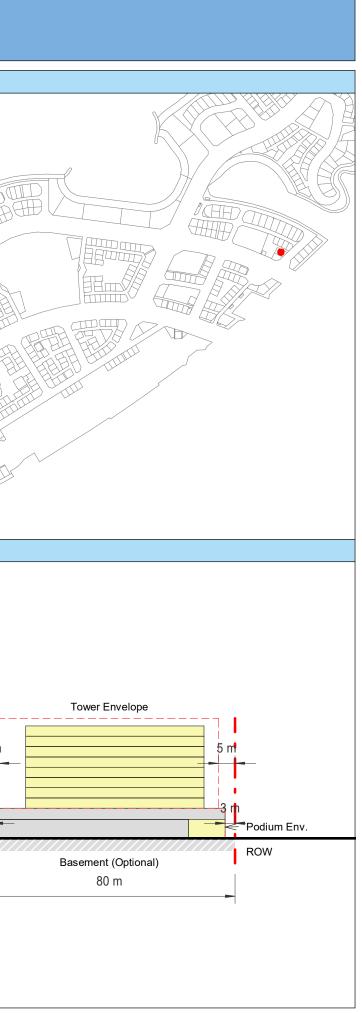
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,939 m²		
FAR	2.50		
Max. Tower Coverage	55%	Adjacent Plot	
BUA	7,349 m²		
- Residential BUA	100%	Open Space	
- Retail BUA	0%	th SS: IS	
Max. Height	G+P+8		
Setbacks			
Ground + Podium	Tower		
A - 3 m	E - 5 m	31.00 m	
B - 3 m	F - 7.5 m	80W 36.09 m	
C - 3 m	G - 5 m	ROW	
D - 3 m	H - 7.5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building Gm Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		Б
Residential	Plot Boundary		
Retail	Access Side Indication		4.
No Build Zone	Pedestrian Access		
half of the areas of covered balconies and terraces. The maximur	are excluded. Nying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all use, shafts and garbage room and uncovered/unenclosed terraces		Open Space
DIA-R	E-0187		
	(APARTMENT)		

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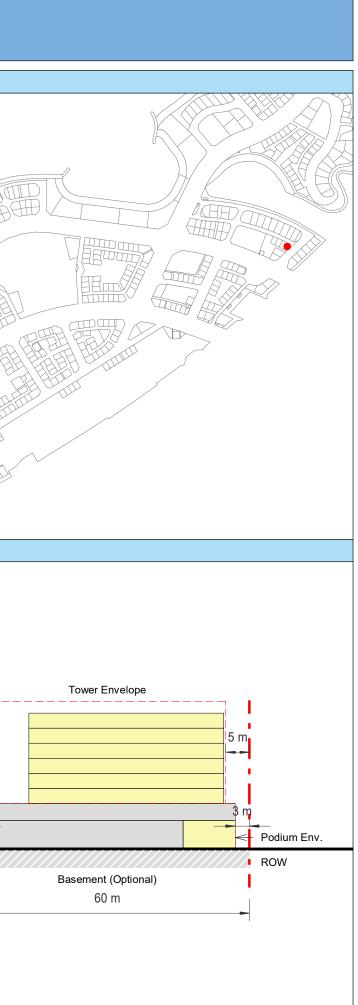
Residential Retail Image: Constraint of the second secon	Plot Regulations		PLOT PLAN	MASTER PLAN
FAR 2.50 Max. Tower Coverage 55% BUA 9,667 m² • Residential BUA 100% • Residential BUA 00% Max. Height G-Pre-B Setbacks 0 C-3m E-5 m B-3m F-7.5 m C-3m G-5 m D-3m H-7.5 m C-3m G-5 m D-3m H-7.5 m * The Torther Life ded Levendors * Infer details process of a state o	Land Use	RESIDENTIAL (APARTMENT)		
Image: Name Loo Max. Tower Coverage 55% BUA 9,867 m² - Residential BUA 100% 0% Max. Height G+P+8 Setbacks 0 Cond 4.75 m - 6.5 m D-3 m F-7.5 m - 6.5 m D-3 m F-7.5 m - 6.5 m D-3 m H-7.5 m - 1.9 Max. Felder - <td>Plot Area</td> <td>3,947 m²</td> <td></td> <td></td>	Plot Area	3,947 m ²		
BUA 9.867 m ² · Residential BUA 100% · Residential BUA 0% Max. Height G+P+8 Setbacks Ground + Podium Tower A - 3 m E - 5 m B - 3 m F - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m D - 3 m M - 7.5 m<	FAR	2.50	8.66 m	
BUA 9.867 m² · Residential BUA 100% · Retail BUA 0% Max. Height G+P+8 Setbacks Image: Control of Podium C-3 m G-5 m D-3 m H-7.5 m C-3 m G-6 m D-3 m H-7.5 m C-3 m G-6 m D-3 m H-7.5 m C-3 m G-6 m D-3 m H-7.5 m D-3 m H-7.6 m <td>Max. Tower Coverage</td> <td>55%</td> <td>Open Space</td> <td></td>	Max. Tower Coverage	55%	Open Space	
- Residential BUA 100% - Retail BUA 0% Max. Height G+P+8 Setbacks Ground + Podium Tower A - 3 m E - 5 m B - 3 m F - 7.5 m C - 3 m G - 5 m B - 3 m F - 7.5 m C - 3 m G - 5 m B - 3 m F - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m D - 4 m H - 7.5	BUA	9,867 m ²		
Max. Height G+P+8 Selbacks Ground + Podium Tower A - 3 m E - 5 m B - 3 m F - 7.5 m C - 3 m G - 5 m D - 3 n H - 7.5 m I - 10 m H - 7.5 m I - 3 m G - 5 m D - 3 n H - 7.5 m I - 3 m G - 5 m D - 3 n H - 7.5 m I - 3 m G - 5 m D - 3 n H - 7.5 m I - 10 Model and the second and the base 120° Intercent on the base down the base 120° I - 10 Model and the second and the base 120° Intercent on the base down the b	- Residential BUA	100%		
Max. Height G+P+8 Selbacks Ground + Podium Tower A - 3 m E - 5 m B - 3 m F - 7.5 m C - 3 m G - 5 m D - 3 n H - 7.5 m I - 10 m H - 7.5 m I - 3 m G - 5 m D - 3 n H - 7.5 m I - 3 m G - 5 m D - 3 n H - 7.5 m I - 3 m G - 5 m D - 3 n H - 7.5 m I - 10 Model and the second and the base 120° Intercent on the base down the base 120° I - 10 Model and the second and the base 120° Intercent on the base down the b	- Retail BUA	0%	F	
Ground + Podium Tower A - 3 m E - 5 m B - 3 m F - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m D - 4 works H - 6 works D - 5 works H - 6 works D - 6 works D - 6 works <tr< td=""><td>Max. Height</td><td>G+P+8</td><td></td><td></td></tr<>	Max. Height	G+P+8		
Ground + Podium Tower A - 3 m E - 5 m B - 3 m F - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m D - 4 works H - 6 works D - 5 works H - 6 works D - 6 works D - 6 works <tr< td=""><td>Setbacks</td><td></td><td>71.30 H</td><td></td></tr<>	Setbacks		71.30 H	
B - 3 m F - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m O - 3 m H - 7.5 m O - 3 m H - 7.5 m O - 1 m Potent life deght is markatory In France test per the relative deght is markatory of	Ground + Podium	Tower		
B - 3 m F - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m O - 3 m H - 7.5 m O - 3 m H - 7.5 m O - 1 m Potent life deght is markatory In France test per the relative deght is markatory of	A - 3 m	E - 5 m	Adjacent Plat	
D - 3 m H - 7.5 m Min Polini Liber depth is manufatory Min To durits = BUA*- Minimum Au: Unit Amit State To Policions: Developer shall not state to Policions assigned to the pilot and said correctly with convector assigned to the pilot and said correctly with convector assigned to the pilot and said correctly with convector assigned to the pilot and said correctly with convector assigned to the pilot and said correctly with convector assigned to the pilot and said correctly with convector assigned to the pilot and said correctly with convector assigned to the pilot difference astot difference assigned to the pilot differ	B - 3 m	F - 7.5 m		
 Im Podum Lune depth is mandatory No Of Uhile = BUA* - Mainura Av. Unit Aera Later - Mainura Av. Unit	C - 3 m	G - 5 m		
 No of Uhits = BUA* = Minimum Av. Unit Area. BUA*: Buil Up Areas a steffinie in DCR Minimum Av. Unit Area. 12000 Budit Davis Steffini / Activities and of a crass for Olitor Setting / Activities and particle for all watter balances and particle	D - 3 m	H - 7.5 m		
 Plant room to be screened and setucht form one screened and setucht for more the screened and setucht form one screened and setucht form one screened and setucht for formation on the screened and setucht formation on the screened and setucht formation on the screened and setucht formation on the screened and setuce for the screene	 No. of Units = BUA* ÷ Minimum Av. Únit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space 	INDICATIVE MASSING	SECTION
 e. Build to setback line is mandatory for Ground Floor & Podum i. 100% of the interior and eaterior lighting is LED. i. Solar panels for all external LED lighting i. Solar panels for all external LED lighting LED Lighting i. Solar panels for all external LED lighting LED Lighting i. Solar panels for all external LED lighting LED Lighting i. Solar panels for all external LED lighting LED Lighting LED Lighting i. Solar panels for all external LED lighting LED	 Plant room to be screened and setback from 	Energy Condition		
Residential Retail No Build Zone Pedestrian Access Nore: 1- A Revidential and services areas on roof and telecoms installations are excluded. Nore: 1- A Revidential and services areas on roof and telecoms installations are excluded. Name: 1- Anadynemissible BUA Revise areas on roof and telecoms installations are excluded. Name: 1- Anadynemissible BUA Revise areas on roof and telecoms installations are excluded. Name: 1- Anadynemissible BUA Revise areas on roof and telecoms installations are excluded. Name: 1- Anadynemissible BUA Revise areas on roof and telecoms installations are excluded. Name: 1- Anadynemissible BUA Revise areas on roof and telecoms installations are excluded. 1- Anadynemissible BUA Revise areas on roof addiced but privating and vehicular are also excluded and private areas. 1- Anadynemissible BUA Revise privates. 1- Anadynemissible BUA Revise areas on roof addiced but private and garbage room and uncovered unenclosed terraces. 1- Anadynemissible BUA Revise privates. 1- Anadynemissible BUA Revise privates. <tr< td=""><td> Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height </td><td> Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all </td><td></td><td></td></tr<>	 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 	 Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all 		
Residential Retail Image: Retail Imag	Parking	Envelope		5 m
No Build Zone Note: • Are excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant. • Are excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant. • Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the FAR. BUA is defined as all horizontal and half of the areas of covered balconies. The maximum permissible BUA excludes car parking and vehicular are also excluded terraces and half of the areas of covered balconies and terraces. The maximum permissible BUA excludes car parking and vehicular circulation, all ultiply required by authorities and service providers, escape staircase, shafts and garbage room and uncovered/unenclosed terraces and noncovered balconies. The maximum permissible BUA excludes car parking and vehicular circulation, all ultiply required by authorities and service providers, escape staircase, shafts and garbage room and uncovered/unenclosed terraces and noncovered balconies. The maximum permissible BUA excludes car parking and vehicular circulation, all ultiply required by authorities and service providers, escape staircase, shafts and garbage room and uncovered/unenclosed terraces and terraces and the applicable fees.	Residential	Plot Boundary		
Notes: FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded. Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the FAR. BUA is defined as all horizontal floor areas of the building measured from the exterior surfaces of the outside walls including all enclosed air-conditioned spaces and half of the areas of covered balconies and terraces. The maximum permissible BUA excludes car parking and vehicular circulation, all utility required by authorities and service providers, escape staircase, shafts and garbage room and uncovered/unenclosed terraces. • Amaigamation or subdivision of plots is upon Master Developer approval and the applicable fees. DIA-RE-01888	Retail	▲▼ Access Side Indication		3 m
 FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecorons installations are excluded. Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the FAR. BUA is defined as all horizontal floor areas of the building measured from the exterior surfaces of the outside walls including all enclosed air-conditioned spaces and half of the areas of covered balconies and terraces. The maximum permissible BUA excludes car parking and vehicular circulation, all utility required by authorities and service providers, escape staircase, shafts and garbage room and uncovered/unenclosed terraces and balconies. Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees. 	No Build Zone	Pedestrian Access		
	 FAR excludes all external areas and uncovered or unenclosed bal equipment and services areas on roof and telecoms installations a Maximum permissible BUA (Built Up Area) is calculated by multip floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape stairca and balconies. 	re excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and a permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		Open Space
RESIDENTIAL (APARTMENT)				

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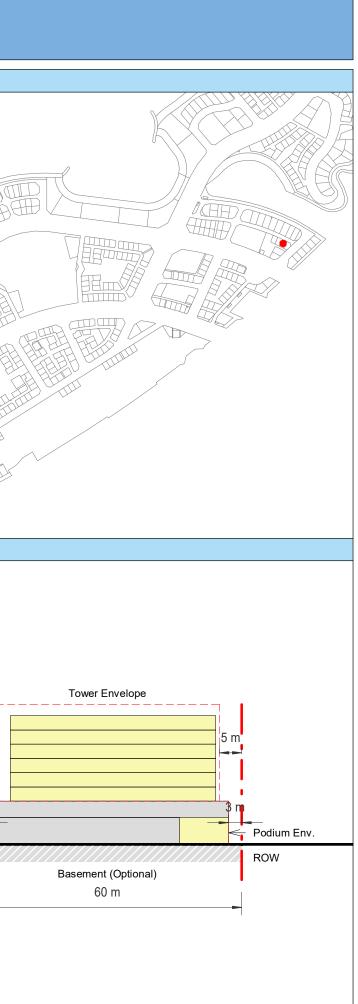
Plot Regulations Land Use Plot Area FAR	RESIDENTIAL (APARTMENT 2,231 m ²
Plot Area FAR	· · ·
FAR	2 231 m ²
	2.50
Max. Tower Coverage	55%
BUA	5,576 m²
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+P+6
Setbacks	
<u>Ground + Podium</u>	Tower
A - 3 m	E - 5 m
B - 3 m	F - 7.5 m
C - 3 m	G - 5 m
D - 3 m	H - 7.5 m
 11m Podium Liner depth is mandatory No. of Units = BUA* + Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the ple and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination betwee internal plot design levels and external levels, where the plot interfaces with ROW, open spa or waterfront conditions
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LE Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for Hotels / Resorts
Parking	Envelope
Residential	Plot Boundary
Retail	▲▼ Access Side Indicatio
No Build Zone	Pedestrian Access
half of the areas of covered balconies and terraces. The maximu	a are excluded. iplying the total plot area by the FAR. BUA is defined as all horizon iplying the total plot area by the FAR. BUA is defined as all horizon if the outside walls including all enclosed air-conditioned spaces an impermissible BUA excludes car parking and vehicular circulation, case, shafts and garbage room and uncovered/unenclosed terraces
DIA-F	RE-0189
	L (APARTMENT)

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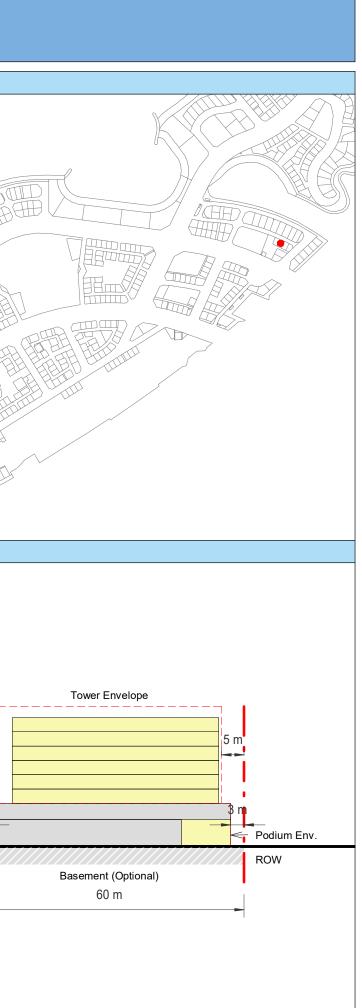


Plot Regulations			PLOT PLAN
	RESIDENTIAL (APARTMENT)		
	2,354 m ²		ROW
	2.50	-	40.00 m
Max. Tower Coverage	55%		
-	5,885 m²	-	
- Residential BUA	100%		Adjacent Plot
- Retail BUA	0%		- B F 100 Ю
Max. Height	G+P+6		
Setbacks			
<u>Ground + Podium</u>	Tower		Adjacent Plot
A - 3 m	E - 5 m		G
B - 3 m	F - 7.5 m		
C - 3 m	G - 5 m		<i>38.46 m</i> Open Space
D - 3 m	H - 7.5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 		INDICATIVE MASSING
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		
Notes: FAR excludes all external areas and uncovered or unenclosed balcor equipment and services areas on roof and telecoms installations are Maximum permissible BUA (Built Up Area) is calculated by multiplyir floor areas of the building measured from the exterior surfaces of the half of the areas of covered balconies and terraces. The maximum per utility required by authorities and service providers, escape staircase, and balconies. Amalgamation or subdivision of plots is upon Master Developer appre-	excluded. g the total plot area by the FAR. BUA is defined as all horizontal outside walls including all enclosed air-conditioned spaces and rmissible BUA excludes car parking and vehicular circulation, all shafts and garbage room and uncovered/unenclosed terraces		
DIA-RE	-0190		

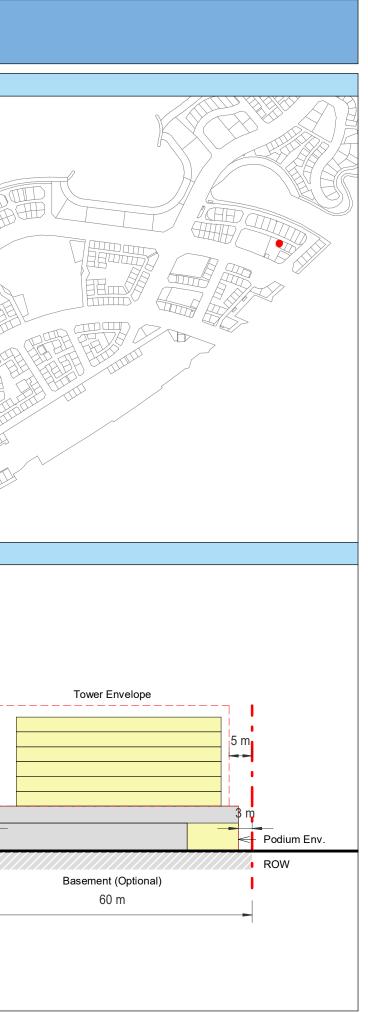
Disclaimer:



Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,354 m²	40.00 m ROW	
FAR	2.50		
Max. Tower Coverage	55%	Â	
BUA	5,885 m²	E	
- Residential BUA	100%	Adjacent Plot	
- Retail BUA	0%	⁴⁰ 00.0g	
Max. Height	G+P+6	Н 00.08	
Setbacks	·		
<u>Ground + Podium</u>	Tower	Adjacent Plot	
A - 3 m	E - 5 m	G	
B - 3 m	F - 7.5 m		
C - 3 m	G - 5 m	38.46 m	
D - 3 m	H - 7.5 m	Open Space	
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	Access Side Indication		s m
No Build Zone	Pedestrian Access		
	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		Open Space
DIA-R	E-0191		
			i i

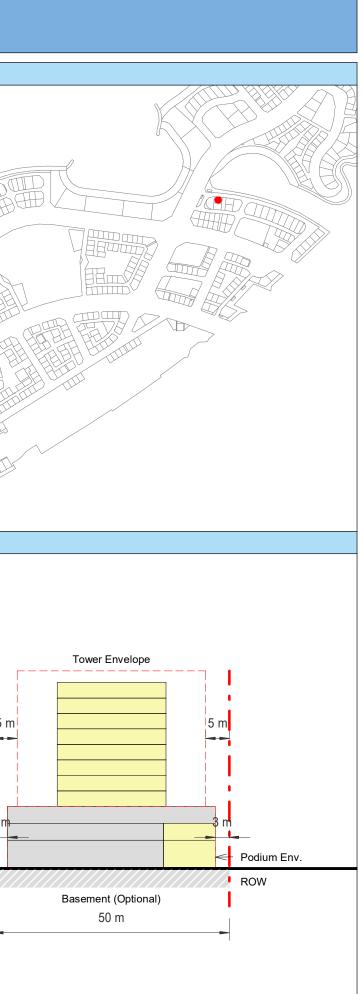


Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)	8.50 m	
Plot Area	2,317 m ²	KOW ROW	
FAR	2.50	33.96 m	
Max. Tower Coverage	55%	Â	
BUA	5,793 m²	Open Space	
- Residential BUA	100%		
- Retail BUA	0%	48.00 m m	
Max. Height	G+P+6		
Setbacks			
<u>Ground + Podium</u>	Tower	Adjacent Plot	
A - 3 m	E - 5 m	G G	
B - 3 m	F - 7.5 m		
C - 3 m	G - 5 m	Open Space	
D - 3 m	H - 7.5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* + Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed Plant room to be screened and setback from 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		1
Parking	Envelope		5
Residential	Plot Boundary		
Retail	Access Side Indication		31
No Build Zone	Pedestrian Access		
half of the areas of covered balconies and terraces. The maximur	are excluded. olying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and m permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces		Open Space
DIA-R	RE-0192		
	_ (APARTMENT)		



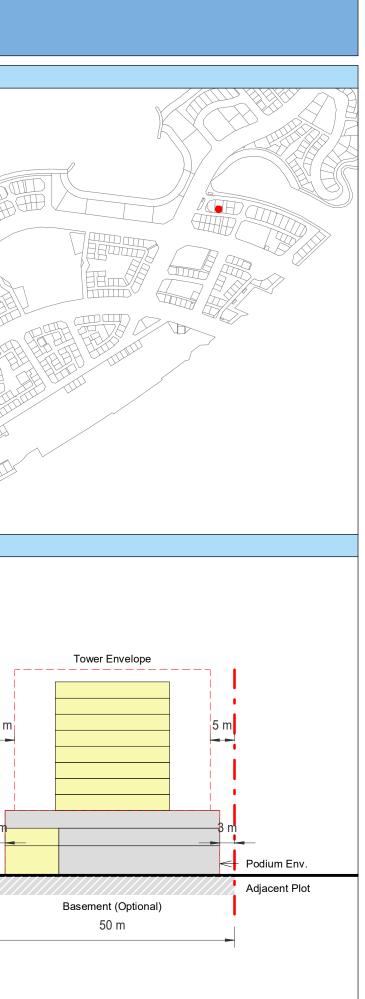
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	3,191 m ²	65.02 m	
FAR	3.13		
Max. Tower Coverage	55%		
BUA	9,989 m²	E	
- Residential BUA	100%		
- Retail BUA	0%	Adjacent Plot B F	
Max. Height	G+2P+8	E H D Open Space	
Setbacks		E O O O D Open Space	
<u>Ground + Podium</u>	Tower		
A - 3 m	E - 5 m	G	
B - 3 m	F - 7.5 m	62.46 m	
C - 3 m	G - 5 m	A discort Dist	
D - 3 m	H - 7.5 m	Adjacent Plot	
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building Converted Floor Matching 	Energy Condition 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all 		1
6m Ground Floor Height 3.6m for Podium & Typical Floors Parking	Hotels / Resorts		5 m
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	A Pedestrian Access		3 m-
 Notes: FAR excludes all external areas and uncovered or unenclosed balco equipment and services areas on roof and telecoms installations are Maximum permissible BUA (Built Up Area) is calculated by multiply floor areas of the building measured from the exterior surfaces of th half of the areas of covered balconies and terraces. The maximum p utility required by authorities and service providers, escape staircase and balconies. Amalgamation or subdivision of plots is upon Master Developer app 	e excluded. ing the total plot area by the FAR. BUA is defined as all horizontal ing the total plot area by the FAR. BUA is defined as all horizontal e outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all e, shafts and garbage room and uncovered/unenclosed terraces		Adjacent Plot
	E-0193		
	(APARTMENT)		

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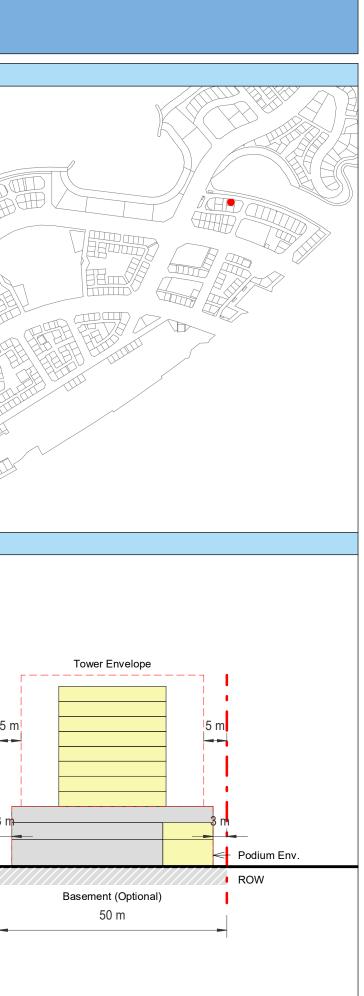
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	3,045 m²	Adjacent Plot 62.46 m	
FAR	3.13		
Max. Tower Coverage	55%		
BUA	9,530 m²	G	
- Residential BUA	100%		
- Retail BUA	0%	Adjacent Plot	
Max. Height	G+2P+8		
Setbacks		F B Open Space	
Ground + Podium	Tower		
A - 3 m	E - 5 m		人。旧臣
B - 3 m	F - 7.5 m	59.90 m	
C - 3 m	G - 5 m		
D - 3 m	H - 7.5 m	ROW	
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Basement is allowed Plant room to be screened and setback from tower edge min. 3 m	Energy Condition		
Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		
oor areas of the building measured from the exterior surfaces of alf of the areas of covered balconies and terraces. The maximun	Lonies. Car parking and vehicular are also excluded. All plant are excluded. Jying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces		ROW
and balconies.	pproval and the applicable fees.		
and balconies. Amalgamation or subdivision of plots is upon Master Developer ap	RE-0194		

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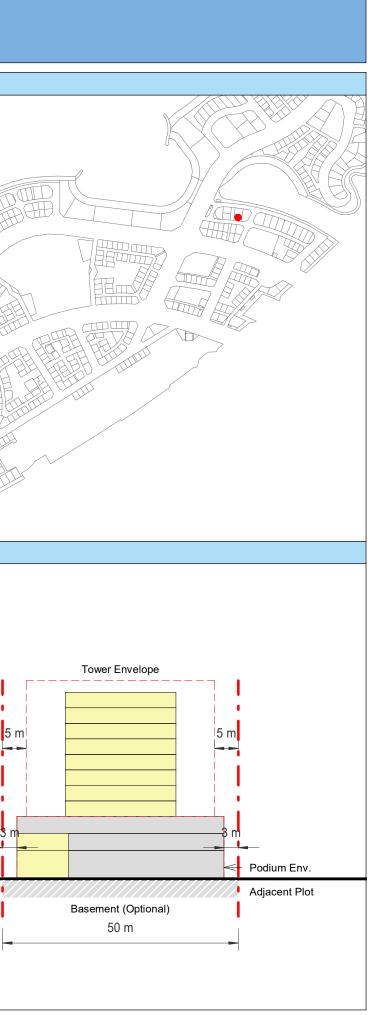


ot Regulations		PLOT PLAN
_and Use	RESIDENTIAL (APARTMENT)	
Plot Area	3,207 m ²	65.01 m ROW
FAR	3.13	03.01 m
Max. Tower Coverage	55%	
BUA	10,036 m²	
- Residential BUA	100%	
- Retail BUA	0%	Open Space B
Max. Height	G+2P+8	H D Adjacent Plo
etbacks		S Adjacent Plo
<u>Ground + Podium</u>	Tower	
A - 3 m	E - 5 m	
B - 3 m	F - 7.5 m	62.68 m
C - 3 m	G - 5 m	Adjacent Plot
D - 3 m	H - 7.5 m	
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING
Basement is allowed Plant room to be screened and setback from tower edge min. 3 m	Energy Condition	
Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	▲▼ Access Side Indication	
No Build Zone	Pedestrian Access	
oor areas of the building measured from the exterior surfaces of alf of the areas of covered balconies and terraces. The maximur	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces	
DIA-R	E-0199	

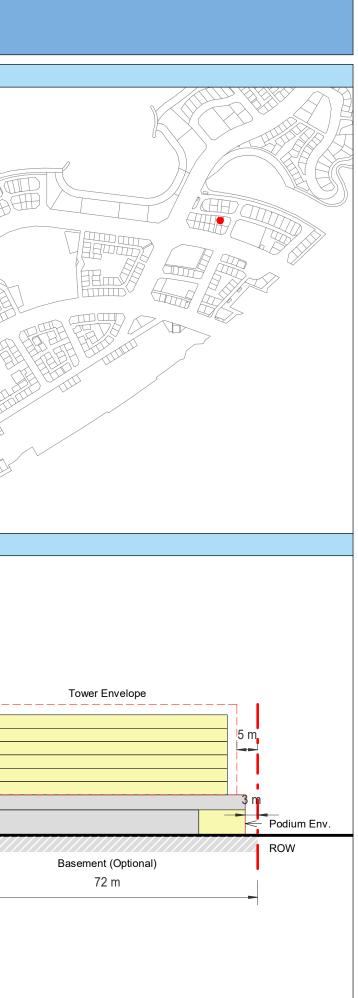
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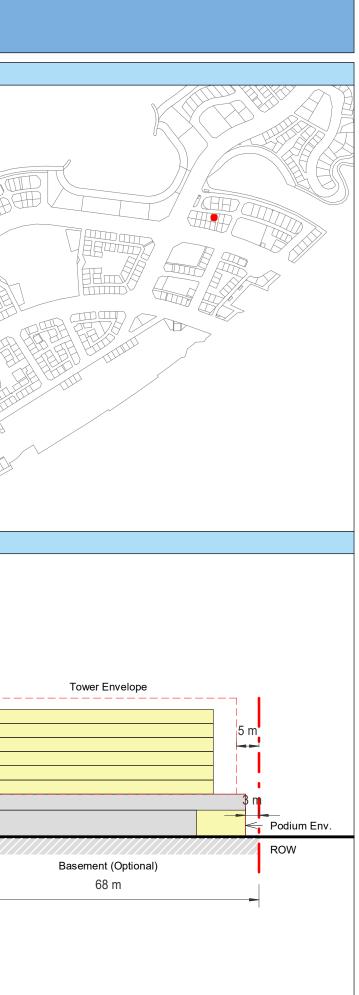
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	3,062 m ²	62.68 m	
FAR	3.13		
Max. Tower Coverage	55%		
BUA	9,583 m²	G	
- Residential BUA	100%		
- Retail BUA	0%	Open Space D H E 00.05	
Max. Height	G+2P+8	F B Adjacent Plot	
etbacks		♀ ✓ Adjacent Plot	
Ground + Podium	Tower		
A - 3 m	E - 5 m		
B - 3 m	F - 7.5 m	60.34 m	
C - 3 m	G - 5 m	ROW	
D - 3 m	H - 7.5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Basement is allowed Plant room to be screened and setback from	Energy Condition		
tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		
oment and services areas on roof and telecoms installations a mum permissible BUA (Built Up Area) is calculated by multipl areas of the building measured from the exterior surfaces of of the areas of covered balconies and terraces. The maximum	lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all ise, shafts and garbage room and uncovered/unenclosed terraces		ROV
DIA-R	E-0200		



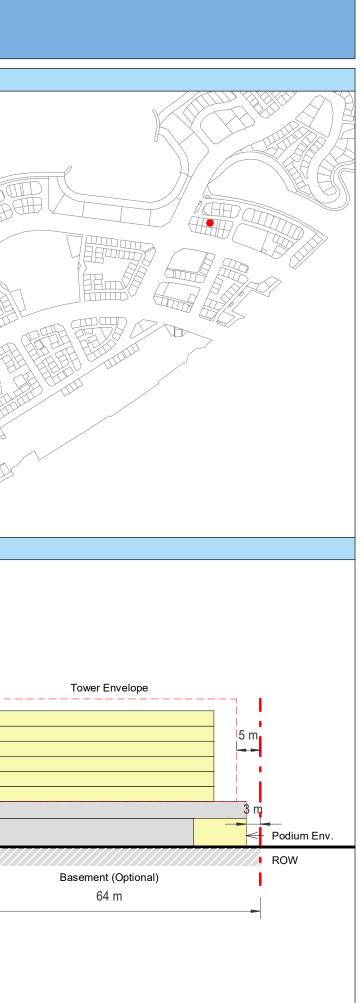
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)	40.00 m A	
Plot Area	2,862 m ²		
FAR	2.50		
Max. Tower Coverage	55%		
BUA	7,156 m ²		
- Residential BUA	100%		
- Retail BUA	0%	Open Space B F H	
Max. Height	G+P+6	E P F H D 08 02 02 03	
Setbacks			
<u>Ground + Podium</u>	Tower		
A - 3 m	E - 5 m		
B - 3 m	F - 7.5 m	C C	
C - 3 m	G - 5 m	√ 39.86 m	
D - 3 m	H - 7.5 m	Adjacent Plot	
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area 	Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot		
 BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	Access Side Indication		3 m
No Build Zone	Pedestrian Access		
Notes: - FAR excludes all external areas and uncovered or unenclosed balk equipment and services areas on roof and telecoms installations a - Maximum permissible BUA (Built Up Area) is calculated by multiply floor areas of the building measured from the exterior surfaces of the half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape staircas and balconies. - Amalgamation or subdivision of plots is upon Master Developer ap	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal he outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		Adjacent Plot
DIA-R	E-0201		
RESIDENTIAL	(APARTMENT)		
Disclaimer:			



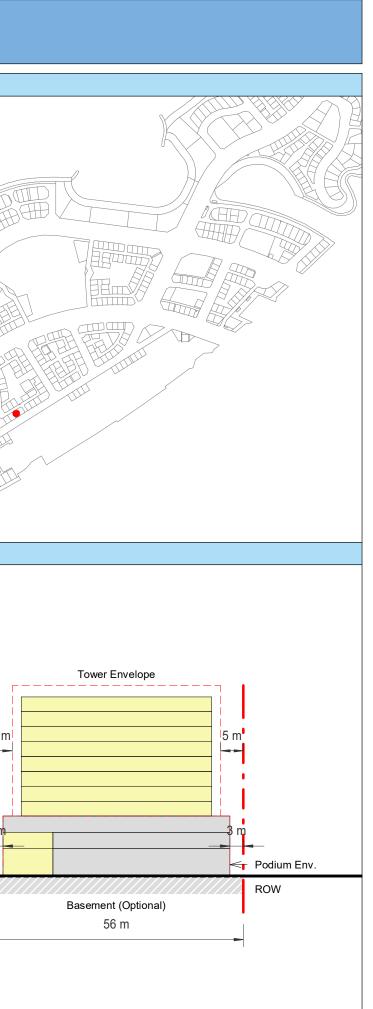
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)	ROW 40.00 m 🚽	
Plot Area	2,702 m ²		
FAR	2.50		
Max. Tower Coverage	55%		
BUA	6,755 m²		
- Residential BUA	100%		
- Retail BUA	0%	Adjacent Plot	
Max. Height	G+P+6	E B F H D Open Space	
Setbacks			
<u>Ground + Podium</u>	Tower		
A - 3 m	E - 5 m		
B - 3 m	F - 7.5 m		
C - 3 m	G - 5 m	39.88 m	
D - 3 m	H - 7.5 m	Adjacent Plot	
11m Podium Liner depth is mandatory	Infrastructure Provisions: Developer shall not		
 No. of Units = BUA* ÷ Minimum Av. Únit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed Plant room to be screened and setback from 	 and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space 	INDICATIVE MASSING	SECTION
 BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed 	 and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 		SECTION
 BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 	 and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions Energy Condition 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for heating Swimming Pools for all 		SECTION 5 m
 BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions Energy Condition 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for heating Swimming Pools for all Hotels / Resorts 		
 BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions Energy Condition 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors Parking Residential	 and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions Energy Condition 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts Envelope Plot Boundary 		
BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building Gm Ground Floor Height S.6m for Podium & Typical Floors Parking Residential Retail No Build Zone Notes: - FAR excludes all external areas and uncovered or unenclosed ball equipment and services areas on roof and telecoms installations a - Maximum permissible BUA (Built Up Area) is calculated by multipl floor areas of the building measured from the exterior surfaces of	 and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions Energy Condition 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all external LED lighting Solar panels for all external LED lighting Solar panels for heating Swimming Pools for all Hotels / Resorts Determine Plot Boundary Access Side Indication Pedestrian Access conies. Car parking and vehicular are also excluded. All plant re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces 		
BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building Gm Ground Floor Height Sign Parking Residential Retail No Build Zone Notes: FAR excludes all external areas and uncovered or unenclosed ball equipment and services areas on roof and telecoms installations a Maximum permissible BUA (Built Up Area) is calculated by multip floor areas of the buildit Up Area) is calculated by multip floor areas of the buildit Up Area) is calculated by multip floor areas of the buildit up Area and ballconies. Amalgamation or subdivision of plots is upon Master Developer ag	 and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions Energy Condition 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all external LED lighting Solar panels for all external LED lighting Solar panels for heating Swimming Pools for all Hotels / Resorts Determine Plot Boundary Access Side Indication Pedestrian Access conies. Car parking and vehicular are also excluded. All plant re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces 		5 m
BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building Gm Ground Floor Height Sigma Parking Residential Retail No Build Zone Notes: - ARe excludes all external areas and uncovered or unenclosed ball equipment and services areas on roof and telecoms installations a Maximum permissible BUA (Built Up Area) is calculated by multip foor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape stairca and balconies Amalgamation or subdivision of plots is upon Master Developer ap	 and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions Energy Condition 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all external LED lighting Solar panels for heating Swimming Pools for all Hotels / Resorts Envelope Plot Boundary Pedestrian Access conies. Car parking and vehicular are also excluded. All plant re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces 		5 m



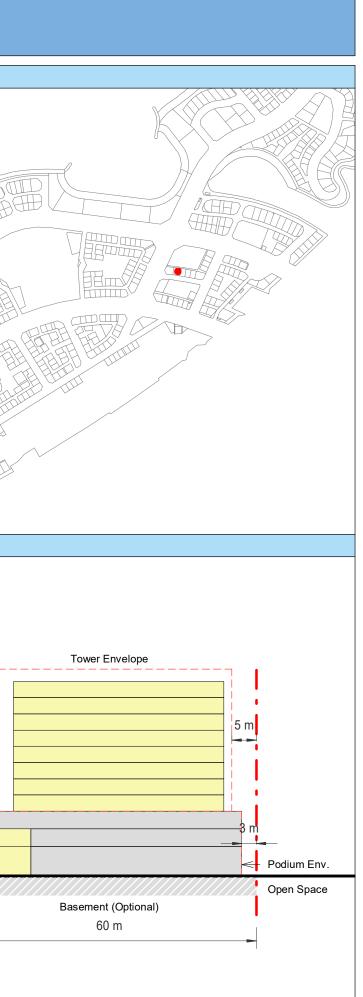
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)	ROW 40.01 m	
Plot Area	2,539 m²		
FAR	2.50		
Max. Tower Coverage	55%		
BUA	6,347 m²		
- Residential BUA	100%		
- Retail BUA	0%	Adjacent Plot	
Max. Height	G+P+6	E D F H D &	
Setbacks		o o	
<u>Ground + Podium</u>	Tower		
A - 3 m	E - 5 m		
B - 3 m	F - 7.5 m		
C - 3 m	G - 5 m	39.84 m	
D - 3 m	H - 7.5 m	Adjacent Plot	
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 		SECTION
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 Energy Condition 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	Access Side Indication		3 m
No Build Zone	Pedestrian Access		
Notes: - FAR excludes all external areas and uncovered or unenclosed bal equipment and services areas on roof and telecoms installations a - Maximum permissible BUA (Built Up Area) is calculated by multip floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape stairca and balconies. - Amalgamation or subdivision of plots is upon Master Developer ap	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		Adjacent Plot
DIA-R	E-0203		
RESIDENTIAL	(APARTMENT)		



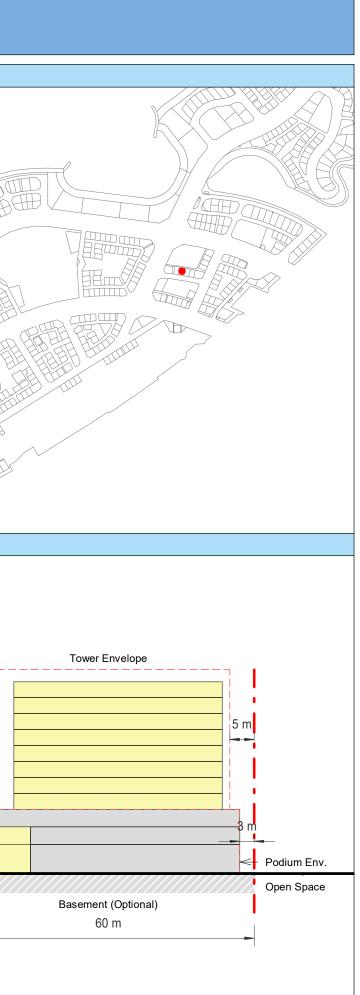
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,408 m²	ROW	
FAR	3.13		
Max. Tower Coverage	55%	43.00 m	
BUA	7,537 m²	E Adjacent Plot	
- Residential BUA	100%	D S S B	
- Retail BUA	0%		
Max. Height	G+2P+8		
Setbacks		SP. CO. T. F.	
<u>Ground + Podium</u>	Tower	Adiagont Dist	
A - 3 m	E - 5 m	Adjacent Plot	
B - 3 m	F - 10 m	43.00 m	
C - 3 m	G - 5 m	A ^{3.0} ROW	
D - 3 m	H - 5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed Plant room to be screened and setback from 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Plant form to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		⁵ m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		- I
No Build Zone	Pedestrian Access		3 m-
Notes: - FAR excludes all external areas and uncovered or unenclosed bal equipment and services areas on roof and telecoms installations a - Maximum permissible BUA (Built Up Area) is calculated by multip floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape stairca and balconies. - Amalgamation or subdivision of plots is upon Master Developer ap	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all use, shafts and garbage room and uncovered/unenclosed terraces		ROW
DIA-R	E-0239		
			i i



Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)	41.15 m	
Plot Area	2,436 m ²		
FAR	3.13		
Max. Tower Coverage	55%	G	
BUA	7,624 m²		
- Residential BUA	100%		
- Retail BUA	0%	Adjacent Plot D H S S S S S S S S S S S S S S S S S S	
Max. Height	G+2P+8	F B Adjacent Plot	
Setbacks		8°	
<u>Ground + Podium</u>	Tower		
A - 3 m	E - 5 m		
B - 3 m	F - 7.5 m	A	
C - 3 m	G - 5 m	39.96 m	
D - 3 m	H - 7.5 m	ROW	
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		3 m
floor areas of the building measured from the exterior surfaces of the	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		ROW
	E-0240		
RESIDENTIAL	(APARTMENT)		
Disclaimer:			

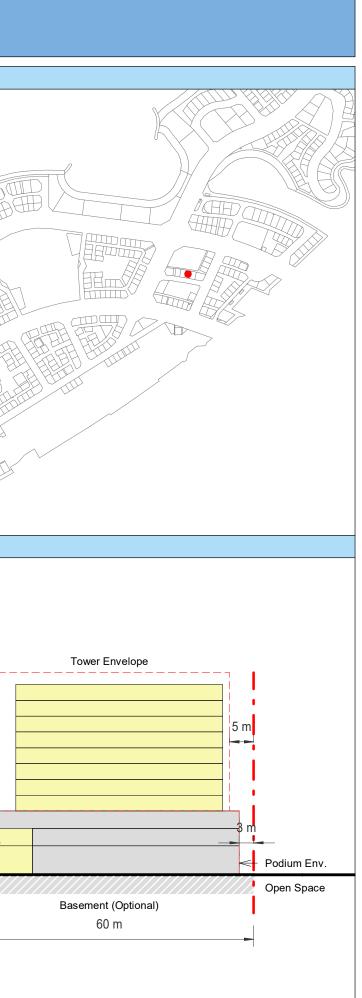


Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)	41.24 m	
Plot Area	2,436 m ²		
FAR	3.13		
Max. Tower Coverage	55%	G	
BUA	7,624 m²		
- Residential BUA	100%		
- Retail BUA	0%	Adjacent Plot E B C C C C C C C C C C C C C	
Max. Height	G+2P+8		
Setbacks		Bit Adjacent Plot	
<u>Ground + Podium</u>	Tower		
A - 3 m	E - 5 m		
B - 3 m	F - 7.5 m		
C - 3 m	G - 5 m	40.05 m	
D - 3 m	H - 7.5 m	ROW	
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from tower adaption and a mining a mining and tower adaption. 	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		3 m
floor areas of the building measured from the exterior surfaces of the	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		ROW
DIA-R	E-0241		
RESIDENTIAL	(APARTMENT)		
Disclaimer:			

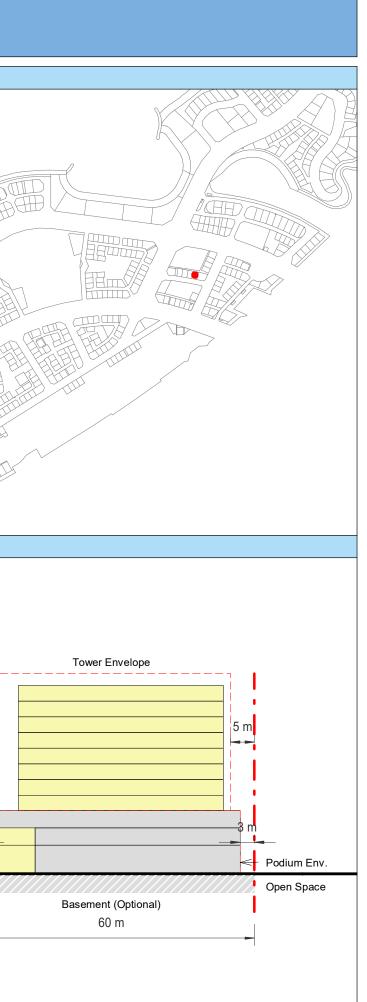


Plot Regulations		PLOT PLAN
Land Use	RESIDENTIAL (APARTMENT	
Plot Area	2,436 m²	41.19 m
FAR	3.13	
Max. Tower Coverage	55%	G
BUA	7,624 m²	
- Residential BUA	100%	
- Retail BUA	0%	Adjacent Plot E C C Adjacent Plot D H E C C C C C C C C C C C C C
Max. Height	G+2P+8	
Setbacks		Adjacent Plot
Ground + Podium	Tower	
A - 3 m	E - 5 m	
B - 3 m	F - 7.5 m	
C - 3 m	G - 5 m	40.00 m
D - 3 m	H - 7.5 m	ROW
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the p and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination betwee internal plot design levels and external levels, where the plot interfaces with ROW, open sp or waterfront conditions 	
Plant room to be screened and setback from tower edge min. 3 m	Energy Condition	
Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is Lt Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	▲▼ Access Side Indication	n
No Build Zone	Pedestrian Access	
AR excludes all external areas and uncovered or unenclosed bal quipment and services areas on roof and telecoms installations a laximum permissible BUA (Built Up Area) is calculated by multip oor areas of the building measured from the exterior surfaces of alf of the areas of covered balconies and terraces. The maximum lithy required by authorities and service providers, escape stairce nd balconies. malgamation or subdivision of plots is upon Master Developer a	are excluded. lying the total plot area by the FAR. BUA is defined as all horizoi the outside walls including all enclosed air-conditioned spaces a n permissible BUA excludes car parking and vehicular circulation se, shafts and garbage room and uncovered/unenclosed terrace	
	E-0242	
RESIDENTIAL	. (APARTMENT)	

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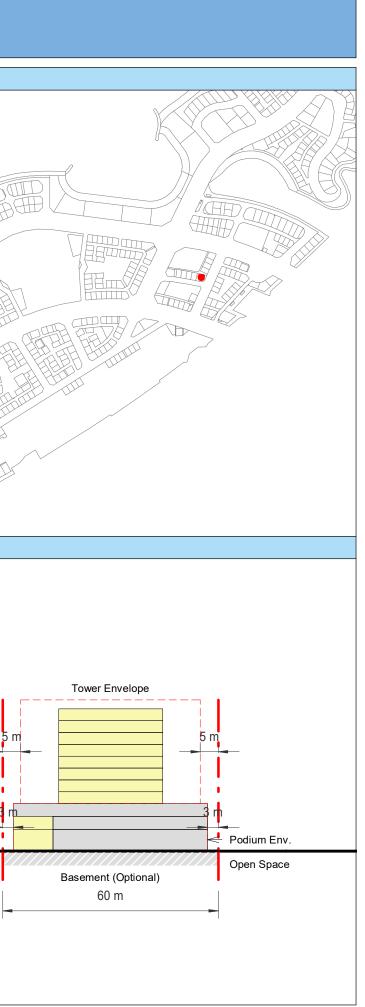


Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)	Open Space	
Plot Area	2,436 m²	41.19 m	
FAR	3.13		
Max. Tower Coverage	55%	G	
BUA	7,624 m²		
- Residential BUA	100%		
- Retail BUA	0%	Adjacent Plot	
Max. Height	G+2P+8	Adjacent Plot E 0 0 0 0 0 0 0 0 0 0 0 0 0	
Setbacks		^{CO} Adjacent Plot	
<u>Ground + Podium</u>	Tower		
A - 3 m	E - 5 m		
B - 3 m	F - 7.5 m	40 cc	
C - 3 m	G - 5 m	40.00 m	
D - 3 m	H - 7.5 m	ROW	
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Basement is allowed Plant room to be screened and setback from tower edge min. 3 m	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		3 m
alf of the areas of covered balconies and terraces. The maximum	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		ROW
DIA-R	E-0243		-



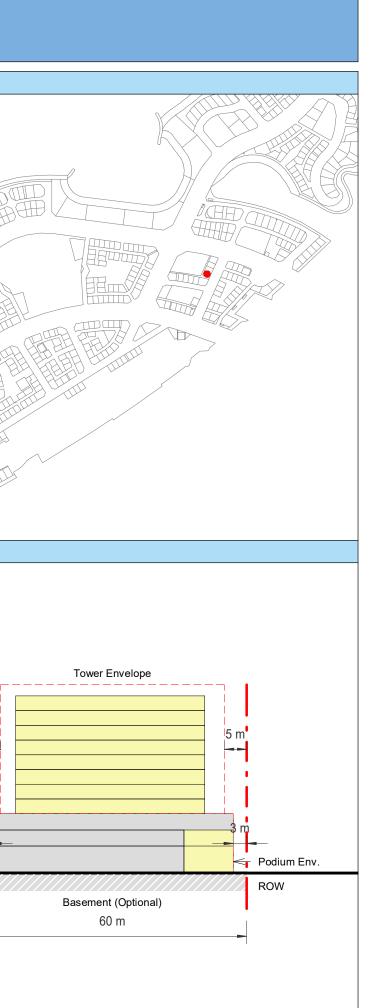
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	4,207 m ²		
FAR	3.13	Open Space	
Max. Tower Coverage	55%	78.16 m	
BUA	13,169 m ²		
- Residential BUA	100%	G	
- Retail BUA	0%	Adjacent Plot	
Max. Height	G+2P+8	ш D H 600.09	
Setbacks		Br 4/58 ROW	
<u>Ground + Podium</u>	Tower		
A - 3 m	E - 5 m	51.57 m	
B - 3 m	F - 7.5 m	51.57 m	
C - 3 m	G - 5 m	ROW	
D - 3 m	H - 7.5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5
Residential	Plot Boundary		
Retail	Access Side Indication		•
No Build Zone	Pedestrian Access		
floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximur	are excluded. olying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and m permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces		ROW
	RE-0244		
	(APARTMENT)		

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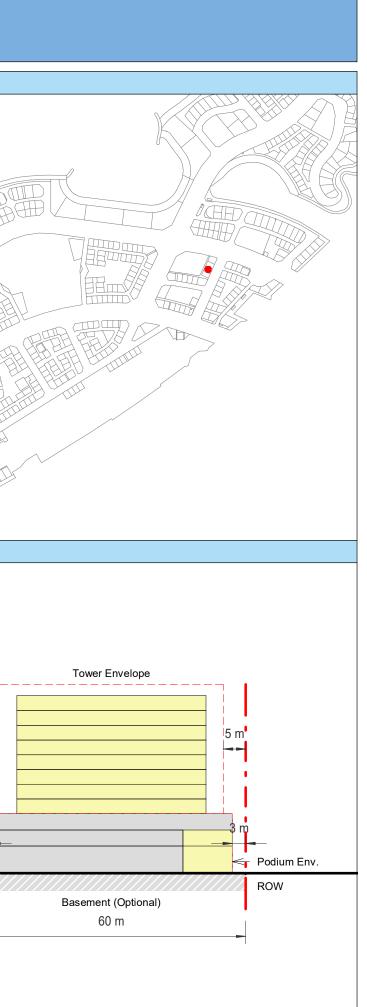
ot Regulations		PLOT PLAN
nd Use	RESIDENTIAL (APARTMENT)	
t Area	2,395 m ²	
AR	3.13	
ax. Tower Coverage	55%	Adjacent Plot
BUA	7,498 m ²	59.86 m
- Residential BUA	100%	Open Space
- Retail BUA	0%	C G F
	G+2P+8	
Max. Height	GTZFTO	
tbacks	Towar	H E A
<u>Ground + Podium</u>	Tower	59 D ROW
A - 3 m	E - 5 m	59.91 m Open Space
B - 3 m	F - 7.5 m	Open Space
C - 3 m	G - 5 m	
D - 3 m	H - 7.5 m	
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING
lant room to be screened and setback from wer edge min. 3 m	Energy Condition	
Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	Access Side Indication	
No Build Zone	Pedestrian Access	
of the areas of covered balconies and terraces. The maximum	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal he outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces	
DIA-R	E-0245	

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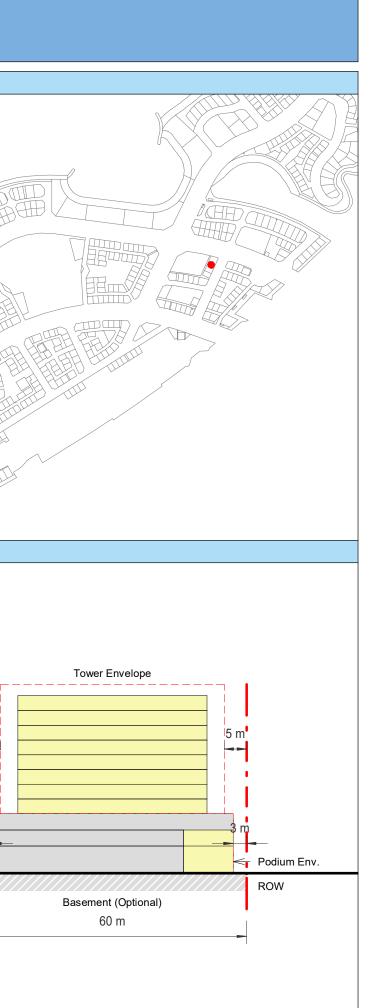
Plot Regulations		PLOT PLAN
Land Use	RESIDENTIAL (APARTMENT)	
Plot Area	2,393 m²	
FAR	3.13	Adjacent Plot
Max. Tower Coverage	55%	59.80 m
BUA	7,490 m ²	Open Space
- Residential BUA	100%	
- Retail BUA	0%	
Max. Height	G+2P+8	
etbacks		H E
Ground + Podium	Tower	D ROW
A - 3 m	E - 5 m	
B - 3 m	F - 7.5 m	Adjacent Plot
C - 3 m	G - 5 m	
D - 3 m	H - 7.5 m	
11m Podium Liner depth is mandatory No. of Units = BUA* + Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed Plant room to be screened and setback from	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING
tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	Access Side Indication	
No Build Zone	Pedestrian Access	
uipment and services areas on roof and telecoms installations aximum permissible BUA (Built Up Area) is calculated by multip or areas of the building measured from the exterior surfaces of If of the areas of covered balconies and terraces. The maximu	plying the total plot area by the FAR. BUA is defined as all horizontal f the outside walls including all enclosed air-conditioned spaces and m permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces	
DIA-R	RE-0246	
	_ (APARTMENT)	

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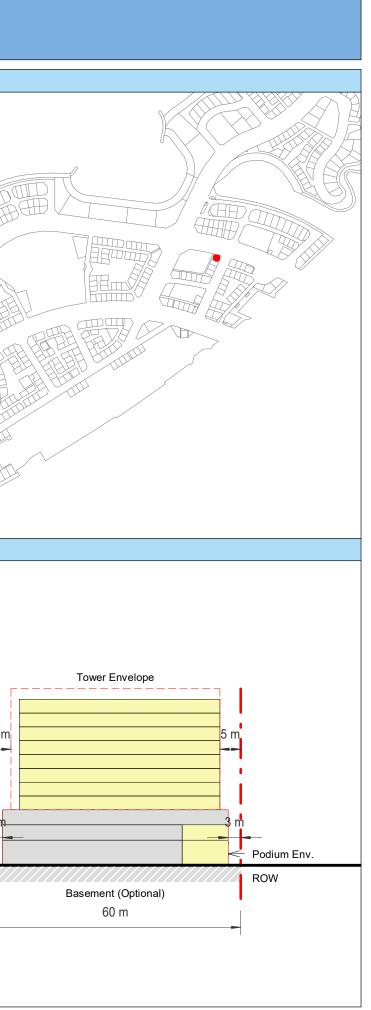


Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,391 m ²		
FAR	3.13	Adjacent Plot	
Max. Tower Coverage	55%	59.74 m	
BUA	7,483 m ²	Open Space B	
- Residential BUA	100%	F F	
- Retail BUA	0%		
Max. Height	G+2P+8		
Setbacks		H E	
Ground + Podium	Tower	D ROW	
A - 3 m	E - 5 m		
B - 3 m	F - 7.5 m	Adjacent Plot	
C - 3 m	G - 5 m		
D - 3 m	H - 7.5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Basement is allowedPlant room to be screened and setback from	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		3 m
floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximur	are excluded. blying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces		Open Space
DIA-R	RE-0247		
	_ (APARTMENT)		

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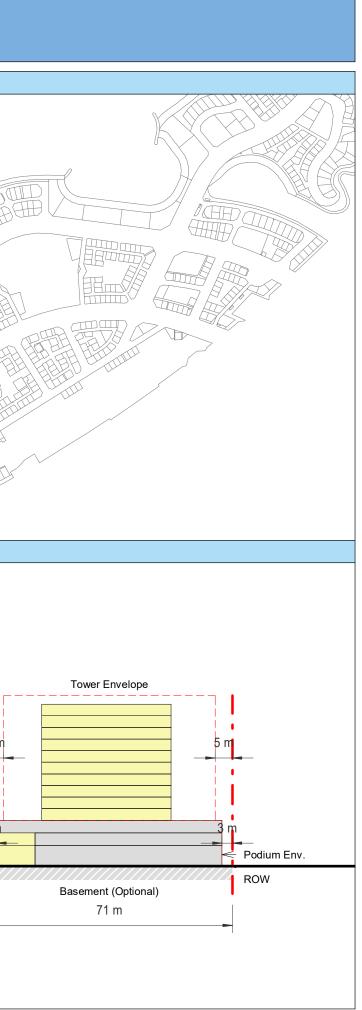


ot Regulations		PLOT PLAN
and Use	RESIDENTIAL (APARTMENT)	
Plot Area	3,091 m²	ROW 54.95 m
FAR	3.13	54.95 m
Max. Tower Coverage	55%	B'T
BUA	9,674 m²	Open Space
- Residential BUA	100%	
- Retail BUA	0%	
/lax. Height	G+2P+8	
backs		
<u>Ground + Podium</u>	Tower	H ROW
3 m	E - 5 m	D 59.74 m
3 - 3 m	F - 7.5 m	Adjacent Plot
C - 3 m	G - 5 m	
D - 3 m	H - 7.5 m	
1m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² .eisure Facilities may include Swimming Pool ind / or areas for Outdoor Seating / Activities Site boundary walls / fences along eighboring plots are not allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING
asement is allowed ant room to be screened and setback from	Energy Condition	
er edge min. 3 m d to setback line is mandatory for Ground or & Podium . 30% of Building Facade shall be recessed rojected from the edge of the building Ground Floor Height n for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	▲▼ Access Side Indication	
No Build Zone	Pedestrian Access	
ment and services areas on roof and telecoms installations a mum permissible BUA (Built Up Area) is calculated by multip areas of the building measured from the exterior surfaces of fo the areas of covered balconies and terraces. The maximum	ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces	
DIA-R	E-0248	
	(APARTMENT)	



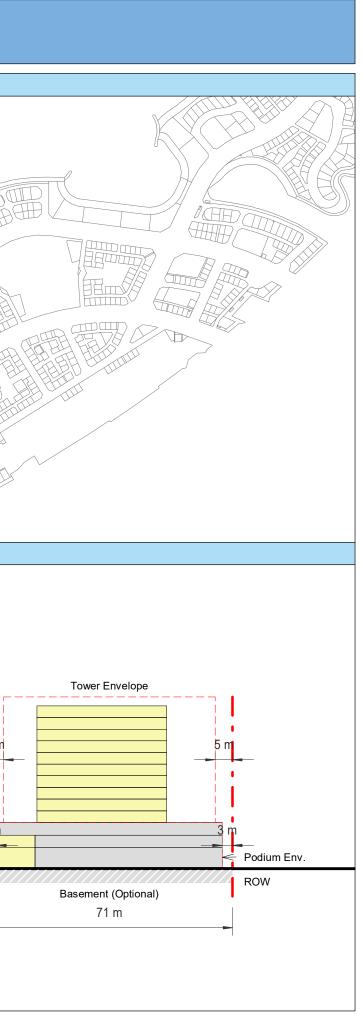
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	5,245 m ²	Adjacent Plot	
FAR	3.13	71.87 m	
Max. Tower Coverage	55%	B	
BUA	16,418 m ²	F	
- Residential BUA	100%	ROW	
- Retail BUA	0%		
Max. Height	G+2P+10	74.67 m C G	
Setbacks		Open Space	
<u>Ground + Podium</u>	Tower		
A - 3 m	E - 5 m	Н	
B - 3 m	F - 7.5 m		
C - 3 m	G - 5 m		
D - 3 m	H - 7.5 m	Open Space	
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		δm
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		3 m
floor areas of the building measured from the exterior surfaces of	re excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		Open Space
DIA-R	E-0286		
RESIDENTIAL	. (APARTMENT)		

Disclaimer:



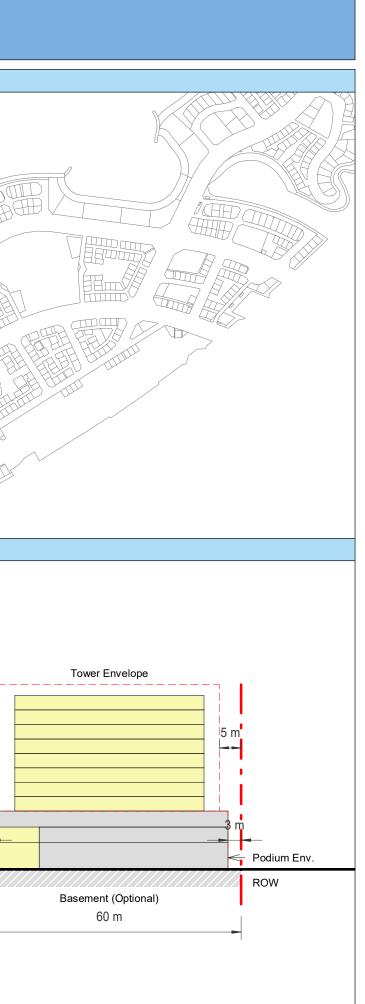
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	5,252 m²	Open Space	
FAR	3.13	64.41 m	
Max. Tower Coverage	55%	B	
BUA	16,439 m ²	F	
- Residential BUA	100%	ROW	
- Retail BUA	0%	EA	
Max. Height	G+2P+10		
Setbacks		Open Space	
Ground + Podium	Tower		
A - 3 m	E - 5 m	H	
B - 3 m	F - 7.5 m	71.87 m	
C - 3 m	G - 5 m		
D - 3 m	H - 7.5 m	Adjacent Plot	
 11m Podium Liner depth is mandatory No. of Units = BUA* + Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Basement is allowedPlant room to be screened and setback from	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		δm
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		3 m
 FAR excludes all external areas and uncovered or unenclosed bal equipment and services areas on roof and telecoms installations a Maximum permissible BUA (Built Up Area) is calculated by multip floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum 	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all use, shafts and garbage room and uncovered/unenclosed terraces		Open Space
	E-0287 (APARTMENT)		

Disclaimer:



Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,442 m ²
FAR	3.13
Max. Tower Coverage	55%
BUA	7,644 m ²
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8
Setbacks	
<u>Ground + Podium</u>	Tower
A - 3 m	E - 5 m
B - 3 m	F - 7.5 m
C - 3 m	G - 5 m
D - 3 m	H - 7.5 m
 11m Podium Liner depth is mandatory No. of Units = BUA* + Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions
 Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 Energy Condition 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts
Parking	Envelope
Residential	Plot Boundary
Retail	Access Side Indication
No Build Zone	Pedestrian Access
Intersection of plots is upon Master Developer approximation of plots is upon	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces
DIA-R	E-0292
RESIDENTIAL	(APARTMENT)

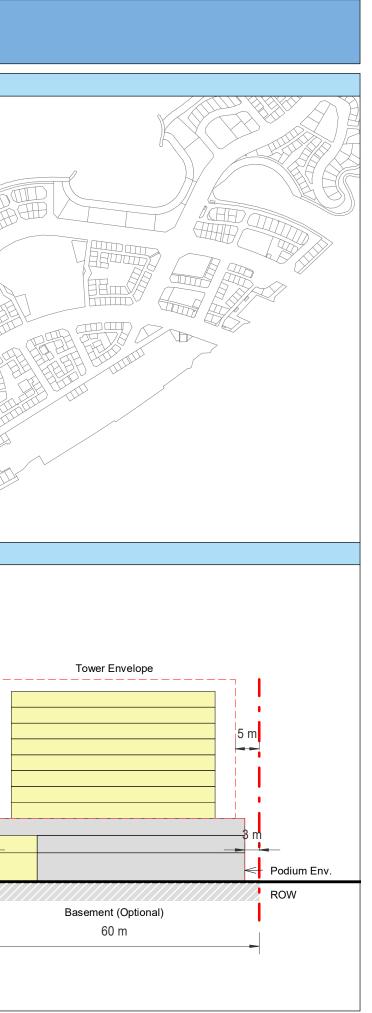
Disclaimer:



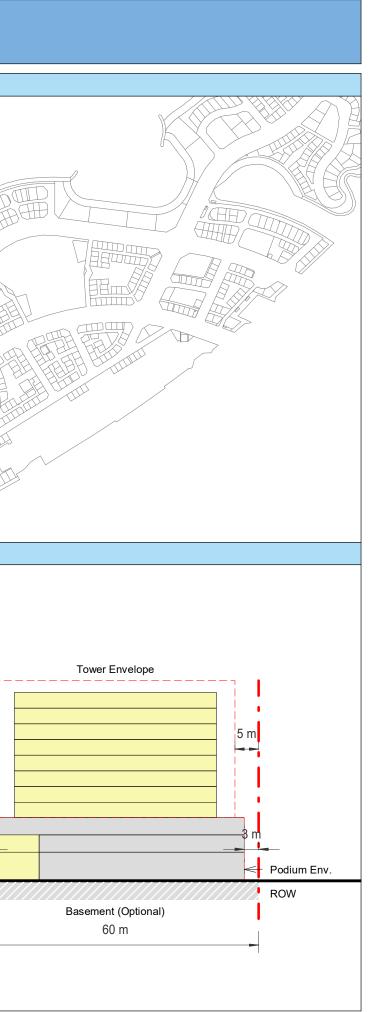
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,405 m ²		
FAR	3.13	Adjacent Plot	
Max. Tower Coverage	55%		
BUA	7,529 m²	B	
- Residential BUA	100%	F	
- Retail BUA	0%	Open Space C G	
Max. Height	G+2P+8	40.00 H	
Setbacks		ROW	
<u>Ground + Podium</u>	Tower		
A - 3 m	E - 5 m	E 80.9 60.16 m	
B - 3 m	F - 7.5 m		
C - 3 m	G - 5 m	ROW	
D - 3 m	H - 7.5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		3 m
	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		Open Space
DIA-R	E-0293		

All dimensions, coordinates and massing intent as shown are approximate and for information purposes only and subject to Authorities Approval. Drawings are no to be scaled.

Disclaimer:



Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,404 m ²		
FAR	3.13	Adjacent Plot 60.09 m	
Max. Tower Coverage	55%		
BUA	7,524 m²	B	
- Residential BUA	100%		
- Retail BUA	0%	Open Space	
Max. Height	G+2P+8	E G E A	
Setbacks		ROW	
<u>Ground + Podium</u>	Tower		
A - 3 m	E - 5 m	60.11 m	
B - 3 m	F - 7.5 m		
C - 3 m	G - 5 m	Adjacent Plot	
D - 3 m	H - 7.5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² 	Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer	INDICATIVE MASSING	SECTION
 Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed 	 Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 		
 Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		3 m
 Notes: - FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded. - Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the FAR. BUA is defined as all horizontal floor areas of the building measured from the exterior surfaces of the outside walls including all enclosed air-conditioned spaces and half of the areas of covered balconies and terraces. The maximum permissible BUA excludes car parking and vehicular circulation, all utility required by authorities and service providers, escape staircase, shafts and garbage room and uncovered/unenclosed terraces. - Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees. 			Open Space
	E 0204		
DIA-R	E-0294		



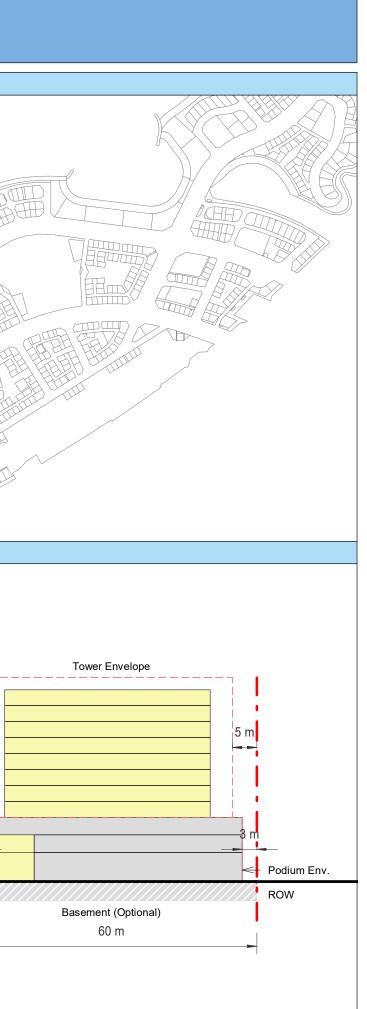
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,403 m ²		
FAR	3.13	Adjacent Plot	
Max. Tower Coverage	55%		
BUA	7,523 m ²	B/////////////////////////////////////	
- Residential BUA	100%		
- Retail BUA	0%	Open Space	
Max. Height	G+2P+8	E F A	
Setbacks	<u> </u>	ROW	
Ground + Podium	Tower		
A - 3 m	E - 5 m	E 8 60.09 m	
B - 3 m	F - 7.5 m		
C - 3 m	G - 5 m	Adjacent Plot	
D - 3 m	H - 7.5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		3 m
half of the areas of covered balconies and terraces. The maximum	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all use, shafts and garbage room and uncovered/unenclosed terraces		Open Space
	E-0295		
RESIDENTIAL	. (APARTMENT)		

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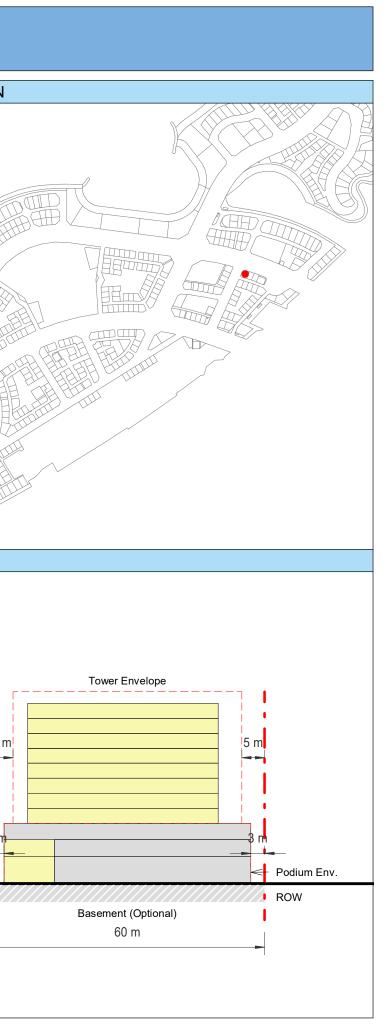
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,836 m ²	37.29 m Open Space	
FAR	3.13		
Max. Tower Coverage	55%	B	
BUA	8,875 m ²		
- Residential BUA	100%		
- Retail BUA	0%	Open Space	
Max. Height	G+2P+8		
Setbacks			
Ground + Podium	Tower		
A - 3 m	E - 5 m	ROW	
B - 3 m	F - 7.5 m		
C - 3 m	G - 5 m	60.09 m	
D - 3 m	H - 7.5 m	Adjacent Plot	
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area 	Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot		
 BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along 	 and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 neighboring plots are not allowed Basement is allowed Plant room to be screened and setback from 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		3 m
floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum	are excluded. plying the total plot area by the FAR. BUA is defined as all horizontal f the outside walls including all enclosed air-conditioned spaces and m permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces		Open Space
	RE-0296 L (APARTMENT)		
Disclaimer:			

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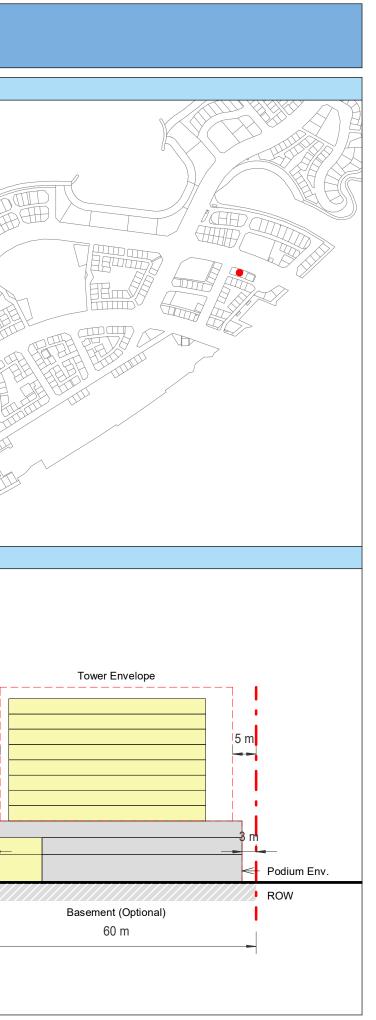


Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)	ROW	
Plot Area	3,014 m ²	19.82 m	
FAR	3.13	č 36.11 m	
Max. Tower Coverage	55%	G	
BUA	9,433 m²		
- Residential BUA	100%	ROW	
- Retail BUA	0%	- D Н Н	
Max. Height	G+2P+8	F 800	
Setbacks			
Ground + Podium	Tower		
A - 3 m	E - 5 m		
B - 3 m	F - 7.5 m		
C - 3 m	G - 5 m	ROW 45.64 m	
D - 3 m	H - 7.5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Basement is allowedPlant room to be screened and setback from	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		3 m
half of the areas of covered balconies and terraces. The maximum	are excluded. objying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces		ROW
	RE-0305		
RESIDENTIAL	_ (APARTMENT)		

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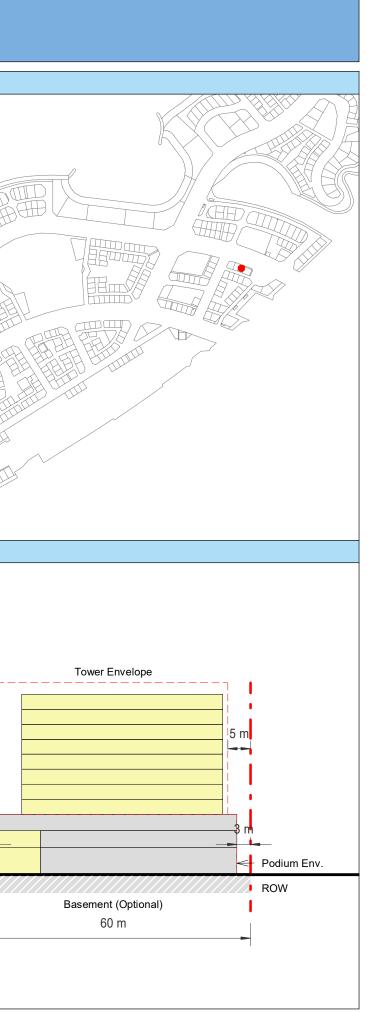


lot Regulations		PLOT PLAN
Land Use	RESIDENTIAL (APARTMENT)	
Plot Area	2,402 m ²	40.06 m ROW
FAR	3.13	
Max. Tower Coverage	55%	C C C C C C C C C C C C C C C C C C C
BUA	7,519 m²	G
- Residential BUA	100%	Adjacent Plot
- Retail BUA	0%	D H # 20.08
Max. Height	G+2P+8	
etbacks	1	
<u>Ground + Podium</u>	Tower	Adjacent Plot
A - 3 m	E - 5 m	
B - 3 m	F - 7.5 m	40.07 m A
C - 3 m	G - 5 m	ROW
D - 3 m	H - 7.5 m	ROW
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING
Basement is allowed Plant room to be screened and setback from	Energy Condition	
tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	Access Side Indication	
No Build Zone	Pedestrian Access	
s: R excludes all external areas and uncovered or unenclosed bali upment and services areas on roof and telecoms installations a ximum permissible BUA (Built Up Area) is calculated by multipl or areas of the building measured from the exterior surfaces of f of the areas of covered balconies and terraces. The maximum ty required by authorities and service providers, escape stairca balconies. Ialgamation or subdivision of plots is upon Master Developer ap	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces	
DIA-R	E-0306	
	(APARTMENT)	



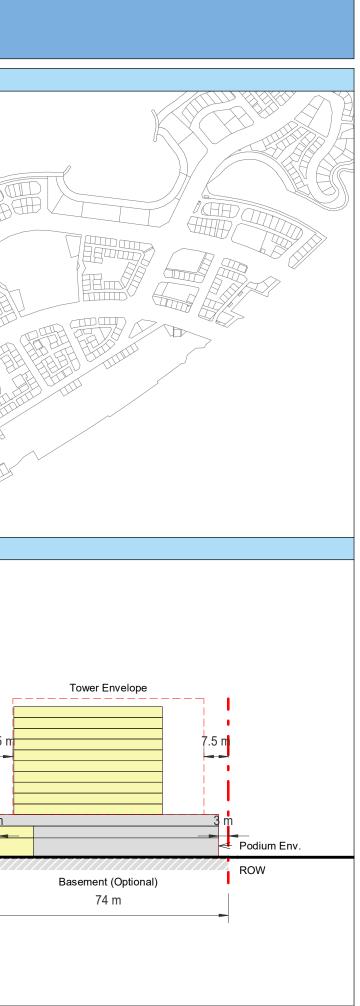
lot Regulations		PLOT PLAN
Land Use	RESIDENTIAL (APARTMENT)	
Plot Area	2,499 m²	42.01 m M
FAR	3.13	
Max. Tower Coverage	55%	
BUA	7,823 m²	
- Residential BUA	100%	Adjacent Plot
- Retail BUA	0%	Ф. D Н Ц Ц
Max. Height	G+2P+8	
etbacks	-	
<u>Ground + Podium</u>	Tower	Adjacent Plot
A - 3 m	E - 5 m	E
B - 3 m	F - 7.5 m	41.30 m A
C - 3 m	G - 5 m	ROW
D - 3 m	H - 7.5 m	
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING
Basement is allowed Plant room to be screened and setback from tower edge min. 3 m	Energy Condition	
Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	Access Side Indication	
No Build Zone	Pedestrian Access	
or areas of the building measured from the exterior surfaces of f of the areas of covered balconies and terraces. The maximur	are excluded. Nying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces	
	E-0307	
RESIDENTIAL	(APARTMENT)	

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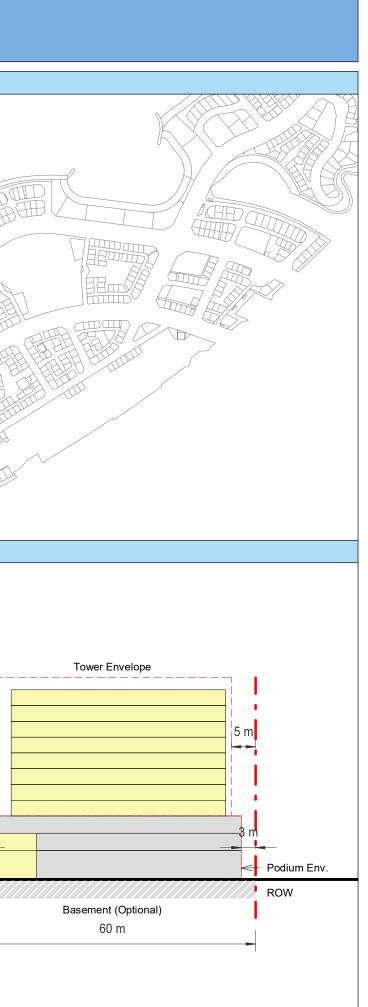
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	3,758 m²		
FAR	3.13		
Max. Tower Coverage	55%		
BUA	11,764 m²		
- Residential BUA	100%	ROW	
- Retail BUA	0%	Open Space E R D H G G B B B B B B B B	
Max. Height	G+2P+10	H G G	
Setbacks			
<u>Ground + Podium</u>	Tower		
A - 3 m	E - 5 m		
B - 3 m	F - 7.5 m	75.12 m A B ROW	
C - 3 m	G - 5 m		
D - 3 m	H - 7.5 m	ROW E	
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 Energy Condition 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		1
Parking	Envelope		7.5 r
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		3 m
half of the areas of covered balconies and terraces. The maximum	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		Open Space
	E-0327 (APARTMENT)		

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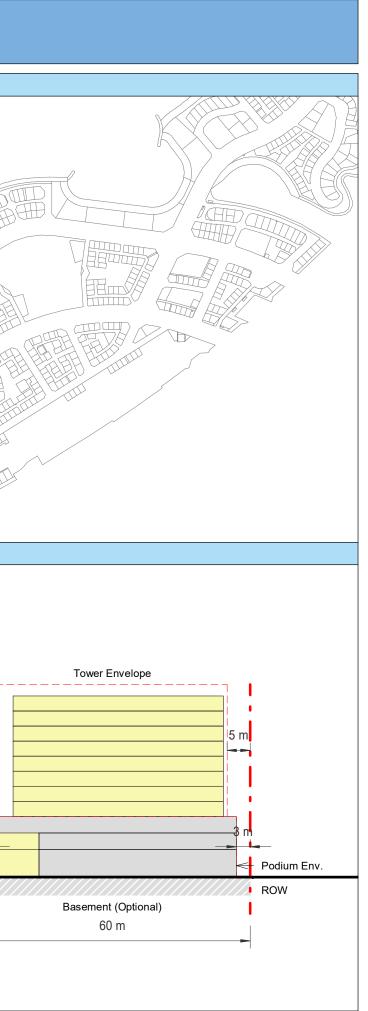
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,523 m²		
FAR	3.13	Adjacent Plot	
Max. Tower Coverage	55%	60.00 m	
BUA	7,898 m ²	D	
- Residential BUA	100%	H	
- Retail BUA	0%	H 39.19 39.19 39.19 39.19 39.19 39.19 39.19 39.19 19.19 GI CI▲	
Max. Height	G+2P+8	ROW ROW	
Setbacks		A	
Ground + Podium	Tower		
A - 3 m	E - 5 m	B	
B - 3 m	F - 7.5 m	59.74 m	
C - 3 m	G - 5 m	Adjacent Plot	
D - 3 m	H - 7.5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		3 m
floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum	are excluded. bying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces		ROW
	E-0339 (APARTMENT)		

Disclaimer:

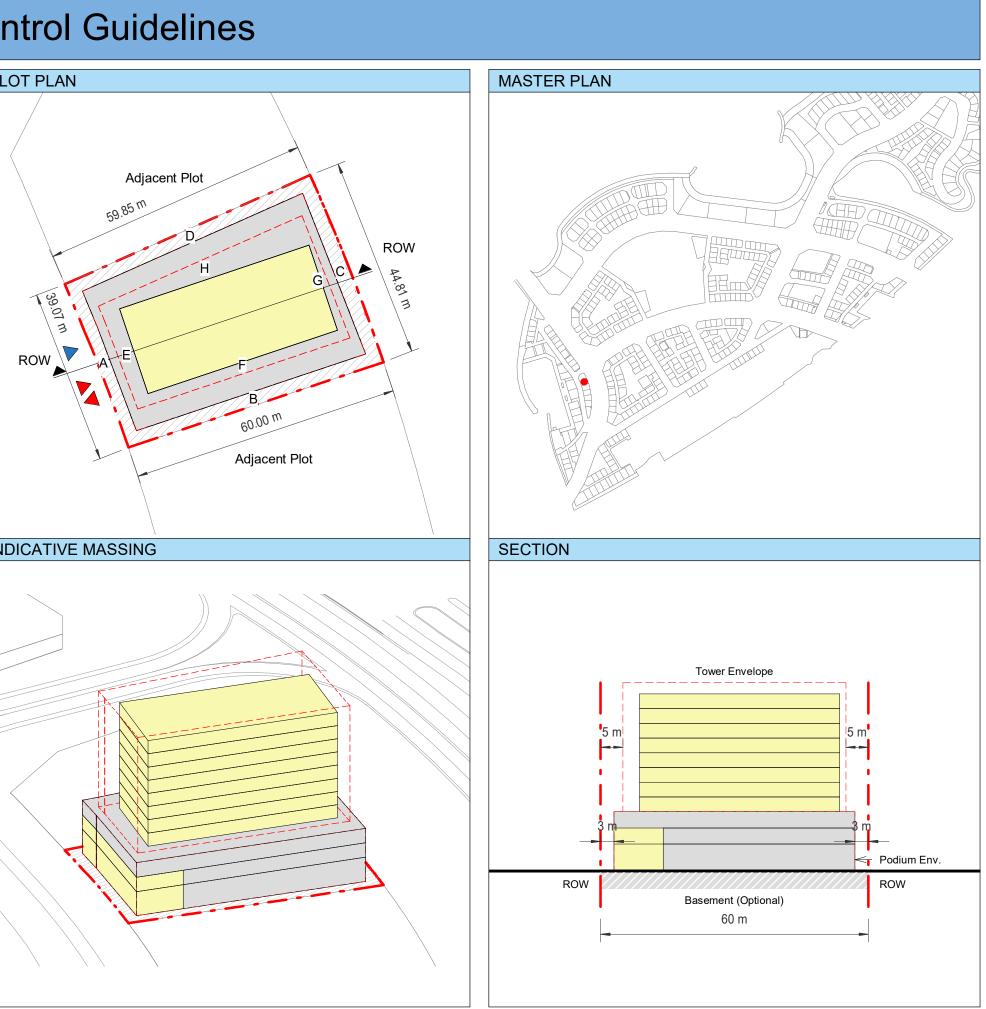


Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,587 m ²		
FAR	3.13	Adjacent Plot	
Max. Tower Coverage	55%	60.00 m	
BUA	8,098 m ²	D	
- Residential BUA	100%	H	
- Retail BUA	0%	40.15 G C ▲ 66.05	
Max. Height	G+2P+8	5 m	
Setbacks		ROW	
<u>Ground + Podium</u>	Tower	F	
A - 3 m	E - 5 m	В	
B - 3 m	F - 7.5 m	60.00 m	
C - 3 m	G - 5 m	Adjacent Plot	
D - 3 m	H - 7.5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		3 m
Notes: - FAR excludes all external areas and uncovered or unenclosed bal equipment and services areas on roof and telecoms installations a - Maximum permissible BUA (Built Up Area) is calculated by multip floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape stairca and balconies. - Amalgamation or subdivision of plots is upon Master Developer ap	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		ROW
	E-0340 . (APARTMENT)		

Disclaimer:



lot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,517 m²
FAR	3.13
Max. Tower Coverage	55%
BUA	7,878 m²
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8
etbacks	
<u>Ground + Podium</u>	Tower
A - 3 m	E - 5 m
B - 3 m	F - 7.5 m
C - 3 m	G - 5 m
D - 3 m	H - 7.5 m
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions
Basement is allowed Plant room to be screened and setback from	Energy Condition
tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts
Parking	Envelope
Residential	Plot Boundary
Retail	Access Side Indication
No Build Zone	Pedestrian Access



Disclaimer:

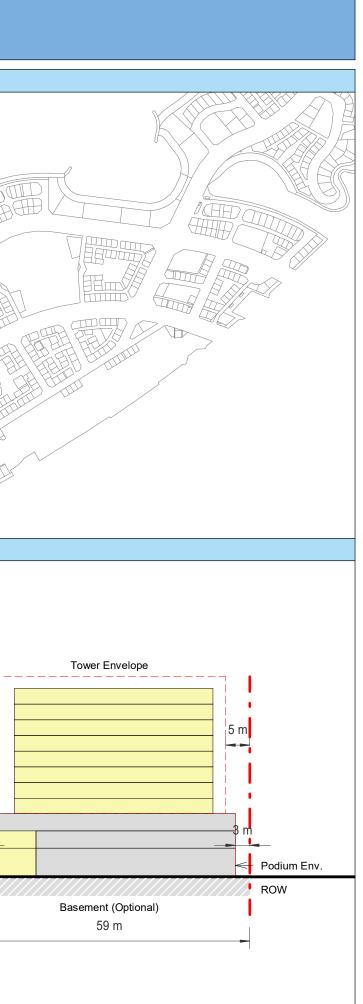
All dimensions, coordinates and massing intent as shown are approximate and for information purposes only and subject to Authorities Approval. Drawings are no to be scaled.

DIA-RE-0341

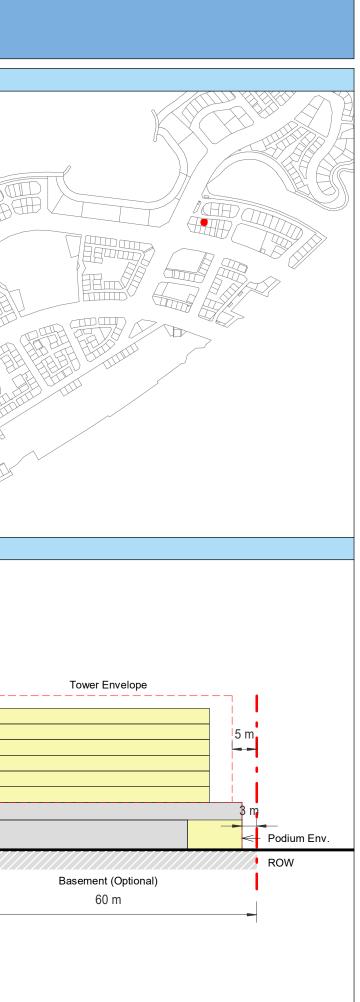
RESIDENTIAL (APARTMENT)

Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)	13.07 m	
Plot Area	2,671 m²		
FAR	3.13	ROW 21.60 m	
Max. Tower Coverage	55%	ROW	
BUA	8,362 m ²	D	
- Residential BUA	100%	H H	
- Retail BUA	0%	46.78 m	
Max. Height	G+2P+8		
Setbacks			
Ground + Podium	Tower	▼ A E F	
A - 3 m	E - 5 m	B	
B - 3 m	F - 7.5 m	ROW 42 59.85 m	
C - 3 m	G - 5 m	ROW	
D - 3 m	H - 7.5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		3 m
floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum	are excluded. Nying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all use, shafts and garbage room and uncovered/unenclosed terraces		ROW
DIA-R	E-0342		-
	(APARTMENT)		

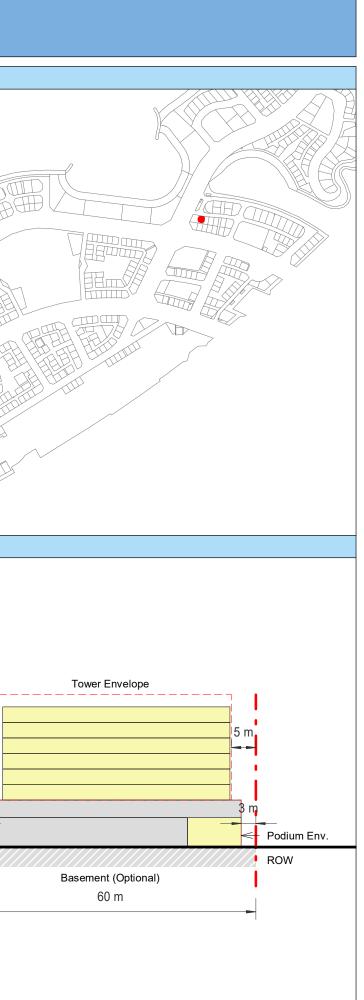
Disclaimer:



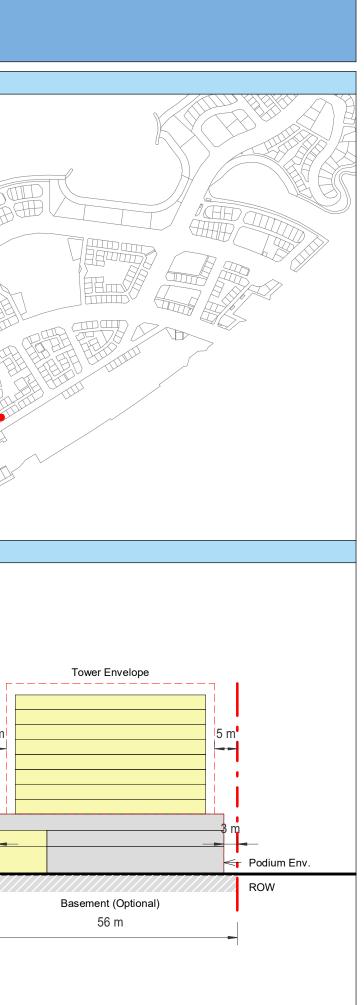
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)	36.86 m ROW	
Plot Area	2,251 m ²		
FAR	2.50		
Max. Tower Coverage	55%	E	
BUA	5,629 m ²		
- Residential BUA	100%		
- Retail BUA	0%	Adjacent Plot	
Max. Height	G+P+6	E F H D Adjacent Plot	
Setbacks			
Ground + Podium	Tower		
A - 3 m	E - 5 m	G	
B - 3 m	F - 7.5 m		
C - 3 m	G - 5 m	38.39 m	
D - 3 m	H - 7.5 m	Adjacent Plot	
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		3 m
No Build Zone	Pedestrian Access		
Notes: FAR excludes all external areas and uncovered or unenclosed bal equipment and services areas on roof and telecoms installations a Maximum permissible BUA (Built Up Area) is calculated by multipi floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape stairca and balconies. Amalgamation or subdivision of plots is upon Master Developer ap	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		Adjacent Plot
DIA-R	E-0204		
	(APARTMENT)		



Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)	40.06 m ROW	
Plot Area	2,387 m²		
FAR	2.50		
Max. Tower Coverage	55%		
BUA	5,967 m²		
- Residential BUA	100%		
- Retail BUA	0%	Adjacent Plot B F H H C B B F H	
Max. Height	G+P+6		
Setbacks		⁴⁶ Adjacent Plot	
Ground + Podium	Tower		
A - 3 m	E - 5 m	G	
B - 3 m	F - 7.5 m	C C C C C C C C C C C C C C C C C C C	
C - 3 m	G - 5 m	40.08 m	
D - 3 m	H - 7.5 m	Adjacent Plot	
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		3 m
No Build Zone	Pedestrian Access		
Notes: - FAR excludes all external areas and uncovered or unenclosed bal- equipment and services areas on roof and telecoms installations a - Maximum permissible BUA (Built Up Area) is calculated by multipl floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape stairca and balconies. - Amalgamation or subdivision of plots is upon Master Developer ap	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		Adjacent Plot
DIA-R	E-0205		

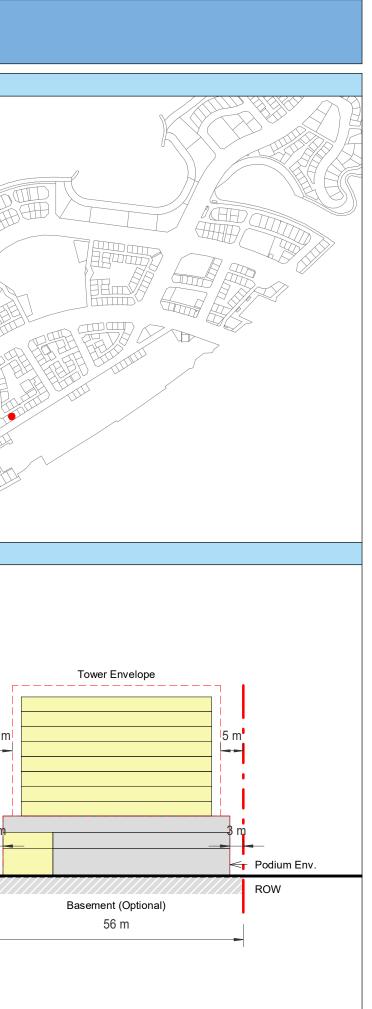


Plot Regulations		PLOT PLAN	MAS
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,408 m ²	ROW	
FAR	3.13		
Max. Tower Coverage	55%	43.00 m	
BUA	7,537 m ²	E Adjacent Plot	
- Residential BUA	100%	D H B B	
- Retail BUA	0%		~
Max. Height	G+2P+8		
Setbacks		Sign F	
Ground + Podium	Tower		
A - 3 m	E - 5 m	Adjacent Plot	
B - 3 m	F - 10 m	43.00 m	
C - 3 m	G - 5 m	4 ^{3,00} ROW	
D - 3 m	H - 5 m		
11m Podium Liner depth is mandatory No. of Units = BUA* + Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed Plant room to be screened and setback from	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SEC
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		
half of the areas of covered balconies and terraces. The maximum	are excluded. Nying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all use, shafts and garbage room and uncovered/unenclosed terraces		
DIA-R	E-0206		



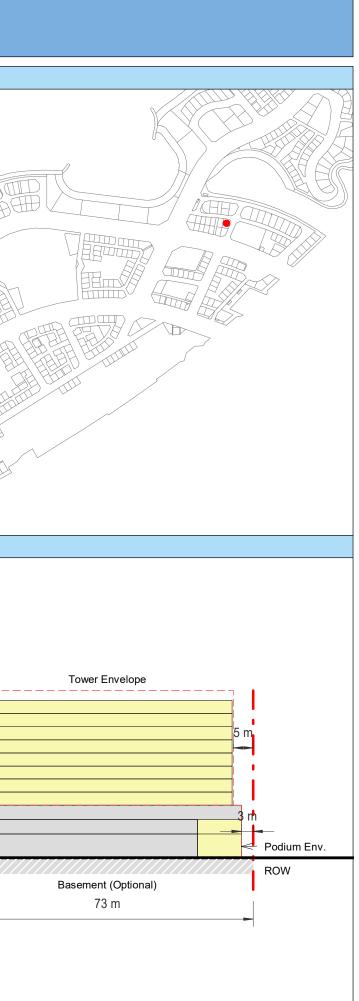
Plot Regulations		PLOT PLAN
_and Use	RESIDENTIAL (APARTMENT)	
Plot Area	2,408 m ²	ROW
FAR	3.13	
Max. Tower Coverage	55%	43.00 m
BUA	7,537 m ²	E Adjacent Plot
- Residential BUA	100%	H D S 3
- Retail BUA	0%	
Max. Height	G+2P+8	
etbacks		So B F
<u>Ground + Podium</u>	Tower	Adiacent Blot
A - 3 m	E - 5 m	Adjacent Plot
B - 3 m	F - 10 m	43.00 m
C - 3 m	G - 5 m	A ^{3.0} ROW
D - 3 m	H - 5 m	
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING
Basement is allowed Plant room to be screened and setback from tower edge min. 3 m	Energy Condition	
Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	▲▼ Access Side Indication	
No Build Zone	Pedestrian Access	
por areas of the building measured from the exterior surfaces of alf of the areas of covered balconies and terraces. The maximun	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces	
	E-0207 (APARTMENT)	

Disclaimer:



Plot Regulations		PLOT PLAN
Land Use	RESIDENTIAL (APARTMENT)	49.24 m
Plot Area	4,299 m ²	
FAR	3.13	
Max. Tower Coverage	55%	E
BUA	13,454 m²	Н В Т
- Residential BUA	100%	
- Retail BUA	0%	Adjacent Plot
Max. Height	G+2P+8	μ F F t t z z z
etbacks		
<u>Ground + Podium</u>	Tower	To S ROW
A - 3 m	E - 5 m	KOW
B - 3 m	F - 7.5 m	
C - 3 m	G - 5 m	52.90 m
D - 3 m	H - 7.5 m	Adjacent Plot
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING
Basement is allowed Plant room to be screened and setback from tower edge min. 3 m	Energy Condition	
Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	▲▼ Access Side Indication	
No Build Zone	Pedestrian Access	
oor areas of the building measured from the exterior surfaces of alf of the areas of covered balconies and terraces. The maximun	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces	
	E-0208	
	(APARTMENT)	

Disclaimer:



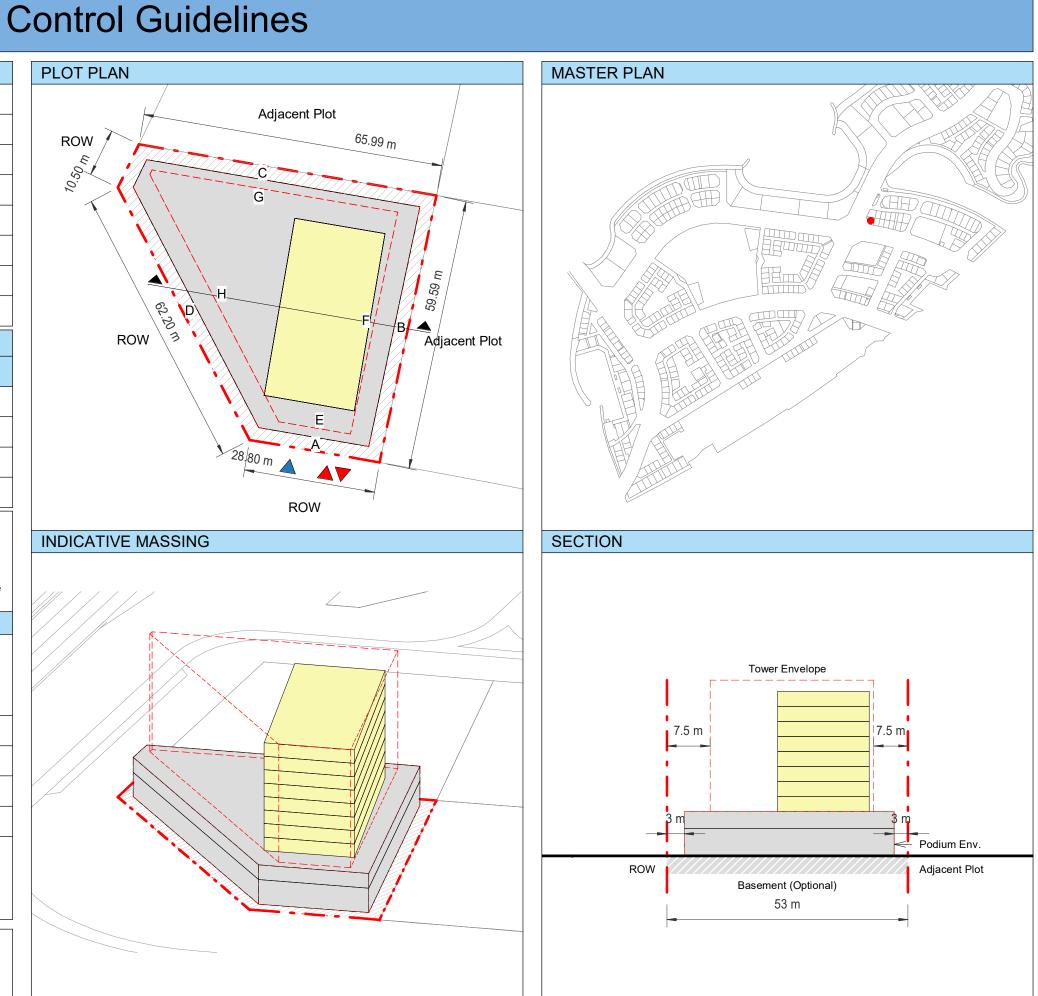
Plot Regulations		PL
Land Use	RESIDENTIAL (APARTMENT)	
Plot Area	3,083 m²	F
FAR	2.50	
Max. Tower Coverage	55%	
BUA	7,708 m ²	
- Residential BUA	100%	
- Retail BUA	0%	
Max. Height	G+P+8	
Setbacks		
<u>Ground + Podium</u>	Tower	
A - 3 m	E - 5 m	
B - 3 m	F - 7.5 m	
C - 3 m	G - 5 m	
D - 3 m	H - 7.5 m	
No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INC
Plant room to be screened and setback from tower edge min. 3 m	Energy Condition	
Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	▲▼ Access Side Indication	
No Build Zone	Pedestrian Access	ſ
oor areas of the building measured from the exterior surfaces of alf of the areas of covered balconies and terraces. The maximum		



RESIDENTIAL (APARTMENT)

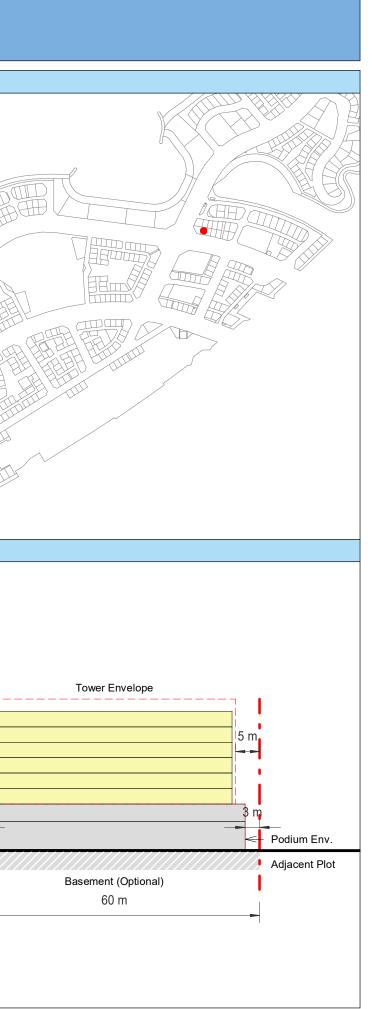
DIA-RE-0209

Disclaimer:



at Pagulations		
ot Regulations Land Use	RESIDENTIAL (APARTMENT)	PLOT PLAN
Plot Area	2,396 m ²	Adjacent Plot 40.08 m
FAR	2,596 11-	
Max. Tower Coverage	55%	G
BUA	5,989 m ²	
- Residential BUA	100%	Adjacent Plot
- Retail BUA	0%	
Max. Height	G+P+6	
etbacks		45 Adjacent Plot
<u>Ground + Podium</u>	Tower	
A - 3 m	E - 5 m	
B - 3 m	F - 7.5 m	
C - 3 m	G - 5 m	40.06 m
D - 3 m	H - 7.5 m	ROW
No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING
Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground	Energy Condition	
Allo to setuack line is mandatory for Ground loor & Podium Alin. 30% of Building Facade shall be recessed r projected from the edge of the building an Ground Floor Height 6.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	Access Side Indication	
No Build Zone	Pedestrian Access	
ipment and services areas on roof and telecoms installations a	conies. Car parking and vehicular are also excluded. All plant are excluded.	
wimum permissible BUA (Built Up Area) is calculated by multip r areas of the building measured from the exterior surfaces of of the areas of covered balconies and terraces. The maximum y required by authorities and service providers, escape stairce balconies. algamation or subdivision of plots is upon Master Developer a	n permissible BUA excludes car parking and vehicular circulation, all ise, shafts and garbage room and uncovered/unenclosed terraces	
of the areas of covered balconies and terraces. The maximun y required by authorities and service providers, escape stairce balconies. algamation or subdivision of plots is upon Master Developer a	n permissible BUA excludes car parking and vehicular circulation, all ise, shafts and garbage room and uncovered/unenclosed terraces	

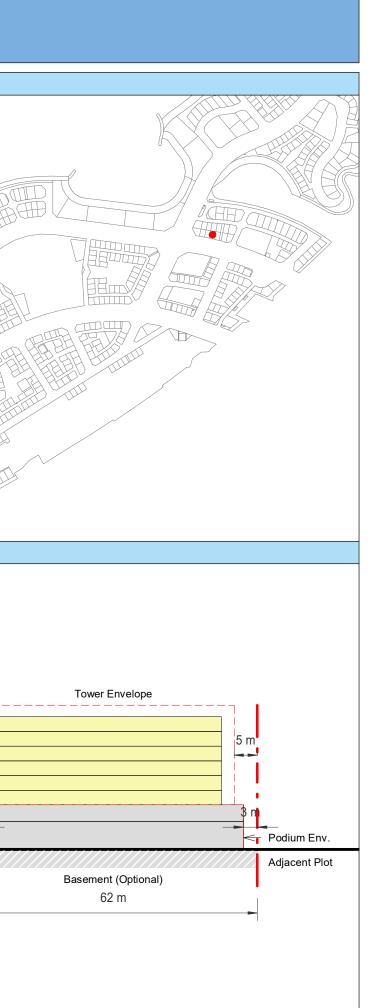
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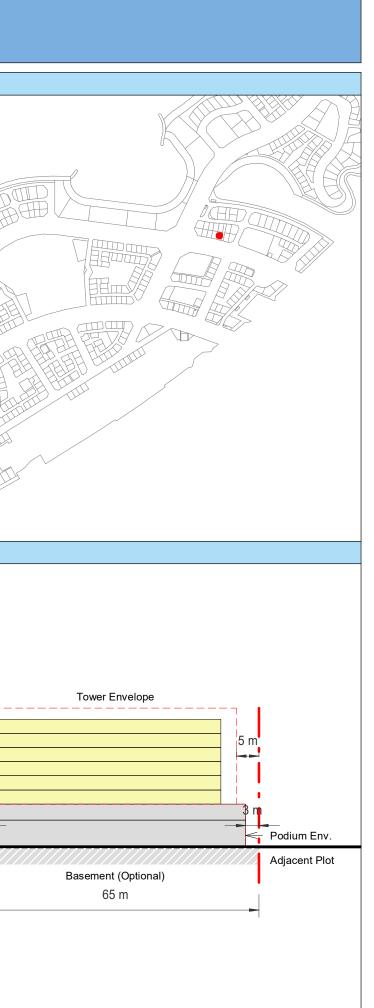
Land Llag			
Land Use	RESIDENTIAL (APARTMENT)	Adjacent Plot	
Plot Area	2,380 m²	38.39 m	
FAR	2.50		
Max. Tower Coverage	55%	G	
BUA	5,950 m²		
- Residential BUA	100%		
- Retail BUA	0%	Adjacent Plot	
Max. Height	G+P+6		
Setbacks	·	⁶ Adjacent Plot	
<u>Ground + Podium</u>	Tower		
A - 3 m	E - 5 m		
B - 3 m	F - 7.5 m	40.03 m	
C - 3 m	G - 5 m		
D - 3 m	H - 7.5 m	ROW	
 No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed Plant room to be screened and setback from tower edge min. 3 m 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	Access Side Indication		3 m
No Build Zone	Pedestrian Access		
Notes: FAR excludes all external areas and uncovered or unenclosed balc equipment and services areas on roof and telecoms installations ar Maximum permissible BUA (Built Up Area) is calculated by multiply floor areas of the building measured from the exterior surfaces of the half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape staircas and balconies. - Amalgamation or subdivision of plots is upon Master Developer app	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		ROW
DIA-R	E-0211		
DIA-RE-0211 RESIDENTIAL (APARTMENT)			



Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)	Adjacent Plot	
Plot Area	2,486 m²	39.84 m	
FAR	2.50	//////C///C////	
Max. Tower Coverage	55%	G	
BUA	6,214 m ²		
- Residential BUA	100%		
- Retail BUA	0%	Adjacent Plot	
Max. Height	G+P+6		
Setbacks		^{co} Adjacent Plot	
Ground + Podium	Tower		
A - 3 m	E - 5 m		
B - 3 m	F - 7.5 m	40.01 m	
C - 3 m	G - 5 m		
D - 3 m	H - 7.5 m	ROW	
 No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Plant room to be screened and setback from tower edge min. 3 m	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		8 m
No Build Zone	Pedestrian Access		
floor areas of the building measured from the exterior surfaces of	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		ROW
DIA-R	E-0213		
RESIDENTIAL	. (APARTMENT)		
Disclaimer:			L

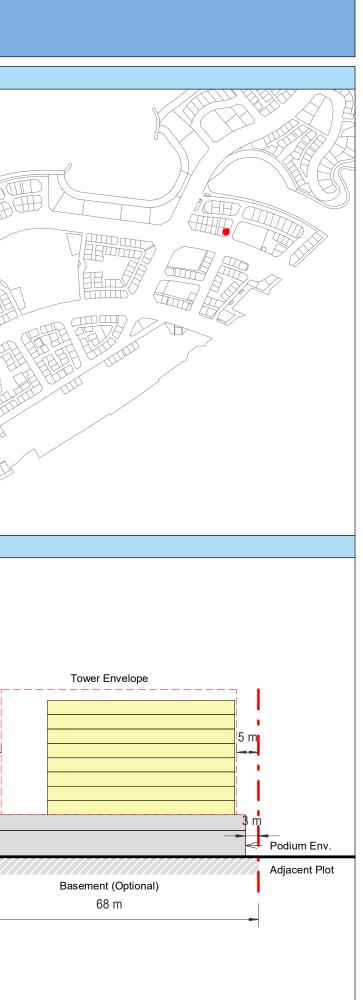


Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)	Adjacent Plot	
Plot Area	2,576 m ²	39.88 m	
FAR	2.50		
Max. Tower Coverage	55%	G	
BUA	6,439 m²		
- Residential BUA	100%		
- Retail BUA	0%	Adjacent Plot E E D H E \mathcal{B} F	
Max. Height	G+P+6		
Setbacks	·	C Open Space	
<u>Ground + Podium</u>	Tower		
A - 3 m	E - 5 m		
B - 3 m	F - 7.5 m	40.00 m	
C - 3 m	G - 5 m		
D - 3 m	H - 7.5 m	ROW	
 No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Plant room to be screened and setback from tower edge min. 3 m	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		ß m
No Build Zone	Pedestrian Access		
Notes: - - FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded. - Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the FAR. BUA is defined as all horizontal floor areas of the building measured from the exterior surfaces of the outside walls including all enclosed air-conditioned spaces and half of the areas of covered balconies and terraces. The maximum permissible BUA excludes car parking and vehicular circulation, all utility required by authorities and service providers, escape staircase, shafts and garbage room and uncovered/unenclosed terraces and balconies. - Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.			ROW
floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape stairca and balconies.	se, shafts and garbage room and uncovered/unenclosed terraces		
floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape stairca and balconies. - Amalgamation or subdivision of plots is upon Master Developer ap	se, shafts and garbage room and uncovered/unenclosed terraces		



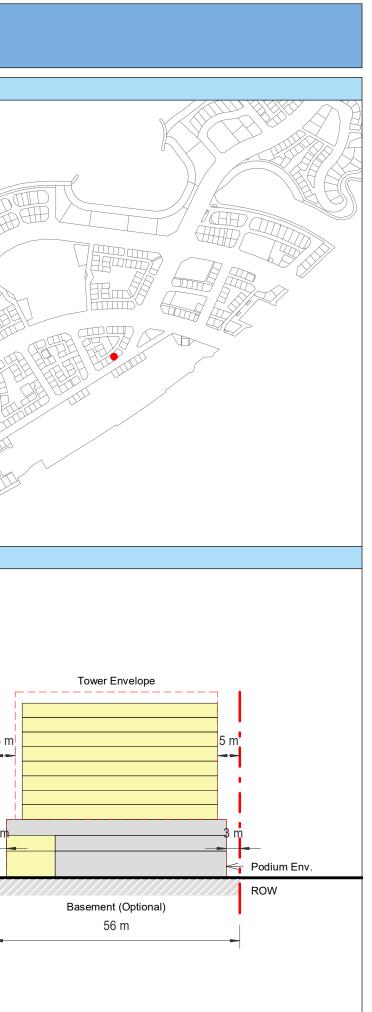
Plot Regulations		PLOT PLAN
Land Use	RESIDENTIAL (APARTMENT)	Adjacent Plot
Plot Area	3,022 m ²	52.90 m
FAR	2.50	
Max. Tower Coverage	55%	G
BUA	7,555 m ²	
- Residential BUA	100%	
- Retail BUA	0%	Adjacent Plot
Max. Height	G+P+8	Adjacent Plot
Setbacks		P F B
<u>Ground + Podium</u>	Tower	ROW
A - 3 m	E - 5 m	
B - 3 m	F - 7.5 m	Ē
C - 3 m	G - 5 m	15.63 m A 30.70 m
D - 3 m	H - 7.5 m	ROW
 No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	
 Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground 	Energy Condition	
Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6 m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	Access Side Indication	
No Build Zone	Pedestrian Access	
loor areas of the building measured from the exterior surfaces of alf of the areas of covered balconies and terraces. The maximur	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all use, shafts and garbage room and uncovered/unenclosed terraces	
	E-0216	
	(APARTMENT)	

Disclaimer:



Plot Regulations		PLOT PLAN
Land Use	RESIDENTIAL (APARTMENT)	
Plot Area	2,596 m²	ROW
FAR	3.13	
Max. Tower Coverage	55%	At Adjacent Plot
BUA	8,125 m²	
- Residential BUA	100%	
- Retail BUA	0%	
Max. Height	G+2P+8	
etbacks		SF. CO THE F
<u>Ground + Podium</u>	Tower	G
A - 3 m	E - 5 m	Adjacent Plot
B - 3 m	F - 7.5 m	51. ¹⁰ m ROW
C - 3 m	G - 5 m	
D - 3 m	H - 7.5 m	
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	
Basement is allowed Plant room to be screened and setback from tower edge min. 3 m	Energy Condition	
Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	Access Side Indication	
No Build Zone	Pedestrian Access	
oor areas of the building measured from the exterior surfaces of alf of the areas of covered balconies and terraces. The maximum	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces	
	E-0220	
RESIDENTIAL	(APARTMENT)	

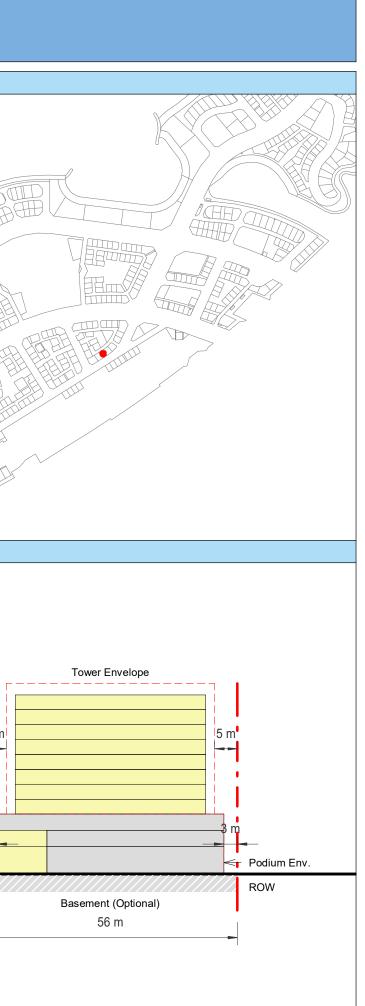
Disclaimer:



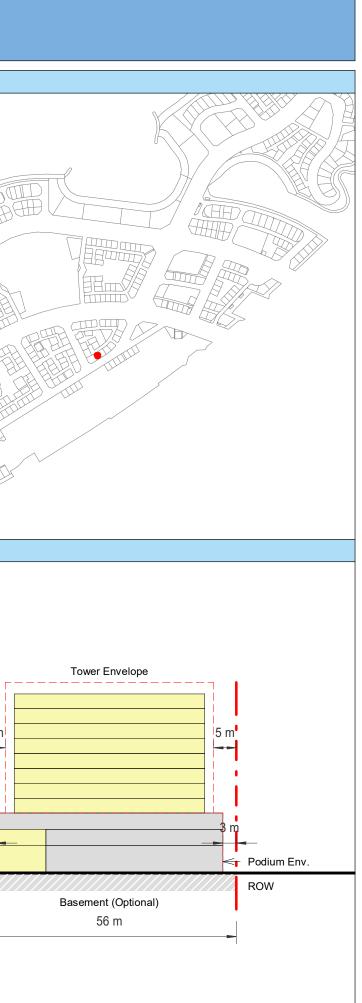
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,408 m ²	ROW	
FAR	3.13		
Max. Tower Coverage	55%	43.00 m	
BUA	7,537 m ²	E Adjacent Plot	
- Residential BUA	100%	D SF BI	
- Retail BUA	0%	H H	
Max. Height	G+2P+8		
Setbacks		F B B B B B B	
<u>Ground + Podium</u>	Tower	Adjacent Plot	
A - 3 m	E - 5 m		
B - 3 m	F - 7.5 m		
C - 3 m	G - 5 m	43.00 m ROW	
D - 3 m	H - 7.5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from to use a screened and setback from to us	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		_
Votes: FAR excludes all external areas and uncovered or unenclosed balca equipment and services areas on roof and telecoms installations are Maximum permissible BUA (Built Up Area) is calculated by multiply floor areas of the building measured from the exterior surfaces of the half of the areas of covered balconies and terraces. The maximum putility required by authorities and service providers, escape staircase and balconies.	e excluded. ing the total plot area by the FAR. BUA is defined as all horizontal ie outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all e, shafts and garbage room and uncovered/unenclosed terraces		ROW
DIA-RE-0221			

All dimensions, coordinates and massing intent as shown are approximate and for information purposes only and subject to Authorities Approval. Drawings are no to be scaled.

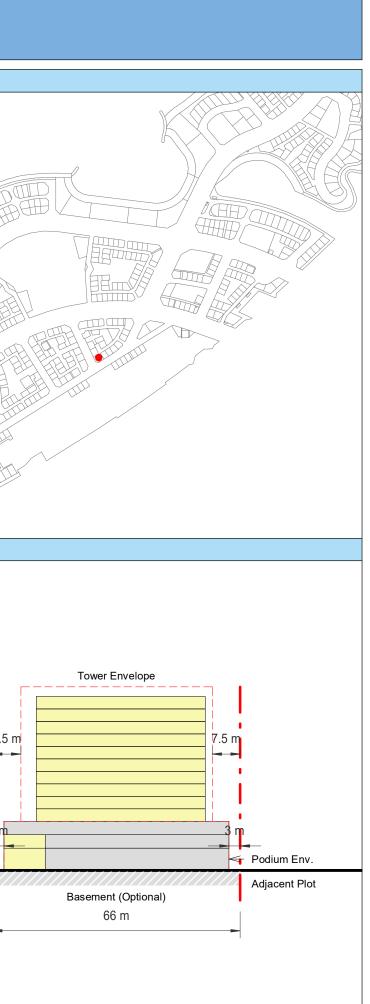
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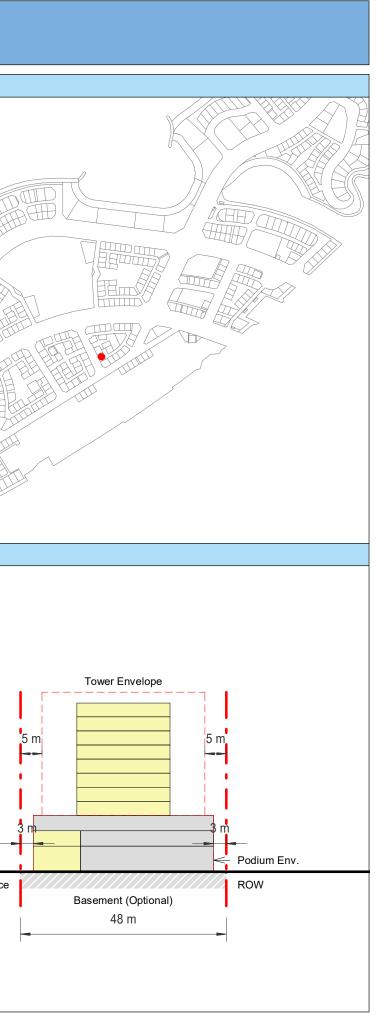
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,408 m ²	ROW	
FAR	3.13		
Max. Tower Coverage	55%	43.00 m	
BUA	7,537 m²	E Adjacent Plot	
- Residential BUA	100%	D Si Si	
- Retail BUA	0%		
Max. Height	G+2P+8		
Setbacks		So B F	
Ground + Podium	Tower	Adjacent Plot	
A - 3 m	E - 5 m		
B - 3 m	F - 7.5 m		
C - 3 m	G - 5 m	43.00 m ROW	
D - 3 m	H - 7.5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	Access Side Indication		I
No Build Zone	Pedestrian Access		3 m
	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		ROW
DIA-R	E-0222		
RESIDENTIAL (APARTMENT)			



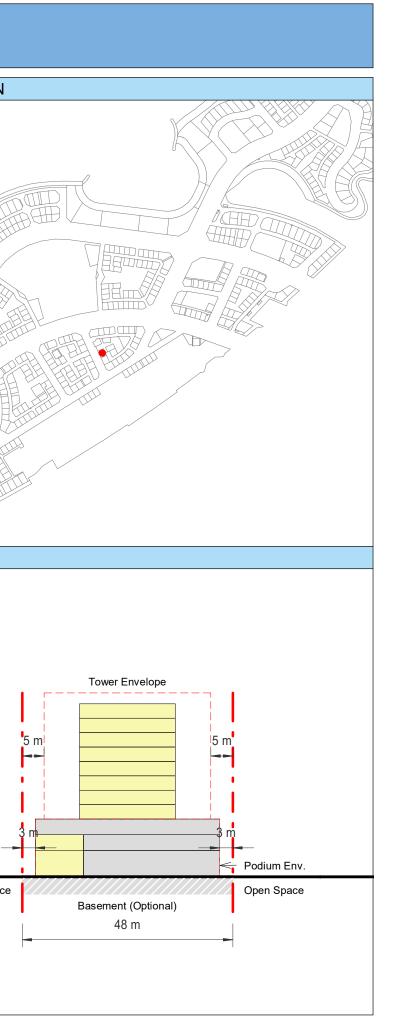
Plot Regulations		PLOT PLAN	MASTER PL
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	3,689 m ²		
FAR	3.13	ROW	
Max. Tower Coverage	55%	62.53 m	
BUA	11,547 m²	62.3 Adjacent Plot	
- Residential BUA	100%	E B B B B B B B B B B B B B B B B B B B	
- Retail BUA	0%	Н	
Max. Height	G+2P+10		
Setbacks		B F	
<u>Ground + Podium</u>	Tower	Open Space	
A - 3 m	E - 5 m	G C 49.82 m	
B - 3 m	F - 7.5 m		
C - 3 m	G - 5 m	26.70 m ROW	E.
D - 3 m	H - 7.5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between 	INDICATIVE MASSING	SECTION
 Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed 	internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions		
 Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		
floor areas of the building measured from the exterior surfaces of	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		Open Spa
DIA-RE-0223 RESIDENTIAL (APARTMENT)			1



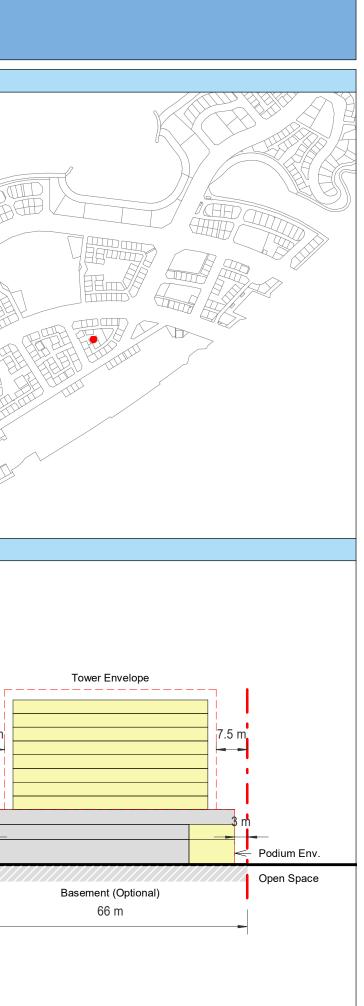
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,883 m²	Adjacent Plot	
FAR	3.13	48.13 m	
Max. Tower Coverage	55%	A0. B	
BUA	9,024 m²	F	
- Residential BUA	100%	ROW	
- Retail BUA	0%	E A S	
Max. Height	G+2P+8	sa s	
Setbacks			
Ground + Podium	Tower	Open Space	
A - 3 m	E - 5 m		
B - 3 m	F - 7.5 m	48.13 m	
C - 3 m	G - 5 m	Adjacent Plot	
D - 3 m	H - 7.5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		
Notes: FAR excludes all external areas and uncovered or unenclosed bal equipment and services areas on roof and telecoms installations a - Maximum permissible BUA (Built Up Area) is calculated by multip floor areas of the building measured from the exterior surfaces of balf of the areas of covered balconies and terraces. The maximum	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all		Open Space
utility required by authorities and service providers, escape stairca and balconies. - Amalgamation or subdivision of plots is upon Master Developer ap			
utility required by authorities and service providers, escape stairca and balconies. - Amalgamation or subdivision of plots is upon Master Developer ap			



Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)	2.83 _m	
Plot Area	2,832 m ²	Open Space	
FAR	3.13	46.13 m	
Max. Tower Coverage	55%	A ⁰	
BUA	8,865 m ²	F	
- Residential BUA	100%	ROW	
- Retail BUA	0%		
Max. Height	G+2P+8	58.88 m	
Setbacks		C	
<u>Ground + Podium</u>	Tower	Open Space H	
A - 3 m	E - 5 m	D	
B - 3 m	F - 5 m	48.13 m	
C - 3 m	G - 5 m	Adjacent Plot	
D - 3 m	H - 10 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed Plant room to be screened and setback from 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 		SECTION
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		
floor areas of the building measured from the exterior surfaces of	re excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		Open Space
DIA-R	E-0227		

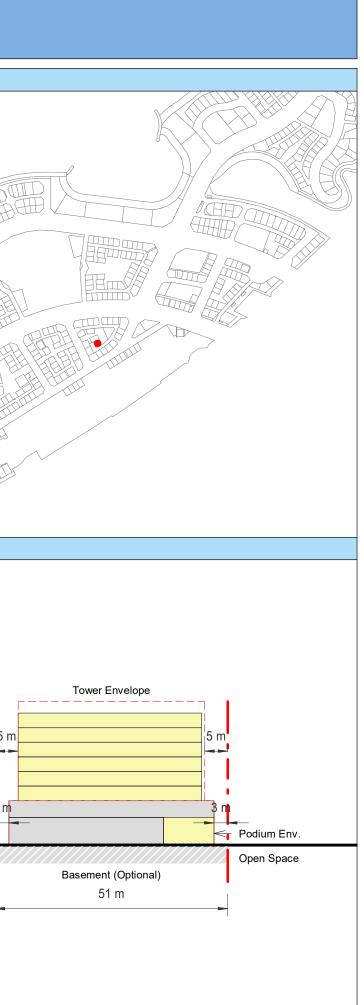


lot Regulations		PLOT PLAN
Land Use	RESIDENTIAL (APARTMENT)	
Plot Area	2,625 m²	
FAR	3.13	
Max. Tower Coverage	55%	Open Space
BUA	8,217 m ²	65.63 m Open Space
- Residential BUA	100%	G F B B B B B B B B B B B B B B B B B B
- Retail BUA	0%	3
Max. Height	G+2P+8	TELL
tbacks	<u>.</u>	
<u>Ground + Podium</u>	Tower	A
A - 3 m	E - 5 m	Open Space
B - 3 m	F - 7.5 m	65.63 m ROW
C - 3 m	G - 5 m	
D - 3 m	H - 7.5 m	
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed Plant room to be screened and setback from	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	
ower edge min. 3 m Build to setback line is mandatory for Ground floor & Podium Ain. 30% of Building Facade shall be recessed or projected from the edge of the building Bim Ground Floor Height 8.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	Access Side Indication	
No Build Zone	Pedestrian Access	
or areas of the building measured from the exterior surfaces of f of the areas of covered balconies and terraces. The maximum	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces	
DIA-R	E-0229	



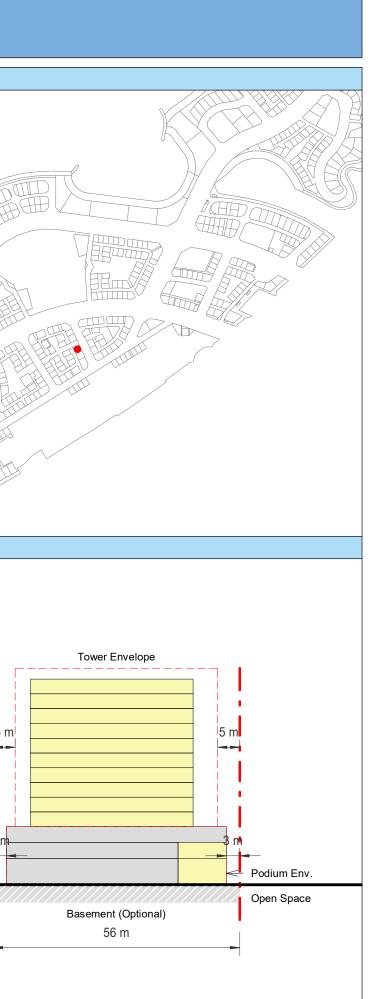
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,523 m ²	Adjacent Plot	
FAR	2.50	50.63 m	
Max. Tower Coverage	55%	50.0°	
BUA	6,308 m ²	Open Space	
- Residential BUA	100%	H G C A	
- Retail BUA	0%	51.94 L	
Max. Height	G+P+6		
Setbacks		ROW A	
Ground + Podium	Tower	F.	
A - 3 m	E - 5 m	B, 01 m	
B - 3 m	F - 5 m		
C - 3 m	G - 5 m	ROW	
D - 3 m	H - 10 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 n
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		1 3 m
No Build Zone	Pedestrian Access		
 Notes: - FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded. - Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the FAR. BUA is defined as all horizontal floor areas of the building measured from the exterior surfaces of the outside walls including all enclosed air-conditioned spaces and half of the areas of covered balconies and terraces. The maximum permissible BUA excludes car parking and vehicular circulation, all utility required by authorities and service providers, escape staircase, shafts and garbage room and uncovered/unenclosed terraces and balconies. - Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees. 			ROW
DIA-R	E-0230		
	. (APARTMENT)		

Disclaimer:



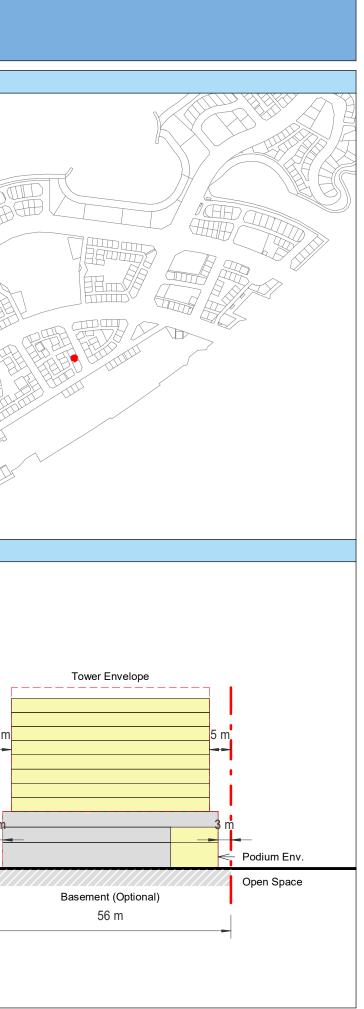
Plot Regulations		PLOT PLAN	MASTER
Land Use	RESIDENTIAL (APARTMENT)	8 10	
Plot Area	2,962 m²	8.49 m	
FAR	3.13	Open Space	
Max. Tower Coverage	55%	48.00	
BUA	9,271 m²	Open Space	((
- Residential BUA	100%	G	
- Retail BUA	0%	47.25m	
Max. Height	G+2P+10	51.25 m	A.
Setbacks			
<u>Ground + Podium</u>	Tower	F	
A - 3 m	E - 5 m	B	
B - 3 m	F - 10 m	56.00 m	La F
C - 3 m	G - 5 m	Adjacent Plot	Į.
D - 3 m	H - 5 m		
11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Basement is allowed Plant room to be screened and setback from tower edge min. 3 m	Energy Condition		
Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		
alf of the areas of covered balconies and terraces. The maximum	are excluded. blying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and m permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces		
	RE-0231		
RESIDENTIAL	_ (APARTMENT)		

Disclaimer:



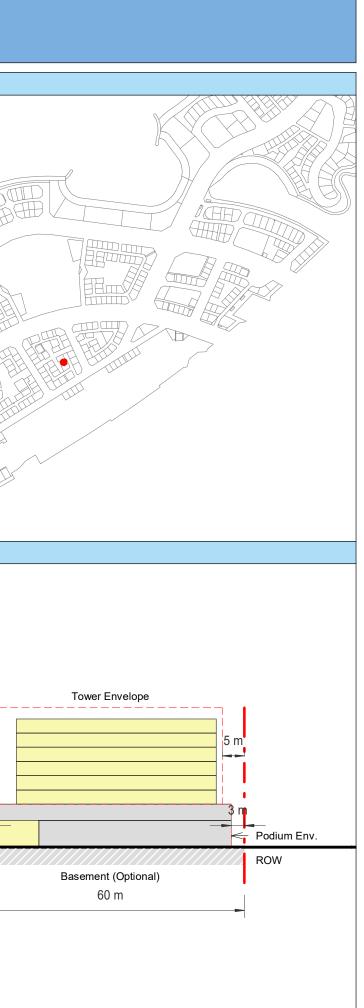
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	3,080 m²		
FAR	3.13	Adjacent Plot	
Max. Tower Coverage	55%	56.00 m	
BUA	9,640 m²	H Open Space	
- Residential BUA	100%	G C SS 3	
- Retail BUA	0%	G B B	
Max. Height	G+2P+8	55.00 m	
Setbacks		ROW	
Ground + Podium	Tower	F	
A - 3 m	E - 5 m	B	
B - 3 m	F - 7.5 m	56.00 m	
C - 3 m	G - 5 m	Adjacent Plot	
D - 3 m	H - 7.5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		3 m_
floor areas of the building measured from the exterior surfaces of	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		ROW
DIA-R	E-0232		

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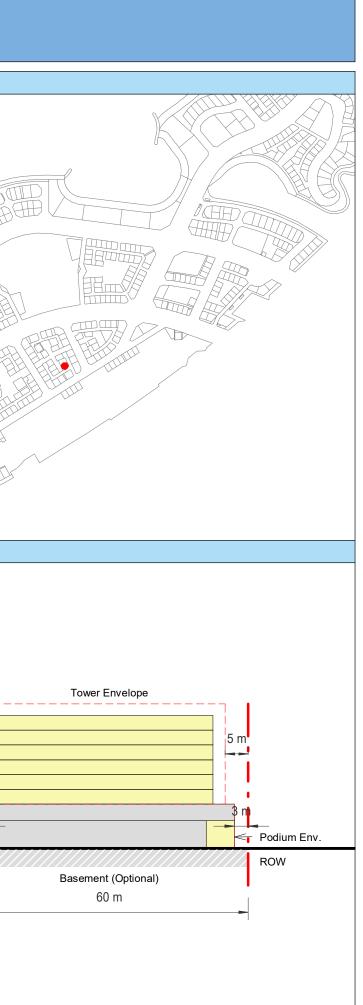
lot F	Regulations		PLOT PLAN
	nd Use	RESIDENTIAL (APARTMENT)	
Plo	t Area	2,382 m ²	^{8.49} m
FAF	R	2.50	
Max	x. Tower Coverage	55%	Adjacent Plot
BU	A	5,955 m²	54.00 m
-	Residential BUA	100%	F
-	Retail BUA	0%	
Max	x. Height	G+P+6	
etba	acks		H G G
	Ground + Podium	Tower	Open Space
A -	3 m	E - 5 m	60.00 m
В-	3 m	F - 5 m	Adjacent Plot
C -	3 m	G - 5 m	
D -	3 m	H - 10 m	
No. of BUA*: Minim Leisur and / o Site bo neight	Podium Liner depth is mandatory f Units = BUA* + Minimum Av. Unit Area : Built Up Area as defined in DCR num Av. Unit Area: 120m ² re Facilities may include Swimming Pool or areas for Outdoor Seating / Activities ioundary walls / fences along poring plots are not allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING
Plant	ment is allowed room to be screened and setback from edge min. 3 m	Energy Condition	
Floor a Min. 3 or proj 6m Gi	to setback line is mandatory for Ground & Podium 30% of Building Facade shall be recessed jected from the edge of the building round Floor Height for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
	Parking	Envelope	
	Residential	Plot Boundary	
	Retail	▲▼ Access Side Indication	
	No Build Zone	Pedestrian Access	
quipment a laximum p oor areas alf of the a tility requir nd balconi	and services areas on roof and telecoms installations a permissible BUA (Built Up Area) is calculated by multip of the building measured from the exterior surfaces of areas of covered balconies and terraces. The maximun red by authorities and service providers, escape stairca	lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces	
	DIA-R	E-0234	
	RESIDENTIAL	(APARTMENT)	

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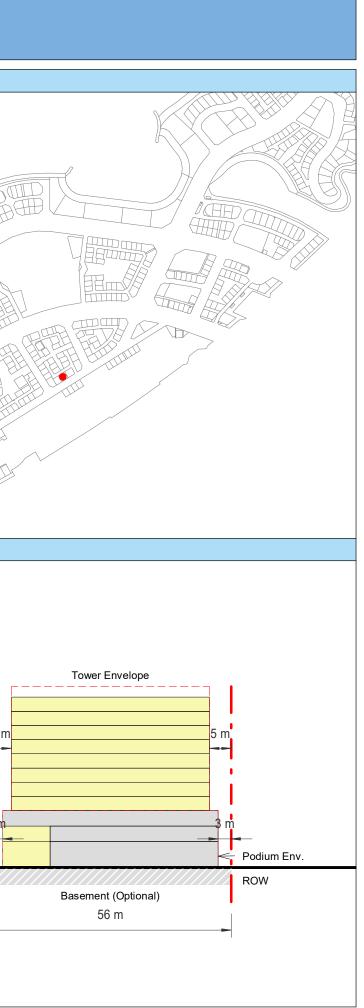


Land Use RESIDENTIAL (APARTMENT) Plot Area 2.614 m³ FAR 2.50 Max. Tower Coverage 55% BUA 6.534 m² - Residential BUA 100% - Residential BUA 00% Max. Height G+P+6 Setbacks 0 Ground + Podium Tower A - 3 m E - 5 m B - 3 m F - 10 m C - 3 m G - 5 m D - 3 m H - 5 m * Une Podium for deeph is mentancy Instanctions Produces Desception Produc				
Plot Area 2.614 m ² FAR 2.50 Max. Tower Coverage 55% BUA 6,534 m ² • Residential BUA 100% • Residential BUA 00% Max. Tower Coverage 55% BUA 6,534 m ² • Residential BUA 00% Max. Height G+P+6 Setbacks E - 5 m G-3 m E - 5 m D-3 m H - 5 m • Mean and the production for some of the production contents and the projection bookset and the projection bookse	Plot Regulations		PLOT PLAN	MAST
Image: Non-	Land Use	RESIDENTIAL (APARTMENT)		
Image: Non-	Plot Area	2,614 m²		
BUA 6,534 m² • Residential BUA 100% • Retail BUA 0% Max. Height G+P+6 Setbacks Ground + Podium Tower A - 3 m E - 5 m B - 3 m F - 10 m C - 3 m G - 5 m D - 3 m H - 5 m ************************************	FAR	2.50		
• Residential BUA 100% • Retail BUA 0% Max. Height G+P+6 Setbacks	Max. Tower Coverage	55%	60.00 m	
· Retail BUA 0% Max. Height G+P+6 Settacks ·	BUA	6,534 m²	B	
Max. Height G+P+6 Settacks Cound + Podium Tower A - 3 m E - 5 m B - 3 m F - 10 m C - 3 m G - 5 m D - 3 m H - 5 m D - 3 m H - 5 m D - 3 m H - 5 m D - 3 m H - 5 m D - 3 m H - 5 m D - 3 m H - 5 m D - 3 m H - 5 m D - 3 m H - 5 m D - 4 mm - 4 Unit Ace: 20m Provide Unit Market Borders to mine control of the month of the indicated the indicated the month of the indicated the indindindicated the indicated the indicated the indicated th	- Residential BUA	100%	F	
Setbacks <u>Ground + Podium</u> <u>Towen</u> A - 3 m E - 5 m B - 3 m F - 10 m C - 3 m G - 5 m D - 3 m H - 5 m B - 3 m H - 5 m D - 3 m H - 5 m B - 3 m H - 5 m D - 3 m H - 5 m B - 3 m H - 5 m B - 3 m H - 5 m B - 3 m H - 5 m B - 3 m H - 5 m B - 3 m Instructure depth is marcatory worked by Marker Developer invected by Marker Developer more than observe in the observ	- Retail BUA	0%		
Setbacks <u>Ground + Podium</u> <u>Towen</u> A - 3 m E - 5 m B - 3 m F - 10 m C - 3 m G - 5 m D - 3 m H - 5 m B - 3 m H - 5 m D - 3 m H - 5 m B - 3 m H - 5 m D - 3 m H - 5 m B - 3 m H - 5 m B - 3 m H - 5 m B - 3 m H - 5 m B - 3 m H - 5 m B - 3 m Instructure depth is marcatory worked by Marker Developer invected by Marker Developer more than observe in the observ	Max. Height	G+P+6	AT LEG	
A - 3 m E - 5 m B - 3 m F - 10 m C - 3 m G - 5 m D - 3 m H - 5 m I'm Podum Liner depth is mandatory I'm control to be as defined in Octoor Sectory will free as defined in Octoor Control to the set of the UNIT and the control to the set of the UNIT and the to the the tot	Setbacks		SA 3 G	
A - 3 m E - 5 m B - 3 m F - 10 m C - 3 m G - 5 m D - 3 n H - 5 m No. of the ar Eld W- Manuar A. Und Area BUX: Bulk Up Area as offend in DCR Manuar A. Und Kras: 120m Indisabulk Provident: Developer shall not our shall content to the point of the standard provident: Developer shall not our shall content to the point of the standard provident: Developer shall not our shall content to the point of the standard provident: Developer shall not our shall content to the point of the standard provident: Developer shall not our shall content to the point of the standard provident to the point our shall content to the point of the standard provident to the point our shall content to the point our shall content to the point of the standard provident to the point our shall content to the point our shall content to the point point our shall content to the provident to the provident to the provident to the provident to the provident to the provident to the the provident to the provident to the provid	<u>Ground + Podium</u>	Tower		
B - 3 m F - 10 m C - 3 m G - 5 m D - 3 m H - 5 m It is the dark - Manuar Advisory (MAR) Provident Line dark is mandatory (MAR	A - 3 m	E - 5 m	Open Space	
D - 3 m H - 5 m 11 In Colum: Liner depth is manufatory in direction tables of the utility allocation assigned to the plot Minimum A: Unit Area: 120m3 in direction tables of the utility allocation assigned to the plot Minimum A: Unit Area: 120m3 in direction tables of the utility allocation assigned to the plot Minimum A: Unit Area: 120m3 in direction tables of the utility allocation assigned to the plot Minimum A: Unit Area: 120m3 in direction tables of the utility allocation assigned to the plot Minimum A: Unit Area: 120m3 in direction tables of the utility allocation assigned to the plot Minimum A: Unit Area: 120m3 in direction tables of the utility allocation assigned to the plot Minimum A: Unit Area: 120m3 in direction tables of the utility allocation assigned to the plot Minimum A: Unit Area: 120m3 in direction tables of the utility allocation assigned to the plot Minimum A: Unit Area: 120m3 in direction tables of the utility allocation assigned to the plot Minimum A: Unit Area: 120m3 in direction tables of the utility allocation assigned to the plot Minimum A: Unit Area: 120m3 in direction tables of the utility allocation assigned to the plot Minimum A: Unit Area: 120m3 in direction tables of the utility allocation assigned to the plot Minimum A: Unit Area: 120m3 in direction tables of the tables of the utility allocation assigned to the plot Minimum A: Unit Area: 120m3 in direction tables of the tables of the utility allocation assigned to the plot Minimum A: Unit Area: 120m3 in direction tables of the tables of the utility allocation assigned to the plot Minimum A: Unit Area: 120m3 in direction tables of the tables of the utility allocation assigned to the plot Minima A: Uni	B - 3 m	F - 10 m	ROW	
 11m Podum Liner depth is mandator; 11m Podum Av Unit Area; 11	C - 3 m	G - 5 m		
 No. of Units = BLA^A - Mithymum AV, Unit Asa: 120m² Barthymum AV, Unit Asa: 120m² Listure Facilities may include Swimming Pool and <i>I</i> or areas for Outfoor Seating / Activities Sile boundary walls fromes along Plant room to be screened and seatile from along along with on-meter bulk from a Bulk or Seatiles in and holding indexe bank from these registrations and the screened and seatile conditions between and <i>I</i> and seatile conditions between the screened and seatile conditions with FOW, open space or wallef from the plant method by Seatific To walls for the state or wallef from the plant method by Seatific To walls or an exterior lighting is LED is oblig parents alonged Plant room to be screened and seatification for all waller heaters is oblig parents by bulking Of or found Fibor Hagin Soft parents for failung indexe that he non-screed in walls for the state of the state is conditions in the state is oblig parents for all waller heaters Soft parents for failung indexe that heat is is oblig parents for all waller heaters Soft parents for failung indexe that heat is is oblig parents for failung indexe that heat is is oblig parents for all waller heaters Soft parents for heating is of the stating is of the state is is oblig parents for all waller heaters Soft parents for heating is of the state is of the state is is of the parents is of the state is of the state is of the state is is of the parent is all worked and unconvector unentication is the fail meter is all work or all worked and indexes in the fail meters is all worked and parents in all worked is a state in order of the state is of the state is of the state of the state is of the state of the state is of the state	D - 3 m	H - 5 m		
Plant room to be screened and settack from the degrad and settack from the degrad settack from th	 No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space 	INDICATIVE MASSING	SECT
 Build to seback line is mandatory for Ground Floor Algorithm is mandatory for Ground Floor Height Min. 30% of Building Facade shall be recessed or projected from the edder schemate libelity and external LED leighting Solar panels for all water heating Solar panels for all water heating Solar panels for all water heating Barding Facade shall be recessed or the building Berkelal Parking Plot Boundary Retail No Build Zone Pedestrian Access Pedestrian Access Pedestrian Access Merken and uncovered use house and uncovered was house and uncovered use devides and performs and uncovered use house and uncovered usend does of the house and uncovered use house and un	 Plant room to be screened and setback from 	Energy Condition		
Residential Plot Boundary Retail Image: Plot Boundary Retail Image: Plot Boundary No Build Zone Pedestrian Accesss Prevention areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and service pareas on roof and electrons installations are excluded. • Harm upermissible BUA (Built Up Area) is calculated by multiplying the total plot area by the FAR. BUA is defined as all horizontal froor areas of the outside walks including all enclosed air-conditioned spaces and half of the areas of covered balconies. car parking and vehicular circulation, all unitity required by authorities and service providers, escape staircase, shafts and garbage room and uncovered/unenclosed terraces. DIA-REE-02355	 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 	 Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all 		
Retail Image: Contract of the contrecontract of the contrecontract of the contre	Parking	Envelope		
No Build Zone Pedestrian Access Ides: Packudes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant quijment and services areas on roof and telecoms installations are excluded. All plant Mark or areas of the building measured from the exterior surfaces of the outside walls including all enclosed air-conditioned spaces and half of the areas of covered balconies, escape staircase, shafts and garbage room and uncovered/unenclosed terraces. Mailgamation or subdivision of plots is upon Master Developer approval and the applicable fees. DIA-REE-02335	Residential	Plot Boundary		
Notes: FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded. Maximum permissible BUA preap is calculated by multiplying the total plot area by the FAR. BUA is defined as all horizontal floor areas of the building measured from the exterior surfaces of the outside walls including all enclosed air-conditioned spaces and half of the areas of covered balconies and terraces. The maximum permissible BUA excludes car parking and vehicular circulation, all utility required by authorities and service providers, escape staircase, shafts and garbage room and uncovered/unenclosed terraces and balconies. Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees. DIA-REE-02335	Retail	Access Side Indication		
FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded. Maintum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the FAR. BUA is defined as all horizontal floor areas of the building measured from the exterior surfaces of the outside walls including all enclosed air-conditioned spaces and half of the areas of covered balconies. The maximum permissible BUA excludes car parking and vehicular circulation, all utility required by authorities and service providers, escape staticase, shafts and garbage room and uncovered/unenclosed terraces and balconies. Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.	No Build Zone	Pedestrian Access		
	FAR excludes all external areas and uncovered or unenclosed ba equipment and services areas on roof and telecoms installations a Maximum permissible BUA (Built Up Area) is calculated by multip floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape stairca and balconies.	are excluded. blying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and m permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces		Оре
	DIA-R	E-0235		

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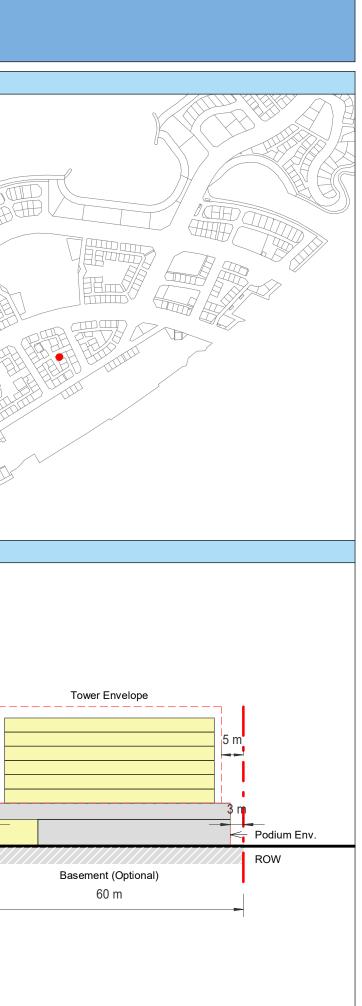


Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,795 m ²	ROW	
FAR	3.13		
Max. Tower Coverage	55%	49.91 m	
BUA	8,749 m ²	Qpen Space	
- Residential BUA	100%		
- Retail BUA	0%		
Max. Height	G+2P+8		
Setbacks		São F	
Ground + Podium	Tower	G	
A - 3 m	E - 5 m	Adjacent Plot	
B - 3 m	F - 7.5 m	49.91 m ROW	
C - 3 m	G - 5 m	N ^{9,3} ROW	
D - 3 m	H - 7.5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed Plant room to be screened and setback from 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 r
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		3 m
floor areas of the building measured from the exterior surfaces of	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all use, shafts and garbage room and uncovered/unenclosed terraces		ROW
DIA-R	E-0237		

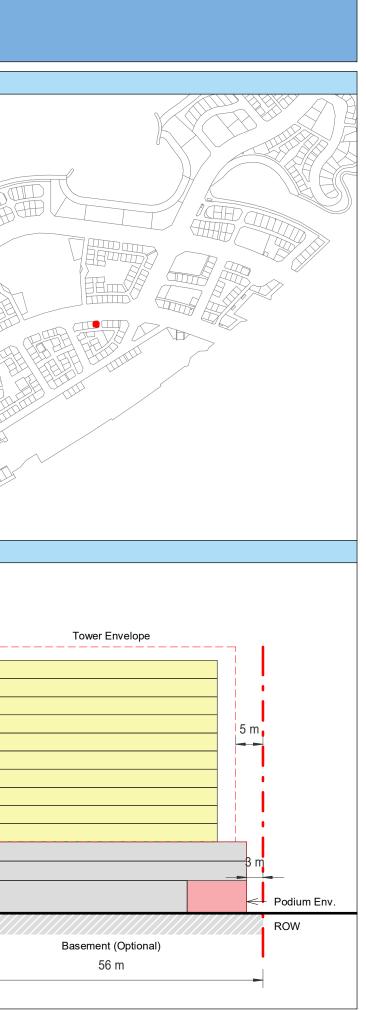


Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,400 m ²
FAR	2.50
Max. Tower Coverage	55%
BUA	6,000 m ²
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+P+6
etbacks	
<u>Ground + Podium</u>	Tower
A - 3 m	E - 5 m
B - 3 m	F - 5 m
C - 3 m	G - 5 m
D - 3 m	H - 10 m
11m Podium Liner depth is mandatory No. of Units = BUA* + Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions
Basement is allowed Plant room to be screened and setback from	Energy Condition
tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts
Parking	Envelope
Residential	Plot Boundary
Retail	▲▼ Access Side Indication
No Build Zone	Pedestrian Access
loor areas of the building measured from the exterior surfaces of alf of the areas of covered balconies and terraces. The maximum	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces
	E-0238
RESIDENTIAL	(APARTMENT)

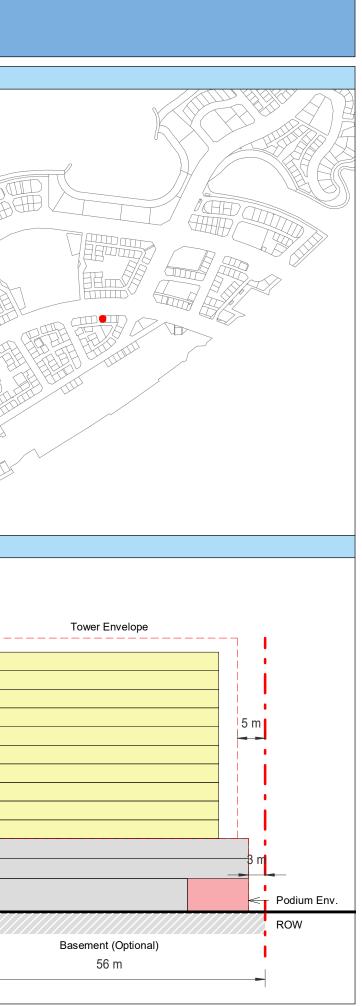
Disclaimer:



Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	MIXED USE (Residential, Retail)	ROW 38.85 m	
Plot Area	2,424 m ²	38.85 m	
FAR	3.65		
Max. Tower Coverage	55%	G	
BUA	8,849 m²	4	
- Residential BUA	97%	43.89 m 56	
- Retail BUA	3%	56.00 m	
Max. Height	G+2P+10	Adjacent Plot D H F B ROW	
Setbacks			
<u>Ground + Podium</u>	Tower		
A - 3 m	E - 5 m		
B - 3 m	F - 5 m	A A	
C - 3 m	G - 5 m	37.04 m	
D - 3 m	H - 10 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	ROW INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from 	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		
Notes: - FAR excludes all external areas and uncovered or unenclosed bal equipment and services areas on roof and telecoms installations a - Maximum permissible BUA (Built Up Area) is calculated by multipl floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape stairca and balconies. - Amalgamation or subdivision of plots is upon Master Developer approximation.	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		ROW
DIA-M	U-0099		
MIXED USE (R	esidential, Retail)		

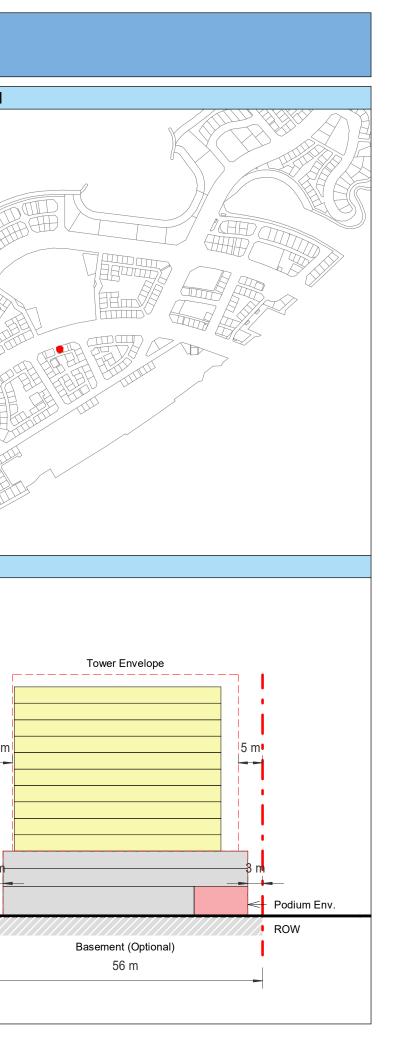


Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	MIXED USE (Residential, Retail)	ROW 38.85 m	
Plot Area	2,425 m²	8.44 17	
FAR	3.65	8°×	
Max. Tower Coverage	55%	G	
BUA	8,851 m²		
- Residential BUA	97%		
- Retail BUA	3%		
Max. Height	G+2P+10	43.95 F B Adjacent Plot 30.95 30.94 50.95	
Setbacks	<u> </u>	ROW ^{5 m} D H	
<u>Ground + Podium</u>	Tower		
A - 3 m	E - 5 m		
B - 3 m	F - 10 m		
C - 3 m	G - 5 m	A A A A A A A A A A A A A A A A A A A	
D - 3 m	H - 5 m	37.04 m	
 11m Podium Liner depth is mandatory No. of Units = BUA* + Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	ROW INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from 	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	Access Side Indication		
No Build Zone	Pedestrian Access		
Notes: - FAR excludes all external areas and uncovered or unenclosed bal- equipment and services areas on roof and telecoms installations a - Maximum permissible BUA (Built Up Area) is calculated by multipl floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape stairca and balconies. - Amalgamation or subdivision of plots is upon Master Developer ap	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		ROW
DIA-M	U-0100		•



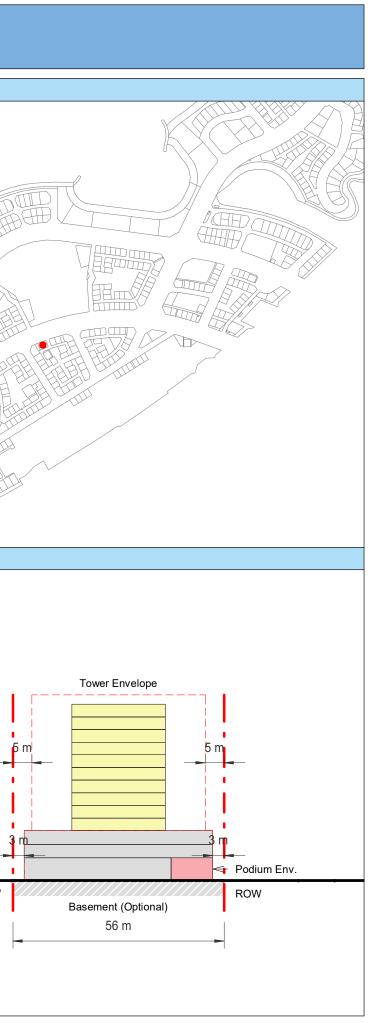
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	MIXED USE (Residential, Retail)		
Plot Area	2,430 m ²	ROW 39.06 m	
FAR	3.65		
Max. Tower Coverage	55%	C C	
BUA	8,870 m²	C C C C C C C C C	
- Residential BUA	97%	Adjacent Plot	
- Retail BUA	3%	F B 55.3	
Max. Height	G+2P+10		
Setbacks		ROW ROW	
Ground + Podium	Tower	ROW	
A - 3 m	E - 5 m	E	
B - 3 m	F - 10 m	A	
C - 3 m	G - 5 m	8.54 m/ 37.01 m	
D - 3 m	H - 5 m	ROW	
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from 	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		•5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		
Notes: - FAR excludes all external areas and uncovered or unenclosed balk equipment and services areas on roof and telecoms installations a - Maximum permissible BUA (Built Up Area) is calculated by multiply floor areas of the building measured from the exterior surfaces of that half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape staircas and balconies. - Amalgamation or subdivision of plots is upon Master Developer ap	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		8 m
	U-0103 esidential, Retail)		

Disclaimer:



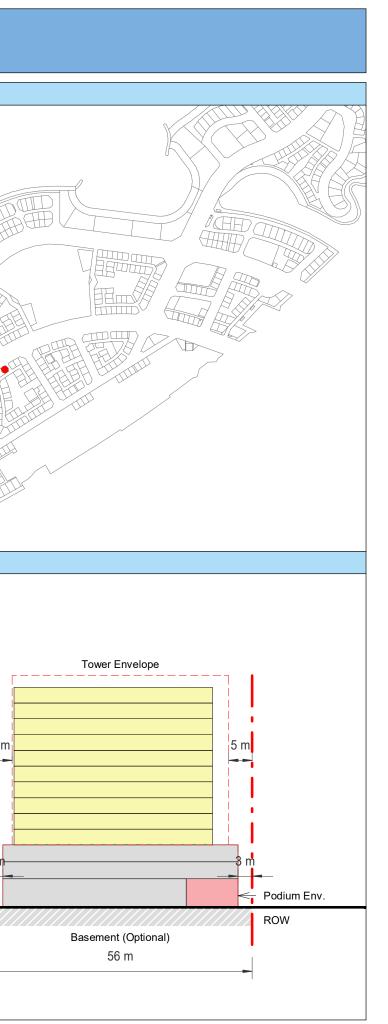
Land Use MIXED USE (Residential, Retail) Plot Area 3,951 m² FAR 3.65 Max. Tower Coverage 55% BUA 14.420 m² - Residential BUA 97% - Retail BUA 3% Max. Height G+2P+10 Sebacks Gound + Podium C-3 m G - 5 m D - 3 m F- 7.5 m C - 3 m G - 5 m D - 3 m H- 7.5 m C - 3 m G - 5 m D - 3 m H- 7.5 m C - 4 month Line factor from the control and the and placement and the factor placement and th		•		
Plot Area 3.951 m² FAR 3.65 Max. Tower Coverage 55% BUA 14.420 m² Residential BUA 97% Residential BUA 3% Max. Height G+2P+10 Setbacks Open Space Ground + Podium Tower A - 3 m E - 5 m B - 3 m F - 7.5 m C - 3 m G - 5 m D - 3 m F - 7.5 m C - 3 m G - 5 m D - 3 m F - 7.5 m C - 3 m G - 5 m D - 3 m F - 7.5 m C - 3 m G - 5 m D - 3 m P - 7.5 m C - 3 m G - 5 m Thirtochar bards may mode bards to the state departs for control of scatable departs for control of scatab	Plot Regulations		PLOT PLAN	MASTER PLAN
FAR 3.65 Max. Tower Coverage 55% BUA 14.420 m² - Residential BUA 97% - Status 6420 cm Setbacks Image of length sets for the set of t	Land Use	MIXED USE (Residential, Retail)		
FAR 3.65 Max. Tower Coverage 55% BUA 14.420 m² • Residential BUA 97% • Residential BUA 3% Max. Height G+2P+10 Setbacks Open Space C-3 m E-5 m B -3 m F-7.5 m C -3 m G-5 m D -3 m H-7.5 m C -3 m G-5 m B -3 m F-7.5 m C -3 m G-5 m D -3 m H-7.5 m C -3 m G-5 m D -3 m H-7.5 m C -4 month Buckets at state to mage to the state of the state to the state of the	Plot Area	3,951 m²		
Max. Tower Coverage 55% BUA 14.420 m ⁴ - Residential BUA 97% - Residential BUA 3% Max. Height G-2P+10 Setbacks	FAR	3.65	ROW 66.46 m	
	Max. Tower Coverage	55%		
Constrained Solver	BUA	14,420 m²	G	
- Retail BUA 3% Max. Height G+2P+10 Setbacks Correct Product Production Tower A - 3 m E - 5 m B - 3 m F - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m D	- Residential BUA	97%		
Ground + Podium Tower A - 3 m E - 5 m B - 3 m F - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m - 1 m - 6 m -	- Retail BUA	3%	F B	
Ground + Podium Tower A - 3 m E - 5 m B - 3 m F - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m C - 3 m G - 5 m D - 3 m - 1 m - 6 m -	Max. Height	G+2P+10		
A - 3 m E - 5 m B - 3 m F - 7.5 m C - 3 m G - 5 m D - 3 m H - 7.5 m O - 3 m H - 7.5 m D - 3 m H - 7.5 m O - 3 m H - 7.5 m D - 3 m H - 7.5 m O - 3 m H - 7.5 m D - 3 m I - 7.5 m D - 3 m D - 10 model D - 10 model of last and cator light is is the dial cator is the dial cator light is is the dial cator l	Setbacks			
B - 3 m F - 7.5 m C - 3 m G - 5 m D - 3 n H - 7.5 m Image: State of the st	<u>Ground + Podium</u>	<u>Tower</u>	Open Space E	
C - 3 m G - 5 m D - 3 m H - 7.5 m Image: Construction of the state of balance of the state of the	A - 3 m	E - 5 m	A	
C - 3 m G - 5 m D - 3 m H - 7.5 m Image: Construction of the state of balance of the state of the	B - 3 m	F - 7.5 m	63.92 m	
 1 Im Podum Liner depth in maradatory No. Of Units = BUA* - Minimum Av, Unit Ama: 120m² I Image and the data in the pode in the second the utility allocation assigned to the pode in and set to active the the data in the second the utility allocation assigned to the pode in and set to active the data in the second the utility allocation assigned to the pode in and set to active the data in the second the utility allocation assigned to the pode in and set to active the utility allocation assigned to the pode in and set to active the data in the second the utility allocation assigned to the pode in and set to active the data in the second allocation assigned to the pode in and set to active the pode internal pode in the second allocation the second the utility allocation assigned to the pode internal pode in the second allocation the second and set to active the pode internal pode in a detation of pode in a	C - 3 m	G - 5 m	ROW	
 No of Units = BUA* Minimum AV, Unit Area BUA* Built (Just Area as defined in DCR Minimum AV, Unit Area: 120m² Listusr Facilities may include Swimming Poli- and I to areas for CUIDION Seating (Actives) Poli developer to resure conditional influence provided by Master Developer Poli developer to resure conditional influence may be an entropy of the annet poli- meter to areas for CUIDION Seating (Actives) Poli developer to resure conditional influence may be an entropy of the annet poli- meter to areas for CUIDION Seating (Actives) Poli developer to resure conditional influence may be an entropy of the annet poli- meter to areas for CUIDION Seating (Actives) Poli developer to resure conditional influence may be an entropy of the annet poli- meter to areas for CUIDION Seating (Actives) Poli developer to resure conditional influence may be an entropy of the interior and exterior lighting is LED Sofar panets for all water headers on policitation from height of the budding Sofar panets for all water headers on policitation and the sofare and the budding Sofar panets for all water headers on policitation and the sofare of the budding Sofar panets for all water headers on policitation and the sofare of an entropy of the interior and exterior lighting is LED Sofar panets for all water headers on policitation and the sofare of the adding of sofar panets for all water headers on policitation and the sofare of an entropy of the sofare on policitation and the sofare of the matter of the budding on gonet matter sofare and the sofare and theorem and the sofare and theorem and theorem entropy of the policitation and the sofare and theorem and theorem and theorem and theorem and theorem entropy of the total and theorem and theorem and theorem and theorem entropy of the total and theorem and theorem entropy of the total and theorem and theorem and theorem entropy of the total and theorem and theorem entropy of the total and t	D - 3 m	H - 7.5 m		
 tweer edge min. 3 m Build to settack line is mandatory for Groud Floor & Podium Win. 30% of Building Facade shall be recessed or projected from the edge of the building Scher panels for all external LED lighting is LED Scher panels for all external LED lighting Scher panels for heating Swimming Pools for all hotels / Resorts Parking Plot Boundary Retail No Build Zone Pedestrian Access Pedestrian Access No Build Zone Pedestrian Access New New New New subtrite and services and rowered or unenclosed balconies. Cri parking on vehicular are also excludes All plant endormal and services and or one and balconies. Cri parking on vehicular are also excludes data with rowered or unenclosed balconies and theorem installation are serviced. DIA-MU-0104 	 No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Residential Plot Boundary Retail Image: Plot Boundary No Build Zone Pedestrian Access Net: Pedestrian Access Name: Pedestrian Access Particular of the building measured from the exterior surfaces of the otable wells including all enclosed air-conditioned spaces and hard of the areas of covered bucknies: Access the maximum permissible BUA (Buk Cludaded by multiplying the total buk Acculaded by multiplying the total buk Acculade by multiplying the total b	 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all 		
Retail Image: Control of the contrel of the control of the control of the contro	Parking	Envelope		
No Build Zone Pedestrian Access Note: Packardia areas and uncovered or unenclosed baconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded. Not support the average of covered balconies and terraces. The maximum permissible BUA scalable day multiplying the total plot area by the FAR. BUA is defined as all horizontal nard of the areas of covered balconies and terraces. The maximum permissible BUA excludes car parking and vehicular circulation, all utility required by authorities and service providers, escape staircase, shafts and garbage room and uncovered/unenclosed terraces. Analgamation or subdivision of plots is upon Master Developer approval and the applicable fees. DIA-MUU-0104	Residential	Plot Boundary		
Notes: - FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant - Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the FAR. BUA is defined as all horizontal floor areas of the building measured from the exterior surfaces of the outside walls including all enclosed air-conditioned spaces and half of the areas of covered balconies and terraces. The maximum permissible BUA excludes car parking and vehicular circulation, all utility required by authorities and service providers, escape staircase, shafts and garbage room and uncovered/unenclosed terraces. - Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees. DIA-MUU-0104	Retail	▲▼ Access Side Indication		
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the FAR. BUA is defined as all horizontal flor areas of the building measured from the exterior surfaces of the outside walls including all enclosed air-conditioned spaces and half of the areas of covered balconies and terraces. The maximum permissible BUA excludes car parking and vehicular circulation, all utility required by authorities and service providers, escape staircase, shafts and garbage room and uncovered/unenclosed terraces and balconies Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.	No Build Zone	Pedestrian Access		
	 FAR excludes all external areas and uncovered or unenclosed bal equipment and services areas on roof and telecoms installations a Maximum permissible BUA (Built Up Area) is calculated by multip floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape stairca and balconies. 	are excluded. bying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces		ROW
MIXED USE (Residential, Retail)	DIA-M	U-0104		
	MIXED USE (R	esidential, Retail)		

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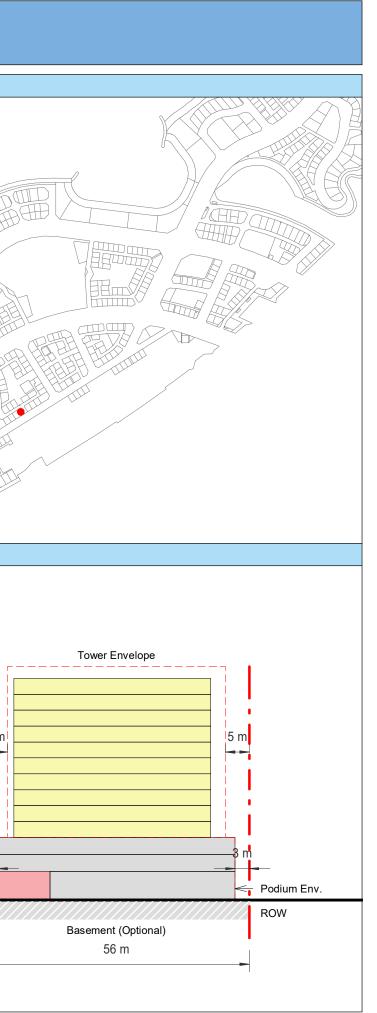
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	MIXED USE (Residential, Retail)	8.29 m	
Plot Area	2,421 m ²	ROW	
FAR	3.65		
Max. Tower Coverage	55%	38.18 m	
BUA	8,838 m ²	G ROW	
- Residential BUA	97%		
- Retail BUA	3%		
Max. Height	G+2P+10	B. H	
Setbacks		B.51 m D H H H H H H H H H H H H H H H H H H	
<u>Ground + Podium</u>	Tower	Adjacent Plot	
A - 3 m	E - 5 m	Adjacent Piot	
B - 3 m	F - 5 m		
C - 3 m	G - 5 m	37.01 m ROW	
D - 3 m	H - 10 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Basement is allowedPlant room to be screened and setback from	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		
 Notes: FAR excludes all external areas and uncovered or unenclosed balk equipment and services areas on roof and telecoms installations a Maximum permissible BUA (Built Up Area) is calculated by multipl floor areas of the building measured from the exterior surfaces of half of the areas of covered balconies and terraces. The maximum utility required by authorities and service providers, escape staircar and balconies. Amalgamation or subdivision of plots is upon Master Developer ap 	re excluded. ying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		3 m-
	U-0109		-
MIXED USE (Re	esidential, Retail)		

Disclaimer:



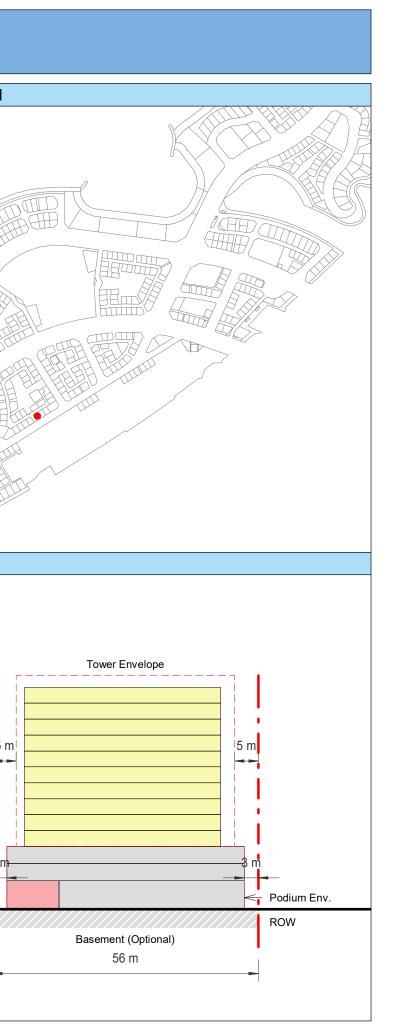
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	MIXED USE (Residential, Retail)	BOW	
Plot Area	2,383 m ²	ROW	
FAR	3.65		
Max. Tower Coverage	55%	31.20 m A	
BUA	8,699 m²	E ROW	
- Residential BUA	97%		
- Retail BUA	3%		
Max. Height	G+2P+10	F F	
Setbacks		56.00 B F	
<u>Ground + Podium</u>	Tower	Adjacent Plot	
A - 3 m	E - 5 m	G	
B - 3 m	F - 10 m		
C - 3 m	G - 5 m	37.20 m ROW	
D - 3 m	H - 5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Basement is allowedPlant room to be screened and setback from	Energy Condition		
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		
floor areas of the building measured from the exterior surfaces of	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		ROW
DIA-M	U-0121		

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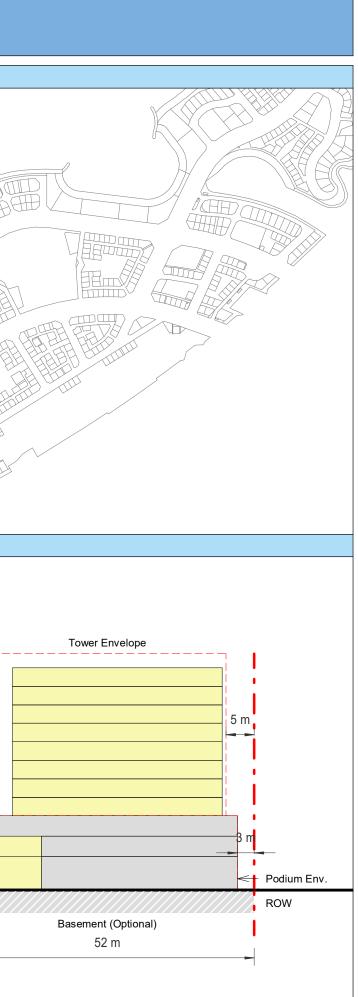


Land Use MIXED USE (Residential, Retail) Plot Area 2,372 m² FAR 3.65 Max. Tower Coverage 55% BUA 8,658 m² - Residential BUA 97% Pateil BUA 2%	
FAR 3.65 Max. Tower Coverage 55% BUA 8,658 m² - Residential BUA 97%	
FAR 3.65 Max. Tower Coverage 55% BUA 8,658 m² - Residential BUA 97%	
BUA 8,658 m² - Residential BUA 97%	
- Residential BUA 97%	
- Retail BUA 3%	
Max. Height G+2P+10	
Setbacks	
<u>Ground + Podium</u> <u>Tower</u> <u>B</u> F	
A - 3 m E - 5 m ROW G C, 31.00 m	
B - 3 m F - 5 m	
C - 3 m G - 5 m ROW	
D - 3 m H - 10 m	
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	SECTION
 Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building Gm Ground Floor Height 3.6m for Podium & Typical Floors 	
Parking Envelope	5 n
Residential Plot Boundary	
Retail Access Side Indication	\prec
Retail Access Side Indication	3 m ROW
Retail Image: Constraint of the areas of covered balconies and terraces. The maximum permissible BUA excludes car parking and vehicular circulation, all utility requires and services providers, escape staircase, shafts and garbage room and uncovered/unenclosed terraces	ROW

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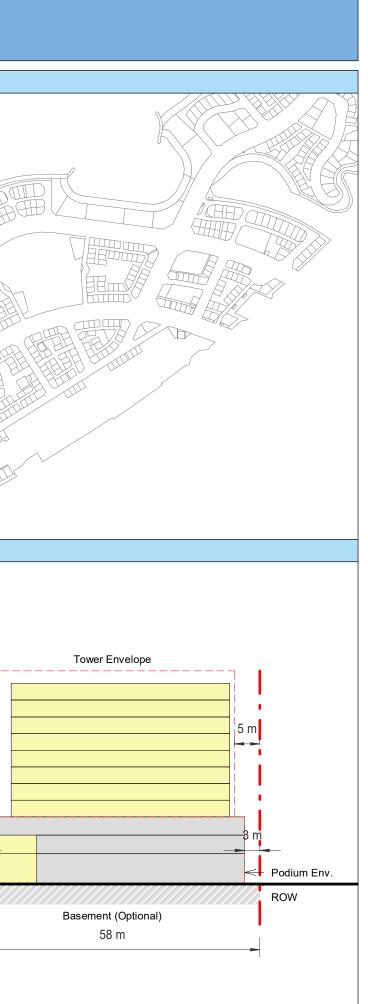


Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)	Adjacent Plot	
Plot Area	2,526 m ²	56.43 m	
FAR	3.13	V/////////////////////////////////////	
Max. Tower Coverage	55%		
BUA	7,907 m ²	46. D2	
- Residential BUA	100%		
- Retail BUA	0%	ROW	
Max. Height	G+2P+8	G C ROW	
Setbacks			
Ground + Podium	Tower		
A - 3 m	E - 5 m		
B - 3 m	F - 7.5 m	B/////////////////////////////////////	
C - 3 m	G - 5 m	47.79 m	
D - 3 m	H - 7.5 m	Adjacent Plot	
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Plant room to be screened and setback from tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 Energy Condition 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 m
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		
No Build Zone	Pedestrian Access		
floor areas of the building measured from the exterior surfaces of	are excluded. lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and permissible BUA excludes car parking and vehicular circulation, all se, shafts and garbage room and uncovered/unenclosed terraces		ROW
DIA-R	E-0108		· · ·
RESIDENTIAL			



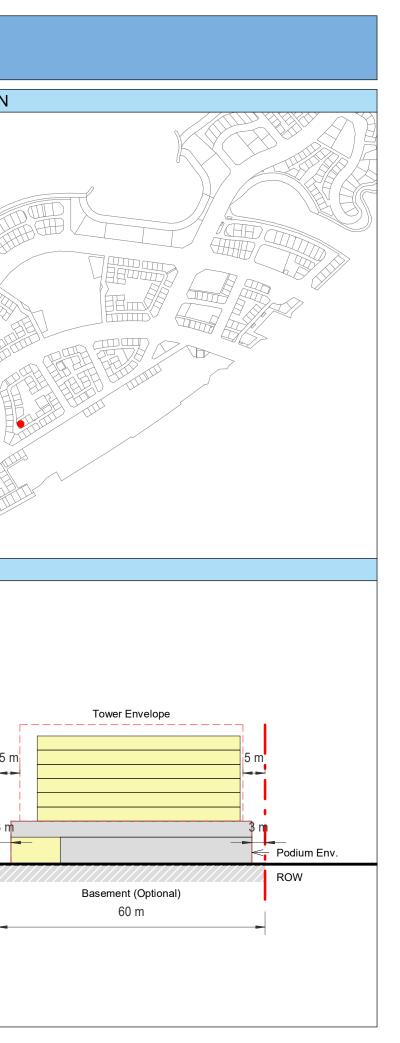
DENTIAL (APARTMENT) m ² m ² m ² *8 <u>Tower</u> 5 m 7.5 m 5 m	Adjacent Plot 59.74 m B 56.43 m	
m² +8 <u>Tower</u> 5 m 7.5 m	59.74 m B 56.43 m	
+8 <u>Tower</u> 5 m 7.5 m	59.74 m B 56.43 m	
+8 <u>Tower</u> 5 m 7.5 m	ROW A E ROW F 56.43 m	
+8 <u>Tower</u> 5 m 7.5 m	ROW A E ROW F 56.43 m	
<u>Tower</u> 5 m 7.5 m	ROW A E ROW F 56.43 m	
<u>Tower</u> 5 m 7.5 m	ROW A E ROW F 56.43 m	
<u>Tower</u> 5 m 7.5 m	ROW A E F	
5 m 7.5 m	FB	
5 m 7.5 m	56.43 m	
7.5 m	56.43 m	
	-	
5 m		
	Adjacent Plot	
7.5 m		
ructure Provisions: Developer shall not d the utility allocation assigned to the plot nall comply with connection scheme as ed by Master Developer eveloper to ensure coordination between al plot design levels and external levels,	INDICATIVE MASSING	SECTION
erfront conditions		
-		
of the interior and exterior lighting is LED panels for all external LED lighting panels for all water heaters panels for heating Swimming Pools for all / Resorts		
Envelope		5 m
Plot Boundary		
Access Side Indication		
Pedestrian Access		3 m
ing and vehicular are also excluded. All plant ot area by the FAR. BUA is defined as all horizontal is including all enclosed air-conditioned spaces and A excludes car parking and vehicular circulation, all arbage room and uncovered/unenclosed terraces applicable fees.		ROW
3		
	7.5 m ucture Provisions: Developer shall not the utility allocation assigned to the plot all comply with connection scheme as d by Master Developer veloper to ensure coordination between plot design levels and external levels, the plot interfaces with ROW, open space erfront conditions y Condition of the interior and exterior lighting is LED anels for all external LED lighting banels for all external LED lighting manels for heating Swimming Pools for all / Resorts Envelope Plot Boundary Access Side Indication Pedestrian Access Ing and vehicular are also excluded. All plant area by the FAR. BUA is defined as all horizontal including all enclosed air-conditioned spaces and Accudes car parking and vehicular circulation, all rbage room and uncovered/unenclosed terraces applicable fees.	7.5 m ucture Provisions: Developer shall not the utility allocation assigned to the plot all compy with connection scheme as do yMastr Developer weloper to ensure coordination between help of design levels, the plot Interfaces with ROW, open space infront conditions y Condition of the interior and exterior lighting is LED anelis for all external LED lighting anelis for all external LED lighting anelis for all external LED lighting anelis for heating Swimming Pools for all /Resorts Envelope Plot Boundary Access Side Indication Pedestrian Access major dividual are also excluded. All plant area with are outcurred uncondicore stranges aplication from and extender induction and medge room all unconverdumentodeed terraces application fees. 3

Disclaimer:



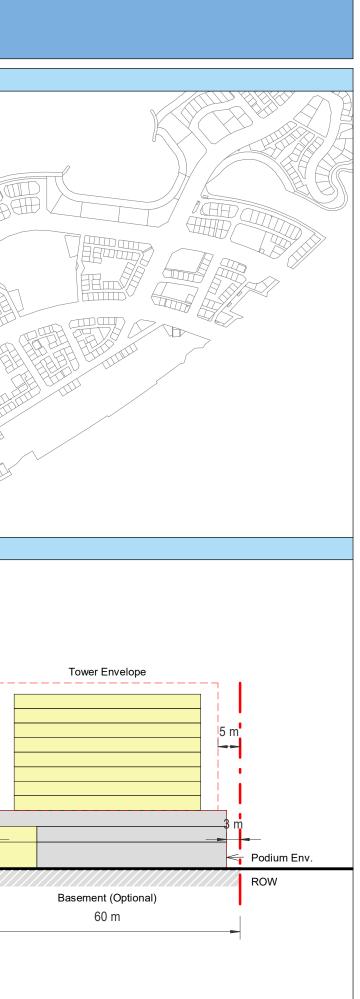
Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	RESIDENTIAL (APARTMENT)		
Plot Area	2,653 m²	Open Space	
FAR	2.50		
Max. Tower Coverage	55%	40.74 m	
BUA	6,633 m²	G Adjacent Plot	
- Residential BUA	100%	E 44.0 B 80.00 m	
- Retail BUA	0%		
Max. Height	G+P+6		
Setbacks	1		
Ground + Podium	Tower	ROW 50	
A - 3 m	E - 5 m		
B - 3 m	F - 10 m		
C - 3 m	G - 5 m	8.49 m/ 38. ^{79 m} ROW	
D - 3 m	H - 5 m		
 11m Podium Liner depth is mandatory No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
 Basement is allowed Plant room to be screened and setback from tower edge min. 3 m 	Energy Condition		
 Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		5 r
Residential	Plot Boundary		
Retail	▲▼ Access Side Indication		1 3 n
No Build Zone	Pedestrian Access		
floor areas of the building measured from the exterior surfaces of	are excluded lying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and n permissible BUA excludes car parking and vehicular circulation, all use, shafts and garbage room and uncovered/unenclosed terraces		Open Space
KESIDENTIAL	. (APARTMENT)		

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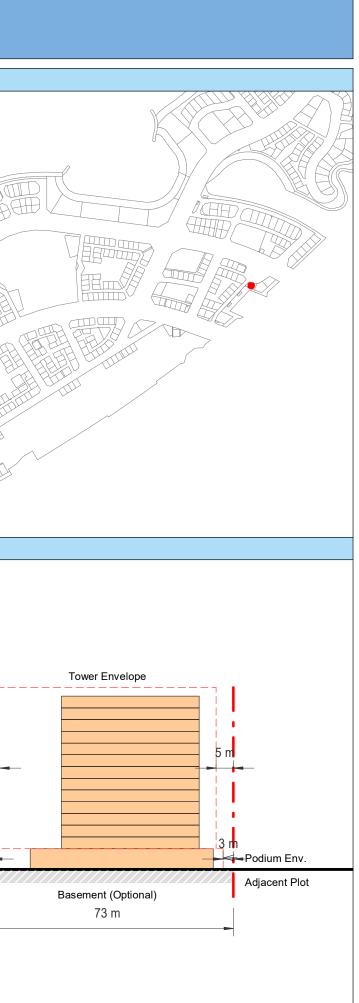
Plot Regulations		PLOT PLAN
Land Use	RESIDENTIAL (APARTMENT)	
Plot Area	2,399 m ²	
FAR	3.13	
Max. Tower Coverage	55%	Adjacent Plot ROW
BUA	7,508 m ²	59.97 m D G C T 500 m
- Residential BUA	100%	D G 3
- Retail BUA	0%	
Max. Height	G+2P+8	
Setbacks		F
Ground + Podium	Tower	B 59.91 m
A - 3 m	E - 5 m	ROW
B - 3 m	F - 7.5 m	Open Space
C - 3 m	G - 5 m	
D - 3 m	H - 7.5 m	
 11m Podium Liner depth is mandatory No. of Units = BUA* + Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 120m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed Plant room to be screened and setback from 	 Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING
 tower edge min. 3 m Build to setback line is mandatory for Ground Floor & Podium Min. 30% of Building Facade shall be recessed or projected from the edge of the building 6m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 	
Parking	Envelope	
Residential	Plot Boundary	
Retail	Access Side Indication	
No Build Zone	Pedestrian Access	
half of the areas of covered balconies and terraces. The maximun	are excluded. olying the total plot area by the FAR. BUA is defined as all horizontal the outside walls including all enclosed air-conditioned spaces and m permissible BUA excludes car parking and vehicular circulation, all ase, shafts and garbage room and uncovered/unenclosed terraces	
DIA-R	RE-1179	
RESIDENTIAL	_ (APARTMENT)	

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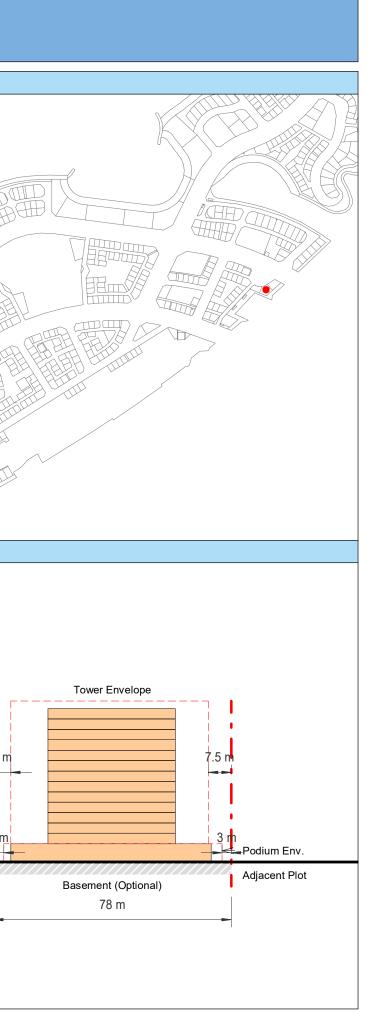
Plot Regulations		PLOT PLAN
Land Use	HOTEL (WATER EDGE)	
Plot Area	3,324 m ²	
FAR	3.65	12.10 m 57.69 m POW
Max. Tower Coverage	35%	ROW
BUA	12,134 m²	
Max. Height	G+13	
		F G C B
etbacks	1	Adjacent Plot
<u>Ground + Podium</u>	Tower	
A - 3 m	E - 5 m	Open Space
B - 3 m	F - 7.5 m	
C - 3 m	G - 5 m	
D - 3 m	H - 7.5 m	
No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 90m ² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed	 Infrastructure Provisions: Developer shall n exceed the utility allocation assigned to the and shall comply with connection scheme a provided by Master Developer Plot developer to ensure coordination betw internal plot design levels and external level where the plot interfaces with ROW, open s or waterfront conditions 	s INDICATIVE MASSING
Plant room to be screened and setback from tower edge min. 3 m	Energy Condition	
Min. 30% of Building Facade shall be recessed or projected from the edge of the building 5m Ground Floor Height 3.6m for Podium & Typical Floors	 100% of the interior and exterior lighting is Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools f Hotels / Resorts 	
Parking	Envelope	
Hotel	Plot Boundary	
No Build Zone	Access Side Indicat	
	Pedestrian Access	
If of the areas of covered balconies and terraces. The maximum	are excluded. olying the total plot area by the FAR. BUA is defined as all horiz the outside walls including all enclosed air-conditioned spaces m permissible BUA excludes car parking and vehicular circulati ase, shafts and garbage room and uncovered/unenclosed terra	on, all
DIA-V	VE-N16	
HOTEL (W	ATER EDGE)	

Disclaimer:



Plot Regulations		PLOT PLAN	MASTER PLAN
Land Use	HOTEL (WATER EDGE)		
Plot Area	5,460 m²		
FAR	3.65	45.58 m	
Max. Tower Coverage	35%	Adjacent Plot	
BUA	19,931 m²		
Max. Height	G+13	H D S A	
		Adjacent Plot	
		B F	
Setbacks	<u> </u>		
<u>Ground + Podium</u>	Tower		
A - 3 m	E - 5 m	65.50 m	
B - 3 m	F - 7.5 m	59.91 m C	
C - 3 m	G - 5 m		
D - 3 m	H - 7.5 m	/ Open Space	
 No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR Minimum Av. Unit Area: 90m² Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities Site boundary walls / fences along neighboring plots are not allowed Basement is allowed 	 exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions 	INDICATIVE MASSING	SECTION
Plant room to be screened and setback from tower edge min. 3 m	Energy Condition		
 Min. 30% of Building Facade shall be recesse or projected from the edge of the building 5m Ground Floor Height 3.6m for Podium & Typical Floors 	 100% of the interior and exterior lighting is LED Solar panels for all external LED lighting Solar panels for all water heaters Solar panels for heating Swimming Pools for all Hotels / Resorts 		
Parking	Envelope		
Hotel	Plot Boundary		
No Build Zone	Access Side Indication		
	Pedestrian Access		
equipment and services areas on roof and telecoms installati - Maximum permissible BUA (Built Up Area) is calculated by n floor areas of the building measured from the exterior surface half of the areas of covered balconies and terraces. The max	nultiplying the total plot area by the FAR. BUA is defined as all horizontal es of the outside walls including all enclosed air-conditioned spaces and ximum permissible BUA excludes car parking and vehicular circulation, all taircase, shafts and garbage room and uncovered/unenclosed terraces		Open Space
	-WE-N17		
HOTEL (WATER EDGE)		

Disclaimer:



Plot I	Regulations			PLOT PLAN	MASTER PLA
La	nd Use	HOTEI	_ (WATER EDGE)		
Plo	ot Area	4,557 เ	m²		
FA	R	3.65		ROW	
Ma	ax. Tower Coverage	35%		ROW St. 80	
BL	JA	16,631	m²	10.75 m D	
Ma	ax. Height	G+13		A H	
Setba	acks			GC 89.54 Th B F C 89.54 Th	
	<u>Ground + Podium</u>		Tower	Open Space	
Α-	· 3 m	E -	5 m	Adjacent Plot	
В -	· 3 m	F - 7	7.5 m		
C -	- 3 m	G - 5 m			
D -	- 3 m	H - 7.5 m			
BUA Minir Leisuand / Site neighted for the second second	of Units = BUA* + Minimum Av. Unit Area *: Built Up Area as defined in DCR num Av. Unit Area: 90m ² ure Facilities may include Swimming Pool or areas for Outdoor Seating / Activities boundary walls / fences along aboring plots are not allowed ment is allowed	exceed and sha provide • Plot de internal where	ucture Provisions: Developer shall not the utility allocation assigned to the plot all comply with connection scheme as d by Master Developer veloper to ensure coordination between plot design levels and external levels, he plot interfaces with ROW, open space rfront conditions	INDICATIVE MASSING	SECTION
 Plant towe 	t room to be screened and setback from r edge min. 3 m	Energ	y Condition		
or pro • 5m 0	30% of Building Facade shall be recessed ojected from the edge of the building Ground Floor Height I for Podium & Typical Floors	 Solar p Solar p Solar p 	of the interior and exterior lighting is LED anels for all external LED lighting anels for all water heaters anels for heating Swimming Pools for all / Resorts		
	Parking		Envelope		
	Hotel		Plot Boundary		
	No Build Zone		Access Side Indication		
			Pedestrian Access		
equipmen - Maximum floor areas half of the utility requ and balco	udes all external areas and uncovered or unenclosed b t and services areas on roof and telecoms installations permissible BUA (Built Up Area) is calculated by mult s of the building measured from the exterior surfaces e areas of covered balconies and terraces. The maxim uired by authorities and service providers, escape stair nies. ation or subdivision of plots is upon Master Developer	are excluded. iplying the total plot of the outside walls im permissible BU/ case, shafts and ga	area by the FAR. BUA is defined as all horizontal including all enclosed air-conditioned spaces and excludes car parking and vehicular circulation, all rbage room and uncovered/unenclosed terraces		Adjacent Pl
		VE-N1			
	HOTEL (W	ATER E	DGE)		

All dimensions, coordinates and massing intent as shown are approximate and for information purposes only and subject to Authorities Approval. Drawings are no to be scaled.

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